

# July 7, 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 July 7, 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](http://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 July 7, 2026 at 8:30 a.m.

Present: Chairperson: Misty Ahmic  
Members: Darrell Zabrocki, Scott Pekarek, Raegan Hain  
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 Zabrocki and seconded by Pekarek to approve the minutes of June 30, 2026.

Affirmative Vote: Zabrocki, Pekarek, Ahmic

Abstain: Hain

Motion Carried

The first hearing was for Christopher & Mindy Meier. No one was present to speak at said hearing.

Moved by Zabrocki and seconded by Pekarek to make no change to the value of \$546,654.00, based upon the Assessor's testimony and recommendation for Protest No. 2026-8 for Christopher & Mindy Meier described as Lot 23, Block 1, Ridge Run 4<sup>th</sup> Addition to the City of Seward.

Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic

Motion Carried

The next protest hearing was for Greg & Shawna Agena. No one was present to speak at said hearing.

Moved by Hain and seconded by Pekarek to accept the Assessor's recommendation for Protest No. 2026-9, and, after an inspection and review of the property, reduce the value for the change of the condition or grade or for the correction of property components to \$359,194.00 for Greg & Shawna Agena described as Lot 10, Culver Addition, Goehner.

Affirmative Vote: Hain, Pekarek, Zabrocki, Ahmic

Motion Carried

The next protest hearing was for Carey & Alyssa Hendrix. Alyssa Hendrix was present to give information for protesting.

Moved by Hain and seconded by Zabrocki to accept the Assessor's recommendation for Protest No. 2026-10 and, after an inspection and review of the property, reduce the value for the change of the condition or grade or for the correction of property components to \$615,172.00 for Carey & Alyssa Hendrix described as Lot 1, Hendrix Compound Subdivision, Seward.

Affirmative Vote: Hain, Zabrocki, Pekarek, Ahmic

Motion Carried

The next protest hearing was for KACH 526 LLC. This property is also owned by Hendrix, who was present to give information on the protest.

The property will be reviewed by the Assessor and a decision will be made at a later date.

The next protest hearing was for KACH 580 LLC. This property is also owned by Hendrix, who was present to give information on the protest.

The property will be reviewed by the Assessor and a decision will be made at a later date.

The next protest hearing was for KACH 538 LLC. This property is also owned by Hendrix, who was present to give information on the protest.

Moved by Hain and seconded by Zabrocki to dismiss Protest No. 2026-13, as the protest form filed was not complete.

Affirmative Vote: Hain, Zabrocki, Pekarek, Ahmic

Motion Carried

Hladky updated the Commissioners on activities of her department.

Known items on the agenda for Board of Equalization on July 14, 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 July 7, 2026
4. Discuss/Action – Assessor Information Update

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

Discuss/Action – Decisions of Protest Hearings

Moved by Zabrocki and seconded by Hain to adjourn at 9:12 a.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 14<sup>th</sup> day of July 2026.

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairperson

State of Nebraska)  
County of Seward) ss.

A Moment of Remembrance was held at 9:15 a.m. for Commissioner Schmieding, who passed away on July 2, 2026.

A regular meeting of the Seward County Board of Commissioners was convened in open and public session at 9:18 a.m. on July 7, 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](http://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 Commissioners convened on July 7, 2026 at 9:18 a.m.

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

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 Pekarek and seconded by Zabrocki to approve the minutes of June 30, 2026.

Affirmative Vote: Pekarek, Zabrocki, Ahmic

Abstain: Hain

Motion Carried

Tim Kallhoff, Weed Superintendent, Marissa Pfile, Zoning Administrator, Ann Dobesh, representing the Extension Office, and Jon Regnier, Highway Superintendent, updated the Commissioners on activities of their departments.

Carmen Hinman, Executive Director of Hope Crisis Center, was present with Hope Crisis Center employee, Cait Park, to provide an annual report for their organization and request funding for the 2026-2027 fiscal year.

**Commissioner Reports:**

Commissioner Hain reported she continues to receive questions and comments from constituents regarding data centers, she helped the Ag Society take tickets at a tractor pull event, has been receiving phone calls and questions about the Road Department budget, trainings, and roads in general and has been encouraging constituents to reach out to the Highway Superintendent & Assistant Highway Superintendent with questions.

Commissioner Zabrocki reported he continues to spend time working in Public Transit, will participate in an interview for the vacant Public Transit Director position, assisted the Emergency Manager with moving equipment, attended a Nebraska Intergovernmental Risk Management Assn. (NIRMA) roundtable meeting via Zoom, spoke on behalf of the County at the Mayor's 4<sup>th</sup> of July Reception, attended a Problem Solving Court graduation, and will attend a Nebraska Public Agency Investment Trust (NPAIT) meeting.

Commissioner Ahmic reported she participated in a Zoom call with Commissioner Pekarek and the Emergency Manager about Everbridge, the mass notification system the county uses, and had a call with a York County Commissioner regarding payments as the county currently shares billing for the system with York County, had budget

meetings with the Zoning Administrator and 911 Director, met with the county's contracted surveyor regarding a parcel of county owned land near Milford, had a discussion with Commissioner Pekarek and the Deputy County Attorney, attended a meeting at Southeast Community College, will be meeting with representatives from a Natural Resources District, noted that the Zoning Regulations are now posted on the county's website, attended a Seward County Chamber & Development Partnership (SCCDP) Personnel and Policies meeting, and will attend a Milford City Council meeting.

Commissioner Pekarek reported he had a zoning meeting with Commissioner Ahmic and the Deputy County Attorney, had conversations with constituents regarding proposed and current zoning regulations, received calls regarding the Bluff Road bridge, attended a Road Department training, and participated in a virtual NIRMA jail training.

Maria Scamehorn, E911 Director, was present to discuss the budgets she submitted for the E911 Fund, E911 Wireless Fund and E911 Set Aside Fund.

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

- a) County Clerk Fee Report for June 2026 - \$33,395.94
- b) District Court Fee Report for June 2026 - \$2,957.12
- c) Authorize Chair to Sign Stop Loss Agreement

Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic

Motion Carried

Known items on the agenda for Board of Commissioners on July 14, 2026 are as follows:  
9:15 a.m.

- 1. Convene and announce Open Meetings Law
- 2. Pledge of Allegiance
- 3. Discuss/Action - Approve minutes of July 7, 2026
- 4. Discuss/Action – Claims through July 3, 2026
- 5. Discuss/Action – Public/Organizations/Officials

**Other Business Matters to Address When Time Allows**

- 6. Commissioner Reports
- 7. Discuss/Action – Agenda for July 21, 2026

9:30 a.m. Discuss/Action – Apace/Region 5 Annual Updates

Moved to Zabrocki and seconded by Hain to adjourn at 10:42 a.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 14<sup>th</sup> day of July 2026.

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairman