

July 14, 2020

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 14, 2020 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 14, 2020 at 8:30 a.m.

Present: Chairperson: John Culver
Members: Mike Mundhenke, Bob Vrbka, Ken Schmieding, Becky Paulsen
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 Mundhenke to approve the minutes of July 7, 2020.
Affirmative Vote: Vrbka, Mundhenke, Schmieding, Paulsen, Culver Motion Carried

Moved by Vrbka and seconded by Mundhenke to approve Tax List Corrections 292-17R, 293-18R and 294-19R.
Affirmative Vote: Vrbka, Mundhenke, Paulsen, Schmieding, Culver Motion Carried

Moved by Paulsen and seconded by Vrbka to approve the following County Board of Equalization Notices as follows:

Bohuslavsky/Victor & Marry Lou Goggins	Seward Country Club Addition Block 2 #E 1/2 Lt 2
Burkey/David	26-10-2 IOLL Bulk Bins & Auger Burkey subdiv in SW 1/4 D & L Burkey
Dickinson/Douglas L & Sharon B Trustees	23-11-2 Dickinson Addition in SW 1/4 SW 1/4 6.87 ac
Engler/Marilyn R Trustee	Seward County Club Addition block 2 #W 1/2 Lt 2
Fisher/Danny	17-10-4 #E 1/2 N 1/2 SE 1/4 10 ac
Floribraska Holdings LLC	Seward Cox's Addition Blok 4 S40' Lot 4
Goodwin/Tammy	Utica Wright's 1st Addition Block 8 Lot 7
Hedrick/Marilyn R	5-11-4 #S 1/2 NE 1/4 & #N 1/2 SE 1/4 155.55 ac
Hudkins/Larry D & Carol Lynn	13-12-4 S 1/2 SW 1/4 80 ac
Hudkins/Larry D & Carol Lynn	24-12-4 NW 1/4 160 ac
Jennings/O Warren & Avery	36-9-3 Havlat First Subdivision in SE 1/2 Lot 1 5.1 ac
Lowther/Leann	Seward Jones Addition blk 2 W 86'10 Tax Lot 21
Luebbe/Michael	22-11-4 W 1/2 NW 1/4 80 ac
Meyer/Thaddeus & Bethany	Seward Bader-Jirovsky 2nd Addtn block 3 lot 3
Miers/Mildred I	Seward HM&R addition Block 56 #Lot 11 & #lot 12
Oborny/Chad & Peggy	5-11-4 Tract in SE 1/4 NE 1/4 SE 1/4 .96 ac
Rowe/Dennis & Elizabeth	13-11-4 #S2 SE4 NE4 & #N2 N2 NE4 SE4 22.92 ac
Seward Airpark LLC	5-10-3 #NE 1/4 SE 1/4 12.7 ac
Seward Turkey Enterprises Inc	7-10-4 E 1/2 NW 1/4 80 ac
Schegg/Kenton & Christina	Seward Ridge Run Addition Lot 5 1.10 ac
Thrailkill/Donald & Debra	Seward Bader-Jirovsky 6th Addition block 2 Lot 7
Wiemer/Eileen	Utica Wright's 3rd Addition Block 5 Lots 7-8
Eric D & Christal L Kaczor	27-12-4 Lot 10 in NE 1/4 (Oak Hills) 20.6 ac

Affirmative Vote: Paulsen, Vrbka, Mundhenke, Schmieding, Culver Motion Carried

The first protest was for Todd and Melissa Grantski who were not in attendance for said protest hearing.

The Assessor gave her recommendation on the protest.

Moved by Vrbka and seconded by Paulsen to reduce the value based upon testimony and evidence presented indicating a clerical error or correction of the Property Record Card and recommendation of the Assessor to \$191,436 for the protest filed by Todd and Melissa Grantski on real estate described as part of lots 7 & 8, Block 30, Wright's 2nd Addition, Utica.
Affirmative Vote: Vrbka, Paulsen, Mundhenke, Schmieding, Culver Motion Carried

The next protest was for Michael Luebbe who was present for the 3 protests he filed.

The Assessor gave her recommendation on the protest.

Moved by Paulsen and seconded by Vrbka to accept the Assessor's recommendation based on the recount of acres per CVSA map and reduce the value of land owned by Michael Luebbe and described as the W 1/2 NW 1/4 of Section 22 Township 11 North 4 East of the 6th p.m. to \$192,694.

Affirmative Vote: Paulsen, Vrbka, Schmieding, Mundhenke, Culver Motion Carried

Moved by Vrbka and seconded by Paulsen to accept the Assessor's recommendation based on the recount of acres per CVSA map and reduce the value of land owned by Michael Luebbe and described as the N 1/2 SW 1/4 of Section 22 Township 11 North 4 East of the 6th p.m. to \$193,275.

Affirmative Vote: Vrbka, Paulsen, Mundhenke, Schmieding, Culver Motion Carried

Moved by Paulsen and seconded by Schmieding to accept the Assessor's recommendation based on the recount of acres per CVSA map and reduce the value of land owned by Michael Luebbe and described as part of the NE 1/4 of Section 16 Township 11 North 4 East of the 6th p.m. to \$316,868.

Affirmative Vote: Paulsen, Schmieding, Mundhenke, Vrbka, Culver Motion Carried

The next protest hearing was for Ruth Baack as filed by Arend Baack, Guardian. He was not in attendance at said hearing.

The Assessor gave her recommendation on the protest.

Moved by Paulsen and seconded by Schmieding that after inspection and review of the property, reduce the value for the change of the Condition or Grade or for the correction of property components for property owned by Ruth Baack and described as part of the NE 1/4 Section 7 Township 10 North, Range 4 East of the 6th p.m. to a value of \$618,883.

Affirmative Vote: Paulsen, Schmieding, Vrbka, Mundhenke, Culver Motion Carried

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

July 14, 2020 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 14, 2020 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 14, 2020 at 9:00 a.m.

Present: Chairperson: John Culver
Members: Mike Mundhenke, Bob Vrbka, Ken Schmieding, Becky Paulsen,
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 Paulsen and seconded by Vrbka to approve the minutes of July 7, 2020.
Affirmative Vote: Paulsen, Vrbka, Mundhenke, Schmieding, Culver Motion Carried

Commissioners Reports:

Commissioner Mundhenke reported he checked roads.

Commissioner Vrbka reported he also checked roads and will attend many meetings this week.

Commissioner Culver reported he worked on interviews for a new E911 Director and dealt with various correspondence. He reported that there were storms in which a couple of trees were damaged and requested that the trees around the courthouse be inspected.

Commissioner Schmieding reported that he will have meetings this coming week. He said he met with the Buildings and Grounds Supt. in regard to the courthouse dome.

Commissioner Paulsen reported she has been working with the Hwy Supt. on road projects.

Moved by Vrbka and seconded by Mundhenke to accept the County Attorney's Case Reports for the period of January 1, 2020 through March 31, 2020 and April 1, 2020 through June 30, 2020.

Affirmative Vote: Vrbka, Mundhenke, Schmieding, Paulsen, Culver Motion Carried

Moved by Vrbka and seconded by Mundhenke to adopt Resolution No. 3527 in regard to allowing Cattle Bank to pledge more securities to cover Seward County Deposits.

Resolution No. 3527 of the
Seward County Board of Commissioners

WHEREAS, the Cattle Bank and Trust Co. desires to make additional pledging of securities as follows:

DOUGLAS CO SID 17--CUSIP #259327R97 250,000.00

Whereas: County deposits need to be fully insured. Therefore, let it be resolved, the above additional pledging, as of 7/14 /2020, by the Cattle Bank & Trust Co. is approved by this County Board.

Moved by: Vrbka Seconded by: Mundhenke 07/14/2020
Ayes: Robert Vrbka, Mike Mundhenke, Becky Paulsen, Ken Schmieding
Chair of the Board: John K. Culver
Attest: Sherry Schweitzer, Seward County Clerk

Affirmative Vote: Vrbka, Mundhenke, Paulsen, Schmieding, Culver Motion Carried

Commissioner Paulsen removed herself from the Board at 9:30 a.m.

Becky Paulsen, Weed/Zoning Administrator, brought the name of Ryan Krenk for the Board’s consideration for a member of the Planning and Zoning Board.

Moved by Mundhenke and seconded by Vrbka to appoint Ryan Krenk as a member of the Planning and Zoning Board.

Affirmative Vote: Mundhenke, Vrbka, Schmieding, Culver Motion Carried

Paulsen returned to the Board at 9:32 a.m.

Moved by Schmieding and seconded by Mundhenke to approve the Special Designated Liquor License for JUNTO LLC for an event July 31, 2020 through August 1, 2020.

Affirmative Vote: Schmieding, Mundhenke, Vrbka, Paulsen, Culver Motion Carried

Known items on the agenda for Board of Commissioners on July 21, 2020 are as follows:

9:00 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Public/Officials/Boards
4. Discuss/Action - Approve minutes of July 14, 2020
5. Discuss/Action – Claims for the period through July 10, 2020

Other Business Matters to Address When Time Allows

6. Commissioners Reports
7. Discuss/Action – Accept Co. Treasurer’s 4th Quarter Annual Investment Report
8. Discuss/Action – Agenda for July 28, 2020

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

Moved by Vrbka and seconded by Schmieding to adjourn at 9:38 a.m.

Affirmative Vote: Vrbka, Schmieding, Paulsen, Mundhenke, 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 21st day of July 2020.

County Clerk

Chairman

The Board of Equalization resumed at 10:00 a.m.

The protest hearing for 10:00 a.m. was for Don Bloebaum who was present for his protest hearing.

The Assessor gave her recommendation on the protest.

Moved by Paulsen and seconded by Schmieding that after an inspection and review of the property to make no change based upon the Assessor’s testimony and recommendation for the property owned by Donald Bloebaum and described as part of lots 1 & 4, Block 10, Original Town, Seward, Nebraska.

Affirmative Vote: Paulsen, Schmieding, Vrbka, Mundhenke, Culver Motion Carried

The next protest meeting was for NE Utica Propco, LLC and NE Milford Propco, LLC as filed by Robert C. Boxley II for 2 properties they protested. No one was in attendance at said meeting.

Moved by Paulsen and seconded by Vrbka that upon the Assessor's recommendation and after an inspection and review of the property, reduce the value for the change of the condition or grade or for the correction of property components for property owned by NE Utica Propco, LLC as filed by Robert C. Boxley II and reduce the value to \$464,732 on property described as SW ¼ SW ¼ Tax Lot 30, Section 29 Township 11 North Range 1 East of the 6th p.m.

Affirmative Vote: Paulsen, Vrbka, Schmieding, Mundhenke, Culver Motion Carried

Moved by Paulsen and seconded by Schmieding upon the Assessor's recommendation that there be no change based upon the Assessor's testimony and recommendation for the protest for Milford Propco LLC as filed by Robert C. Boxley II on property described as a tract in NW ¼ SW ¼ Section 2 Township 9 North Range 3 East of the 6th p.m.

Affirmative Vote: Paulsen, Schmieding, Mundhenke, Vrbka, Culver Motion Carried

The protest was for Westerberg Enterprises LLC and no one was in attendance at said hearing.

Moved by Vrbka and seconded by Mundhenke, that after inspection and review of the property, reduce the value for the change of the condition or grade or for the correction of property components and the Assessor's recommendation to \$194,484 for property owned by Westerberg Enterprise LLC and described as Lots 2 & 3, Block 1, Fenster Addition, Seward, NE.

Affirmative Vote: Vrbka, Mundhenke, Schmieding, Paulsen, Culver Motion Carried

The next protest was for Scott M. Seevers who was not in attendance at said hearing.

Hladky gave her recommendation on the protest.

Moved by Paulsen and seconded by Vrbka to reduce the value of the property after receiving information presented at the protest hearing for Scott Seevers to \$595,000 on property described as Lot J, Ridge Run 1st Add., Seward, NE.

Affirmative Vote: Paulsen, Vrbka, Schmieding, Mundhenke, Culver Motion Carried

The next protest was for Amy Miller who was in attendance at said hearing.

Hladky gave her recommendation on the protest.

Moved by Schmieding and seconded by Mundhenke that after inspection and review of the property, reduce the value for the change of the condition or grade or for the correction of property components and the Assessor's recommendation for Amy Miller to \$215,230 on real estate described as part of lots 7 & 9, Block 2, Hillcrest Addition, Seward, NE.

Affirmative Vote: Schmieding, Mundhenke, Vrbka, Paulsen, Culver Motion Carried

The next protest was for Kimberly & Jason Clark who was not in attendance at said hearing.

Hladky gave her recommendation on the protest.

Moved by Vrbka and seconded by Paulsen that after inspection and review of the property, reduce the value for the change of the condition or grade or for the correction of property components and the Assessor's recommendation for Jason & Kimberly Clark to \$458,864 for real estate described as Lot 8, Lot 1, Ridge Run 4th Add., Seward, NE.

Affirmative Vote: Vrbka, Paulsen, Mundhenke, Schmieding, Culver Motion Carried

The next protest was for Robert Tiedeman who was not in attendance at said hearing.

Hladky gave her recommendation on the protest.

Moved by Paulsen and seconded by Vrbka that after review of the property, reduce the value to equalize with other like property for Robert Tiedeman to \$573,527 for property described as Lot 4, Branched Oak Estates in Section 24 Township 12 North Range 4 East of the 6th p.m.
Affirmative Vote: Paulsen, Vrbka, Mundhenke, Schmieding, Culver Motion Carried

The Commissioners recessed at 10:38 a.m.
The Commissioners re-convened at 10:42 a.m.

The next 2 protest hearings were for Steve Behlen who was not in attendance at said hearing.

Hladky gave her recommendation on the protests.

Moved by Vrbka and seconded by Paulsen that after inspection and review of the property, reduce the value for the change of the condition or grade or for the correction of property components and the Assessor's recommendation to \$112,246 for Steve Behlen on real property described as part of Lot 19, Block 1, Gleisberg Replat, Seward, NE.
Affirmative Vote: Vrbka, Paulsen, Schmieding, Mundhenke, Culver Motion Carried

Moved by Vrbka and seconded by Mundhenke to make no change based upon the Assessor's testimony and recommendation for a real estate protest filed for Steve Behlen on real estate property described as Lot 3, East Hilltop Aces., Section 27 Township 11 North, Range 3 East of the 6th p.m.
Affirmative Vote: Vrbka, Mundhenke, Paulsen, Schmieding, Culver Motion Carried.

The next 2 hearings were for Monty Klintworth who was not in attendance for said hearings.

Hladky gave her recommendation on the protests.

Moved by Schmieding and seconded by Paulsen that after inspection and review of the property, reduce the value for the change of the condition or grade or for the correction of property components and the Assessor's recommendation for Monte Klintworth to \$204,734 on real estate described as part of the SE ¼ of Section 27, Township 11 North, Range 4 East of the 6th p.m.
Affirmative Vote: Schmieding, Paulsen, Vrbka, Mundhenke, Culver Motion Carried

Moved by Paulsen and seconded by Vrbka to accept the Assessor's recommendation based on the recount of acres per CFSA map to \$174,426 on real estate described as Section 26, Township 11 North, Range 4 East of the 6th p.m.
Affirmative Vote: Paulsen, Vrbka, Schmieding, Mundhenke, Culver Motion Carried

The Commissioners recessed at 10:56 a.m.
The Commissioners re-convened at 11:00 a.m.

The next protest was for Erich and Joyce Helge. Erich Helge was in attendance at said hearing to give information about his protest.

Hladky gave her recommendation on the protest.

The Commissioners did not make a decision on this until the information from Mr. Helge is assessed.

Moved by Paulsen and seconded by Vrbka to make no change based upon the Assessor's testimony and recommendation for a protest filed by Larry Hudkins on property described as real estate in the SW ¼ of Section 14, Township 12 North Range 4 East of the 6th p.m.
Affirmative Vote: Paulsen, Vrbka, Mundhenke, Schmieding, Culver Motion Carried

Moved by Paulsen and seconded by Vrbka to accept the Assessor recommendation based on the recount of acres per CFSA map and raise the valuation to \$414,701 on property described as the SE ¼ of Section 14, Township 12 North, Range 4 East of the 6th p.m.
Affirmative Vote: Paulsen, Vrbka, Schmieding, Mundhenke, Culver Motion Carried

Moved by Paulsen and seconded by Vrbka to accept the Assessor recommendation based on the recount of acres per CFSA map and reduce the valuation to \$402,369 on property described as part of the SE ¼ of Section 26, Township 12 North, Range 4 East of the 6th p.m.
Affirmative Vote: Paulsen, Vrbka, Mundhenke, Schmieding, Culver Motion Carried

Known items on the agenda for Board of Equalization on July 21, 2020 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 14, 2020
4. Discuss/Action – Decisions on Protests
5. Discuss/Action – Assessor Information Update

Moved by Vrbka and seconded by Mundhenke to adjourn at 11:18 a.m.

Affirmative Vote: Vrbka, Mundhenke, Paulsen, 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 21st day of July 2020.

County Clerk

Chairperson