

November 25, 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 November 25, 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 November 25, 2025 at 8:30 a.m.

Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Darrell Zabrocki, Ken Schmieding,
Scott Pekarek
County Clerk: Brandy Johnson
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 Schmieding to approve the minutes of October 28, 2025.

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

Hladky updated the Commissioners on activities of her office.

Known items on the agenda for Board of Equalization on December 9, 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 November 25, 2025
4. Discuss/Action – Assessor Information Update

Moved by Hain and seconded by Pekarek to adjourn at 8:36 a.m.

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

State of Nebraska)
County of Seward) ss.

I, Brandy Johnson, 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 9th day of December 2025.

County Clerk

Chairperson

November 25, 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 November 25, 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 Commissioners convened on November 25, 2025 at 9:00 a.m.

Present: Chairperson: Misty Ahmic
 Members: Raegan Hain, Scott Pekarek, Ken Schmieding,
 Darrell Zabrocki
 County Clerk: Brandy Johnson

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 Pekarek to approve the minutes of November 18, 2025.

Affirmative Vote: Schmieding, Pekarek, Zabrocki, Ahmic

Abstain, not present: Hain

Motion Carried

Dale Niemann, Vice Chair of the Seward County Planning Commission, was present to discuss the Planning Commission Bylaw Update. Ahmic reported on the revisions and additions that have been made to the bylaws and noted that the updates have been reviewed by the County Attorney's Office. Wendy Elston, County Attorney, stated that her office received a phone call from a constituent regarding the updated bylaws.

Moved by Pekarek and seconded by Hain to approve the Seward County Planning Commission bylaws update.

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

Motion Carried

Pekarek tabled the approval of the Sheriff's Department inventory item on the agenda, noting that Gabriel Burger & Else CPA PC (GBE) is still working on the county's annual audit and needs to finish checking inventories of some departments.

Brandy Johnson, County Clerk, updated the Commissioners on activities of her office.

Ray Foreman, Veteran Service Officer, introduced Alex Kufeldt as the Veteran of the Month. He entered the Navy in 1969. Upon his retirement from the Navy, he started a small business with his father and brother in Kearney, where he lived for 30 years. He and his wife moved to Seward in 2017. Kufeldt has been a lifetime member of the VFW since approximately 1978. He is also a member of the Seward Legion, and a member of Kiwanis where he spends a lot of his time volunteering.

Commissioner Reports:

Commissioner Pekarek reported he had a Teams Meeting with the Seward County Emergency Management Committee for the April 11th Emergency Preparedness Event, corresponded with Jeff Ray, the consultant he proposed hiring to help in the Zoning office, corresponded with Nesbitt & Associates and noted that the Commissioners will be receiving a written report from them, and received calls regarding roads.

Moved by Pekarek and seconded by Hain to open a Public Hearing at 9:30 a.m. to hear comments regarding the proposed amendments to the Zoning regulations.

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

Ahmic gave information, noting that the Planning Commission did not recommend moving forward with the proposed amendment.

Dave Kendle spoke in favor of the proposed amendment.

Dale Niemann, representing the Planning Commission, stated that he would be willing to meet with the Planning Commission, along with Commissioners Ahmic and Pekarek, to discuss opportunities for the water conservation district area.

Moved by Pekarek and seconded by Hain to close the Public Hearing at 10:10 a.m.

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

Jake Zlatkovsky, Treasurer, Marilyn Hladky, Assessor, Sheila Lueders, Clerk of District Court, Wendy Elston, County Attorney and Brandy Johnson, County Clerk, were present to discuss the Nebraska Association of County Officials (NACO) Salary Study for Elected Officials. The Commissioners set the salaries, for four years at a time, for elected officials by January 15th of the year of the General Election for those offices. Elston led the discussion, reporting that historically, the elected officials have met prior to the salaries being set, to review the salary study and ultimately come up with their recommendation for their salaries based off the salary study. Ahmic, who was a member of the Nebraska Association of County Officials (NACO) Salary Study Committee, explained how the Committee arrived at their proposed salary amounts. There was a brief discussion, with no action taken, and this will be brought back before the January 15th deadline.

Hladky presented the Commissioners with a contract with Eagleview for new aerial photography.

Moved by Hain and seconded by Pekarek to authorize the Chair to sign the contract with Eagleview for new aerial photography.

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

The Commissioners recessed at 10:35 a.m.

The Commissioners reconvened at 10:40 a.m.

Next, Hladky presented the Commissioners with price options for the Vanguard website renewal, which is due December 15th. The options included a one-year renewal in the amount of \$2,750.00, a three-year renewal in the amount of \$2,200.00/year or a five-year renewal in the amount of \$1,925.00/year. After a brief discussion, it was decided to have Hladky get a three-year contract from Vanguard and bring it back before the Commissioners.

Trever Trebilcock, Assistant Highway Superintendent, was present to discuss current conditional use permits and truck routes for poultry barns. Hain led the discussion, reporting that there have been issues with roads being damaged because trucks are not following the proper haul routes to get to and from livestock feeding operations, particularly during construction phase of the operations. Previously, the conditions listed on the conditional use permits issued to the producers regarding this were not being listed on the resolutions, and when roads are damaged, the county ultimately has to pay for the cost of the repairs. As it's been done in the past, growers were given haul routes from the Road Department when they applied for their permit. The Zoning

Regulations state that permits that have already been issued can be called back to the Planning Commission if there is a concern that the conditions are not being followed. After lengthy discussion, it was decided that further discussion should be held with the Road Department and Zoning Administrator to figure out how to proceed with this.

Ahmic presented two short form plats for the Commissioners' consideration.

Moved by Pekarek and seconded by Hain to adopt Resolution No. 3905 in regard to approving the short form plat for NUGGZ Addition in the NE ¼ of Section 24, Township 9 North, Range 3 East of the 6th p.m.

**RESOLUTION NO 3905 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS Gordon Chapman owns 14 acres of land and has applied for a Short Form Plat to separate 4.37 acres and described as a tract of land in the Northeast quarter North of the river, Section 24, Township 9N, Range 3 East of the Sixth P.M, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called NUGGZ Addition and

WHEREAS The Seward County Planning Commission held a meeting on November 17, 2025 to consider the Short Form Plat, and

WHEREAS, the Planning Commission recommended approval of NUGGZ Addition, with a vote of 5 For, 0 Against, and 4 Absent Not Voting, and

WHEREAS X No one appeared to oppose the subdivision.

 Individuals appeared to oppose the subdivision

 X No one appeared to support the subdivision

 Individuals appeared to support the subdivision.

 Individuals appeared without commitment, and

THEREFORE, BE IT RESOLVED that the Seward County Board of Commissioners do hereby Approve or Deny NUGGZ Addition, Short Form Plat, with Resolution NO: 3905.

Moved by: Pekarek Seconded by: Hain November 25, 2025

Ayes: Ken Schmieding, Scott Pekarek, Raegan Hain, Darrell J. Zabrocki

Abstain: Misty Ahmic, Chair of the Board of Commissioners

Attest: Brandy M. Johnson, Seward County Clerk

Affirmative Vote: Pekarek, Hain, Zabrocki, Schmieding

Abstain: Ahmic

Motion Carried

Moved by Hain and seconded by Pekarek to adopt Resolution No. 3906 in regard to approving the short form plat for Tamora Bin Site located in the SE ¼ of the NE ¼ of Section 29, Township 11 North, Range 2 East of the 6th P.M.

**RESOLUTION NO 3906 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS David Schluckebier owns 103.54 acres of land and has applied for a Short Form Plat to separate 5.524 acres and described as a tract of land in the Southeast quarter of the Northeast quarter, Section 29, Township 11N, Range 2 East of the Sixth P.M, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called Tamora Bin Site and

WHEREAS The Seward County Planning Commission held a meeting on November 17, 2025 to consider the Short Form Plat, and

WHEREAS, the Planning Commission recommended approval of Tamora Bin Site, with a vote of 5 For, 0 Against, and 4 Absent Not Voting, and

WHEREAS X No one appeared to oppose the subdivision.

☐ Individuals appeared to oppose the subdivision
☒ No one appeared to support the subdivision
☐ Individuals appeared to support the subdivision.
☐ Individuals appeared without commitment, and

THEREFORE, BE IT RESOLVED that the Seward County Board of Commissioners do hereby Approve or Deny Tamora Bin Site, Short Form Plat, with Resolution NO: 3906.

Moved by: Hain Seconded by: Pekarek November 25, 2025
Ayes: Ken Schmieding, Scott Pekarek, Raegan Hain, Darrell J. Zabrocki, Misty Ahmic, Chair of the Board of Commissioners
Attest: Brandy M. Johnson, Seward County Clerk

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

Zabrocki led the discussion on the review of the SouthEast Nebraska Development District (SEND) interlocal agreement and bylaws. He noted that he sent the new interlocal agreement to the County Attorney's Office, and they offered a couple of suggestions. SEND is modifying their interlocal and bylaws to allow them to purchase and own property, as a way to develop housing in various areas. Zabrocki provided an update on the proposed changes, so the rest of the board will have time to review them before the interlocal agreement and bylaws are brought back for approval.

Commissioner Reports, continued:

Commissioner Schmieding reported that he will attend a meeting with the Visitors Bureau, checked some of the county roads, and attended a Blue Valley Community Action annual meeting and awards banquet.

Commissioner Ahmic reported she worked in the Zoning office and tracked her hours spent there per the board's request, met with the Highway Superintendent and Assistant Highway Superintendent, circled back with the City of Seward regarding a walkability study, and spent time working on a railroad crossing issue involving Burlington Northern Santa Fe. She contacted Congressman Mike Flood's office, had a conversation with Senator Jana Hughes' Legislative Aide, Matt Howe, and had a meeting with the Department of Transportation, all regarding the railroad crossing. She also met with Emergency Preparedness Event Committee, worked with the County Attorney's office on the Planning Commission bylaws, met with the county's auditor, and reminded everyone that the contract with Marvin Planning was for \$13,500.00. They bill the county monthly, and that contract is almost paid in full.

Commissioner Zabrocki reported he attended a Seward City Council meeting, met with the Public Transit Director, and noted that the 911 Board meeting was canceled, so he did not attend.

Commissioner Hain reported she helped the Aging Services Director set up for a Caregiver Retreat, followed up with Soarin Group regarding the install and implementation of the new audio recording equipment for the Commissioners' room, attended a Priority One Juvenile Comprehensive Plan meeting, and met with the Director of the Seward Wellness Center regarding the juvenile comprehensive plan, sent an email to Congressman Mike Flood's office in relationship to the Community Project Funding (CPF) that has already been received for the 420th Road project and to see if there are any additional potential funds available. She also reached out to Nebraska Department Of Transportation (NDOT) to see if there is any potential funding available for road projects, reached out to Brad Slaughter with Northland Securities to coordinate a time to meet regarding bonds, was notified that she has been added to the Nebraska Association of County Officials (NACO) Health & Human Services Committee, checked in with the Detention Center Director and staff, and met with the county's auditor.

Ahmic led discussion on the Seward County Emergency Preparedness Event budget. There is a committee planning this event to be held in April, but there are marketing costs associated with the event that will need to be paid, including ad designs, flyers,

social media posts, etc. The committee has a potential vendor to help them design the imagery for this but will need funding to pay the vendor. Ahmic noted that the costs are not expected to exceed \$500.00, and she proposed using some of the remaining American Rescue Plan Act (ARPA) funds to cover this expense.

Moved by Hain and seconded by Schmieding that the Board allow the Seward County Emergency Preparedness Event to receive \$500.00 for marketing to be paid out of ARPA Funds.

Affirmative Vote: Hain, Schmieding, Zabrocki, Ahmic

Abstain: Pekarek

Motion Carried

Known items on the agenda for Board of Commissioners on December 2, 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 November 25, 2025
4. Discuss/Action – Claims for the period through November 21, 2025
5. Discuss/Action – Public/Organizations/Officials

Other Business Matters to Address When Time Allows

6. Commissioner Reports
7. Discuss/Action – Approve SouthEast Nebraska Development District (SEND) interlocal agreement and bylaws
8. Discuss/Action – Agenda for December 9, 2025

Moved by Pekarek and seconded by Hain to adjourn at 11:58 a.m.

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

Motion Carried

State of Nebraska)

County of Seward) ss.

I, Brandy Johnson, 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 2nd day of December 2025.

County Clerk

Chairman