

July 14, 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 14, 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 July 14, 2026 at 8:30 a.m.
Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Darrell Zabrocki, 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 Hain and seconded by Zabrocki to approve the minutes of July 7, 2026.
Affirmative Vote: Hain, Zabrocki, Pekarek, Ahmic Motion Carried

Moved by Hain and seconded by Pekarek to approve the Change of Valuation Notices as submitted by the County Assessor.

July 14, 2026 2026 CBOE Change of Valuation Notices

<u>Parcel #</u>	<u>Name</u>	<u>Legal Description</u>
800104307	Anthony II, Thomas C	GOEHNER ORIG TWN BLK 12 LOTS 12-14 & N 30' LOT 11
800080688	Blomenberg, Paul & Amy	SEWARD H.B. CUMMINS SUB BLK 1 LOT 2 ADM RPLT LOTS 3-6 & 14-18
800219287	Briggs, Dan & Nicole	25-11-2 BRIGGS ADD IN E 1/2 SE 1/4 LOT 1A 3.01 AC
800040090	Dubs-Cerny, Linda J	28-11-3 TL25 & #TL11,SW CORNER NW1/4 NE1/4, 2.15 ac Review/lower cond garage
800220366	Fleischman/Jeff & Heidi	17-12-2 #NE 1/4 NW 1/4 10.01 AC
800084810	Green, Brenton	SEWARD H M & R ADD BLK 57 N 60' OF W 1/2 LOT 6
800054350	Hitz,D & Christensen,L	GOEHNER ORIG TWN BLK 1 LOTS 7-12, E 15' LOT 13 & VAC E & W ALLEY
800088646	Nix, Aaron & Emily	SEWARD JONES ADD BLK 2 TAX LOTS 18-19
800055446	Sherwood, Kyle R	GOEHNER KELLER SUB BLK 1 LOT 1

Chair Seward County Board of Equalization Date

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

Moved by Zabrocki and seconded by Hain to open the Public Hearing for a Permissive Exemption Application for Apace at 8:32 a.m.

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

Hladky presented information on the Permissive Exemption.

Moved by Zabrocki and seconded by Hain to close the Public Hearing at 8:33 a.m.
Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic Motion Carried

Moved by Hain and seconded by Zabrocki to accept the Permissive Exemption Application for Apace.
Affirmative Vote: Hain, Zabrocki, Pekarek, Ahmic Motion Carried

The first protest hearing was for Michael & Angela Mueller. Angela Mueller was present to give information for the protest.

Moved by Hain and seconded by Pekarek to accept the Assessor's recommendation for Protest No. 2026-14 to reduce the value of the property to \$507,968.00 after an inspection and review of the property for the change of the condition or grade or for the correction of the property components for the property described as NE ¼ NW ¼ NE ¼ & NW ¼ NE ¼ of Section 5, Township 10 North, Range 4 East of the 6th P.M.
Affirmative Vote: Hain, Pekarek, Zabrocki, Ahmic Motion Carried

The next protest was for Paul & Sara Bartunek. Paul Bartunek was present to give information for the protest.

Moved by Hain and seconded by Pekarek to accept the Assessor's recommendation for Protest No. 2026-15 to reduce the value of the property to \$426,380.00 after an inspection and review of the property for the change of the condition or grade or for the correction of the property components for the property described as a tract in the N ½ SE ¼ SE ¼ of Section 34, Township 11 North, Range 4 East of the 6th P.M.
Affirmative Vote: Hain, Pekarek, Zabrocki, Ahmic Motion Carried

The next protest was for Lee Krasser. No one was present to speak at said hearing.

Moved by Zabrocki and seconded by Hain to deny Protest No. 2026-16 for no change based upon the Assessor's testimony and recommendation, leaving the value at \$690,507.00 for the property described as a tract in the N ½ NE ¼ of Section 30, Township 9 North, Range 1 East of the 6th P.M.
Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic Motion Carried

The last protest for Michael Wichman for LMR LLC was withdrawn.

Moved by Zabrocki and seconded by Hain to amend the previous motion and accept the Assessor's recommendation for Protest No. 2026-16 and make no change to the valuation of \$690,507.00 based upon the Assessor's testimony and recommendation for the property described as a tract in the N ½ NE ¼ of Section 30, Township 9 North, Range 1 East of the 6th P.M.
Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic Motion Carried

Hladky presented information on Protest No. 2026-7 for Nancy Cradick. The protest was heard on June 30, 2026, with no decision made at that time.

Moved by Hain and seconded by Pekarek to accept the Assessor's recommendation for Protest No. 2026-7 to reduce the value of the property to \$516,254.00 after an inspection and review of the property for the change of the condition or grade or for the correction of the property components for the property described as the E ½ NW ¼ of Section 32, Township 12 North, Range 1 East of the 6th P.M.
Affirmative Vote: Hain, Pekarek, Zabrocki, Ahmic Motion Carried

Hladky presented information on Protest No. 2026-6, also for Nancy Cradick. The protest was heard on June 30, 2026, with no decision made at that time.

Moved by Hain and seconded by Zabrocki to accept the Assessor's recommendation for Protest No. 2026-6 to reduce the value of the property to \$554,623.00 after an inspection and review of the property for the change of the condition or grade or for

the correction of the property components for the property described as the SW ¼ NW ¼ & Lot 2 in the NW ¼ NW ¼ of Section 32, Township 12 North, Range 1 East of the 6th P.M.

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 21, 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 14, 2026
4. Discuss/Action – Assessor Information Update

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

Discuss/Action – Decisions on Protest Hearings

Moved by Zabrocki and seconded by Pekarek to adjourn at 9:01 a.m.

Affirmative Vote: Zabrocki, Pekarek, Hain, 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 21st day of July 2026.

County Clerk

Chairperson

July 14, 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 9:15 a.m. on July 14, 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 July 14, 2026, at 9:15 a.m.

Present: Chairperson: Misty Ahmic

Members: Raegan Hain, Scott Pekarek, Darrell Zabrocki

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.

Moved by Zabrocki and seconded by Pekarek to approve the minutes of July 7, 2026.
Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic Motion Carried

SEWARD COUNTY CLAIMS THROUGH JULY 3, 2026

WATER ENGINEERING	\$220.50	AMERITAS DENTAL
WESTERN OIL II LLC	\$23.01	AMERITAS VISION
UTICA BODY & PAINT	\$1,265.68	COLONIAL SUPPLEMENTAL INSURANCE
ZABKA PERDUE FUNERAL	\$540.00	MID AMERICAN CO WISCONSIN
ALL STAR GLASS	\$500.00	POINT C
AMERITAS LIFE INS CORP	\$3,808.12	LPL FINANCIAL
BEATRICE CONCRETE CO	\$8,170.64	

Affirmative Vote: Pekarek, Zabrocki, Hain, Ahmic

Motion Carried

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

- a. Surplus Property Request for Road Department
- b. Accept County Treasurer’s Submission of the Semi-Annual Report for Publication and the Uncollected Taxes for the Last Three Years

Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic

Motion Carried

Commissioner Reports:

Commissioner Pekarek reported he attended a Garland Village Board meeting, attended a Bee Village Board meeting, and attended a meeting with Upper Big Blue & Lower Platte South Natural Resource Districts’ representatives.

Commissioner Ahmic reported she attended a meeting with Upper Big Blue & Lower Platte South Natural Resource Districts’ representatives, attended a Public Transit meeting with Commissioner Zabrocki, attended a Milford City Council meeting, received phone calls from constituents regarding road conditions and worked with the Highway Superintendent on those, has been attending several Seward County Chamber & Development Partnership (SCCDP) meetings both in person and virtually, had a Safe Streets and Roads For All (SS4A) meeting with City of Milford, Southeast Community College & the county, spoke with the county’s IT representative in regard to IT at the jail, received calls in regard to Perma-Zyme soil stabilizer and directed them to the Highway Superintendent, met with Commission Hain and the Highway Superintendent, has had budget meetings with different departments, had a follow up meeting with JEO Consulting regarding Safe Streets and Roads, and a meeting with the Federal Highway Administration.

Commissioner Zabrocki reported he had a meeting with Seward City Councilwoman Kolterman, completed Public Transit employee reviews, participated in an interview for the vacant Public Transit Director position, worked with the County Clerk on the budget for Public Transit, attended a Nebraska Public Agency Investment Trust (NPAIT) reception and board meeting, has been working to complete the Sheriff’s inventory, and attended Commissioner Schmieding’s funeral.

Commissioner Hain reported she had meetings with Human Resources, participated in an interview for the vacant Public Transit Director position, met with Commissioner Ahmic, the Highway Superintendent & the Assistant Highway Superintendent, continues to check emails for Aging Services, checked in with Aging Partners, has been in contact with the County Clerk regarding budgets, has been preparing for an Aging Services meeting on Thursday evening, and received notification that the county did not receive funding for the 420th Road Paving Project from the BUILD Grant.

Matt Kasik, CEO of Apace, was present to give an annual report and update on activities of the organization.

Patrick Kreifels, Regional Manager of Region 5 Systems, was present to give an annual report and request for funding.

Roxanne Knutson, Human Resources Director, was present with Sara Stenger, Detention Center Director, to discuss the county’s sign-on bonus and referral bonus policies. The Detention Center offers sign-on bonuses as an incentive to obtain more applicants for vacant positions, and the Commissioners also recently increased the starting wage for Correction Officers. Stenger reported that the Detention Center filled a position earlier this month that had been vacant since March but does not know if it was due to the sign-on bonus or the increased starting wage. There has been

discussion regarding the possibility of dissolving sign-on bonuses, due to the policy staggering the bonus payouts over as much time as two years, which affects budgets throughout multiple fiscal years. In May, the board approved a new sign-on bonus policy of \$3,500, with \$500 payable after the employee completes 90 days of employment, \$1,000 payable after the employee completes 6 months of employment, and \$2,000 payable after the employee completes one year of employment, if a department fails to receive qualified applications within 30 days of advertising a vacant position. This was to be used at the Department Head's discretion, requiring them to consider factors such as their budget availability in order to be able to pay the entire bonus over time. There was discussion regarding options for paying the existing bonuses, such as departments transferring the remaining money in their budget for wages to a Sinking Fund in order to ensure the funds are available in more than one fiscal year's budget. It was decided to continue offering Sign-On bonuses, with Department Heads being responsible for keeping track of their payouts and transferring the money to the Sinking Fund to cover the expenses.

Moved by Pekarek and seconded by Hain to authorize the Chair to sign the Service Subscription Agreement with Idemia for LiveScan Service.

Affirmative Vote: Pekarek, Hain, Zabrocki, Ahmic

Motion Carried

The Commissioners discussed setting the date and time for the Joint Public Hearing and appointing a printing company to print the postcards. Commissioner Hain will reserve Harvest Hall, if it's available, for the hearing.

Moved by Zabrocki and seconded by Hain to set the date and time of Joint Public Hearing for September 21, 2026, at 6:30 p.m., and appoint the Nebraska State Print Shop to print the postcards.

Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic

Motion Carried

Known items on the agenda for Board of Commissioners on July 21, 2026, are as follows:

9:00 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Discuss/Action - Approve minutes of July 14, 2026

Other Business Matters to Address When Time Allows

4. Discuss/Action – Public/Organizations/Officials
5. Commissioner Reports
6. Discuss/Action – Executive Session – Personnel
7. Discuss/Action – Quarterly Jail Inspection
8. Discuss/Action – Agenda for July 28, 2026

9:30 a.m. Discuss/Action – Blue Valley Community Action (BVCA) annual report and request for funding

Moved by Zabrocki and seconded by Hain to adjourn at 10:28 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 21st day of July 2026.

County Clerk

Chairman