

December 9, 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 December 9, 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 December 9, 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 Pekarek to approve the minutes of November 25, 2025.

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

Hladky updated the Commissioners on activities of her department.

Known items on the agenda for Board of Equalization on December 23, 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 December 9, 2025
4. Discuss/Action – Assessor Information Update

Moved by Hain and seconded by Pekarek to adjourn at 8:34 a.m.

Affirmative Vote: Hain, Pekarek, Zabrocki, Schmieding, 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 23rd day of December 2025.

County Clerk

Chairperson

December 9, 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 December 9, 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 December 9, 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 Pekarek and seconded by Schmieding to approve the minutes of December 2, 2025.

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

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

- a. County Clerk Fee Report for November 2025 - \$33,056.92
- b. Clerk of District Court Fee Report for November 2025 - \$2,986.72
- c. Surplus Property Disposal Request for Public Transit
- d. Surplus Property Disposal Request for Road/Weed Department
- e. Utility Permit for Norris Public Power District to Bore in the Right-of-Way 730' South of 210th Road & Old Mill Road in the NE ¼ of Section 7, Township 11 North, Range 4 East of the 6th p.m. to Install Electrical Wire
- f. Utility Permit for Norris Public Power District to Bore in the Right-of-Way 1,300' South of 252nd Road & Bluff Road in the NE ¼ of Section 22, Township 11 North, Range 3 East of the 6th P.M.

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

Wendy Elston, County Attorney, updated the Commissioners on activities of her department.

Jon Regnier, Highway Superintendent and Trevor Trebilcock, Assistant Highway Superintendent were present to discuss the update on fencing options for the Missile Base. There is currently not a fence around the Missile Base property and there have been ongoing concerns about unauthorized people entering the yard. Regnier noted that the quotes he has received for fencing are all higher than the minimum estimated value required for securing and recording at least three sealed bids. After a brief discussion, it was decided to advise the Road Department to proceed with the sealed bid process.

Commissioner Reports:

Commissioner Pekarek reported he attended the Garland Village board meeting, and met with a member of the Planning Commission, along with Commissioner Ahmic.

Gary Petersen, Emergency Management Director, presented the Commissioners with a letter of retirement, effective January 2, 2026.

Moved by Zabrocki and seconded by Schmieding to accept the letter of retirement of Gary Petersen, Emergency Management Director, Effective January 2, 2026.

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

Commissioner Schmieding was absent at 9:21 a.m.

Ahmic led discussion on the future of the Emergency Management Department. Seward County currently has an interlocal agreement with York County. There was discussion on combining the Emergency Management Department with another department, such as Zoning, E911 or the County Attorney's Office. Marissa Pfile, Zoning Administrator, and Petersen reported on the job duties and daily operations of their departments. Pfile stated that she would be interested in assuming the role with the help of a full-time employee. Greg Butcher, City of Seward Administrator and Derek Bargmann, Seward City Clerk, spoke about the potential opportunities that will arise with the vacant position, stating that the city would be interested in partnering with the county. The discussion suspended to begin the next timed item on the agenda.

Hain led discussion on the 420th Road Paving Project and potential bonding considerations. Jay Spearman, Managing Director for Northland Securities and Tim McCarthy, Project Engineer for Kirkham Michael, the engineering firm working on the 420th Road Project were present, along with Regnier and multiple agricultural producers who live near or along 420th road. Hain stated that three million dollars has already been secured, noting that this amount is nearly half of what is needed to fund this project. She reported that the board can vote to bond the project or place the issue on the ballot for taxpayers to vote on in the General Election. Hain is concerned that the funds that have been secured would have to be given back if the remaining funds needed aren't bonded. Jay presented estimated bond issuance costs and noted that this is a unique opportunity since the county has received so much federal funding for the project already. Regnier commented on the current maintenance of the road. Dave Mooney, Jeremy Stoll, and Mary Stoll all spoke about the current road conditions and maintenance on the road. Hain referenced a previous discussion about combining multiple road projects but noted that the other road projects haven't had engineering and surveys done yet, and there is a timeline to use the funds that have already been received. The discussion was suspended to begin the next timed item on the agenda.

The Commissioners recessed at 10:16 a.m.

The Commissioners reconvened at 10:19 a.m.

Ahmic led discussion on agricultural haul route challenges. Previously, there was discussion regarding trucks hauling to and from livestock feeding operations not following designated haul routes. Kurt Michaelis representing Smart Chicken, Jessica Kolterman representing Lincoln Public Poultry, and Steve Martin representing Alliance for the Future of Agriculture (AFAN), were all present for the discussion. When permits are issued, the haul routes are defined within the permits, but the challenge is that those routes aren't always being followed because there are drivers who have never been made aware of the designated routes. Kolterman stated that there is a checklist for producers when they first begin their process of establishing a livestock operation, and the designated haul routes can be added to that checklist, although various factors, such as weather/road conditions can affect the accessibility of those routes. It was agreed that Smart Chicken would also add the designated haul routes to their checklist.

Regnier and Trebilcock were present to discuss potentially vacating Rokeby Road between 392nd Road & 406th Road in M Precinct between Sections 25 & 36, Township 9 North, Range 1 East of the 6th P.M. The road is not a through road, and Regnier noted

that a traffic study is not necessary to vacate it since it falls on a section line. After a brief discussion, the board advised Regnier to move forward with the process.

Eric Hofer, Building & Grounds Superintendent, presented a contract with Campbell Cleaning for janitorial services for all three buildings. (The Courthouse, Justice Center & West Wing.)

Moved by Zabrocki and seconded by Hain to authorize the Chair to sign the contract with Cambell Cleaning for janitorial services.

Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic

Motion Carried

The 420th Road Paving Project discussion resumed. Hain's request was that the board work with the local newspaper and do community forums to educate people on their intentions to pave 420th Road, the funds that have already been allocated, and the process of seeking a bond for the remaining funding. After a lengthy discussion, it was agreed upon to educate the constituents both through the local newspaper and with community forums, but the consensus of the board was that the taxpayers should be allowed to vote on whether to bond the project or not.

Marilyn Hladky, Assessor, presented the Commissioners with two contracts with Vanguard Appraisals for their consideration.

Moved by Zabrocki and seconded by Pekarek to authorize the Chair to sign the contract with Vanguard Appraisals for the Assessor Website Renewal.

Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic

Motion Carried

Moved by Pekarek and seconded by Hain to authorize the Chair to sign the contract with Vanguard Appraisals for the Assessor's Archive.

Affirmative Vote: Pekarek, Hain, Zabrocki, Ahmic

Motion Carried

The Emergency Management Department discussion resumed. Ahmic suggested creating a committee consisting of herself, Pekarek and Elston to work together to discuss potential ideas that can be explored moving forward.

Commissioner Reports, continued:

Commissioner Ahmic reported that she worked in the Zoning office, will attend a Planning Commission meeting, had Community Safety Action Plan (CSAP) discussions with the Administrative Assistant from the Road Department and the Milford Police Department, is working on Seward/Saline Solid Waste Management county agency participation, met with the County Attorney regarding the Emergency Management Department items previously discussed, met with a constituent regarding Historical Society districts, had a conversation about the walkability study from Four Corners Health Department, had a conversation with Senator Hughes regarding a BNSF Railroad situation, did preparation work for a panel she is on for the upcoming Nebraska Association of County Officials (NACO), worked on a Safe Streets and Roads agreement, attended a broadband hearing, had a meeting with a member of the Planning Commission along with Commissioner Pekarek, and received an email from the Detention Center Director regarding staffing.

Commissioner Zabrocki reported he had a meeting with the Public Transit Director, had a SouthEast Nebraska Development District (SEND) board meeting, attended a Seward City council meeting, and attended a Nebraska Intergovernmental Risk Management Assn. (NIRMA) roundtable meeting.

Commissioner Hain reported she received phone calls regarding road conditions, drove roads, had a call with the Detention Center Director, attended a tour at the Seward High School, reached out to Senator Hughes' aide Matt Howe regarding grant funding for school safety, met with Brad Slaughter and Jay Spearman from Northland Securities, reached out to ag producers regarding the 420th Road Paving project, met with the Highway Superintendent & Assistant Highway Superintendent, worked with the Diversion Director regarding juvenile participants in Diversion for potential scholarships as part of the Comprehensive Juvenile Services Plan, had a meeting with the County

Attorney, and participated in a training on the new audio recording equipment in the Commissioners room.

Sheriff Vance was present for the discussion regarding the review and approval of a Purchase Order Policy for the Sheriff's Office Forfeiture Funds. Vance, Pekarek and Zabrocki have worked to establish a Purchase Order document and policy, along with a Forfeited Asset Committee. Vance stated that he spoke with Todd Duncan of Nebraska Intergovernmental Risk Management Assn. (NIRMA), who created a similar policy for Lancaster County. He requested a copy of Lancaster County's policy and then created his own policy using Lancaster County's as a template, with the only change being that Lancaster County's committee consists of five people, all from within the Sheriff's Office. Vance modified his to also have five members, but with two of them being Commissioners. His policy also reads that the minimum purchase amount requiring approval is \$3000. His office has been operating under that internal policy since October. The way the policy drafted by Zabrocki reads, there are four members on the committee, and the minimum purchase amount requiring approval is \$1000. There are 2 policies with 2 minor differences. Ahmic asked who the fifth member would be on Vance's policy, but he hasn't decided. After a brief discussion, it was decided to make slight modifications to the Purchase Order document to say "Approved, Denied or Pending", add a line for comments, and to add a PO number to the top. It was also decided to make slight modifications to the policy to change the amount from \$3000 to \$1000.

Moved by Pekarek and seconded by Zabrocki to approve the Sheriff's Purchase Order Policy #SSO 055, with the correction of \$3000 to \$1000, and to approve the PO to include a PO number, boxes for "Approve", "Deny" or "Pending", and a comment line.
Affirmative Vote: Pekarek, Zabrocki, Hain, Ahmic Motion Carried

Zabrocki presented the SouthEast Nebraska Development District (SEND) Interlocal Agreement & Bylaws for approval.

Moved by Zabrocki and seconded by Pekarek to approve the SouthEast Nebraska Development District (SEND) Interlocal Agreement & Bylaws.
Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic Motion Carried

Commissioner Reports, continued:

Commissioner Hain amended her report to note that she had just received an email reply from Evan Dean with Congressman Flood's office, stating that the appropriations measure that included Seward County's request for \$1 million additional appropriation for paving 420th Road was not approved.

Ahmic led discussion on the agenda item regarding the Commissioner meeting on January 6, 2026. She noted that initially, there were not going to be enough board members in attendance to have a quorum, but now there would be, so this did not need to be discussed.

Moved by Hain and seconded by Zabrocki to enter into Executive Session at 12:01 p.m. for personnel, it being necessary to protect the reputation of the individual(s).
Affirmative Vote: Hain, Zabrocki, Pekarek, Ahmic Motion Carried

Moved by Zabrocki and seconded by Pekarek to come out of Executive Session at 12:53 p.m.
Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic Motion Carried

The Chair stated that personnel was discussed, and no decisions were made.

Known items on the agenda for Board of Commissioners on December 16, 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 December 9, 2025
4. Discuss/Action – Approve Claims through December 5, 2025

Other Business Matters to Address When Time Allows

5. Discuss/Action – Public/Organizations/Officials
6. Commissioner Reports
7. Discuss/Action – Agenda for December 23, 2025

Moved by Zabrocki and seconded by Hain to adjourn at 12:54 p.m.

Affirmative Vote: Zabrocki, Hain, Pekarek, 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 16th day of December 2025.

County Clerk

Chairman