

August 12, 2025

Seward County Board of Equalization

State of Nebraska)
County of Seward) ss.

A regular meeting of the Seward County Board of Equalization was convened in open and public session at 8:30 on August 12, 2025 in the Commissioner's room at the Seward County Courthouse. Notice of the meeting was posted on the Courthouse bulletin board, on the Commissioner's Room door, on the Seward County website: sewardcountyne.gov and published in the Seward County Independent and the Milford Times. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting for appearance before the Board. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting.

The Seward County Board of Equalization convened on August 12, 2025 at 8:30 a.m.

Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Darrell Zabrocki, Ken Schmieding,
Scott Pekarek
County Clerk: Sherry Schweitzer
County Assessor: Marilyn Hladky

The Chairperson noted that the public meeting information is posted as required by law and available for public distribution if requested.

The Pledge of Allegiance was recited.

Moved by Zabrocki and seconded by Hain to approve the minutes of July 22, 2025.

Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

The Commissioners held one valuation protest hearing which was for Dirk and Roxanne Todd who were not present at said hearing.

Moved by Hain and seconded by Zabrocki to accept the Assessor's recommendation and change the value of property after review to \$701,625 owned by Dirk and Roxanne Todd on property described as part of the E½ SE ¼ of Section 24 Township 9 North Range 1 East of the 6th P.M.

Affirmative Vote: Hain, Zabrocki, Pekarek, Schmieding, Ahmic Motion Carried

Moved by Hain and seconded by Pekarek to open the Public Hearing at 8:39 a.m. for the Permissive Exemption Application for Mercy City Church.

Affirmative Vote: Hain, Pekarek, Schmieding, Zabrocki, Ahmic Motion Carried

No one was present for the hearing.

It was noted by the Assessor that the application was received after the July 1st deadline.

Moved by Hain and seconded by Zabrocki to close the public hearing at 8:44 a.m.

Affirmative Vote: Hain, Zabrocki, Pekarek, Schmieding, Ahmic Motion Carried

Moved by Zabrocki and seconded by Hain to deny the permissive exemption for Mercy City Church as it relates to the 2nd floor of the building, the existing exemption for the 1st floor will remain in place.

Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, Ahmic Motion Carried

Hladky then updated the Commissioners on activities of her office.

Known items on the agenda for Board of Equalization on August 26, 2025 are as follows:

8:30 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Approve minutes of August 12, 2025
4. Discuss/Action – Assessor Information Update

Moved by Zabrocki and seconded by Hain to adjourn at 9:53 a.m.

Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, Ahmic Motion Carried

State of Nebraska)

County of Seward) ss.

I, Sherry Schweitzer, the undersigned County Clerk of Seward County, Nebraska do hereby certify the foregoing minutes are true and are part of the official records of this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 26th day of August 2025.

County Clerk

Chairperson

August 12, 2025 Seward County Board of Commissioners

State of Nebraska)

County of Seward) ss.

A regular meeting of the Seward County Board of Commissioners was convened in open and public session at 9:00 a.m. on August 12, 2025 in the Commissioner's room at the Seward County Courthouse. Notice of the meeting was posted on the Courthouse bulletin board, on the Commissioner's Room door, on the Seward County website: sewardcountyne.gov and published in the Seward County Independent and the Milford Times. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours. The agenda is held open until one business day prior to the meeting for appearance before the Board. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting.

The Seward County Board of Equalization convened on August 12, 2025 at 9:00 a.m.

Present: Chairperson: Misty Ahmic
 Members: Raegan Hain, Scott Pekarek, Ken Schmieding,
 Darrell Zabrocki
 County Clerk: Sherry Schweitzer

The Chairperson noted that the public meeting information is posted as required by law and available for public distribution if requested.

The Pledge of Allegiance was recited.

There was a request from Commissioner Hain to take the minutes off the consent agenda.

Moved by Zabrocki and seconded by Schmieding to approve the consent agenda which consists of:

- a. County Clerk Fee Reports for July in the amount of \$51,959.46
- b. Special Designated Liquor Permit for Junto LLC for an event at 1356 182nd Road, Seward NE on 10/10/2025 from 2 p.m. to 12 a.m.
- c. Surplus Property Disposal Request from the Zoning Dept.
- d. Zoning Dept. Fee Report for July 2025 in the amount of \$2,925.00
- e. District Court Fee Report for July 2025 in the amount of \$3,822.02

Affirmative Vote: Zabrocki, Schmieding, Pekarek, Hain, Ahmic Motion Carried

Moved by Hain and seconded by Pekarek to approve claims for the period through August 1, 2025.

SEWARD COUNTY CLAIMS THROUGH AUGUST 1, 2025					
ACCURATE CONTROLS	EQ	\$2,002.61	SEW SHRF UNCOL FEES	FE	\$316.00
ALLO COMMUN	UT	\$4,955.84	SEWARD LUMBER	SU	\$7.39
AMERITAS LIFE INS	FE	\$22,982.08	JOY SHIFFERMILLER	SE	\$1,459.50
BRENNAN, NIELSEN LAW	SE	\$6,516.50	SIRCHIE ACQ CO	SE	\$140.75
BURESH LAWN CARE	SE	\$700.00	SOARIN GROUP	SE	\$768.00
BUTLER CO SHERIFF	SE	\$91.41	ST OF NE DAS COMMUN	SE	\$537.60
CAMPBELL CLEANING	SE	\$4,975.00	JAMES STECKER	SE	\$64.99
CAPITAL CITY TRANSFER	SE	\$357.30	SUMMIT FOOD SERV	SE	\$9,654.41
CENTURY BUSINESS PROD	SU	\$161.07	SUPERIOR CRT OF CALIF	SE	\$111.75
CLERK OF DIST CRT	SE	\$422.00	UPS	SE	\$17.77
CO VET SERV OFFCRS ASSN	FE	\$120.00	US BANK EQUIP FIN	EQ	\$167.99
CORI J STAVA	SE	\$357.35	VERIZON WIRELESS SERV	UT	\$943.32
CROUCH'S HARDWARE	SU	\$265.86	VIRTUAL IMPRESSIONS	SE	\$36.00
CULLIGAN	SE	\$131.00	VISUAL EDGE IT	SE	\$48.54
DIAMOND DRUGS	SU	\$892.54	WOODS & AITKEN LLP	SE	\$286.00
DOUGLAS CO SHERIFF	SE	\$35.13	WYTHERS LAW	SE	\$12,389.00
E 911	SE	\$39,183.83	BEATRICE CONCRETE	SU	\$11,821.69
EAKES OFFICE PLUS	SU	\$2,577.67	BEAVER HARDWARE	SU	\$46.33
EATON CORP	SE	\$138.10	FREDS AUTO ELECTRIC	SE	\$286.15
MAXMILIAN MCKEEVER	SU	\$2,269.37	KV ENTERPRISES	SU	\$115.00
FEHLHAFERS	SE	\$44.63	JAMES ENTERPRISE	SU	\$19,432.89
FGH LAW	SE	\$4,807.70	KERFORD LIMESTONE	SU	\$80,237.24
SUSAN FORTUNE	SE	\$25.00	MARTIN MARIETTA	SU	\$678.99
SIDNEY FREY	SE	\$130.15	MEDICAL ENT	SU	\$72.00
GALLS LLC	SE	\$337.31	ALVIN MEYER	SE	\$2,650.98
GENERAL SURGERY ASSOC	SU	\$2,724.12	MIDWEST AUTO PARTS	SE	\$634.95
HALL CO SHERIFF	SE	\$21.65	MIDWEST FENCE CO	SE	\$7,160.00
HELMINK PRINTING	SU	\$198.50	NE PUBLIC POWER DIST	UT	\$56.80
HERPOLSHEIMERS	SE	\$175.00	NEXTLINK AIS	UT	\$51.07
HOMETOWN LEASING	EQ	\$490.67	NMC, LLC	EQ	\$11,514.12
JONES BANK (FICA)	FE	\$23,112.09	POWERPLAN	SE	\$330.35
KOTIK & MCCLURE LAW	SE	\$4,687.00	SHAFFER COMMUN	SE	\$137.08
LANCASTER CO SHERIFF	SE	\$80.10	VERIZON CONNECT NWF	EQ	\$645.55
LANDAUER	SE	\$1,622.30	VILLAGE OF UTICA	UT	\$53.84
LANGUAGE LINE SERV	SE	\$56.05	ACE IRRIGATION & MFG	EQ	\$20,050.00
LINCOLN CO SHERIFF	SE	\$32.60	DALE JOHNSON ENT	SU	\$23,182.62
MCKESSON MED SURG	SU	\$149.50	JOHNSON SAND & GRAVEL	SU	\$24,152.08
SPORTS EXPRESS	SU	\$12.50	SOUTHWEST GRAVEL	SU	\$5,932.22
MILFORD PHYS THERAPY	SE	\$281.67	OMAHA MAGAZINE	SU	\$1,255.00
MIPS INC	SE	\$2,244.01	RELENTLESS	SE	\$1,900.00
NIRMA	SE	\$4,711.83	MOTIVATE 2 COMM	SE	\$150.00
NE ASSN CO OFFICIALS	FE	\$200.00	NIXLE	SE	\$3,570.90
NE ORTHOPAEDIC CNTR	SE	\$179.07	YORK COUNTY EMA	SE	\$23,227.93
OREILLY AUTOM	SU	\$85.23	UPPER BIG BLUE NRD	UT	\$178.54
PAPER TIGER SHRED	SE	\$155.00	CIDNET	SE	\$2,406.37
POINT C HEALTH	SE	\$105.00	SALARIES		\$325,480.47
QUADIENT LEASING USA	EQ	\$231.00	GROSS SALARIES INCLUDE DEDUCTIONS TO:		
QUADIENT	SU	\$175.75	AMERITAS DENTAL		
QUILL CORP	SU	\$309.88	AMERITAS VISION		
REGION V SYS	SE	\$1,284.00	COLONIAL SUPPLEMENTAL INSURANCE		
RUMERY LANDSCAPE	SE	\$5.70	MID AMERICAN CO WISCONSIN		
ELIZABETH SAMUELSON	SE	\$300.00	POINT C HEALTH		
SCHNEIDER GEOSPATIAL	SE	\$768.00	LPL FINANCIAL		
SEWARD CO INDEPENDENT	SE	\$586.72			

Affirmative Vote: Hain, Pekarek, Schmieding, Zabrocki, Ahmic Motion Carried

Commissioner Hain discussed the minutes of August 5, 2025. Currently, if a resolution is passed, the wording of the document is typed into the minutes. She stated she does not like that fact that a document is “re-typed” into the minutes. Sherry Schweitzer, County Clerk, stated the document must be put in the minutes somehow and because the document passed by the Commissioners is a pdf, it is the only way for the wording to appear in the minutes.

The Commissioners discussed the storm damage over the weekend of August 9, 2025. Gary Petersen, Emergency Manager, gave information about the process in submitting damage estimates and difficulties with communication with different entities.

An Emergency Declaration was completed by the Chair on August 9, 2025.

Jon Regnier, Highway Supt., and Trever Trebilcock, Asst. Highway Supt., were present to give information about hiring a contractor to help with maintaining roads. Because of short staffing, weather conditions, and major use of the roads, many roads have fallen in bad shape. The Commissioners have asked Regnier to get quotes for hiring an outside contractor for the roads that need work. The list of roads they provided was only a partial list of the roads that need work, so they will compile a complete list, and the Commissioners will discuss it at a future date.

The Commissioners also discussed trees in the right of way. State statute says each landowner shall keep brush and trees trimmed in the right of way/ditch when it becomes a nuisance when traveling on the roads. It has been noticed lately by residents and others that there are trees blocking signs, etc. Regnier and Trebilcock gave information about it and had obtained a quote of around \$250 per hour for a contractor to remove them. Because it is the landowner's responsibility to keep the right of way clear, a letter will be sent out to landowners about their responsibility.

The Senior Equipment Operator item will be discussed next week.

The Commissioners continued discussion about the minutes. Schweitzer said that she has been doing the minutes the same for many years and has received no complaints. Hain didn't realize the minutes were made in this manner.

Moved by Pekarek and seconded by Zabrocki to approve the minutes of August 5, 2025.

Affirmative Vote: Pekarek, Zabrocki, Schmieding, Ahmic

Voting No: Hain

Motion Carried

During the County Official reports item on the agenda, Schweitzer gave information about the damage Seward County had to its buildings and contents. She stated that insurance has been contacted, and quotes are being obtained.

Highway Supt., Jon Regnier updated the Commissioners on activities of his department.

Zoning Administrator, Marissa Pfile updated the Commissioners on activities of her office.

The Commissioners recessed at 10:11 a.m.

The Commissioners re-convened at 10:16 a.m.

The Commissioners discussed the Seward County 2025-2026 budget. The jail budget was the first discussed with new Jail Administrator, Sara Stenger. Andrew Treslow, Assistant Jail Administrator, and Sheriff Vance were also present.

The next budget the Commissioners discussed was the Sheriff's budget. Sheriff Vance and Captain Melby were in attendance to discuss the budget.

The Commissioners recessed at 11:31 a.m.

The Commissioners re-convened at 11:33 a.m.

The next budget that was discussed was for the Zoning Administrator. Marissa Pfile, Zoning Administrator, was in attendance.

The Commissioners discussed the total budget and what the levy would be with setting the tax request at different amounts.

Commissioners Reports:

Commissioner Pekarek reported he spent time at the Sheriff's Office learning about their Drug Interdiction funding. He also received a comment about the flagpole on the courthouse.

Commissioner Schmieding reported he has Visitors' Committee and Blue Valley Community Action (BVCA) meetings in the near future.

Commissioner Ahmic reported she dealt with the Public Service Committee on a charge on telephone bills, attended a Broadband Task Force Meeting and a meeting with Seward County Chamber & Development Partnership (SCCDP). She also received a call about issues about a fence and dam, received a comment about a truck route for Commercial Animal Feeding Operation (CAFO), worked on the budget and also on the storm damage, had a meeting with the representatives of the Sheriff's Dept. and Commissioner Hain. She also attended the Milford City Council meeting.

Commissioner Zabrocki reported he participated in a Nebraska Intergovernmental Risk Management Assn. (NIRMA) roundtable Zoom meeting, attended the Broadband Task Force meeting, met with Commissioner Ahmic about the budget, and received many comments about the recent storm.

Commissioner Hain reported she received multiple notifications about money being received from the opioid settlements, checked roads, received comments about a future Conditional Use Permit, assisted with a lot of storm damage clean up, received comments from various representatives about having a place for residents to go due to problems with the storm, discussed a process that is possibly needed when the Emergency Manager is gone, talked to a school representative about law enforcement in the schools, and will have a meeting with a County Attorney's Office about the juvenile plan. She contacted the Road Dept. about storm damage and met with Commissioner Ahmic and representatives of the Sheriff Dept.

Known items on the agenda for Board of Commissioners on August 19, 2025, are as follows:

9:00 a.m.

5. Convene and announce Open Meetings Law
6. Pledge of Allegiance
7. Discuss/Action - Approve minutes of August 12, 2025

Other Business Matters to Address When Time Allows

8. Discuss/Action – Public/Organizations/Officials
9. Commissioner Reports
10. Discuss/Action – Res. - Set Misc. Districts Levy Authority
11. Discuss/Action – Budget for 2025-2026 Fiscal Year
12. Discuss/Action – Agenda for August 26, 2025

9:30 a.m. Public Hearing – Establish Birch, Hackberry, Peach, Shagbark & Willow Private Drives and Provide Addresses to the Residences

Discuss/Action – Res. - Establish Birch, Hackberry, Peach, Shagbark & Willow Private Drives and Provide Addresses to the Residences

10:00 a.m. Discuss/Action – Authorize the Chair to sign the Equitable Sharing Agreement and Certification for the Sheriff's Office

Moved by Zabrocki and seconded by Pekarek to adjourn 12:22 p.m.

Affirmative Vote: Zabrocki, Pekarek, Hain, Schmieding, Ahmic Motion Carried

State of Nebraska)
County of Seward) ss.

I, Sherry Schweitzer, the undersigned County Clerk of Seward County, Nebraska do hereby certify the foregoing minutes are true and are part of the official records of this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 19th day of August 2025.

County Clerk

Chairman