

July 9, 2024
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 a.m. on July 9, 2024 in the Commissioner's room at the Seward County Courthouse. Notice of the meeting was posted on the Courthouse bulletin board and on the Commissioner's Room door. 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 Equalization 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 9, 2024 at 8:30 a.m.

Present: Chairperson: Misty Ahmic
Members: Raegan Hain, John Culver, Ken Schmieding, Darrell Zabrocki
County Clerk: Sherry Schweitzer
County Assessor: Marilyn Hladky
County Treasurer: Jake Zlatkovsky

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 June 25, 2024.
Affirmative Vote: Zabrocki, Hain, Culver, Schmieding, Ahmic Motion Carried

Moved by Hain and seconded by Schmieding to approve the Tax Exemption Application for St. John Lutheran School for a 2024 Chevrolet Express Van VIN# 1GAWGFFP0R1198799.
Affirmative Vote: Hain, Schmieding, Zabrocki, Culver, Ahmic Motion Carried

At 8:31 a.m., the Board of Equalization heard protest hearings. The first one was for Alexander and Allissa Gurnsey. Allisa Guernsey was present at said hearing.

Moved by Hain and seconded by Zabrocki to accept the Assessor's recommendation of no change in the valuation of \$145,919 based on the Assessor's testimony and that generally accepted mass appraisal techniques were used to arrive at the value for property owned by Alexander and Allissa Gurnsey for property listed as Lot 1-3, Block E, Davis & Culver Add., Milford, NE.

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

The next hearing was for Brent and Denise Bollwitt. Denise Bollwitt was present for the hearing. No decision on the protest was made at this time.

The next hearing was for Julie A. McMeekin who was in attendance at said hearing.

Moved by Zabrocki and seconded by Schmieding to accept the Assessor's recommendation of no change in the valuation of \$439,351 based on the Assessor's testimony and that generally accepted mass appraisal techniques were used to arrive at the value for property owned by Julie A. McMeekin for property listed as Lot 5, Seward Replat of Lots 1-6 Bader Jirovsky 7th Add., Seward, NE.

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

The Board of Equalization recessed at 9:21 a.m.

July 9, 2024

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 9:23 a.m. on July 9, 2024 in the Commissioner's room at the Seward County Courthouse. Notice of the meeting was posted on the Courthouse bulletin board and on the Commissioner's Room door. 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 Commissioners convened on July 9, 2024 at 9:23 a.m.

Present: Chairperson: Misty Ahmic
Members: Raegan Hain, John Culver, 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 Zabrocki and seconded by Hain to approve the consent agenda consisting of:

- a) Minutes of July 2, 2024
- b) Clerk of the District Court Fee Report for June 2024 in the amount of \$23,345.78
- c) County Clerk Fee Report for June 2024 in the amount of \$25,661.75

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

During public comment time, Bruce Borchers was present to discuss the condition of the roads in E Precinct.

Jon Regnier, Highway Supt., updated the Commissioners on activities of his department. Marissa Pfile, Zoning Administrator, updated the Commissioners about her office activities.

Commissioners Reports:

Commissioner Hain reported she went to a Four Corners Health District meeting, attended a meeting with the Highway Supt. about abandoned cemetery repairs, worked with the Highway Dept. staff about a grant, participated in a Zoom meeting with Senator Hughes about road projects, met with the Court Appointed Special Advocate (CASA) staff about office space, and met with County Attorney in regard to the juvenile justice plan.

Commissioner Culver reported he met with the Highway Supt. about road projects and met with constituents.

Commissioner Ahmic reported she received calls about roads with the recent rains, received an email about another tire recycling event, participated in the Zoom meeting with Senator Hughes, researched the submitted valuation protest information, researched Housing & Urban Development (HUD) on their requirements for grants, talked to a member of the Daughters of the Revolution organization about a grant opportunity, will have National Environmental Policy Act meeting this afternoon.

Commissioner Schmieding reported he visited with the Extension Board, will have a Tree Board meeting this evening and checked roads. He also received a complaint about bushes in a

road/street area of the fairgrounds. He also mentioned complaints about city street problems with the construction.

Commissioner Zabrocki reported he attended the Seward City Council and Seward City Planning Commission meetings and attended a meeting with Bergren Architects staff about courthouse building repairs. He also met with the Highway Supt.

The Commissioners discussed deciding when to have the postcard hearing and designate the print shop for printing the postcards. The Nebraska Association of County Officials (NACO) recommendation is to use the State Print Shop considering the Assessor's software.

Moved by Zabrocki and seconded by Hain to set the Postcard Hearing to be on September 23, 2025 at 7 p.m. at Harvest Hall and to designate the Nebraska State Print Shop for printing of the postcards.

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

Highway Supt., Jon Regnier presented two utility permits for the Commissioners' consideration.

Moved by Hain and seconded by Ahmic to approve the utility permit for Windstream to relocate existing facilities at the Seward County Bridge Replacement for Beaver Crossing South Project # BRO-7748(1) located at 413th Road on Pioneer Road.

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

Moved by Zabrocki and seconded by Hain approve the utility permit for Windstream to place fiber terminal at 3657 Pioneers Road.

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

Moved by Hain and seconded by Schmieding to authorize the Chair to sign the Road Dept. Surplus Property Disposal Request.

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

Moved by Zabrocki and seconded by Hain to adopt Resolution No. 3813 in regard to authorizing the Public Transit Director to apply for funding for a new Public Transit Vehicle.

RESOLUTION NO. 3813

SEWARD COUNTY BOARD OF COMMISSIONERS

WHEREAS, There are federal funds available under Section 5311 of the Federal Transit Act (FTA) for the Nebraska Public Transportation Act Funds, and

WHEREAS, Seward County Public Transit desires to apply for said funds to be used to purchase an ADA Vehicle for public transportation use in Seward County with special emphasis on meeting the needs of the patrons of Seward County.

NOW THEREFORE BE IT RESOLVED that the Seward County Board of Commissioners hereby instructs the Seward County Public Transit Director to complete the 5311 Vehicle Application for Federal Transit Administration Funding and Seward County hereby pledges up to the 10% to meet its local match obligations for the purchase of the said vehicle.

Moved by: Zabrocki Seconded by: Hain July 9, 2024
Ayes: John K. Culver, Raegan Hain, Darrell J. Zabrocki, Ken Schmieding,
Misty Ahmic, Chair of the Board
Attest: Sherry Schweitzer, County Clerk

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

The Commissioners discussed employing a grant writer for Seward County. Previous attempts to ask the villages and cities to join in this venture were not successful. Another county has

showed interest somewhat. Discussion was held on an employee vs. contractor, funding, administrative duties when a grant is awarded, justifying cost of a grant writer vs possible grants received. The Commissioners decided to contact the county and see if they are still interested and will talk about it at budget time.

The Commissioners recessed at 10:26 a.m.

The Commissioners re-convened at 10:31 a.m.

HR Director, Roxanne Knutson, Detention Center Director, Brandon Noordhoek, and Sheriff Mike Vance were present to discuss an upgrade to the PREA/Programs Corporal job description to Programs Sergeant. Noordhoek described the duties and said the cost would be \$1.17/hour. Statements were made that the position was given a wage adjustment last year. Culver questioned the number of sergeant positions they have in the Detention Center. Noordhoek said he would fund it by eliminating two part-time positions that he put in his budget but does not currently need. Ahmic said Noordhoek should bring a new budget at his budget meeting and then a decision can be made.

County Treasurer, Jake Zlatkovsky presented his semi-annual report.

Moved by Hain and seconded by Schmieding to accept the County Treasurer's Semi-Annual Report and Condensed Semi-Annual Report for publication and also the Tax Roll Adjustments.
Affirmative Vote: Hain, Schmieding, Culver, Zabrocki, Ahmic Motion Carried

The Commissioners recessed at 10:51 a.m.

The Commissioners reconvened at 11:00 a.m.

At 11:00 a.m., the Commissioners discussed the agenda item "Update for the Road Dept." The update was giving an award to Allan Ahrens for serving the county for 50 years. Because of the extraordinary length of time, having the entire Road Dept. at the meeting for the presentation was something the Commissioners felt was appropriate.

The Grant Funds sought by Seward County agenda items were discussed. Ahmic led discussion on the possible grant that can be used to help with upkeep of the abandoned cemeteries.

Moved by Hain and seconded by Culver to go into Executive Session at 11:13 a.m. for personnel, it being necessary to protect the reputation of the individual(s).

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

The Chair re-stated Executive Session was for personnel.

Moved by Zabrocki and seconded by Hain to go out of Executive Session at 11:48 a.m.

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

The Chair stated that while in Executive Session, personnel was discussed, and no action was taken.

The Board of Commissioners recessed at 11:52 a.m.

Board of Equalization (Continued)

The Board of Equalization re-convened at 11:55 a.m.

The protest hearing at this time was for David Hultgrien who was not in attendance.

Hladky gave information about Mr. Hultgrien's property valuation.

Moved by Zabrocki and seconded by Hain to accept the Assessor's recommendation of no change in the valuation of \$228,418 based on the Assessor's testimony and that generally

accepted mass appraisal techniques were used to arrive at the value for property owned by David D. Hultgrien for property listed as Lot 1, Block 3, Bellwood 2nd Add., Milford, NE.

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

The next valuation protest hearing was for Odvody Ag Group Inc. No one was present on behalf of the protester.

Hladky gave information about the property owned by Odvody Ag Group Inc.

Moved by Zabrocki and seconded by Schmieding to reduce the value based upon the recount of acres per a CFSA map or GIS map to \$373,756 for property owned by Odvody Ag Group LLC and described as part of the SW ¼ of Section 12 Township 9 North, Range 4 East of the 6th p.m.

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

Moved by Hain and seconded by Zabrocki to approve Tax List Corrections 206-23P for Betty Henry and 436-23R for Brian and Tanya Woolsey.

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

The Board then considered making protest decisions from the hearings held June 25, 2024.

Moved by Hain and seconded by Culver to accept the Assessor's recommendation of no change in the valuation of \$1,400,634 based on the Assessor's testimony and that generally accepted mass appraisal techniques were used to arrive at the value for property owned by Kayton Development LLC for property listed as Lot C, Seward Plex Subdivision PUD, Seward, NE.

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

Moved by Hain and seconded by Culver to accept the Assessor's recommendation of no change in the valuation of \$1,653,889 based on the Assessor's testimony and that generally accepted mass appraisal techniques were used to arrive at the value for property owned by Kayton Development LLC for property listed as Lot D, Seward Plex Subdivision PUD, Seward, NE.

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

Moved by Zabrocki and seconded by Culver to accept the Assessor's recommendation of no change in the valuation of \$154,867 based on the Assessor's testimony and that generally accepted mass appraisal techniques were used to arrive at the value for property owned by Lodges Preserved for property listed as Lot 12, Block 10, Original Town, Seward, NE.

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

Hladky then updated the Commissioners on activities of her office.

Known items on the agenda for Board of Equalization on July 16, 2024 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 9, 2024
4. Discuss/Action – Assessor Information Update

8:30 a.m.

- Discuss/Action – Valuation Protest Hearings
Discuss/Action – Decisions on Valuation Protest Hearings

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

Affirmative Vote: Culver, Zabrocki, 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 16th day of July 2024.

County Clerk

Chairperson

Board of Commissioners (Continued)

The Board of Commissioners reconvened at 12:26 p.m.

The Board of Commissioners recessed at 12:26 p.m. and went to the jail for the quarterly inspection.

The Commissioners re-convened at 12:36 p.m.

Commissioners Culver and Zabrocki are absent at 12:36 p.m.

The Commissioners inspected the jail.

Known items on the agenda for Board of Commissioners on July 16, 2024

9:00 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Approve minutes of July 9, 2024

Other Business Matters to Address When Time Allows

4. Discuss/Action – Public/Officials/Boards
5. Commissioners Reports
6. Discuss/Action – Grant Funds being Sought by Seward County
7. Discuss/Action – Agenda for July 23, 2024

9:15 a.m. Discuss/Action – Two Cycling Events on Gravel Roads in Seward County

- a) Gravel Worlds - August 24, 2024
- b) Great Plains Gravel Triathlon starts/ends at Branched Oak Lake

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

Moved by Schmieding and seconded by Hain to adjourn the Board of Commissioners meeting at the Seward County Detention Center at 12:57 p.m.

Affirmative Vote: 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 16th day of July 2024.

County Clerk

Chairman