



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
February 4, 2020

The Thomas County Board of Commissioners in their capacity as Board of Equalization convened in open and public session at 11:32 a.m., in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody and Jim Purdum. Also present were board secretary/County Clerk Lorissa Hartman, County Treasurer Andrea Thomas, County Sheriff Gary Eng, and Twyla Witt.

Chairman Seeley stated open meeting guidelines are posted as required by law and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on January 23, 2020.

Motion made by Moody and second by Purdum to adopt the February 4, 2020 Board of Equalization meeting agenda. Roll call vote: Ayes – Purdum, Seeley, Moody. Nays – none. Motion carried.

Motion made by Moody and second by Purdum to approve the October 15, 2019 Board of Equalization meeting minutes as published in the Thomas County Herald on October 24, 2019. Roll call vote: Ayes – Seeley, Moody, Purdum. Nays – none. Motion carried.

No correspondence.

Motion made by Purdum and second by Moody to approve the tax exemption applications for the following properties:

- Seneca Historical Preservation Society – 860027848
- Seneca Historical Preservation Society – 860014630
- Seneca Historical Preservation Society – 860027841
- Steidley-Kayton Post #230 American Legion – 860020762
- Thomas County Agricultural Society – 860027799
- St. Thomas Catholic Church – 860020754
- Bethel Assembly of God Church – 860027545
- Bethel Assembly of God Church - 860020703
- Trinity Lutheran Church – 860020711
- United Church of Christ Thedford – 860020738
- United Church of Christ Seneca – 860020789
- United Church of Christ Halsey – 860027883
- Seneca Lodge #284 AF & AM – 860027820
- Seneca Lodge #284 AF & AM – 860027722
- Thomas County Historical Society – 860012891
- Thedford Art Guild – 860027764
- Amazing Grace Church – 860029178
- Hillcrest Cemetery – 860028702
- Seneca Cemetery Association

Roll call vote: Ayes – Moody, Purdum, Seeley. Nays – none. Motion carried.



Thomas Board of Equalization Minutes



Motion made by Moody and second by Purdum to approve the tax exemption applications from the Bethel Assembly of God Church vehicles-2004 Subaru Legacy & 2002 Ford Expedition. Roll call vote: Ayes – Seeley, Purdum, Moody. Nays – none. Motion carried.

No other public comment.

Chairman Seeley adjourned the meeting at 11:45 a.m.

Thomas County Board of Equalization

Attest:

John B. Seeley, Chairman

Lorissa Hartman, County Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
June 2, 2020

The Thomas County Board of Commissioners in their capacity as the Board of Equalization convened in open and public session at 3:01 p.m. in the courtroom of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody and Jim Purdum. Also present were board secretary/County Clerk Lorissa Hartman, County Attorney Kurt Arganbright, County Sheriff Gary Eng and County Deputy Sheriff Joseph Smith.

Chairman Seeley stated open meeting guidelines are posted as required by law and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on May 21, 2020.

Motion made by Moody and second by Purdum to adopt the June 2, 2020 BOE meeting agenda. Roll call vote: Ayes – Purdum, Seeley, Moody. Nays -none. Motion carried.

Motion made by Moody and second by Purdum to approve the February 4, 2020 BOE meeting minutes as published in the Thomas County Herald on February 14, 2020. Roll call vote: Ayes – Seeley, Purdum, Moody. Nays – none. Motion carried.

No correspondence to present.

Motion made by Purdum and second by Moody to approve the clerical error adjustments(computer glitch from parcel splits and combined parcels) as presented by the Thomas County Assessor for parcels 860011739, 860005593, 860006417, 860006379, 860001830 and 860001849. Roll call vote: Ayes – Moody, Purdum, Seeley. Nays – none. Motion carried.

Motion made by Moody and second by Purdum to accept the Assessor's recommendation for property protest on parcel 860015769. Roll call vote: Ayes – Seeley, Purdum, Moody. Nays – none. Motion carried.

No public comment.

Chairman Seeley adjourned the meeting at 3:16 p.m.

Thomas County Board of Equalization

Attest:

John B. Seeley, Chairman

Lorissa Hartman, County Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
July 21, 2020

The Thomas County Board of Commissioners in their capacity as the Board of Equalization convened in open and public session at 11:02 a.m. in the commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody and Jim Purdum. Also present were board secretary/County Clerk Lorissa Hartman, County Treasurer Andrea Thomas and Deputy Sheriff Joseph Smith.

Chairman Seeley stated open meeting guidelines are posted as required by law and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on July 9, 2020.

Motion made by Moody and second by Purdum to adopt the July 21, 2020 BOE meeting agenda. Roll call vote: Ayes – Moody, Seeley, Purdum. Nays – none. Motion carried.

Motion made by Moody and second by Purdum to approve the June 2, 2020 BOE meeting minutes as published in the Thomas County Herald on June 11, 2020. Roll call vote: Ayes – Seeley, Purdum, Moody. Nays – none. Motion carried.

No correspondence.

Assessor presented three year plan of assessment.

Motion made by Moody and second by Purdum to approve the Thomas County Assessor's 3 year plan of assessment. Roll call vote: Ayes – Moody, Seeley, Purdum. Nays – none. Motion carried.

Protest #2 on parcel 860012263 was presented by the Assessor. Assessor recommends changing condition of home to fair after pictures of the basement were provided by the homeowner. Homeowner not present for the protest hearing, homeowner called and approved of Assessor recommendation.

Motion made by Purdum and second by Moody to accept the recommendation of the Assessor and change the condition of the home to fair. Roll call vote: Ayes – Purdum, Seeley, Moody. Nays – none. Motion carried.

Protest #3 on parcel 860015998 was presented by the Assessor. Homeowner not present for the protest hearing. Assessor recommends no change to the property.

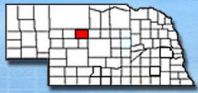
Motion made by Purdum and second by Moody to keep condition as Average and make no changes to value. Roll call vote: Ayes – Moody, Seeley, Purdum. Nays – none. Motion carried.

No public comment.

Chairman Seeley adjourned the meeting at 11:11 a.m.

Thomas County Board of Equalization

Attest:

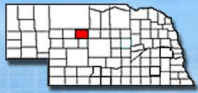


Thomas Board of Equalization Minutes



John B. Seeley, Chairman

Lorissa Hartman, County Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
October 6, 2020

The Thomas County Board of Commissioners in their capacity as the Board of Equalization convened in open and public session at 11:00 a.m. in the Commissioners meeting room of the Thomas County Courthouse, Thedford, NE. Members present were John Seeley, Pam Moody and Jim Purdum. Also present were board secretary/County Clerk Lorissa Hartman, County Treasurer Andrea Thomas and Deputy County Sheriff Joseph Smith.

Chairman Seeley stated open meeting guidelines are posted as required by law and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on September 24, 2020.

Motion made by Moody and second by Purdum to adopt the October 6, 2020 BOE meeting agenda. Roll call vote: Ayes – Moody, Seeley, Purdum. Nays -none. Motion carried.

Motion made by Purdum and second by Moody to approve the July 21, 2020 BOE meeting minutes as published in the Thomas County Herald on July 30, 2020. Roll call vote: Ayes – Purdum, Seeley, Moody. Nays -none. Motion carried.

No correspondence.

Motion made by Moody and second by Purdum to set the following Thomas County Subdivision levies:

County General	0.262445
County Debt	0.019113
County Library	0.003533
Airport General	0.007083
Airport Sinking	0.012929
Ag Society	0.006594
Village of Thedford	0.374025
Village of Halsey	0.244023
Thedford Schools General	0.714371
Thedford Schools Capital	0.021303
Thedford Rural Fire General	0.006105
Thedford Rural Fire Bond	0.022867
Halsey Rural Fire	0.016949

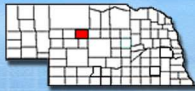
Roll call vote: Ayes – Seeley, Purdum, Moody. Nays -none. Motion carried.

Discussion was had on the NE Colorado Cellular/Mountain Tower properties. Previously NE Colorado Cellular was a centrally assessed company and valued through the State of Nebraska. This August after the State certified centrally assessed values the company had dropped all real value from being centrally assessed. It is now the responsibility of the county to set a value on these properties. The assessor is unable to change any values after March 19th so the Board of Equalization must set the values for the omitted properties.

Central Plains Valuation picked up the properties while they were here doing the ag reappraisal in the county.

Motion made by Purdum and second by Moody to set the values of the four parcels as presented by the Assessor as follows:

860027960 – Building/improvement value \$21,395



Thomas Board of Equalization Minutes



860027981- Building/Improvement value \$19,030

860028093-Building/Improvement value \$22,220

860027988-Building/Improvement value \$18,955

Roll call vote: Ayes – Moody, Seeley, Purdum. Nays – none. Motion carried.

No public comment.

Chairman Seeley adjourned the meeting at 11:19 a.m.

Thomas County Board of Equalization

Attest:

John B. Seeley, Chairman

Lorissa Hartman, County Clerk



Thomas Board of Equalization Minutes



Thomas County Board of Equalization
Regular Meeting
November 3, 2020

The Thomas County Board of Commissioners in their capacity as the Board of Equalization convened in open and public session at 11:00 a.m. at the Thomas County Library, Thedford NE. Members present were Pam Moody, Jim Purdum and John Seeley via Zoom by the Governor of Nebraska Executive Order #20-34. Also present were board secretary/County Clerk Lorissa Hartman and County Treasurer Andrea Thomas.

Vice Chairman Moody stated open meeting guidelines are posted as required by law and copies are available, if requested.

Notice of meeting was given by publication in the Thomas County Herald on October 22, 2020.

Motion made by Purdum and second by Seeley to adopt the November 3, 2020 BOE meeting agenda. Roll call vote: Ayes – Seeley, Purdum, Moody. Nays – none. Motion carried.

Motion made by Purdum and second by Seeley to approve the October 6, 2020 BOE meeting minutes as published in the Thomas County Herald on October 15, 2020. Roll call vote: Ayes – Purdum, Moody, Seeley. Nays – none. Motion carried.

No correspondence.

Motion made by Purdum and second by Moody to approve adding to the tax roll the following personal property schedules of Industrial Tower West LLC (860029339, 860029332, 860029325, 860029346). Roll call vote: Ayes – Seeley, Moody, Purdum. Nays -none. Motion carried.

Public comment. None.

Vice Chairman Moody adjourned the meeting at 11:07 a.m.

Thomas County Board of Equalization

Attest:

Pam Moody, Vice Chairman

Lorissa Hartman, County Clerk