

# July 8, 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 July 8, 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](http://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 July 8, 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 1, 2025.  
Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

The Commissioners held protest hearings.

Before each protest, Hladky will give information about the property being protested.

The first protest hearing was for Kevin Wynegar and Diane Noble-Wynegar. Diane Noble-Wynegar was present at the hearing to make comments about the protest.

Moved by Hain and seconded by Zabrocki after inspection and review of the property, to accept the Assessor's recommendation to reduce the valuation to \$706,165 for property owned by Kevin Wynegar and Dane Noble-Wynegar and described as part of the NE ¼ SE ¼ of Section 24 Township 12 North Range 4 East of the 6th P.M.  
Affirmative Vote: Hain, Zabrocki, Pekarek, Schmieding, Ahmic Motion Carried

The next protest hearing was for Kyle & Gretchen Harrison. They were not present for their hearing.

Moved by Zabrocki and seconded by Schmieding to accept the Assessor's recommendation to increase the valuation after review to \$494,574 for Kyle & Gretchen Harrison and described as part of the N ½ NW ¼ of Section 30 Township 10 North, Range 4 East of the 6th P.M.  
Affirmative Vote: Zabrocki, Schmieding, Ahmic  
Voting No: Hain, Pekarek Motion Carried

The next protest was for Odvody Ag Group, LLC. No one was present for the protest hearing.

Moved by Zabrocki and seconded by Hain to accept the Assessor's recommendation and make no change to the valuation of \$523,809 for Odvody Ag Group, LLC and described

as part of the NE ¼ SE ¼ of Section 28 Township 9 North, Range 4 East of the 6th P.M.

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

The next protest was for the NE Game & Parks Commission. No one was present at the hearing.

Moved by Zabrocki and seconded by Hain to dismiss the Property Valuation Protest based on lack of authorization to file said protest by Nebraska Game & Parks Commission on property owned by the Commission and described as real estate in Section 17 Township 11 North Range 1 East of the 6th P.M.

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

The next protest was for Derek and Molly Bargmann. No one was present at said hearing.

Moved by Hain and seconded by Pekarek to accept the Assessor’s recommendation and make no change in the valuation of \$341,999 for the protest filed by Derek and Molly Bargmann on property described as part of Lot 10 and all of Lots 11 & 12, Block 46, Cloyd’s Addition, Seward, NE.

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

Moved by Hain and seconded by Zabrocki to authorize the County Assessor to mail County Board of Equalization notices as follows:

	July 8, 2025	2025 CBOE Change of Valuation Notices	
Parcel #	Name	Legal Description	Reason
800226340	Kevin & Erica Anderson	23-9-3 HRA Farms Add in SW 1/4 7.66ac	Corr for mftured home pricing
800099435	Cidric & Karrol Beckler	2-11-3 #W 1/2 SE 1/4 74.87ac	Recounted acres with GIS
800233015	Cidric & Karrol Beckler	2-11-3 KDBCLB Add Lot 1 #W 1/2 SE 1/4 5.13ac	Corr to property class 4500 - acreage
800227080	Roger & Kerry Beckman	4-12-2 Beckmann Add in SW 1/4 5.09ac	Mkt adj on house
800221842	Jason & Jennifer Brase	9-12-2 Brase Add in SW 1/4 5.09 ac	Corr land update
800040740	Brian & Anne Bush	31-11-3 Brand's Add Lot 1 33.48 ac	Corr land value for over 20 acres
800103874	Richard & Marlene Busse	16-11-4 S20E1/2E12/NW1/4&#N1/2W1/2SE1/4NW1/4	Corr Land calc & chicken shed value
800220560	Brian Scott Byerly	16-12-4 Irregular Tract in SE 1/4 41.14ac	Lan update Corrion
800220935	James Canarsky	26-9-4 #W 1/2 W 1/2 SE 1/4 23.5ac	Land update Corrion
800228385	D-B Daake Ag Inc	7-10- 1IOLLBinNW1/4&E1/2SW1/4EagleMeadowLand	Put one bin on Parcel 800008545
800100190	Juanita Deboer	15-11-4 Tract in NW 1/4 NE 1/4 20.07 ac	Corr house grade
800232760	Trey & Megan Dubbs	Utica Bronco Hts Lot 5	Land update & Corr house grade
800024133	DPKP, LLC	33-12-4 SE 1/4 160ac	Corr land value
800008545	Eagle Medows LLC	7-10-1 NW 1/4 & E 1/2 SW 1/4 241.10ac	Land update & add IOLL bin
800231620	Mark & Laura Fiala	29-12-4 Fiala Acres in NE4NW4& W2NW4NE4	Adj adj land to excess land pricing
800023900	Mark & Laura Fiala	29-12-4 #NW 1/4 NE 1/4 37.58 ac	Changing value for equalization
800215052	Robert & Janette Fiala	3-12-2 #SE1/4 NE1/4 13.05 ac	Corr market adjust on house
800226685	Steven & Marcy Fougeron	Milford2-9-3TL101NW1/4SE 1/4(Johnson's Add)	adjustment for adjacent land
800086651	Jaymison Fountain	Seward H M & R Add Blk 95 S1/2 Lot 8 & All Lot 9	After insp change cond&grade of house
800060563	Bradley & Becky Freeman	Milford Orig Twn Blk 8 Lt 5	Corr house condition
800041348	Joel & Holly Helmer	35-11-3 #N 1/2 SE 1/4 SE 1/4 9.83 ac	Corr condition of house
800080475	Lynn & Carol Hofer	Seward Cox's Add Blk 4 Lot 7 & S 1/2 Lot 8	Corr lot size adjustment
800010299	Adam & Kellen Hohman	34-10-1 Tract in SE 1/4 Sw 1/4 11.39 acres	Corr market adjust on house
800027019	Matt & Mallory Hollman	8-12-2 N 712.15' of W 367' of W 1/2 SW1/4 6ac	Corr land update

800027175	James Hrnicek	11-12-2 Tract 1233' X 316' in SE 1/4 SE 1/4 8.95ac	Corr land update
800007093	James Jensen	20-10-2 #NE 1/4 NE 1/4 6.55ac	Market Adjust & land update Corrior
800005007	Candace Jones	25-10-3 #SE 1/4 SW 1/4 11.48 ac	Rev prprty & adjust cond on house&bldngs
800228350	Sarah Jones	35-12-4	Parcel A in NW 1/4 20.18ac
800001192	Jon & Courtney Kossow	16-10-4 Irr Tract in W 1/2 SW 1/4 10.89 ac	Changed value for equalization
800220382	Martin & Tammy Loga	29-12-4 #NE 1/4 NW 1/4 12.01 ac	Adjust land to excess pricing
800005635	Doug & Bonnie Luethke	33-10-3 208.5' x 208.5' Tract in SE 1/4 SE 1/4	Change house condition
800109627	James McCright	Staplehurst Orig Twn Blk 8 Lots 9-10	Land update Corrior
800006801	Luther & Joyce Newman	16-10-2 150'x300' tract in S 1/2 NW 1/4	Rev prprty & adjust cond on house&bldngs
800055292	David Nicolaus	17-10-2 #TL15&#17 in SE1/4:Adj Fremont&#RRRow	Add Tower Site
800088646	Aaron & Emily Nix	Seward Jones Add Blk 2 TL 18-19	Removed old cottage that was torn down
800007832	David & Gale Pankoke	30-10-2 Pankoke 2nd Sub in S 1/2 SW 1/4 Lot 1 5.3ac	Corr market adjustment
800043014	Peek Property Mgmt LLC	20-11-4 NW 1/4 NE 1/4 & NE 1/4 NW 1/4 80ac	Land update Corrior
800107128	Scott & Sheila Pekarek	Seward Turek Subdivision Lot 3	Corr land value
800108248	Kevin Rekte	7-12-4 Irrg Tract in N 1/2 NW 1/4 & #E 1/2 NW 1/4	Corr land value for over 20 acres
800012070	Robert Robinson	18-9-1 #E 1/2 SE 1/4 20.04ac	Mkt adjustment & Land update Corrior
800216989	Sandra Rocker	Seward Ridge Run 1st Add Lot A 2.78ac	Add omitted land update
800000269	Royuk,Kyle & Amy	4-10-4 S 1/2 NW 1/4 NW 1/4 19.61 ac	Corr parcel back to ag classification
800252349	Tim & Linda Sackschewsky	Seward Ridge Run Add Lot 9 1.07ac	Added omitted land
800032551	Gene & Sandra Schlechte	13-11-1 S 1/52 SW 1/4 80ac	Land use Corrior& added new AGI bin
800026837	Colby & Lindsey Schwan	5-12-2 Tract in SE1/4 SW1/4 12.27ac	Corr land update
800201388	Aaron & Christiana Spulak	25-9-2 Unit 2 of Cabin Properties Burkey 3rd Lot 2	Corr lan- flood plan,no well,repriced as cabin
800232725	Graig & Cori Stava	Staplehurst Jorgensen's Add Blk 27 Lots 6	Land Corrior from split in 2024
800076877	Stephen Storjohn	Seward Boyes & South Seward Add, Blk 2 Lt 7	After review of the property, changed condi
800104595	Christine & Donna Strinz	25-10-3 Tract in N 1/2 NE 1/4 NW 1/4 4.85	Remov some bldngs & lowered house cond
800020073	Sunrise Country Inc	6-9-4 Sunrise Country Add in SW 1/4 SW 1/4 #Lots 1-2	Value adjustment for 451NF calculation
800012429	Dirk & Roxanne Todd	24-9-1 #E 1/2 SE 1/4 14.91ac	Add omitted land updates & house grade
800230195	Trenton & Brittany Volkmer	3-9-3 Camden Acres Add in NE 1/4 Lot 2 5.01 ac	Remov bsmnt finish,Corr machine shed
800027035	Cindy & Joshua Wiesen	9-12-2 #N 1/2 E 1/2 SE 1/4 10.32 ac	Corr land update
800087593	Linda Woebbecke	Seward Hromas Sub Blk 1 Lt 4 & S8' Lt 5	Corr amount of basement finish
	Date: 07/08/25	Misty Ahmic	
		Chair Seward County Board of Equalization	

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

Motion Carried

The Board of Equalization recessed at 8:57 a.m.

# July 8, 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 July 8, 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](http://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 July 8, 2025 at 9:00 a.m. 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.

Moved by Hain and seconded by Schmieding to approve the consent agenda consisting of:

- a. Minutes of July 1, 2025
- b. County Clerk's Fee Report of the All-Mail Election of the Centennial School District held on June 10, 2025
- c. District Court Fee Report for June 2025 in the amount of \$3,357.63
- d. County Clerk Fee Report for June 2025 in the amount of \$38,554.00
- e. Letter of Retirement for Sherry Schweitzer, County Clerk, effective October 3, 2025

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

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

### **Commissioners Reports:**

Commissioner Pekarek reported he has been studying the Equitable Sharing Guideline.

Commissioner Schmieding reported he will be attending the Visitor's Committee Meeting next week. He also mentioned the Seward County Fair is coming soon.

Commissioner Ahmic reported that she announced information about being able to submit expenses for the grant on 420<sup>th</sup> road and also information about the Safe Street and Roads Grant. She participated in a National Nebraska Association of County Officials (NACO) webinar about recent federal legislation that was passed, received a constituent call, and scheduled a meeting with producers involving infrastructure (roads).

Commissioner Zabrocki reported he participated in a Nebraska Intergovernmental Risk Management Assn. (NIRMA) webinar. He also checked on roads.

Commissioner Hain reported she had a meeting with staff of the Four Corners Health Dept. and talked with the Highway Supt. about road matters.

The Commissioners discussed sending letters to Nebraska State and Federal Representatives in regard to changes to a Broadband project. Recently, information was released that Seward County had changes to the areas that are being considered for aid with broadband.

Moved by Zabrocki and seconded by Hain to authorize letters be sent to State and Federal Representatives in regard to changes to the Broadband, Equity, Access & Deployment (BEAD) Project.

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

The Commissioners discussed setting the date and time for the Joint Public Hearing and appointing a printing department/company to print the postcards.

Moved by Zabrocki and seconded by Hain to set the date of September 22, 2025 at 7 p.m. for the Joint Public Hearing at Harvest Hall and appoint the State Print Shop for the printing of the postcards.

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

Sherry Leising, Deputy County Treasurer, was present to answer questions about the Treasurer Reports on the agenda.

Moved by Schmieding and seconded by Hain to accept the County Treasurer's Submission of the Semi-Annual Report, Condensed Semi-Annual Report for publication and the Uncollected Taxes Report for the last 3 Years.

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

The Commissioners recessed at 9:22 a.m.

The Commissioners re-convened at 9:30 a.m.

Carmen Hinman, Cait Park and Shannon Koranda of Hope Crisis Center were present to give information about their organization and request for funding for the 2025-2026 Fiscal Year.

Sarah Ehlers of the Staplehurst Fire Dept. was present to request to have Branched Oak Road closed on October 25, 2025 for a Fun Run fundraiser.

Moved by Hain and seconded by Zabrocki to approve the request from the Staplehurst Fire Department to close Branched Oak Road from 336<sup>th</sup> to 364<sup>th</sup> Road on October 25, 2025 from 7:00 a.m. to 10:30 a.m. to host a fun run fundraiser.

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

The Board of Commissioners recessed at 9:56 a.m.

The Board of Equalization re-convened at 10:01 a.m. to consider a Report of Destroyed Property filed by Richard and Mary Beth Newman.

Moved by Hain and seconded by Pekarek to accept the Assessor's Recommendation to re-value property to \$464,776 for property owned by Richard & Mary Beth Newman and described as part of the SW ¼ of Section 1 Township 10 North, Range 2 East of the 6th P.M.

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

The Commissioners recessed at 10:05 a.m.

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

The last protest of the day was for a protest filed by Savage & Browning for HURD COLUMBUS LLC.

Moved by Zabrocki and seconded by Pekarek to accept the Assessor's recommendation and make no change to the valuation of \$3,548,714 for a protest filed by Savage & Browning for HURD COLUMBUS LLC. on property described as Lot 3, Walmart Subdivision North Addition, Seward, NE.

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

The Commissioners considered a protest for Jeff Culp who's protest hearing was July 1, 2025.

Moved by Hain and seconded by Pekarek to accept the Assessor's recommendation, after inspection and review of the property, set the value at \$ 326,416 for property owned by Jeff Culp and described as part of the NE ¼ of Section 32 Township 11 North, Range 4 East of the 6th P.M.

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

Known items on the agenda for Board of Equalization on July 15, 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 July 8, 2025
4. Discuss/Action – Protest Hearings
5. Discuss/Action – Decisions on Protest hearings

10:00 a.m.      Discuss/Action – Protest Hearings

Discuss/Action – Decisions on Protest Hearings

Moved by Zabrocki and seconded by Pekarek to adjourn the Board of Equalization at 10:26 a.m.

Affirmative Vote: Zabrocki, Pekarek, Schmieding, Hain, 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 15<sup>th</sup> day of July 2025.

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County Clerk

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Chairperson

The Board of Commissioners re-convened at 10:30 a.m.

The Commissioners considered the agenda item where a company is asking to use property behind the Weed Dept. to stage equipment for a road project.

Moved by Hain and seconded by Zabrocki to allow Western Engineering to stage equipment on county property behind the Weed Department building.

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

Regnier was present to ask for a Hiring Bonus for a Lead Mechanic Position.

Moved by Pekarek and seconded by Schmieding to allow the Road Dept. to offer a Tier 3 Hiring Bonus for a Lead Mechanic Position.

Affirmative Vote: Pekarek, Schmieding, Hain, Ahmic

Voting No: Zabrocki

Motion Carried

Brandon Noordhoek, Jail Administrator, was present to be included in discussion for the Accurate Controls agreement. He stated that he had equipment in the jail that was not working and the company who repaired it asked that he sign an agreement which is for 3 years. He signed the agreement without having it reviewed by the County Attorney's Office or asking the County Board of Commissioners to approve it. The Commissioners advised him that he needs to have the County Attorney's Office review

all contracts/agreements in the future and only the County Commissioners can approve contracts/agreements.

The County Attorney's Office will review the agreement which will be on next week's agenda.

Moved by Hain and seconded by Zabrocki to go into Executive Session at 10:59 for strategy/litigation.

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

The Chair re-stated the reason for Executive Session is for strategy/litigation.

Moved by Zabrocki and seconded by Hain to go out of Executive Session at 12:01 p.m.

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

The Chair stated only strategy/litigation was discussed and no action was taken.

The Commissioners recessed at 12:05 p.m. to conduct a quarterly jail inspection.

Schmieding is absent at 12:05 p.m.

Known items on the agenda for Board of Commissioners on July 15, 2025 are as follows:  
9:00 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action – Consent Agenda
  - a. Approve minutes of July 8, 2025
  - b. Utility Permit for Norris Public Power to run an electrical line under A Street Rd 2,600 Ft east of 182<sup>nd</sup> Rd which is located in the SE ¼ SW ¼ of Section 27 Township 10 North, Range 4 East of the 6th P.M.
  - c. Sheriff Fees and Mileage Report for April 2025 – \$1,114.00 & \$762.60
  - d. Sheriff Fees and Mileage Report for May 2025 – \$1,245.00 & \$669.20
4. Discuss/Action – Claims for the period through July 4, 2025

**Other Business Matters to Address When Time Allows**

5. Discuss/Action – Public/Organizations/Officials
6. Commissioner Reports
7. Discuss/Action – Review Accurate Controls Agreement
8. Discuss/Action – Agenda for July 22, 2025

9:15 a.m. Discuss/Action – Shari Weber/ Blue Valley Community Action (BVCA) Annual Report and request for funding for 2025-2026

9:30 a.m. Discuss/Action – Consider Solution for Johnson Dam Road

10:00 a.m. Discuss/Action – Budget Meetings with Officials/Supervisors

The Commissioners re-convened at 12:16 p.m.

The Commissioners conducted their quarterly jail inspection.

Moved by Zabrocki and seconded by Hain to adjourn at the Detention Center at 12:28 p.m.

Affirmative Vote: Zabrocki, Hain, Pekarek, 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 15<sup>th</sup> day of July 2025.

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County Clerk

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Chairman