

June 30, 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 June 30, 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 June 30, 2026 at 8:30 a.m.

Present: Chairperson: Misty Ahmic
Members: Darrell Zabrocki, Scott Pekarek
County Clerk: Brandy Johnson
County Assessor: Marilyn Hladky
Deputy County Assessor: Stacey Rediger
Absent: Members: Raegan Hain, Ken Schmieding

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 23, 2026.
Affirmative Vote: Zabrocki, Pekarek, Ahmic Motion Carried

Moved by Zabrocki and seconded by Pekarek to open protest hearings at 8:31 a.m.
Affirmative Vote: Zabrocki, Pekarek, Ahmic Motion Carried

The first hearing was for Jeff Culp, who filed protests for two properties. Culp was present to give information for protesting.

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

Moved by Pekarek and seconded by Zabrocki to accept the Assessor's recommendation for Protest No. 2026-3 to reduce the value of the property to \$226,277.00 after evidence presented for real estate owned by Jeff Culp and described as part of the E ½ N ½ NE ¼ of Section 32, Township 11 North, Range 4 East of the 6th P.M.
Affirmative Vote: Pekarek, Zabrocki, Ahmic Motion Carried

The next protest hearing was for Kregg Einspahr. No one was present to speak at said hearing.

Moved by Zabrocki and seconded by Pekarek to accept the Assessor's recommendation for Protest No. 2026-4 to reduce the value of the property to \$434,388.00 after inspection and review of the property described as Lot 3, A Replat of Lots 1 thru 6, Bader-Jirovsky 7th Addition to the City of Seward and a part of the NW ¼ of Section 15, Township 11 North, Range 3 East of the 6th P.M.
Affirmative Vote: Zabrocki, Pekarek, Ahmic Motion Carried

The next hearing was for Matthew & Kimberly Myers. Matthew Myers was present to give information for the protest.

Moved by Zabrocki and seconded by Pekarek to accept the assessor's recommendation for Protest No. 2026-5 to reduce the value of the property to \$283,808 after inspection and review of the property described as Lot 3, Block 2, Bader Jirovsky 6th Addition of Seward, City of Seward.

Affirmative Vote: Zabrocki, Pekarek, Ahmic

Motion Carried

The last hearing was for Nancy Cradick, who filed protests for two properties. No one was present for the hearing.

Both properties will be reviewed by the Assessor, and a decision will be made at a later date.

Moved by Zabrocki and seconded by Pekarek to close the protest hearing at 9:03 a.m.

Affirmative Vote: Zabrocki, Pekarek, Ahmic

Motion Carried

Moved by Zabrocki and seconded by Pekarek to open the public hearing for Permissive Exemptions at 9:04 a.m.

Affirmative Vote: Zabrocki, Pekarek, Ahmic

Motion Carried

Hladky noted that the public hearing will need to be held July 14th due to publication of the notice for said hearing.

Moved by Pekarek and seconded by Zabrocki to close the public hearing at 9:04 a.m.

Affirmative Vote: Pekarek, Zabrocki, Ahmic

Motion Carried

Moved by Zabrocki and seconded by Pekarek to approve the following County Board Valuation Change Notices to be sent out by the County Assessor.

June 30, 2026

2026 CBOE Change of Valuation Notices

<u>Parcel #</u>	<u>Name</u>	<u>Legal Description</u>
800055187	Azadnia, Justin A & Jenna E	Goehner Original Twn Blk 10 Lots 8-10 S 20' Lot 11 & 1/2 Adj Vac St
800088883	Backyard Properties LLC	Seward Kroegers Addition BLK 1 Lots 8-9 & Adj 10' Strip on north
800222091	Besse, David R & Cindy J	Goehner Culver Addition Lot 8
800221389	Blum, Joshua & Brittany	33-12-4 Turek Subdivision in SW 1/4 5.01 ac
800210042	Burhoop, Richard L & Bonnie L	Goehner 17-10-2 #SW 1/4 SW 1/4 TL 7 IN SE 1/4 SE 1/4 .37 AC
800054571	Dodson, Connie M	Goehner Original Town BLK 4 Lot 20 & N 40' Lot 19
800209516	Ficke, Alice M (Life Use)	30-10-4 #N 1/2 NE 1/4 SE 1/4 10.77 ac
800055454	Friesen, Collin & Heather	Goehner Keller Subdivision Block 1 Lot 2 & E 1/2 Lot 3
800005015	Johnston, James & Lori	25-10-3 N 528' of E 660' of SE 1/4 SE 1/4 8 ac
800005007	Jones, Candace J & Steven	25-10-3 #SE 1/4 SW 1/4 11.48 ac
800054830	Kreikemeier, Jaxon & Halle	Goehner Original Town Block 6 Lot 21
800002342	McCullough, Timothy & Jennifer	31-10-4 Kunzie Addition in SW 1/4 SW 1/4 5.01 ac
800055195	Meyer, Matthew Hunter	Goehner Origl Twn Blk 10 N40' Lot 11 All Its 12-14&1/2 Adj Vac Alley
800055500	Muths, Raymond & Dollene	Goehner Keller Subdivision Block 1 Lotss 8-9 & #LOT 7~
800054814	Newquist, Jason & Marie	Goehner Original Town BLK 6 Lots 18-19
800055365	Pedersen, Reece & Shelby L	Goehner Culver Addition Lot 1
800213386	Schultz, Laura L	Goehner Original Town Block 8 Lots 19-22
800054989	Smetter, Sue	Goehner Original Town Block 8 lots 12-16 & S20' Lot 17
800219848	Stutzman, Shawn & Heather	15-12-2 #N 1/2 NW 1/4 10.81 acres
800054733	Svik, Brian J & Melody L	Goehner Original Town BLK 5 Lot 28 & 1/2 Adj Vac East-West Alley
800012429	Todd, Dirk & Roxanne	24-9-1 # E 1/2 SE 1/4 14.91 ac
800054628	Walden, Wesley Dean & Denise M	Goehner Original Town Block 4 Lots 21-28 & Alley

Chair Seward County Board of Equalization Date

Affirmative Vote: Zabrocki, Pekarek, Ahmic

Motion Carried

Hladky did not provide an update on activities of her department due to time constraints.

Known items on the agenda for Board of Equalization on July 7, 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 June 30, 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 Pekarek to adjourn at 9:07 a.m.

Affirmative Vote: Zabrocki, 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 7th day of July, 2026.

County Clerk

Chairperson

June 30, 2026 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 9:08 a.m. on June 30, 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 Commissioners convened on June 30, 2026 at 9:08 a.m.

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

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 23, 2026.
 Affirmative Vote: Pekarek, Zabrocki, Ahmic Motion Carried

Moved by Pekarek and seconded by Zabrocki to approve claims through June 18, 2026.

SEWARD COUNTY CLAIMS THROUGH JUNE 19, 2026

ACCURATE CONTROLS	\$4,005.22	JOHNSON SAND & GRAVEL	\$10,057.96
ADP INC	\$3,446.30	JONES BANK (FICA)	\$3,553.17
AMERITAS LIFE INS CORP	\$18,257.17	KRIHA FLUID POWER CO	\$291.51
BLACK HILLS ENERGY	\$1,097.12	MEDICAL ENTERPRISES	\$180.00
BLUE RIVER ELECTRIC LLC	\$303.00	MEMORIAL CLINIC	\$417.00
CAMPBELL CLEANING	\$5,070.00	NORFOLK LODGE & SUITES	\$220.00
CENTURY BUSINESS PRODUCTS	\$377.23	NORRIS PUBLIC POWER	\$570.00
CHARTER COMMUNICATIONS	\$86.78	PERRETT CONSTRUCTION	\$21,977.02
COAST TO COAST COMPUTER	\$359.98	SAPP BROS PETROLEUM	\$25,320.00
CROUCH'S HARDWARE	\$1,068.84	SEWARD CO INDEPENDENT	\$7.28
DOUGLAS SHERIFF OFFICE	\$8.76	SOUTHWEST GRAVEL PROD	\$2,839.22
EAKES OFFICE PLUS	\$196.42	VERIZON WIRELESS SERV	\$360.30
EGAN SUPPLY CO	\$277.08	KOLTERMAN, CLARK	\$112.23
FARMERS COOP	\$9,109.37	RED PATH GALLERY	\$80.00
FGH LAW OFFICE	\$5,147.32	SEWARD CO CHAMBER	\$2,000.00
GALLS LLC	\$207.00	FLAGSHIP PUBLISHING	\$800.00
GARCIA CLINICAL LAB	\$106.00	KOLN TV	\$2,000.00
GREAT PLAINS COMMUN	\$629.89	SEWARD 4TH OF JULY COMM	\$2,500.00
HD SUPPLY	\$58.56	SEWARD ARTS COUNCIL	\$500.00
HOMETOWN LEASING	\$332.61	SEWARD YOUTH & COMM CLUB	\$2,500.00
ICS JAIL SUPPLIES	\$366.24	GREAT PLAINS UNIFORMS	\$1,000.00
IHS PHARMACY	\$252.80	VERIZON WIRELESS SERV	\$120.03
JOHN DEERE FINANCIAL	\$751.48	SCALES SALES & SERV	\$565.00
JONES BANK (FICA)	\$17,711.55	AMERITAS LIFE INS CORP	\$185.23
LEE'S REFRIGERATION	\$5,512.26	JONES BANK (FICA)	\$181.27
MEMORIAL HOSPITAL	\$99.90	SEWARD CO GENERAL FUND	\$364.88
MEMORIAL CLINIC	\$36.00	STATE OF NE CRIME COMMISS	\$4,372.04
MIDWEST SPECIAL SERV	\$3,639.60	NORRIS PUBLIC POWER	\$82.90
MIPS INC	\$224.00	EST OF LAUREN M. TROYER	\$115.58
NORFOLK LODGE & SUITES	\$330.00	JEO CONSULTING GROUP	\$26,415.80
NORRIS PUBLIC POWER DIST	\$194.08	AMERITAS LIFE INS CORP	\$1,824.44
PER MAR SECURITY SERV	\$165.00	CHARTER COMMUNIC	\$51.96
PETTY CASH FUND	\$265.39	JONES BANK (FICA)	\$1,883.20
SEWARD CO SHERIFF	\$14.40	BOB BARKER COMPANY	\$288.87
SEWARD LUMBER	\$4.30	CHARTER COMMUNIC	\$221.32
SMPC, LLC	\$200.00	SUMMIT FOOD SERVICE	\$840.67
SOUTHEAST COMM COLLEGE	\$710.00	VISA	\$446.03
STRYKER SALES CORP	\$619.25	WELLBEING INITIATIVE	\$625.00
TRINITY SERVICES GROUP	\$3,979.85	SALARIES	\$333,964.56
VERIZON WIRELESS SERV	\$320.29	GROSS SALARIES INCLUDE DEDUCTIONS TO:	
VISA	\$1,522.18	AMERITAS DENTAL	
WELLS FARGO FINAN LEAS	\$230.66	AMERITAS VISION	
WYTHERS LAW	\$4,870.75	COLONIAL SUPPLEMENTAL INSURANCE	
AMERITAS LIFE INS CORP	\$3,502.13	MID AMERICAN CO WISCONSIN	
BEATRICE CONCRETE CO	\$14,210.23	POINT C	
BLACK HILLS ENERGY	\$235.66	LPL FINANCIAL	

Affirmative Vote: Pekarek, Zabrocki, Ahmic

Motion Carried

Commissioner Reports:

Commissioner Zabrocki reported he met with the County Clerk for a Public Transit budget meeting, participated in two interviews for the vacant Public Transit Director position, attended a SouthEast Nebraska Development District (SEND) board meeting, did a final review of the Sheriff's Office inventory, checked abandoned cemeteries, and spent time working in the Public Transit office.

Commissioner Ahmic reported she attended a meeting with Commissioner Pekarek, the Zoning Administrator and members of the Planning Commission with Marvin Planning, attended two Executive Team meetings for Seward County Chamber & Development Partnership (SCCDP), attended a Seward/Saline Solid Waste Management board meeting, received some calls specifically related to water and water concerns, spent

time responding to constituents and research regarding data centers, reported that the sign at the Justice Center still showed that the Public Defender was located in the building, so she asked the Building & Grounds Superintendent to change that. She also reported that she was approached by a Geologist who noted that there could be an opportunity to partner with the Natural Resource Districts to do a potential hydrogeological study, so she plans to meet, along with Commissioner Pekarek, with members of the Natural Resource Districts & the Geologist next week to discuss this. She also participated in interviews for the vacant Public Transit Director position.

Ray Foreman, Veteran Service Officer, introduced Crystal Kirby as the Veteran of the Month. Kirby served in the Army from 2002-2005, and she completed more than one tour in Iraq during that time. Although much of her training focused on becoming a cook for the Army, she did very little cooking during her deployments. Instead, she spent time performing various tasks such as gate security and different kinds of quality control. Currently, Kirby is very involved in the community. She has helped with Kiwanis, Girl Scouts, and Teammates. She also serves on the Bee Village Board and operates Campbell Cleaning in Seward.

Commissioner Reports, continued:

Commissioner Pekarek reported he attended a meeting with Commissioner Ahmic, the Zoning Administrator, and members of the Planning Commission with Marvin Planning, had meetings with the Zoning Administrator and had a call with an individual requesting zoning changes, met with the Emergency Manager, received several calls regarding roads and referred those callers to the Road Department, visited with Road Department employees on two different occasions.

Moved by Pekarek and seconded by Zabrocki to authorize the Chair to sign the Juvenile Services Grant for Juvenile Diversion and Attendance Support with the State of Nebraska.

Affirmative Vote: Pekarek, Zabrocki, Ahmic

Motion Carried

Moved by Zabrocki and seconded by Pekarek to authorize the Chair to sign the Public Transit Program Agreement with the Nebraska Department of Transportation (NDOT) for Fiscal Year 2027 5311 Federal Aid Funds.

Affirmative Vote: Zabrocki, Pekarek, Ahmic

Motion Carried

Moved by Pekarek and seconded by Zabrocki to sign the Interlocal Agreement for Adult Drug Court between Seward and York Counties.

Affirmative Vote: Pekarek, Zabrocki, Ahmic

Motion Carried

The Commissioners recessed at 9:26 a.m.

The Commissioners reconvened at 9:30 a.m.

Sheriff Vance was present to request the reallocation of Sheriff Treasury Fund Expenditures for July 2025 Payroll to General Fund. In July 2025, payroll for some Sheriff's Office employees was paid using Treasury Funds. After that payroll period, all of the Sheriff's Office payroll has been paid out of the General Fund. After a brief discussion, Armstead advised against reallocating the funds to come out of the General Fund rather than the Treasury Fund at this time, due to there being an open inquiry from the Treasury Department in order for them to complete their compliance review. She noted that, while the county will likely have to pay the funds back, from a legal standpoint it is best to let the inquiry play out and wait for the conclusions to come back and address this at that time, rather than addressing it retroactively.

Moved by Pekarek and seconded by Zabrocki to deny the reallocation of Sheriff Treasury Fund Expenditures for July 2025 Payroll to the General Fund.

Affirmative Vote: Pekarek, Zabrocki, Ahmic

Motion Carried

Ahmic led discussion on the Moratorium on Data Centers in Seward County. Because the current Zoning regulations in the county do not contain regulations governing data centers, the Board asked the Deputy County Attorney to draft a temporary moratorium

to allow them time to research and amend the regulations. Ahmic read the resolution and then invited members from the public who were in attendance to speak either for or against the moratorium. No one from the public spoke in favor or opposition of the moratorium.

Moved by Zabrocki and seconded by Pekarek to adopt Resolution No. 3937 which creates a moratorium on Data Centers in Seward County for a period of 12 months, or as such time as Zoning Regulations are adopted.

**Resolution # 3937 of the
Seward County Board of Commissioners**

WHEREAS, the Board of Commissioners of Seward County, Nebraska ("Board"), recognizes recent increased interest in and growth of major data centers across the United States;

WHEREAS, the Board recognizes the advantage of responsibly encouraging business development to meet the changing needs of consumers;

WHEREAS, data centers may have significant impacts on the natural resources, infrastructure, utilities, and the health and well-being of residents in areas in which they exist;

WHEREAS, the current zoning regulations in Seward County do not contain regulations governing data centers of any size or scope;

WHEREAS, the authority to make, adopt, amend, extend, and implement county zoning regulations is conferred upon the County Board of Commissioners in each county pursuant to *Neb. Rev. Stat.* §23-114;

WHEREAS, as used herein, "data center" shall refer to any facility that receives the majority of its income from the compiling, storage, and maintenance of documents, records, and other information in digital form utilizing mainframe computers, servers, storage devices, cloud storage, or any similar medium. This term does not include general business offices, computer-related sales establishments, or business and personal services;

WHEREAS, it is imperative to ensure responsible and sustainable development of data centers to align with the existing community, infrastructure, and comprehensive plan of Seward County;

WHEREAS, regulation of data center development must be designed to minimize any negative impact on county resources and residents, while staying consistent with the Seward County Comprehensive Plan;

WHEREAS, a temporary moratorium is deemed necessary to ensure that regulations can be enacted to regulate the establishment of data centers before development occurs without regulations in place that address potential impacts on resources, infrastructure, and the community;

WHEREAS, during the life of the moratorium, the Board will research how best to avoid potential harms associated with data center development, including inviting public input, reviewing approaches adopted by similarly situated jurisdictions, researching applicable industry performance standards, and ultimately amending the Seward County Zoning Regulations as appropriate;

WHEREAS, failure to enact a temporary moratorium on data center development until such time as research can be conducted and

regulations drafted that will mitigate potential harm, while still encouraging business development in Seward County, could result in irreparable harm to Seward County and its resources;

NOW, THEREFORE, BE IT RESOLVED a moratorium on data center development as defined herein shall be imposed, effective immediately, upon the following in Seward County:

- X Commencement of construction of data centers
- X Issuance of building permits to construct data centers
- X Issuance of conditional use permits for data center development
- X Any and all authorization of projects intended to include construction of data centers

BE IT FURTHER RESOLVED the temporary moratorium shall remain in effect until the sooner of 12 months or upon new zoning regulations regarding data centers being formally adopted, published, and becoming legally binding within Seward County, at which time this moratorium automatically expires unless extended by separate resolution.

Dated this 30th day of June 2026.

Moved by: Zabrocki Seconded by: Pekarek
Ayes: Scott Pekarek, Darrell J. Zabrocki, Misty Ahmic, Chair of the Board
Attest: Brandy M. Johnson, Seward County Clerk

Affirmative Vote: Zabrocki, Pekarek, Ahmic

Motion Carried

The E911 budget hearing was postponed until July 7th.

Known items on the agenda for Board of Commissioners on July 7, 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 June 30, 2026
4. Discuss/Action – Public/Organizations/Officials

Other Business Matters to Address When Time Allows

5. Commissioner Reports
6. Discuss/Action – Agenda for July 14, 2026

9:30 a.m. Discuss/Action – Carmen Hinman/Hope Crisis Center – Annual Report and Request for Funding for the 2026-2027 Fiscal Year

10:00 a.m. Discuss/Action – Budget Hearing for E911 Department

Moved to Zabrocki and seconded by Pekarek to adjourn at 9:48 a.m.

Affirmative Vote: Zabrocki, 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 7th day of July 2026.

County Clerk

Chairman