

July 13, 2021

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 13, 2021 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 13, 2021 at 8:30 a.m.

Present: Chairperson: John Culver
Members: Misty Ahmic, Bob Vrbka, Ken Schmieding, Darrell Zabrocki
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 Vrbka and seconded by Zabrocki to approve the minutes of June 22, 2021.
Affirmative Vote: Vrbka, Zabrocki, Ahmic, Schmieding, Culver Motion Carried

The Board of Equalization held protest hearings.

The first protest was for Linda Luebbe who was present for her hearing. Luebbe gave information for her protest.

Hladky gave her recommendation for the protest.

Moved by Ahmic and seconded by Zabrocki to accept the Assessor's recommendation, based on the recount of acres per CFSA map or GIS map for real estate described as Alvin's Pond Subdivision in the N ½ NE ¼ Section 30 Township 10 North, Range 2 East of the 6th p.m. to \$12,917 and protested by Linda Luebbe.

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

The next protest was for Jared Stauffer/Sene Landco LLC. He was not in attendance at said hearing.

Hladky gave her recommendation for the protest.

Moved by Vrbka and seconded by Ahmic to accept the recommendation of the County Assessor, after an inspection and review of the property, reduce the value for the change of condition or grade for real estate described as the N 75' Lot 4, Block 1, Sample & Culver's Addition, Milford, NE to \$136,685 for Jared Stauffer/Sene Lanco LLC.

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

Moved by Vrbka and seconded by Zabrocki to approve the Tax Refund Request letter from Brad Eigsti.

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

Moved by Zabrocki and seconded by Ahmic to approve Tax List Corrections 184-19P, 185-20P, 333-20R, 334-19R, 335-19R, 336,19R, 337-19R, 338-19R, 339-18R, 340-19R and 341-20R.
Affirmative Vote: Zabrocki, Ahmic, Vrbka, Schmieding, Culver Motion Carried

The protest for Eric Kaczor, who was in attendance at said hearing, was held. Kaczor gave information to support his protest.

Hladky gave her recommendation for the protest.

Moved by Zabrocki and seconded by Vrbka to accept the recommendation of the County Assessor, after an inspection and review of the property, to reduce the value for the change of condition or grade; or for the correction of property components; or obsolescence factors or land value change for real estate described as Lot 10 in the SE ¼ of Section 27 Township 12 North, Range 4 East of the 6th p.m. to \$808,890 for Eric Kaczor.
Affirmative Vote: Zabrocki, Vrbka, Schmieding, Ahmic, Culver Motion Carried

The Board of Equalization recessed at 9:10 a.m.

July 13, 2021

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 9:11 a.m. on July 13, 2021 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 13, 2021 at 9:11 a.m.

Present: Chairperson: John Culver
Members: Misty Ahmic, Bob Vrbka, 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 Vrbka and seconded by Zabrocki to approve the minutes of July 6, 2021.
Affirmative Vote: Vrbka, Zabrocki, Schmieding, Ahmic, Culver Motion Carried

The Board discussed the disbursement of the American Rescue Plan Act Funds. It was stated they have been contacted by Broadband companies who would like a share of the funds. Culver suggested each company come before the Board and make a presentation. If a city would want part of the funds, he would recognize water and sewer as a priority. Ahmic suggested that a survey be submitted online for ideas. Zabrocki echoed he felt the survey idea was a good idea. Culver stated he wanted to be sure a survey couldn't be skewed by people who could vote more than once or those who do not even live in the county. They discussed types of projects the funds could be used for and will do more research and discuss it next week.

Carmen Hindman, Shannon Koranda and Michelle Kelly from Hope Crisis Center were present to give their annual report and request for funding for the next fiscal year.

Moved by Ahmic and seconded by Zabrocki to adopt Resolution No. 3614 in regard to opposing the National Heritage Area Designation.

**RESOLUTION # 3614 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

Whereas, Congress has designated National Heritage Areas which encompass vast amounts of privately held land in order to highlight specific areas of interest. Citizens of Seward County appreciate efforts to encourage economic development but oppose blanket designations that put dissenting private landowners in the unreasonable position of having to “opt out” of federally mandated boundaries.

Whereas, the establishment of a National Heritage Area would adversely affect private property rights by influencing local officials to pass zoning laws not otherwise needed and by altering well established processes for land use regulation

Whereas, A National Heritage Area designation invites interference in local affairs by special interest groups who claim to be stakeholders, such as the National Park Service, Nature’s Conservancy, animal rights activists and environmental groups who do not have the historical perspective or deeply felt stewardship responsibility of owners who have worked the land over several generations.

Whereas, A fundamental interdependence exists between individual liberty and the ability to own property, and the citizens of Seward County are very concerned that a National Heritage Area designation would deprive landowners of their ability to use and enjoy their property as they see fit;

NOW THEREFORE BE IT RESOLVED, the Seward County Board of Commissioners opposes the National Heritage Area designation proposed for Nebraska and does not wish to confer upon an unelected regional management entity, the ability to establish land use policy within the boundaries Seward County, Nebraska.

Dated this 13th day of July 2021.

Moved by: Ahmic Seconded by: Zabrocki 07/13/2021

Ayes: Misty Ahmic, Darrell J. Zabrocki, Ken Schmieding,
John K. Culver, Chair of the Board

Attest: Sherry Schweitzer, Seward County Clerk

Affirmative Vote: Ahmic, Zabrocki, Schmieding, Culver
Voting No: Vrbka

Motion Carried

Commissioners Reports:

Commissioner Ahmic reported she attended an Extension Board meeting, went with the Assessor on an inspection, held a discussion with the City of Milford and the Four Corners Health Dept., worked on wind regulations for the Planning Committee and will Zoom the Weed Conference.

Commissioner Vrbka reported he spent time looking into a road project and will attend an Ag Society meeting.

Commissioner Culver reported he received various correspondence.

Commissioner Schmieding stated he is appreciative of the help he has received while not being able to participate in person.

Commissioner Zabrocki reported he attended the Seward City Council Meeting, the 4th of July meeting and checked roads.

Moved by Vrbka and seconded by Zabrocki to accept Annual Return of Disposed Items from the Detention Center and Public Defender.

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

Moved by Zabrocki and seconded by Ahmic to accept the Clerk of the District Court Fee Report for June 2021 in the amount of \$2,293.97.

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

Moved by Ahmic and seconded by Vrbka to accept the County Treasurer's Annual Investment Report.

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

Known items on the agenda for Board of Commissioners on July 20, 2021 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 13, 2021
4. Discuss/Action – Claims for the period through July 9, 2021

Other Business Matters to Address When Time Allows

5. Discuss/Action – Public/Officials/Boards
6. Commissioners Reports
7. Discuss/Action – Disbursement of American Rescue Plan Act Funds
8. Discuss/Action – Agenda for July 27, 2021

Moved by Vrbka and seconded by Zabrocki to adjourn at 10:14 a.m.

Affirmative Vote: Vrbka, Zabrocki, Ahmic, Schmieding, Culver 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 20th day of July 2021.

County Clerk

Chairman

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

Alison Janecek of Cline Williams & Wright, attorney for The Village at Heartland Park, was present via Zoom. She gave information to support the protest for her client.

Hladky gave her recommendation for the protest.

A decision on this protest will be made at next week's meeting.

The last protest hearing was for Waste Connections. The protest was filed by Lauren Elsaesser for Deloitte Tax LLP. No one from the Deloitte Tax firm was in attendance at said hearing and no other information was provided by a representative of Deloitte Tax LLP.

In attendance was Mr. Wayne Kubert, a certified appraiser, who gave information on prior valuations for landfills such as the one being currently protested.

A decision on this protest will also be made at next week's meeting.

Moved by Zabrocki and seconded by Ahmic to approving sending out the Notice of Valuation Changes.

800228740	Conway/Timothy P & Mary M	29-9-4 #N 1/2 E 1/2 NE 1/4 38.46 AC
800018885	Eigsti/Bradley L etal (Edna Eigsti)	29-9-3 #NW 1/4 155.26 ac
800034848	Escobar/Raul & Julie	10-11-2 #N1/2 NE1/4 NW1/4 & #W1/2 NW1/4 NE1/4 10.01 ac
800224620	Gengenbach/Todd & Gayle	36-12-4 #SW1/4 NE1/4 & #NW1/4 95.18 ac
800209842	HBH Farms, LLC & Timothy Hughes Tr	15-11-3 Bluff Road 1st Addition in SE 1/4 Lot "B" 127.32 ac
800026055	HBH Farms LLC	31-12-3 N12/ W 3/4 of N1/2 SW 1/4 28.72 ac
800097386	HBH Farms LLC	31-12-3 W 1/2 SE 1/4 80 ac
800102916	HBH Farms LLC	15-11-3 #NE 1/4 136 ac
800101480	HBH Farms LLC	31-12-3 #S 3/4 of W 3/4 of SW 1/4 77.58 ac
800003098	HBH Farms LLC	4-10-3 # NE1/4 151.37 ac
800228430	HBH Farms LLC	31-12-3 #NW 1/4 & E1/2 SW 1/4 176.73 ac
800228890	HBH Farms LLC	10-11-2 #NE 1/4 SW 1/4 30.39 ac
800009894	GFG Acres, INC	27-10-1 N 1/2 SW 1/4 80 AC
800083423	Grimes/Dale & Doreen	Seward S79.34' of Lts 1-3, all Lts 4-8 & #Lt9 HMR addition
800003020	Hackbart Cattle LLC	3-10-3 #S 1/2 NE 1/4 45 ac
800229185	Hackbart/Corey Allen & Katie Marie	20-10-3 T & C Hackbart Addition in NE 1/4 Lot 1 5.1 ac
800072855	Hackbart/Corey	Seward Original Town Block 6 E 1/2 Lot 10
800002008	Hackbart/Corey A	26-10-4 #W 1/2 W 1/2 SE 1/4 17 ac
800024710	Hoffbauer/Karen & Barbara Leising	8-12-3 #SW 14/ SW 1/4 37 ac
800224981	Hoffbauer/Karen & Barbara Leising	7-12-3 #NE 1/4 102.61 ac
800059247	Ihde/Lloyd & Marianna	Tamora Dailey's Addn & OT, Blk 14, Lts 17-18
800217993	Kolb/Stephen & Kelly	15-9-3 #SW 1/4 SW 1/4 Parcel B 10.59 ac
800028066	Koranda/Cody K & Krista M	25-12-2 #NW 1/4 NW 1/4 10.02 ac
800043162	Krieser/Howard life use	21-11-4 #NW 1/4 154.77 ac
800215702	Leise/Tony John & Christina Lynn	4-12-4 #NE 1/4 NW 1/4 10.07 ac
800215699	Leise/Tony John & Christina Lynn	4-12-4 SW 1/4 NE 1/4 41.39 ac
800230890	Leise/Tony John & Christina Lynn	4/12-4 #NE 1/4 NW 1/4 & #E 1/2 N1/2 NE1/4 NW1/4 31.42 ac
800020634	Minchow/Scott	13-9-4 #NW 1/4 149.42 AC
800026098	Motley/Licia & Thomas Graff	32-12-3 #E 1/2 NE 14/ 16.77 ac
800043774	Pearson/Joan & Orville	27-11-4 #W 1/2 SE 1/4 SW 1/4 10.09 ac
800107446	Pearson/Joan & Orville	35-11-4 E# /12 S 1/2 NE 1/4 26.06 ac
800219902	Rathje/Thomas A & Kristi L Trustees	10-10-3 #SE 1/4 SE 1/4 38.13
800013131	Rodreguez/Rocio	31-9-1 2ac tract in NW 1/4 NW 1/4 (TL 3) 2 ac
800034813	Roebke;Stanley & Jenny	10-11-2 #N# 1/4 155.49 ac
800034414	Roebke;Stanley & Jenny	3-11-2 SE 1/4 160 ac
800021835	Rolfsmeyer/Diane E Trustee	31-9-4 NE 1/4 Exc .54 ac tract in NE corner 159.46 ac
800063163	Roth/Douglas	Milford Lot 6 & E34' Lot 7, Block L, D & C Addtion
800229590	Roth/Benjamin & Morgan	28-9-3 Roth Addition in NW 1/4 NW 1/4 5 ac
800015037	Roth/Benjamin & Morgan	25-9-2 #Lot 1 SW 1/4 NW 1/4 7 ac
800018591	Roth/Benjamin & Morgan	25-9-3 #NW 1/4 157.52 ac
800091671	Rouse/Kathleen	Seward Lot 6, Block 1, Schlueter Heights Addition
800000323	Schademann/Martin & Denise	5-10-4 #W 1/2 SW 1/4 45 ac
800231135	Schluckebier/Joe & Trisha	12-9-3 10,12 ac Tr in W 1/2 SW 1/4
800041542	Schmersal/Russell	1-11-4 NE 1/4 SE 1/4 40 acres
800011414	Sievers/Carolyn G Trustee	11-9-1 N1/2 NE 1/4 TLS 20,13 & pt of 19 exc tr 16.56 ac
800218655	Snyder/Gary & Mary	29-11-4 Imig's Replat in SE 1/4 Lot 3 8.75 ac
800004523	Stauffer/Ryan	20-10-3 S677.6' of E900' of SW 1/4 SE 1/4 14 ac

800033779	Tomes/Michael E & Dawn	31-11-1 Tract in NE 1/4 SE 1/4 10 ac
800016157	Troyer/Ronald & Melissa	2-9-3 Tract in SW 1/4 NW 1/4 1.49 ac
800061292	Troyer/Ronald & Melissa	Milford Lots 3-6, Block 3, Bellwood Addition
800047176	Wing/William C Jr	Beaver Crossing Lots 12-13, Block 7, Original Town

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

Hladky updated the Board of activities of her office.

Known items on the agenda for Board of Equalization on July 20, 2021 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 13, 2021
4. Discuss/Action – Decision on Protest(s)
5. Discuss/Action – Assessor Information Update

Moved by Zabrocki and seconded by Vrbka to adjourn at 10:56 a.m.

Affirmative Vote: Zabrocki, Vrbka, Ahmic, Schmieding, Culver 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 20th day of July 2021.

County Clerk

Chairperson