

July 15, 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 15, 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 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 15, 2025 at 8:30 a.m. 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 Hain and seconded by Zabrocki to approve the minutes of July 8, 2025.
Affirmative Vote: Hain, Zabrocki, Schmieding, Pekarek, Ahmic Motion Carried

Hladky will give information about the protest at the beginning of each hearing.

The Commissioners heard protest hearings, and the first hearing was for Austin Brown who was not in attendance at said hearing.

Moved by Zabrocki and seconded by Hain to make no change in the value of \$445,299, based on the Assessor's recommendation for property owned by Austin Brown and described as Lot 3, Block 1 of Seward Prairie View Addition in Seward Nebraska.
Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, Ahmic Motion Carried

The next protest hearing was for Shelley Reed who attended the protest hearing.

Moved by Hain and seconded by Schmieding after review of the property, reduce the value to \$555,381 based on the Assessor's recommendation to the property owned by Shelley Reed and described as part of the S ½ NW ¼ of Section 7 Township 12 North Range 4 East of the 6th P.M.
Affirmative Vote: Hain, Schmieding, Zabrocki, Pekarek, Ahmic Motion Carried

The next protest hearing was for Paul Bartunek who was present for his protest.

The Board will decide on this protest at a later date.

The next protest is for Jeremy & Jill Wilken. Mr. Wilken was in attendance at said hearing.

Moved by Zabrocki and seconded by Hain to make no change on the value of \$316,985 based on the Assessor's recommendation for Jeremy & Jill Wilken for property described as part of the NE ¼ NE ¼ of Section 3 Township 9 North, Range 4 East of the 6th P.M.
Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

The next hearing was for LMR LLC filed by Michael Wichman. No one was present for said hearing.

Moved by Hain and seconded by Pekarek after inspection and review of the property, accept the Assessor's recommendation and change the value to \$481,005 for property owned by LMR LLC and described as part of Section 2 Township 9 North, Range 1 East of the 6th P.M.
Affirmative Vote: Hain, Pekarek, Schmieding, Zabrocki, Ahmic Motion Carried

The next protest hearing was for Berkely Bellecort and Randy Johnsen. Berkely Bellecort was in attendance as said hearing.

A decision for this protest hearing will take place at a later date.

The Board of Equalization recessed at 9:18 a.m.

July 15, 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 15, 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 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 Commission convened on July 15, 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.

Jon Regnier, Highway Supt., was present to give information about a resolution in regard to stop signs.

Moved by Hain and seconded by Zabrocki to adopt Resolution No. 3865 in regard to stop signs in Seward County.

COUNTY BOARD RESOLUTION

CERTIFICATE OF COMPLETION – STATEWIDE UPGRADING EXISTING STOP SIGN LOCATIONS OF RURAL ROADS

Seward County
Resolution No. 3865

Whereas: Seward County and State entered into an agreement "Statewide Upgrading Existing STOP Sign Locations of Rural Roads" (Program Agreement) for installation of STOP and/or STOP Ahead signing devices on county roads (the Project). Agreement Number BM2345 executed on October 6, 2023, and the purchase and installation of STOP and STOP Ahead sign devices. The project purchased the signs, and it is the responsibility of the County to install all devices.

Whereas: the Seward County Highway Superintendent has informed the Board that the Project has been completed by the County in accordance with the terms of the Program Agreement.

Whereas: the Program Agreement requires that the County Board certify to State that the Project has been properly completed.

Be It Resolved: by the Board of Seward County:

- (1) Installation of STOP and STOP Ahead signing has been completed by the County in accordance with the terms of the Program Agreement.

County Board, Chair is hereby authorized to sign the attached Certificate of Completion between the Nebraska Department of Transportation and the County.

NDOT Project Number: HSIP-STWD(203)

NDOT Control Number: 01063

NDOT Project Description: Statewide Upgrading Existing STOP Sign Locations of Rural Roads

Adopted this 15th day of July, 2025 at Seward, Nebraska.

Moved by: Hain Seconded by: Zabrocki

Ayes: Scott Pekarek, Ken Schmieding, Raegan Hain, Darrell J. Zabrocki, Misty Ahmic, Chair of the Board of Commissioners

Attest: Sherry Schweitzer, Seward County Clerk

Board/Council Member Hain

Moved the adoption of said resolution

Member Zabrocki Seconded the Motion

Roll Call: 5 Yes; 0 No; 0 Abstained; 0 Absent

Resolution adopted, signed and billed as adopted

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

Motion Carried

Shari Weber, Heather Lyttle, and Deb Aegerter of Blue Valley Community Action (BVCA) were present to give information about their activities the past year and request for funding for the 2025-2026 fiscal year.

The Commissioners then discussed a solution to the placement of Johnson Dam Road. This road runs through a section of land rather than on the section line as most roads. This road, through the years, has moved from the original road designation but still is within the same area. Owners of the land where this road runs through are requesting a change in the road definition/description from the original designated area to the current road. The discussion is finding a solution to the requested change. Brian Foral, Seward County Surveyor, was present to give information about an example of when this happened in adjacent counties. In his instance, the Board simply passed a resolution which was then filed in the County Clerk's Office. Mr. Steve Johnsen, representing the owners of the property, also spoke in favor of the simple solution to pass a resolution to

change the of the road because a sale of the property is at hand. The impending purchaser, Kristin Beckler Kocian was also present to give information. Deputy County Attorney, Barb Armstead gave information that statutes require passing a resolution to conduct a study, have a hearing, publish it 3 weeks and then adopt another resolution. The two ideas are conflicting, and time is of the essence since there is sale pending. After lengthy discussion, it was decided that the simpler solution would resolve the issue. A resolution will be prepared, and it will be on the agenda next week.

The Board of Commissioners recessed at 10:13 a.m.

The Board of Equalization re-convened at 10:16 a.m.

The Board continued protest hearings. Brian Wiedel filed a protest and was present at his hearing.

Moved by Zabrocki and seconded by Hain to make no change on the value of \$433,474 based on the Assessor's recommendation for property belonging to Brian J. Wiedel and described as part of the W ½ NW ¼ of Section 1 Township 10 North, Range 4 East of the 6th P.M.

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

The last protest hearing for the day was for Matthew & Cassandra Langan. Matthew and Cassandra Langan were present at said hearing.

A decision regarding this protest will be made at a later date.

Known items on the agenda for Board of Equalization on July 22, 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 15, 2025
4. Discuss/Action – Assessor Information Update

8:30 a.m. Discuss/Action – Protest Hearings
 Discuss/Action – Decisions on Protest Hearings

Moved by Hain and seconded by Zabrocki to adjourn at 10:57 a.m.

Affirmative Vote: Hain Zabrocki Schmieding Pekarek Ahmic

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 22nd day of July 25.

County Clerk

Chairperson

The Board of Commissioners re-convened at 10:57 a.m.

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

- a. Minutes of July 8, 2025
- b. Utility Permit for Norris Public Power Dist. to run an electrical line under A Street Rd 2,600 ft east of 182nd 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

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

Moved by Zabrocki and seconded by Pekarek to approve claims for the period through July 4, 2025.

SEWARD COUNTY CLAIMS THROUGH JULY 4, 2025					
ADVANCED CORR HLTHCR	SE	\$7,634.45	SUMMIT FOOD SERVICE	SE	\$10,231.95
ALLO COMMUNIC	UT	\$4,958.86	SVEHLA LAW OFFICES	SE	\$762.50
AMERITAS LIFE INS CORP	FE	\$22,178.12	UNION BANK & TRUST	SE	\$15.00
AXON ENTERPRISES	SE	\$19,958.12	U S TREASURY	SE	\$791.16
BENCHMARK GOV SOL	SE	\$69.75	VERIZON WIRELESS SERV	UT	\$1,052.98
BERN'S BODY SHOP	SE	\$72.00	VIRTUAL IMPRESSIONS	SE	\$36.00
BIZCO TECHNOLOGIES	SE	\$3,053.60	VISA	FE	\$781.02
BOB BARKER CO	SU	\$219.61	VISUAL EDGE IT	SE	\$48.54
BURESH LAWN CARE	SE	\$700.00	WATER ENGINEERING	SE	\$220.50
CENTRALSQUARE TECH	SE	\$3,315.00	YORK COUNTY CLERK	SE	\$1,795.03
CITY OF SEWARD	UT	\$12,574.34	ACKERMAN ENGINEERING	SE	\$315.00
CLERK OF DIST CRT	SE	\$313.00	BEATRICE CONCRETE CO	SU	\$19,181.14
COMFORT INN	TR	\$517.00	TOPPING OUT INC	SE	\$1,774.40
CORI J STAVA	SE	\$150.00	CROUCH'S HARDWARE	SU	\$128.33
CULLIGAN	SE	\$264.00	FASTENAL COMPANY	SU	\$211.43
DIAMOND DRUGS	SU	\$1,407.69	INLAND TRUCK PARTS CO	SU	\$188.10
EAKES OFFICE PLUS	EQ	\$3,269.84	JAMES ENTERPRISE	EQ	\$30,780.00
FARMERS COOP	SU	\$27,964.96	JOHN DEERE FINANCIAL	EQ	\$1,979.34
FGH LAW OFFICE	SE	\$4,807.70	JOHNSON SAND & GRAVEL	SU	\$22,764.56
BRIAN FORAL	SE	\$1,226.55	KERFORD LIMESTONE	SU	\$60,493.09
GENERAL SURGERY ASSOC	SE	\$77.86	SPORTS EXPRESS	SU	\$369.75
HARMONY INN	TR	\$642.00	MIDWEST AUTO PARTS	SE	\$621.05
HERPOLSHEIMERS	SE	\$409.08	NE PUBLIC POWER DIST	UT	\$51.55
HOMETOWN LEASING	EQ	\$473.00	NE WEED CONTROL ASSN	FE	\$150.00
JOHN E REID & ASSOC	SE	\$680.00	NEXTLINK AIS	UT	\$51.07
JONES BANK (FICA)	FE	\$22,208.80	NMC, INC	EQ	\$8,446.98
LADY JUSTICE LAW	SE	\$689.23	POWERPLAN	EQ	\$354.48
LANCASTER CO SHERIFF	SE	\$45.65	RDO TRUCK CENTERS	EQ	\$2,908.64
LANGUAGE LINE SERV	SE	\$16.72	SEWARD CO TREASURER	SE	\$22.00
LEE'S REFRIGERATION	SE	\$177.50	TRUCK CENTER CO	SU	\$273.48
MCKESSON MEDICAL	SU	\$255.94	VERIZON CONNECT NWF	UT	\$661.53
SUE MEDINGER	SE	\$25.20	VILLAGE OF GARLAND	UT	\$65.58
MEMORIAL CLINIC	SE	\$380.00	VILLAGE OF UTICA	UT	\$54.80
MEMORIAL HOSPITAL	SE	\$4,257.39	DALE JOHNSON ENT	SU	\$5,471.49
MIDWEST AUTOMOTIVE	SE	\$3,027.90	SOUTHWEST GRAVEL	SU	\$10,247.69
MIDWEST SPECIAL SERV	SE	\$5,395.90	AWARDS UNLIMITED	SU	\$49.50
MILFORD PHYSICAL THERAPY	SE	\$50.27	VANGUARD APPRAISALS	SE	\$877.50
MIPS INC	SE	\$2,244.01	SEWARD HLTH CLM FND	FE	\$300,000.00
MOBILITY MOTORING	SE	\$449.95	GT DISTR-AUSTIN	SE	\$2,658.72
DAN'S CUSTOM WORKS	SE	\$360.75	SAFELITE FULFILLMENT	SE	\$835.26
OREILLY AUTOMOTIVE	SU	\$106.45	TRANSUNION RISK	EQ	\$4,304.40
PAPER TIGER SHREDDING	SE	\$35.00	ADVENT FINANCIAL SYS	SE	\$345.00
PETTY CASH FUND	SU	\$112.00	BLACK HILLS ENERGY	UT	\$45.37
PLATTE CO SHERIFF	SE	\$8.92	FIRST WIRELESS	UT	\$3,720.00
POINT C HEALTH	FE	\$105.00	FIBER PLATFORM	SE	\$327.00
POSTMASTER	SU	\$188.00	CENTURYLINK	EQ	\$4,588.20
POTTAWATTAMIE CO SHERIFF	SE	\$41.00	CIDNET	SE	\$2,852.94
QUADIENT FINANCE USA	EQ	\$296.00	SALARIES		\$314,686.25
RUMERY LANDSCAPE	SE	\$134.05	GROSS SALARIES INCLUDE DEDUCTIONS TO:		
SEWARD CO INDEPENDENT	SE	\$721.49	AMERITAS DENTAL		
SEWARD CO SHERIFF	SE	\$65.60	AMERITAS VISION		
SEWARD SHRF UNCOLL FEES	FE	\$210.00	COLONIAL SUPPLEMENTAL INSURANCE		
SEWARD LUMBER	SU	\$43.98	MID AMERICAN CO WISCONSIN		
SITE ONE LANDSCAPE	SE	\$449.57	POINT C FSA		
SOARIN GROUP	SE	\$6,262.25	WADDELL & REED		

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

The Board discussed the Accurate Controls Agreement. Armstead stated she reviewed it and said it was exactly as last year.

Moved by Hain and seconded by Pekarek to affirm the signature from Brandon Noordhoek on the Accurate Controls Agreement for the term January 2025 through December 2027.
Affirmative Vote: Hain, Pekarek, Zabrocki, Schmieding, Ahmic Motion Carried

The Commissioners discussed a quote from Soarin Group for video/audio recording equipment for the Commissioners meeting room. Sherry Schweitzer, County Clerk, made comments that the quote did not list what kind of equipment was to be purchased nor was the company a professional sound system company since the acoustics in the room need to be addressed. It was decided that the subject be addressed in October.

The Commissioners held budget meetings.

The first budget meeting was with Gary Petersen, Emergency Manager.

The Commissioners recessed at 11:42 a.m.

The Commissioners re-convened at 10:48 a.m.

The next budget meeting is for Marilyn Hladky, County Assessor.

Kimberly Haberman of County Court was present at the her budget meeting.

The Commissioners recessed at 12:45 p.m.

The Commissioners re-convened at 1:02 p.m.

The next budget meeting is for Public Transit with Administrator, Brandy Hafer.

Carrie Sermenio was present for her budget meeting for the District Judge budget.

Eric Hofer, Buildings and Grounds Supt., was present for his budget meeting.

Alison Rook, Aging Services Director, was present for her budget meeting.

Commissioners Reports:

Commissioner Hain reported she met with the Highway Supt and Asst. Highway Supt., discussed budget items with Jon Canon of Nebraska Association of County Officials (NACO), visited with a constituent about bridges, and spent time reviewing contracts.

Commissioner Zabrocki reported he participated in a Nebraska Intergovernmental Risk Management Assn. (NIRMA) Zoom meeting, visited with a constituent on county matters, and will be going to a Seward City Council meeting tonight.

Commissioner Ahmic reported she met with the Zoning Administrator, met with the Sheriff and County about a budget, received calls about animal barns, met with a representative of SouthEast Community College about a grant, reviewed the budget, met with Commissioner Pekarek about the budget, participated in an online National Nebraska Association of County Officials (NACO) event.

Commissioner Schmieding reported he has a 4th of July meeting this week along with a Visitors Committee meeting. He went to a Seward City Rec Board meeting. He handed out brochures inviting other Commissioners to an event at the County Fair.

Commissioner Pekarek reported he met with Commissioner Ahmic and the Zoning Administrator, went to the Pleasant Dale Board meeting, received calls from constituents about roads, met with the County Clerk and also Commissioner Ahmic about the budget.

Wendy Elston, Attorney, was present with Casey Tieman for their budget meeting with the Commissioners.

Marissa Pfile, Zoning Administrator, was present at the meeting to discuss the Zoning budget.

Commissioner Schmieding is absent at 3:45 p.m.

Known items on the agenda for Board of Commissioners on July 22, 2025 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 15, 2025

Other Business Matters to Address When Time Allows

4. Discuss/Action – Public/Organizations/Officials
 5. Commissioner Reports
 6. Discuss/Action – Agenda for July 29, 2025
- 9:15 a.m. Discuss/Action – Wellbeing Initiative Update on Services and Support Groups offered in Seward County
- 9:30 a.m. Discuss/Action – CASA – Update on activities and Request for Funding for 2025-2026 Fiscal Year
- 9:45 a.m. Discuss/Action – Beth Bazn Farrell/Nebraska Association of County Officials (NACO) Update
- 11:00 a.m. Discuss/Action – Quote from Multi Informational Programming Services for a County Website Re-design
- 11:30 a.m. Discuss/Action – Jason Strohbehn/Gravel Worlds Triathlon/USA – Triathlon Gravel National Championships – Start/End at Branched Oak Lake and utilize gravel roads on the East Side of Seward County

Moved by Zabrocki and seconded by Hain to adjourn at 4:00 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 22nd day of July 2025.

County Clerk

Chairman