

July 16, 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 16, 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 16, 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

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 9, 2024.
Affirmative Vote: Hain, Zabrocki, Culver, Schmieding, Ahmic Motion Carried

The Commissioners heard protest hearings at this time.

The first one was for Kelly Naber who was present for her hearing.

Moved by Zabrocki and seconded by Hain to make no change based on the Assessor's recommendation and generally accepted mass appraisal techniques were used to arrive at the value of \$107,176 for property owned by Kelly Naber and described as Lot 10, Block 16, Original Town, Utica, NE.

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

The next valuation protest was for Walmart. The property is under the name Hain Lee Scott sol managing trustee.

Moved by Hain and seconded by Zabrocki to make no change based on the Assessor's recommendation and the property owner has not produced supporting evidence that the property should be a different value of \$6,105,591 for property owned by Walmart and in the name of H Lee Scott sol Managing Trustee and described as Lot 1, Admin Replat of Lot 1, Walmart Subdivision, Seward, NE.

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

The next protest was for Seward Housing Partners LLC. No one was present for the protest hearing.

Moved by Zabrocki and seconded by Hain to make no change based upon the Assessor's recommendation and generally accepted mass appraisal techniques were used to arrive at the value on property owned by Seward Housing Partners LLC for property described as Lot 1, Block 1, Summit Knoll Subdivision, Seward NE and valued at \$1,424,598.

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

The Commissioners considered the protest valuation protest for Brent and Denise Bollwitt. The hearing was on July 9, 2024 and a decision was not made at that time.

Moved by Hain and seconded by Zabrocki that after an inspection and review of the property, to reduce the value for the change of the condition or grade and for the correction of property components for property owned by Brent & Denise Bollwitt and described as part of lots 3 & 8, Block 8, Bests Addition, Pleasant Dale, NE and set the value at \$239,539.

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

Moved by Zabrocki and seconded by Hain to approve the following Change of value notices as follows:

Name	Legal Description	Reason
Bromwich Enterprises LLC	Garland Orig town Blk 11 Lts 1-2	Change condition of house-to be burned
Brown/Michelle & David Steckley	11-9-1 TL18 E1/2 W1/2 W 1/2 NE 1/4 NW 1/3	Adding for unreported house remodel.
Eberspacher/Delayne & Heather	Cordova 30-9-1 Wrhs Lts #Lts 22,al23,#vac St	Correcting acres and land use per GIS
Fougeron/Steve & March	Milford Stauffer add Blk 1 Lt 1	Change for equalization
Hans/Matthew	Seward Mueller's 2nd add Lt 1	Correcting house size
Kayton Development LLC	Seward Plex Sub PUD Lt B	Value changed-equalized w/ rest of bldngs
Kayton Development LLC	Seward Plex Sub PUD Lt A	Value changed-equalized w/ rest of bldngs
Kruse/Jon & Bonnie	Seward Church of Christ add E64.9' Lt 1	Correct garage cond & basement bath size
Lucas/Joe A	Garland 8-11-4 NE 1/4 #TL 13 & S3' TL 11	Correcting errors in components
Masten/Debra & Donald	33-10-3 Parcel 3 in SE 1/4 SE 1/4 26.53 ac	Correct acres due to parcel split
Miller/Beth & Darrell	33-10-3 Parcel 2 in S 1/2 SE 1/4 26.33 ac	Correct acres due to parcel split
Philson/David & Beth	33-10-3 Parcel 1 in SW 1/4 SE 1/4 26.33 ac	Correct acres due to parcel split
Rediger/S Clark & Bonnie	Milford Jantze Thornridge 1st Phase 3 Lt 33	Correct House grade
Richtig/Aaron & Taralynn	Seward Ridge Run 4th add Blk 1 Lt 1	Removed yard sprinklers
Ristvedt/Nathan Paul	Milford Sweasey's 2nd add Blk 7 Lts 4-5	Correct condition of house
Saner/Benjamin L & Vivian A Tr	Cordova 30-9-1 Wrhs Lts #Lts 19-24,#vac St	Correcting acres per GIS
Schild/Brooke	Milford Orig Town Blk 7 Lt 17	Add unreported basement finish
Schoenfeld/Lonnie & Betty	35-9-1 #SW 1/4 4.76 ac	Change house grade,add bldg. updates
Tomes/Ronald & Debbie	Utica 29-11-1 NE 1/4 NW 1/4 #TL 59	Correct the number of fireplaces
Woolsey/Brian K & Tanya M	22-12-2 #SE 1/4 NE 1/4 10.1 acres	Correcting land value calculation error

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

Known items on the agenda for Board of Equalization on July 23, 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 16, 2024
4. Discuss/Action – Assessor Information Update

Moved by Hain and sew Zabrocki to adjourn at 9:02 a.m.

Affirmative Vote: Hain, Zabrocki, Schmieding, Culver, 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 23rd day of July 2024.

County Clerk

Chairperson

July 16, 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 9:00 a.m. on July 16, 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 16, 2024 at 9:00 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:

1. The minutes of July 9, 2024
2. Zoning Administrator’s Fee Reports for:
 - i. March 2024 - \$1575.00
 - ii. April 2024 - \$450.00
 - iii. May 2024 – \$825.00
 - iv. June 2024 - \$750.00

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

Moved by Hain and seconded by Schmieding to approve the claims for the period through July 5, 2024, except Claim # 24070161 in the amount of \$658.00 for the University of Nebraska.

SEWARD COUNTY CLAIMS THROUGH JULY 5, 2024

ACCURATE CONTROLS	SU	\$1,856.36	SEWARD CO INDEPENDENT	SE	\$1,359.31
ADVANCED OFFICE AUTOM	SE	\$178.34	SEW SHRFF UNCOLL FEES	FE	\$324.00
ALLO COMMUNICATIONS	UT	\$5,254.96	SEWARD LUMBER	SU	\$69.89
AMAZON CAPITAL SERV	FE	\$51.98	JOY SHIFFERMILLER	SE	\$5,291.50
AMERICAN JAIL ASSOC	FE	\$100.00	SOARIN GROUP	SE	\$7,098.00
AMERITAS LIFE INS CORP	FE	\$21,405.32	ST NEB DEPT CORR SERV	SE	\$259.36
ARANGO LAW LLC	SE	\$1,025.00	STEPHANIE FLYNN LAW	SE	\$525.00
BLUE VALLEY BEHAV HLTH	SE	\$480.00	SUMMIT FOOD SERVICE	SE	\$6,061.51
BOB BARKER COMPANY	SE	\$145.98	TREGG LUNN LAW	SE	\$1,662.50
BURESH LAWN CARE	SE	\$700.00	VERIZON WIRELESS SERV	UT	\$1,975.82
ALEGENTCREIGHTON CLNC	SE	\$220.00	VISA	SU	\$1,690.55
CITY OF SEWARD	UT	\$13,199.60	WATER ENGINEERING	SE	\$210.00
CLERK OF DIST COURT	SE	\$324.00	CANDICE WOOSTER LAW	SE	\$987.90
CLINCH LAW FIRM	SE	\$2,325.00	WYTHERS LAW	SE	\$12,073.00
COMFORT INN	TR	\$359.85	YORK CO SHERIFF	SE	\$54.50
CONNER PSYCH SERV	SE	\$850.00	BEAVER HARDWARE	SU	\$225.41
CULLIGAN	SE	\$29.50	BLACK HILLS ENERGY	UT	\$133.68
E 911	FE	\$44,869.17	MEDICAL ENTERPRISES	SU	\$105.00
EAKES OFFICE PLUS	SU	\$860.42	MIDWEST AUTO PARTS	SE	\$390.92
EGAN SUPPLY CO	SU	\$4,713.35	NE PUBLIC POWER DIST	UT	\$51.57
FARMERS COOP	SU	\$10,081.10	NELSON CONTRACTING	SE	\$1,328.00
GALLS LLC	SE	\$5,745.85	NEXTLINK AIS	UT	\$50.83

GREAT PLAINS UNIFORMS	SE	\$489.94	NMC, INC	EQ	\$2,224.47
HD SUPPLY	SU	\$656.14	UTICA PARTS & SERV	SE	\$2,057.73
ANN PENAS	SE	\$925.00	VERIZON CONNECT NWF	UT	\$680.40
HERPOLSHEIMERS	EQ	\$2,620.81	VILLAGE OF GARLAND	UT	\$59.01
HOMETOWN LEASING	EQ	\$232.06	VILLAGE OF UTICA	UT	\$53.48
JONES AUTOMOTIVE	EQ	\$70.00	NE DEPT OF TRANSPORT	SE	\$7,837.62
JONES BANK (FICA)	FE	\$21,662.46	SEWARD BLDNG & GRNDS	FE	\$2,000.00
KOTIK & MCCLURE, ATTYS	SE	\$1,243.75	SPORTS EXPRESS	SU	\$242.00
LANGUAGE LINE SERV	SE	\$15.93	NEBR TRAVEL ASSOC	FE	\$900.00
RELX INC	SU	\$444.00	SEWARD CO CHAMBER	SE	\$276.00
MASTERS TRANSPORT	SE	\$84.93	INTOXIMETERS	EQ	\$186.50
MCKESSON MEDICAL	SU	\$498.82	CORI J STAVA	SE	\$196.00
MEMORIAL CLINIC	SE	\$175.00	SUNSET LAW ENFORC	SE	\$6,668.90
MEMORIAL HOSPITAL	SE	\$1,282.83	TRANSUNION RISK	FE	\$436.00
MEYER AUTOMOTIVE	EQ	\$293.29	WESTERN OIL II	SU	\$159.66
MID-AMERICAN INS	FE	\$49,274.14	VIGILNET	SE	\$41.70
MIDSTATES CRIME CNTR	FE	\$150.00	MARVIN PLANN CONSULT	SE	\$1,350.00
NEBRASKA.GOV	FE	\$10.00	FIRST WIRELESS	UT	\$7,076.40
OREILLY AUTOMOTIVE	SU	\$56.55	CIDNET	SE	\$3,311.88
PAC N SAVE	SU	\$673.16	WELLBEING INITIATIVE	FE	\$1,000.00
PAPER TIGER SHREDDING	SE	\$235.00	SALARIES		\$306,088.65
PETTY CASH FUND	FE	\$152.10	GROSS SALARIES INCLUDE DEDUCTIONS TO:		
POLLACK AND BALL LLC	SE	\$1,100.00	AMERITAS DENTAL		
POSTMASTER	SU	\$188.00	AMERITAS VISION		
POTTER REPAIR	SE	\$64.63	COLONIAL SUPPLEMENTAL INSURANCE		
RADIOLOGY ASSOC	SE	\$463.00	MID AMERICAN CO WISCONSIN		
RIXSTINE TROPHY	SU	\$60.00	POINT C FSA		
SEW CO HLTH CLM FND	FE	\$279,334.56	WADDELL & REED		

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

Motion Carried

Commissioners Reports:

Commissioner Zabrocki reported he attended two Region 6, One Nebraska meetings, Nebraska Intergovernmental Risk Management Association (NIRMA) Roundtable meeting, a meeting with HR Director on personnel matter, a meeting with Public Transit, a BRIDGES meeting, county planning commission meeting and housing meeting.

Commissioner Schmieding reported he will have a Visitors meeting later this afternoon. He also attended the Tree Board meeting the past week.

Commissioner Ahmic reported she participated in a Zoom meeting with Felsburg Holt & Ullevig Consulting firm (FHU), attended the Gage County Board meeting in regard to a grant writer position, talked to the Highway Supt. about ROW permits, worked with the Seward County Fire District on a grant, worked on the county budget, attended the housing meeting and the Planning Commission meeting.

Commissioner Culver reported he attended the Local Emergency Planning Committee (LEPC) meeting and visited with the District and County Court Clerks.

Commissioner Hain reported she met with the Highway Supt. and staff in regard to repairs for the abandoned cemeteries and a grant application, participated in the Zoom call with FHU, attended the Gage County Board meeting, checked roads, spoke with the BRIDGES representative about a Juvenile Justice Plan, and attended the Ag Society meeting.

Jason Strohbahn representing Gravel Worlds spoke about two cycling events that will happen in Seward County on August 24 and 25th.

He gave information on the routes that will be used for each event. The Commissioners stressed that safety is the priority but they welcome events in Seward County.

Tom Nielsen of Soarin' Group was present to discuss the management of technology at the Extension Office. Previously, the internet was changed from UNL internet to the provider of the Seward County internet. Now, they are questioning the management of technology for

the Extension Office equipment. He stated that he spoke with UNL about the ownership of the Extension Office equipment and found out some counties do have UNL maintain their equipment, some counties have the county maintain it. Recently, the Extension Office purchased two iPads through the University. UNL is requesting the county pay for them, but the University wants to have ownership of them. The question is who should pay for the equipment, who should own it and who should maintain the equipment. Nielsen said that UNL may need to own any computer device in order to use their network and resources. Nielsen will contact UNL to find out more information.

The Commissioners recessed at 9:57 a.m.
The Commissioners re-convened at 10:00 a.m.

The Board of Commissioners started budget meetings at this time. The first meeting was for Wendy Elston, County Attorney. The budgets reviewed were for the County Attorney, Attorney Drug Fund for Justice and Treasury, Attorney Grant Fund and State Drug Fund.

The next budget meetings and the budget they are responsible for were for Gary Petersen, Emergency Manager; Marilyn Hladky, Assessor/Reappraisal; Jake Zlatkovsky, Treasurer; Sheila Lueders, Clerk of the District Court and Roxanne Knutson, Human Resource budget.

The Commissioners recessed at 12:40 p.m.
The Commissioners re-convened at 1:00 p.m.

The Commissioners started again on discussing budgets with officials/department heads.

The officials and the budget they were responsible for were Kim Haberman, County Court; Carrie Sermeno, District Court Judge; Marissa Pfile, Zoning; Brandon Noordhoek, Detention Center Director.

The Commissioners recessed at 2:48 p.m.
The Commissioners re-convened at 2:52 p.m.

Mike Vance, Sheriff, was the last budget meeting the Commissioners considered. Budgets for the Sheriff, Drug Funds for Justice and Treasury were discussed.

The Commissioners briefly discussed grants and the next steps required after being awarded a grant.

Known items on the agenda for Board of Commissioners on July 23, 2024 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 16, 2024

Other Business Matters to Address When Time Allows

5. Commissioners Reports
6. Discuss/Action – Authorize the Chair to sign the Agreement with Motorola
7. Authorize Chair to sign the Seward County ADA Policy and Assurances
8. Discuss/Action - Authorize Chair to sign the Agreement with Region V Systems
9. Discuss/Action – Grant Funds being Sought by Seward County
10. Discuss/Action – Agenda for July 30, 2024

9:15 a.m. Discuss/Action – Human Resource Office Intern Job Description

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

Moved by Zabrocki and seconded by Hain to adjourn at 3:48 p.m.

Affirmative Vote: Zabrocki, Hain, Culver, 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 23rd day of July 2024.

County Clerk

Chairman