

# July 11, 2023

## 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 11, 2023 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 11, 2023 at 8:30 a.m.

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

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 Schmieding and seconded by Hain to approve the minutes of the June 27, 2023 meeting.

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

Moved by Ahmic and seconded by Hain to authorize the Assessor to send out Change of Value Notices.

### July 11, 2023

### 2023 CBOE Change of Valuation Notices

<u>Parcel #</u>	<u>Name</u>	<u>Legal Description</u>
800231960	Borchers/Brandon & Holly	33-12-1 #SE1/3 NE1/4 & #NE1/4 SE1/4 10.01 ac
800226340	Anderson/Kevin	23-9-3 HRA Farms Add in SW 1/4 7.66 ac
800212878	Caddell/Viola	5-9-3 DJS Add in N 1/2 NW 1/4 4.92 ac
800006895	Blackwell/Brian & Vicki	18-10-2 W1/2 of 625'x380' in SE1/4 NE1/4 2.73 ac
800228650	Brakeman/Jon	Seward CNG 1st Add Lt 5
800232275	Cast/Jeffrey K & Kathy M	36-10-1 W 1/2 N 1/2 NE 1/4 40 ac
800004205	Clowser/Blaine & Sharon	16-10-3 #SE 1/4 11.15 ac
800216156	De Ayala/Rafael	24-9-3 E 1/2 SW 1/4 80 ac
800221788	Grantski/Todd & Melissa	Utica Blk 30 Lt 9 Wright's 2nd Add
800062272	Gurnsey/Alexander & Allissa	Milford D & C Add Blk E Lts 1-3
800228655	Janke/Deserah Dee	Seward CNG 1st Add Lt 6
800005015	Johnston/James & Lori	25-10-3 N528' of E660' of SE1/4 SE1/4 8 ac
800077059	Joy/Bargara	Seward Cannon Add Blk 1 Lt 4
800000838	Katt/ Donald & Donna	11-10-4 N1/2 W2/3 SW1/4 53.33 ac
800011821	Kendol Ag LLC	14-9-1 #N1/2 NW1/4 74.89 acres

800228700	Koll/Cathy	Seward CNG 1st Addition Lot 15
800003977	Knippelmeyer/Dymek	14-10-3 #NE1/4 NE1/4 NE1/4 1.05 ac
800016300	Kramer/Jack	2-9-3 #N1/2SE1/4 Nof river TL89,113,#TLS 126,108,108 28.51 a
800016009	Kremer/Sean	2-9-3 #SW1/4 NW 1/4 20.4 ac
800221648	Lam/Pamela H(Trustee	5-10-2 Lam Subd in SE 1/4 5.1 ac
800020510	Nason/Janet	12-9-4 #E 1/2 NW 1/4 NE 1/4 10.02 ac
800018389	Neeman/Brandie & Travis	23-9-3 4.51 ac in NE1/4 NE1/4 4.51 ac
800103254	Nitz/Kelby & Regina	Seward Bader-Jirovsky 7th Add Blk 1 Lots 9-10
800222628	Owens/Mark & Elizabeth	10-11-3 Plum Crrek Ridge Outlots A & B
800222601	Owens/Mark & Elizabeth	10-11-3 Plum Creek Ridge Lt 6 5 ac
800222571	Owens/Mark & Elizabeth	10-11-3 Plum Creek Ridge Lt 4 5.35 ac
800047923	Pankoke/Bryant	Beaver Cr. Dimery's 2nd, blk 19, E 1/2 Lt 13 & all Lt 14
800225058	Pankoke/Marshal & Sarah	30-10-2 Pankoke subd in SW 1/4 8.87 ac
800007263	Radcliff/Rex & Janet	22-10-2 SW 1/4 SW 1/4 SW 1/4 2.64 ac
800228660	Plex Construction LLC	Seward CNG 1st Add Lt 7
800079566	Perales/Mikayla & Joseph	Seward College view Blk G E34' Lt * & W1/2 Lt 9
800003225	Peterson/Robert	4-10-3 SW1/4 SE1/4 2.15 ac
800003055	Peterson/Virginia L(Trustee	3-10-3 NW1/4 NE1/4,E1/2 NW1/4,N1/2 SE1/4 W rivNE1/4 SW1/4
800016483	Pollmann/Joshua & Nicole	4-9-3 Tract in N 1/2 S 1/2 3 ac
800003551	Rainbow Investments LLC	8-10-3 Tract in E 1/2 SE 1/4 10.02 ac
800221958	Rausch/Joshua & Christina	25-10-2 Alan & Valerie's Addtion in SE 1/4 5 ac
800005708	Reinsch/Kenneth & B. Tolle	34-10-3 Tract in NW 1/4 SW 1/4 4.72 ac
800038738	Roth/Kerwin	18-11-3 Tract in SW corner of SE 1/4 2 ac
800075471	Scheck/Nathan & Kendra	Seward Bader 2nd Addition Blk 1 Lt 10
800013255	Schoenfeld/Lonnie & Betty	35-9-1 #SW 1/4 4.76 ac
800018079	Sprouls/Wesley & Dawn	19-9-3 Tract in NW 1/4 NW 1/4 2.03 ac
800011406	Stutzman/Ruth Life use	10-9-1 Tract in NE 1/4 SE 1/4 2.81 ac
80005139	Swarts/Jesse D	27-10-3 SW 1/4 160 ac
800029712	Tonniges/Brandon & Linds	8-12-1 NW 1/4 NW 1/4 16.16 ac
800054067	Toovey/Robert & Deana	Garland 5-11-4 SE 1/4 tax lot 41 .67 ac
800230415	Underwood Construction	Seward Fairway Woods Add Blk 2 Lt 5
800219376	Vajgrt/Thomas & Cheryl	24-11-4 Duffek Add in NE 1/4 NE 1/4 Lt 1 5.01 ac
800230265	Verizon Wireless	14-9-1 Ioll Tower on Kendol Ag Land
800003007	Wattier/Darryl D	3-10-3 S 1/2 E 1/2 NE 1/4 NE 1/4 10.29 ac
800202732	Wergin/Gary	Tamora IOLL Mobile Home on Lts 1 & 2, Blk 1 Dailey's 2nd Add
800228645	Zimmerman/Mary Jane	Seward CNG 1st Add Lt 4

Affirmative Vote: Ahmic, Hain, Schmieding, Culver

Motion Carried

Hladky updated the Commissioners on activities of her office.

The first person to appear was Stephen Kolb who appeared for his protest hearing.

Moved by Ahmic and seconded by Hain that after inspection and review of the property, reduce the value to \$576,166 for the change of the condition of the property described as part of the SW ¼ in Section 15 Township 9 North, Range 3 East of the 6th p.m. protested by Stephen Kolb.

Affirmative Vote: Ahmic, Hain, Schmieding, Culver

Motion Carried

The Board recessed at 9:04 a.m.

# July 11, 2023

## 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 11, 2023 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 11, 2023 at 9:04 a.m.

Present: Chairperson: John Culver  
Members: Misty Ahmic, Raegan Hain, Ken Schmieding  
County Clerk: Sherry Schweitzer  
Absent: Member: Darrell Zabrocki

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 Ahmic to approve the minutes of June 27, 2023.

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

E911 Director, Spencer Conradt updated the Commissioners on activities of his office.

### **Commissioners Reports:**

Commissioner Ahmic reported she has been working with Allo in getting the Courthouse phones ready and gave info from grant, attended the Veterans Service Committee meeting, submitted a grant, received constituent calls and is working on a Public Transit Grant.

Commissioner Hain reported she met with the Zoning Administrator, Detention Center Director, is working with a representative from Four Corners Rep. in regard to Jail resources, assisted with coordination of a comfort dog coming into jail, is working on getting information about vehicles for the new county logos, met with Sheriff's staff and met with County Clerk in regard to the county budget.

Commissioner Culver reported he attended a Seward/Saline Solid Waste meeting, worked on the Veteran's Service Officer vacancy issue, checked roads, looked over the Commissioners' budget book, and received an email about using Seward County roads for a triathlon event.

Commissioner Schmieding reported he has a Visitors Committee meeting this coming week and also an open house in Goehner, has an Extension Board Meeting, met with the County Treasurer on his budget, and will participate in an interview for the Public Defender.

County Treasurer, Jake Zlatkovsky presented his Semi-Annual Report for the Commissioners' consideration.

Moved by Schmieding and seconded by Hain to accept the County Treasurer's Semi-Annual Report and Condensed Semi-Annual Report for Publication.

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

Highway Supt., Terry Wicht was present to bring a lease for a tractor for the Commissioners' consideration. The lease is for a 2023 tractor from AKRS.

Moved by Hain and seconded by Schmieding to authorize the Chairman to sign an amended lease for a 2023 tractor.

Affirmative Vote: Hain, Schmieding, Ahmic, Culver

Motion Carried

Wicht also asked the Commissioners about the DustLock project. DustLock is a product that can be applied to a road that would help with dust control. Wicht was quoted \$7,353.22 for the cost to apply this product for the first year of application. This amount is after the company awarded a grant to Seward County. Some Commissioners were hesitant in the applying the product because of cost and longevity of the product. Commissioner Hain said she has information where other counties have used this product and is looking at this project as helping with maintaining roads. Wicht was directed to look into other counties that have applied this product and discuss this with their staff.

The Commissioners then considered a Conditional Use Permit for David Harman/Contracted Landscape in H Precinct in the NE ¼ of Section 31 Township 11 North Range 4 East of the 6th p.m.

Moved by Hain and seconded by Ahmic to open the Public Hearing at 9:32 a.m.

Affirmative Vote: Hain, Ahmic, Schmieding, Culver

Motion Carried

Becky Paulsen, Zoning Administrator, gave information in regard to the permit.

David Harman commented in favor of said Conditional Use Permit.

No one appeared to oppose said Conditional Use Permit.

Moved by Hain and seconded by Schmieding to close the Public Hearing at 9:36 a.m.

Affirmative Vote: Hain, Schmieding, Ahmic, Culver

Motion Carried

Paulsen then recited the Findings of Facts which the Commissioners answered.

Moved by Ahmic and seconded by Hain to adopt Resolution No. 3763 in regard to approving the Conditional Use Permit for David Harman/Contracted Landscape in H Precinct in the NE ¼ of Section 31 Township 11 North Range 4 East of the 6th p.m.

**RESOLUTION NO 3763 OF THE  
SEWARD COUNTY BOARD OF COMMISSIONERS**

**WHEREAS** DAVID HARMAN has applied for a Conditional Use Permit for the operation of Contracted Landscape, and

**WHEREAS** the property is described as a tract in the Northeast ¼ of, Section 31, Township 11N, Range 4E, Seward County, Nebraska, and

**WHEREAS** The Planning Commission held a public hearing to consider the application at a regular meeting May 15, 2023, and

**WHEREAS** notice of the public hearing was published in the Seward County Independent, and

**WHEREAS** The Planning Commission recommended Approval of the Conditional Use Permit and finding of facts presented, with a vote of 8 In Favor, 1 Against, and 0 Absent not voting, and

**WHEREAS** The Seward County Board of Commissioners held a public hearing to consider the application at a regular meeting July 11, 2023, and

**WHEREAS** notice of the public hearing was published in the Seward County Independent, and

**WHEREAS**  X  No one appeared to oppose said Conditional Use

- Individuals appeared to oppose said Conditional Use
- No one appeared to support said Conditional Use
- Individuals appeared to support said Conditional Use,
- Individuals appeared without commitment, and

**NOW, THEREFORE BE IT RESOLVED** that the Seward County Board of Commissioners do hereby approve  or  deny the Conditional Use Permit for Contracted Landscape at the described location. parcel Id 800231825 on a tract of ground located in the Northeast ¼ of, Section 31, Township 11N, Range 4E Seward County Nebraska.

Moved by: Ahmic                      Seconded by: Hain                      July 11, 2023  
 Ayes: Ken Schmieding, Misty Ahmic, Raegan Hain,  
John K. Culver, Chair of the Board  
 Attest: Sherry Schweitzer, Seward County Clerk

BEFORE THE BOARD OF COMMISSIONERS OF SEWARD COUNTY, NEBRASKA  
 IN THE MATTER OF  
 CONDITIONAL USE  
 REQUEST BY:  
 APPLICANT  
DAVID HARMAN

THIS MATTER came before the Board of Commissioners at the request of the Applicant for a CONDITIONAL USE PERMIT for Contracted Landscape. A public hearing was held on the 11th day of July 2023. Notice of said hearing was publicized on the 27th day of June 2023.

THE SEWARD COUNTY BOARD OF COMMISSIONERS recommends to  
 Approve the Conditional Use Permit  
 Deny the Conditional Use Permit

With a Roll Call Vote of: 4 For      0 Against      1 Absent Not Voting  
 Upon Review of all necessary facts, the Seward County Board of Commissioners makes the following findings that the application is for the operation of Contracted Landscape, and therefore subject to Seward County's Comprehensive Plan and Land Use Matrix of the Seward County Zoning Regulations.

Upon Review of all the necessary facts, the Seward County Board of Commissioners makes the following findings that:

1.  The use, in all other respects, conforms to the applicable regulations of the district in which it is located.
2.  The use has adequate water, sewer, and drainage facilities.
3.  The use is in harmony with the character of the area and the most appropriate use of the land.
4.  The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the county.
5.  The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood. No evidence of property value diminishing
6.  The use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

7. Y The use has adequate utilities, access roads, and drainage facilities.
8. Y That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
9. N The use does not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled
10. N The use does not involve any pollution of the air by fly-ash, dust, vapors, or other substance which is harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.
11. N The use does not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.
12. N The use does not involve any direct or reflected glare, which is visible from any adjoining property or from any public street, road, or highway.
13. N The use does not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
14. N The use does not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

Currently Zoned A-1

This Conditional Use Permit is applicable to this site only.

A Conditional Use Permit may be granted for Contracted Landscape in the designated zoning district: The following special conditions have been considered:

1. The effects on the adjacent property, traffic.
2. The public necessity and advantage.
3. The immediate and long-term effect on the environment and the public.
4. The concern for public safety.
5. The application may include documents to indicate conformance to all applicable governmental regulations and standards.
6. Specific to landscaping only.

FURTHER, the Board of Commissioners recommends the following specific conditions that are necessary or desirable to address the most appropriate use of the land, the conservation and stabilization of the value of property, the provision of adequate open space for light and air, concentration of populations, congestion of public streets, and the promotion of the general health, safety, welfare, convenience, and comfort of the public:

DATED THIS 11<sup>th</sup> day of July, 2023.

John K. Culver, Chair of the Board  
Raegan Hain, Misty Ahmic, Ken Schmieding

Affirmative Vote: Ahmic, Hain, Schmieding, Culver

Motion Carried

Moved by Schmieding and seconded by Ahmic to accept the Clerk of the District Court Fee Report for June 2023 in the amount of \$4,520.37.

Affirmative Vote: Schmieding, Ahmic, Hain, Culver

Motion Carried

Moved by Ahmic and seconded by Hain to accept the Zoning Administrator's Fee Report for May 2023 in the amount of \$4,725.00.

Affirmative Vote: Ahmic, Hain, Schmieding, Culver

Motion Carried

Region V will be considered next week.

The Commissioners considered the Allo contract for a new county phone system.

Moved by Ahmic and seconded by Hain to authorize the Chairman to sign the Allo contract.

Affirmative Vote: Ahmic, Hain, Schmieding, Culver

Motion Carried

Commissioner Hain led discussion on new bylaws for the Aging Services Commission. The bylaws were from 1987 and had not been updated. Hain stated the Dep. County Attorney updated the bylaws with current language. Membership on the Commission was also updated.

Moved by Hain and seconded by Ahmic to accept the Seward County Aging Services Commission Bylaws.

Seward County Aging Services Advisory Board  
Bylaws  
Amended July 11, 2023

**ARTICLE I: NAME AND PURPOSE**

Section 1: Name

The advisory body herein created and defined by the Seward County Board of Commissioners (hereinafter "County Board") shall be named Seward County Aging Services Advisory Board (hereinafter "Advisory Board").

Section 2: Purpose

The purpose of the Advisory Board is to promote the well-being and enhance the quality of life for older adults residing in Seward County. The Advisory Board shall work to identify and address the needs and concerns of older adults, advocate for their rights and interests, and coordinate with relevant agencies and organizations to develop and implement programs and services that support aging individuals in the community.

The functions of the Advisory Board are to:

- advise the County Board on matters of concern to older residents of Seward County;
- Establish and maintain effective communication channels between older citizens of Seward County and the County Board;
- Gather and analyze information on aging-related issues and subjects affecting older individuals in Seward County;
- Develop, coordinate, and promote community aging services that foster the ongoing independence and self-sufficiency of older individuals;
- Monitor, evaluate and assess the effectiveness of community aging services in Seward County;
- serve as a representative of Seward County and its older citizens on aging-related committees and boards in Seward County, as well as at the local, state, and national levels; and
- perform other appropriate functions as the County Board deems necessary to fulfill the purpose of the Advisory Board.

**ARTICLE II: MEMBERSHIP**

Section 1: Composition.

The Advisory Board shall be composed of twelve members. The County Board shall appoint one member from each of the following towns: Pleasant Dale (District 4), Milford (District 1), Garland (District 4), Bee (District 4), Seward (Districts 2 and 5), Staplehurst (District 3), Goehner (District 3), Beaver Crossing (District 3), Utica (District 3), and Cordova (District 3). The member does not need to reside within the geographical limits of the town. If no resident of the town is available or willing to be appointed, the position will be filled from anywhere in the District in which the town is located. One member representing Seward County on the area agency on Aging

Partner's Advisory Council will be a member, with the other representative as alternate for this member. One member of the County Board shall be appointed by the County Board as the twelfth member ex officio. All members shall be residents of Seward County and no less than half shall be 60 years of age or older.

#### Section 2: Appointment.

When appointing members, the County Board should place particular emphasis on the nominee's demonstrated:

- interest in issues and concerns affecting the elderly;
- track record of contributing to the betterment of their community, particularly in relation to the well-being of older individuals; and
- specialized knowledge, skills, or experience pertaining to the needs of the elderly, services provided for seniors and their families, or the social and economic aspects of long-term care.

#### Section 3: Member Terms.

- For the initial appointments after adoption of these amended bylaws, members shall serve their terms beginning immediately upon appointment and ending as follows:
  - The term of the members appointed by the Board of Commissioners for the towns of Pleasant Dale, Milford, Staplehurst, Beaver Crossing, Goehner, and the Aging Partner's Advisory Council representative shall end at the annual meeting in the second year following their appointment.
  - The term of the members appointed by the Board of Commissioners for the towns of Garland, Bee, Seward, Utica, and Cordova, and the ex officio member from the Board of Commissioners shall end at the annual meeting in the third calendar year following their appointment.
- The appointment process for the eleven members appointed by County Board will proceed as follows: prior to July 1st of each year, the Advisory Board will present a list of nominations to the County Board for the appointment/reappointment of members whose terms are expiring or to fill any existing vacancies. The County Board has the option to appoint individuals from the provided nominations or nominate a qualified candidate of their choice. Prior to August 1st of each year, the County Board will inform the Advisory Board of their selected appointees for the upcoming terms. Members will serve a two (2) year term and may be reappointed for one consecutive term. The member must then wait out one term before being considered for appointment again.

#### Section 4: Rights and Responsibilities.

Advisory Board members shall have the right to participate in meetings, voice their opinions, and make recommendations. Members shall fulfill the responsibilities of attending meetings regularly, actively contributing to the Advisory Board's work, and promoting the mission and goals of the Advisory Board. Each member shall have one (1) vote.

#### Section 5: Compensation.

The Advisory Board members shall serve without compensation.

#### Section 6: Termination of Membership.

The Chair shall declare any member missing more than three regular meetings in any one calendar year, or more than two regular meetings without prior notice to the Advisory Board, as having vacated their appointment. Such vacation shall be declared at the next regular meeting. Any objection to such declaration by any member, excepting the member at issue, will cause the matter to be brought for a vote. Membership in the Advisory Board may be terminated by vote if a member fails to fulfill their responsibilities or acts in a manner detrimental to the Advisory Board's objectives. Termination shall be decided by a majority vote.

#### Section 7: Vacancies.

In the event of a member vacancy, the Advisory Board will provide written notice of the vacancy to the County Board. Along with the notice, the Advisory Board will present a



list of nominations comprised of individuals who are qualified and willing to fill the vacancy. The issue of notice and nominations may be addressed at either a regular meeting or a special meeting called for that purpose. The County Board will appoint a member, from the list of nominations or of its own choosing, to complete the term for the vacant spot as soon as is practicable.

### **Article III: OFFICERS**

#### Section 1: Officers and Duties.

- The Advisory Board shall have the following officers, all of whom shall be members of the Advisory Board:
  - Chairperson: the responsibilities of the Chairperson include chairing Advisory Board meetings, ensuring orderly proceedings, resolving questions of order, announcing agenda items, providing necessary signatures, and organizing other tasks essential for fulfilling the Advisory Board's objectives.
  - Chairperson-Elect: the Chairperson-Elect shall act as Chairperson in his or her absence and perform such duties as requested by the Chairperson in order to fulfill the Advisory Board's objectives. The Chairperson-Elect will serve one term and will automatically become the Chairperson the following year. If the Chairperson is unable to complete their term, the Chairperson-Elect shall fulfill the Chairperson's term and remain in office for their scheduled term.
  - Board Clerk: the Board Clerk shall keep and maintain the minutes of all meetings of the Advisory Board, take roll, read minutes for the prior meeting, review important correspondence and distribute it to Advisory Board members as appropriate, record proceedings, notify members of proceedings, and take charge of Advisory Board documents.

#### Section 2: Election of Officers

The election of officers shall be organized and conducted by the Aging Services Director, who will oversee the logistics and procedures of the election. Officers shall serve for a term of one year, beginning January 1st following elections in October. If the Chairperson-Elect cannot serve as Chairperson when their term begins, the Advisory Board shall elect a Chairperson from its membership.

### **ARTICLE VI: MEETINGS**

#### Section 1: Meetings.

- Regular Meetings: The Aging Services Advisory Board shall conduct regular meetings as necessary but no less than once per quarter, in January, April, July, and October, at a time and place of the members choosing. Regular meeting dates, times, and locations shall be established at the Annual Meeting. At any regular meeting, the date, time, or location for the next regular meeting may be changed by a consensus of members who are present.
- Annual Meeting: The October meeting shall be the Annual Meeting and shall take place after the appointments for the upcoming year have been received from the County Board. Election of officers will occur at the annual meeting.
- Special Meetings: Special meetings for the purpose of conducting special or emergency business may be called by the Chairperson with the approval of at least two other members, or upon request of at least half of the members. Notice of special meetings, including the purpose and agenda, shall be provided to members at least seven days prior to the meeting.

#### Section 2: Quorum.

A quorum to conduct business shall be a majority of the sitting members of the Committee; however, in no circumstance may a quorum consist of fewer than four (4) members.

#### Section 3: Voting.

Decisions shall be made by a simple majority vote of the quorum, unless otherwise specified herein. A motion that does not carry a majority does not pass.

#### Section 5: Nebraska Open Meetings Act.

All meetings of the Advisory Board, including special meetings, shall be conducted in accordance with the provisions of the Nebraska Open Meetings Act. The Advisory Board shall adhere to the requirements of the Act regarding public notice, accessibility, and transparency. The Advisory Board shall provide public notice of all meetings by posting an agenda in a conspicuous location accessible to the public at least 24 hours in advance of the meeting. Notice shall also be given to any individuals or organizations that have requested notification of Advisor Board meetings.

## **Article VII: AMENDMENT OF BYLAWS**

### Section 1: Proposal

Any member of the Advisory Board may propose amendments to the bylaws. Proposed amendments shall be submitted in writing to the Recording Secretary, who shall distribute copies to all members at least 24 hours prior to the meeting at which the amendment will be discussed.

### Section 2: Discussion and Voting

During the meeting, the proposed amendment shall be discussed and members shall have the opportunity to ask questions and provide input prior to the vote. Any amendment to the bylaws shall require a two-thirds majority vote to be presented to the County Board for approval.

### Section 3: Approval

If approved by the Advisory Board, the Clerk shall forward the approved amendment to Clerk of the County Court for submission to the County Board and to the Seward County Attorney's office for legal review. If the amendment is subsequently approved by the County Board, it shall be incorporated into the bylaws and become effective immediately. The County Board may amend the bylaws upon its own motion.

### Section 4: Notification

Following the approval of a bylaw amendment, the Secretary shall promptly distribute the updated bylaws to all members and update any relevant organizational documents or records to reflect the changes.

These amended bylaws are hereby adopted by the Seward County Board of Commissioners this 11<sup>th</sup> day of July, 2023.

Affirmative Vote: Hain, Ahmic, Schmieding, Culver

Motion Carried

The Commissioners discussed the proposal for audit services for 2022-2023. Sherry Schweitzer, County Clerk, said she RFP's had been sent out and she had received one proposal. Deputy County Attorney, Barb Armstead will look over the proposal to make sure it meets all qualifications of the RFP. The item will be on a future agenda to consider.

### **Known items on the agenda for Board of Commissioners on July 18, 2023 are as follows:**

9:00 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Approve minutes of July 11, 2023

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

4. Discuss/Action – Public/Officials/Boards
  5. Commissioners Reports
  6. Discuss/Action – Accept County Clerk Fee Report for June 2023- \$108,238.42
  7. Discuss/Action – Infrastructure Related Grants
  8. Discuss/Action – Agenda for July 25, 2023
- 9:15 a.m. Discuss/Action – Authorize Chairman to sign Interlocal with the City of Milford for Legal Services
- 9:30 a.m. Public Hearing – Conditional Use Permit for an Auto Mechanic Shop in J Precinct

in Section 27 Township 10 North, Range 3 East of the 6th p.m.

Discuss/Action – Res./Findings of Fact - Conditional Use Permit for an Auto Mechanic Shop in J Precinct in Section 27 Township 10 North, Range 3 East of the 6th p.m.

9:45 a.m. Discuss/Action – Veteran’s Service Committee Recommendation for the Separation of the County Veteran’s Service Officer and Public Transit Director

Discuss/Action – Determine Full-time or Part-Time Veterans Service Director

10:15 a.m. Budget Hearings with Officials

Moved by Hain and seconded by Ahmic to adjourn the July 11, 2023 Commissioners meeting.  
Affirmative Vote: Hain, Ahmic, Schmieding, Culver Motion Carried

Time of adjournment was 10:05 a.m.

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 the 18<sup>th</sup> day of July 2023.

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairman

The Board of Equalization re-convened at 10:47 a.m.

The Board of Equalization continued protest hearings.

The next hearing was for Jodie Niebrugge Shope. She was not in attendance at said hearing.

Moved by Hain and seconded by Schmieding to accept the Assessor’s recommendation that after an inspection of the property, reduce the value to \$4,369 for property owned by Jodie Niebrugge Shope and described as part of the SW ¼ in Section 14, Township 12 North, Range 3 East of the 6th p.m. Bee, Nebraska.

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

The next hearing was for Janet Jurgensen Duba. She was not in attendance at said hearing.

Moved by Ahmic and seconded by Hain to accept the Assessor’s recommendation that after an inspection of the property, reduce the value to \$195,368 for property owned by Janet Jurgensen Duba and described as part of the SW ¼ of Section 17 Township 9 North Range 1 East of the 6th p.m.

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

The next protest hearing was for Carlene Bauer who was present for her hearing.

Moved by Schmieding and seconded by Ahmic that after an inspection and review of the property to make no change based upon the Assessor’s recommendation for property owned by Carlene Bauer and described as part of the NE ¼ of Section 36 North 11 North, Range 3 East of the 6th p.m.

Affirmative Vote: Schmieding, Ahmic, Culver

Voting No: Hain

Motion Carried

The next protest was for Rebecca Hasty who was present for her protest.

Moved by Hain and seconded by Schmieding to accept the Assessor's recommendation that after inspection and review of the property, raise the value to \$171,241 for Rebeca Hasty on property described as Lot 4 and N 1/2 of Lot 5, Block 40, Cloyd's Addition in Seward NE.  
Affirmative Vote: Hain, Schmieding, Ahmic, Culver Motion Carried

The next protest was for William Hohnstein who was present for his protest.

Moved by Ahmic and seconded by Hain that after inspection of the property to make no change in value on property owned by William Hohnstein on property described as part of NE 1/4 of Section 36 Township 12 North Range 3 East of the 6th p.m.  
Affirmative Vote: Ahmic, Hain, Schmieding, Culver Motion Carried

The next protest was for WalMart. No representative was present for this protest.

Moved by Hain and seconded by Ahmic that after an inspection and review of the property, accept the Assessor's recommendation and make no change for property owned by WalMart, valued at \$6,105,591 and described as Lot A, Administrative Replat of Lot 1, Wal-Mart Subdivision, Seward, NE.  
Affirmative Vote: Hain, Ahmic, Schmieding, Culver Motion Carried

The next protest hearing was for Georgia & Billy Joe Anderson. They were not present at said hearing.

Moved by Schmieding and seconded by Ahmic that after an inspection and review of the property, accept the Assessor's recommendation and make no valuation change for property owned by Georgia & Billy Joe Anderson and described as Lot 21, Block 1, SCHC Addition, Seward, NE.  
Affirmative Vote: Schmieding, Ahmic, Hain, Culver Motion Carried

The Board then considered the valuation of a previous protest hearing for Lindley & Tanya Williams. The Assessor conducted an inspection and new information was provided.

Moved by Ahmic and seconded by Hain that after inspection and review of the property, raise the value for the change of the property to \$356,763 for property protested by Lindley & Tanya Williams on property described as part of the NW 1/4 of Section 30 Township 10 North Range 3 East of the 6th p.m.  
Affirmative Vote: Ahmic, Hain, Schmieding, Culver Motion Carried

Moved by Schmieding and seconded by Ahmic to adjourn at 11:57 a.m.  
Affirmative Vote: Schmieding, Ahmic, Hain, Culver Motion Carried

**Known items on the agenda for Board of Equalization on July 18, 2023 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 11, 2023
4. Discuss/Action – Protests Hearings/Decisions
5. Discuss/Action – Assessor Information Update

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 18<sup>th</sup> day of July 2023.

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairperson