

April 28, 2026

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 April 28, 2026 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. 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 April 28, 2026 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
Deputy County Assessor: Stacey Rediger

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 April 14, 2026.

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

Moved by Hain and seconded by Zabrocki to approve the personal property tax refund for Lynn Schluckebier in the amounts of \$858.70 & \$579.00.

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

Moved by Zabrocki and seconded by Hain to approve tax list corrections:

- a. 215-24P – Lynn Schluckebier
- b. 216-25P – Lynn Schluckebier

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

Moved by Hain and seconded by Pekarek to approve the homestead exemption change according to the 2022 State Audit for 469-22R - Ralph Grummert in the amount of \$78.50.

Affirmative Vote: Hain, Pekarek, Schmieding, Ahmic

Abstain: Zabrocki

Motion Carried

Moved by Pekarek and seconded by Hain to approve homestead exemption changes by 2022 state audit:

- a. 467-22R – Gale Weber
- b. 468-22R – Donald Weber
- c. 470-22R – Bonnie Roth
- d. 471-22R – Clifford Irwin
- e. 462-22R – Earl Cooksey
- f. 472-22R – Genevieve Tesina
- g. 473-22R – James Bergantzel
- h. 474-22R – Beverly Ficke
- i. 463-22R – Bryce Clausen

Deputy County Attorney Barbara Armstead was present as legal counsel.

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 minutes of April 21, 2026.
Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

Commissioner Reports:

Commissioner Pekarek reported he met with the Emergency Manager, received a call from a constituent, and attended a CASA Board retreat.

Commissioner Schmieding reported he will attend a Blue Valley Community Action (BVCA) open house, attended a candidate event and will attend another one later in the week, and he represented the Commissioners at an Arbor Day celebration.

Sara Stenger, Detention Center Director, presented two agreements with Cidnet/Encartele.

Moved by Pekarek and seconded by Hain to authorize the Chair to sign the Content and Security Application Data Usage Agreement with Cidnet/Encartele.
Affirmative Vote: Pekarek, Hain, Schmieding, Zabrocki, Ahmic Motion Carried

Moved by Pekarek and seconded by Hain to authorize the Chair to sign the Audio and Video Applications Services agreement with Cidnet/Encartele.
Affirmative Vote: Pekarek, Hain, Zabrocki, Schmieding, Ahmic Motion Carried

Stenger, along with Tiffany Allen, Assistant Human Resources Director, discussed the request for a hiring bonus for a Detention Center Corrections Officer. She reported that the Detention Center is currently short on female corrections officers, and the position has been vacant more than thirty days. Stenger requested a Tier 2 hiring bonus, as a way to potentially attract more applicants. Hain noted that since the position had only been posted for 30 days, it would qualify for Tier 1 hiring bonus, rather than Tier 2, but suggested making a change to the hiring bonus policy to allow for a Tier 2 hiring bonus for essential positions or hard to fill positions. There was a brief discussion regarding potentially changing the policy. Human Resources will revise the policy. This will be brought back for discussion on May 5th.

Ray Foreman, Veteran Service Officer, introduced Larry Bechtel as the Veteran of the Month. Bechtel joined the Army in 1962, opting to enlist rather than being drafted. After Basic Training in California, he went to Texas for missile training. He spent three years serving in Okinawa in various roles from Battalion Clerk to Sergeant. Upon returning home, he attended the University in Lincoln and ended up moving from Lincoln to his wife's hometown area of Beaver Crossing. Bechtel has spent nearly 65 years involved with the boy scouts organization and enjoys the comradery that comes from being a member of the Beaver Crossing American Legion post.

Commissioner Reports, continued:

Commissioner Ahmic reported that she has been working on the annual ARPA fund report with the County Clerk, did work for Seward County Chamber & Development Partnership (SCCDP) as part of the Executive Committee, spoke with Senator Storer's aide and with Senator Hughes regarding the protest hearing process, visited with the Chair of the Planning Commission and the Zoning Administrator on zoning issues, had a Seward/Saline Solid Waste Executive Team meeting, reached out to the City of Milford and the Milford Senior Center regarding an Aging Partners conference.

Jon Regnier, Highway Superintendent, was present to give his recommendation for awarding the bid for a used motor grader.

Moved by Zabrocki and seconded by Schmieding to award the bid for a used motor grader to NMC, Inc. in the amount of \$338,000.00 with funding from the Inheritance Fund.

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

Marissa Pfile, Zoning Administrator, and Dale Niemann, Planning Commission Chair, were present to discuss the Planning Commission meeting procedures and training. Pfile reported on some of the challenges they've been facing during the meetings, including instances of lack of preparedness and members having difficulty making motions. There was discussion regarding establishing a procedure moving forward such as laying expectations for members to gain basic understanding and providing the necessary tools and training opportunities for them to be successful. Niemann reported on his experiences on the board, noting that there are still things he would like to/needs to learn. Ahmic asked if more training would be helpful, as the County Attorney has provided training in the past and it was well received. She reached out to Marvin Planning to see if they could offer any trainings in regard to regulations, as well as the County Attorney's Office to see if they could offer guidance from a legal perspective. Pekarek suggested having a question & answer session periodically with Marvin Planning, the County Attorney and members of the Planning Commission. Ahmic asked Niemann to ask the members of the board what they feel would help make them more successful, and then a plan can be established to move forward.

Pfile presented three short form plats for the Commissioners' consideration.

Moved by Zabrocki and seconded by Hain to adopt Resolution No. 3929 to approve the short form plat for Bluff Hill Estate in the N 1/2 NE 1/4 of Section 19, Township 11 North, Range 1 East of the 6th P.M.

**RESOLUTION NO 3929 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS Travis & Dominique Schmieding and Michael & Latona Eiberger own approximately 78.79 acres of land and have applied for a Short Form Plat to separate 5.00 acres, and described it as a tract of land in the North 1/2 of the Northeast Quarter of, Section 19, Township 11N, Range 1 East of the 6th P.M, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called BLUFF HILL ESTATE and

WHEREAS The Seward County Planning Commission held a meeting on April 20,2026 to consider the Short Form Plat, and

WHEREAS, the Planning Commission recommended approval of the Bluff Hill Estate, with a vote of 6 For, 0 Against, 0 abstained and 3 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 the Bluff Hill Estate, Short Form Plat, with Resolution NO: 3929 .

Moved by: Zabrocki Seconded by: Hain April 28, 2026

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

Attest: Brandy M. Johnson, Seward County Clerk

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

Moved by Hain and seconded by Pekarek to adopt Resolution No. 3930 to approve the short form plat for Golden Subdivision 1st Addition in the NW 1/4 of Section 27, Township 10 North, Range 3 East of the 6th P.M.

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

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

Carrie Sermeno, Seward District Court Bailiff, was present to request the use of Opioid Funds to attend the Rise26 Treatment Court Conference. She spoke on this during the April 21st meeting, and at that time, Deputy County Attorney Barb Armstead asked about the permissible use of the Opioid Funds in relation to the conference. Since that time, Armstead contacted the Attorney General's office to verify that this meets the criteria for the use of Opioid Funds. She offered recommendations on how to handle per diem reimbursements for meals and suggested that the attendees attend all of the opioid specific breakout sessions offered at the conference.

Moved by Hain and seconded by Zabrocki to approve the request from Carrie Sermeno, with the Seward District Problem Solving Court's application for the use of Opioid Funds to attend the Rise26 Treatment Court Conference, with reimbursements for meals to be up to the per diem rate and that the attendees being issued funds attend opioid specific breakout sessions, up to \$6035.80 to be paid out of Opioid Funds.

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

The Commissioners recessed at 10:08 a.m.
The Commissioners reconvened at 10:12 a.m.

Tom Nielsen, representing Soarin Group, the county's IT provider, was present to discuss the plan to begin audio/video recording of the commissioner meetings. He reported on the system their company installed in the board meeting room for audio/video and how to use it. He explained how the system works, and how the videos will be recorded/posted. Nielsen spoke about the advantages/disadvantages of livestreaming rather than recording the meetings and posting them to YouTube after the meetings. He noted that sometimes, bandwidth and internet issues arise that can cause issues with livestreaming, so the best practice would be to record the meetings and post them after adjournment. There was discussion about whether to enable comments, and it was decided that comments would be enabled with a disclaimer that there is no expectation that the board will respond to them, as they will not be constantly monitored. Commenting will be disabled if they become inappropriate. The Clerk will be responsible for recording/posting the minutes.

Commissioner Reports, continued:

Commissioner Zabrocki reported he attended a Safety Committee meeting, a Seward City Council meeting, a SouthEast Nebraska Development District (SEND) Executive Board meeting, and a League of Women Voters candidate event. He has also begun working on employee evaluations and has continued working on checking the Sheriff's Office inventory.

Commissioner Hain reported she attended an Aging Advisory Board meeting, met with Cindy Wolverton from the Extension Office regarding Abandoned Cemeteries, and plans to coordinate a meeting with Wolverton and Mary Dolan of the Daughters of the American Revolution to do some work on education and training on Abandoned Cemetery maintenance. She also worked on social media pages for the Juvenile Comprehensive Plan group, noted that she worked on the agenda for the Juvenile Comprehensive Plan group meeting, but it will be rescheduled due to scheduling conflicts, and she has been reading through the proposed zoning regulations.

Moved by Hain and seconded by Pekarek to approve the Zoning fee report for March 2026 in the amount of \$3,650.00.

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

Hain led discussion on the photographs to be displayed at the Justice Center, presenting various images purchased from Roger Richters, a local photographer. She reached out to him to see if he would be willing to provide images to be displayed at

the Justice Center, as he has in the past. Hain requested patriotic themed artwork, in honor of America's 250th Anniversary this year. She noted that he is willing to donate images and change them out periodically for new ones, and the board chose the first three pieces to be displayed at the Justice Center.

Hain presented names of two individuals interested in serving on the Aging Partners Areawide Council. She reported that both Susan Burkey and Jean Eggleston have expressed their interest in serving on the board for a three-year term, beginning July 1, 2026.

Moved by Hain and seconded by to appoint Jean Eggleston and Susan Burkey to the Aging Partners Areawide Council, for a term of 3 years beginning July 1, 2026.

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

Known items on the agenda for Board of Commissioners on May 5, 2026 are as follows:

8:30 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Approve minutes of April 28, 2026
4. Discuss/Action – Public/Organizations/Officials

Other Business Matters to Address When Time Allows

5. Commissioner Reports
6. Discuss/Action – Department Head Evaluations and Timeline for Evaluations
7. Discuss/Action – Agenda for May 12, 2026

9:15 a.m. Discuss/Action – Updated Hiring Bonus Policy

Discuss/Action – Request Hiring Bonus for Detention Center Corrections Officer

Moved by Zabrocki and seconded by Hain to adjourn at 10:48 a.m.

Affirmative Vote: Zabrocki, Hain, Pekarek, 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 5th day of May 2026.

County Clerk

Chairman