

July 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 July 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 July 28, 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

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 July 21, 2026.
Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic Motion Carried

Hladky updated the Commissioners on activities of her department.

Known items on the agenda for Board of Equalization on August 11, 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 28, 2026
4. Discuss/Action – Assessor Information Update

Moved by Hain and seconded by Pekarek to adjourn at 8:38 a.m.
Affirmative Vote: Hain, Pekarek, Zabrocki, 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 11th day of August 2026.

County Clerk

Chairperson

July 28, 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 9:00 a.m. on July 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 Commissioners convened on July 28, 2026 at 9:00 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.

The Pledge of Allegiance was recited.

Moved by Hain and seconded by Pekarek to approve the minutes of July 21, 2026.
Affirmative Vote: Hain, Pekarek, Zabrocki, Ahmic Motion Carried

Moved by Zabrocki and seconded by Hain to approve claims through July 17, 2026.
Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic Motion Carried

SEWARD COUNTY CLAIMS THROUGH JULY 17, 2026			
ADP INC	\$3,110.20	JONES BANK (FICA)	\$4,571.47
AMERITAS LIFE INS	\$18,077.14	MEDICAL ENTERPRISES	\$36.00
BLACK HILLS ENERGY	\$1,056.63	MEMORIAL CLINIC	\$144.00
CATTLE BANK & TRUST	\$129.00	NORRIS PUBLIC POWER	\$656.00
CENTURY BUSINESS PROD	\$54.08	SEWARD CO INDEPENDENT	\$123.30
CHARTER COMMUNIC	\$86.78	SPORTS EXPRESS	\$547.10
CONTINENTAL ALARM	\$1,685.80	UNITED TRUCK & EQUIPMENT	\$121.82
DIVERSIFIED SAFETY	\$380.00	VERIZON WIRELESS SERV	\$360.30
DOUGLAS CO SHERIFF	\$68.61	VILLAGE OF GARLAND	\$106.66
EAKES OFFICE PLUS	\$44.54	VISA	\$298.01
FGH LAW OFFICE	\$4,935.00	GARCIA CHICOINE ENT	\$10,075.07
GARCIA CLINICAL LAB	\$28.00	KOLTERMAN, CLARK	\$251.92
GREAT PLAINS COMMUNIC	\$629.89	NEBR EVENT RENTALS	\$248.40
HOMETOWN LEASING	\$332.29	NE NATL GUARD MUSEUM	\$112.00
JOHN DEERE FINANCIAL	\$106.12	PAC N SAVE	\$496.66
JONES BANK	\$300.81	VALENTINO'S SEWARD	\$570.41
JONES BANK (FICA)	\$19,196.45	AWARDS UNLIMITED	\$159.00
MAXMILIAN MCKEEVER	\$942.97	JB FASHIONS, INC.	\$1,000.00
MCKESSON MEDICAL	\$95.19	SWEET TEA MARKETING	\$2,485.00
MEMORIAL CLINIC	\$309.00	SEWARD CO HLTH CLM FND	\$208,000.00
MOTOROLA	\$11,339.56	MILFORD AGING SERV	\$58.80
NORRIS PUBLIC POWER	\$248.47	SEWARD AGING SERV	\$546.70
NPERS	\$1,708.26	UTICA AGING SERVICE	\$179.20
OREILLY AUTOMOTIVE	\$6.99	VERIZON WIRELESS SERV	\$120.03
PETTY CASH FUND	\$38.55	SEILER INSTRUMENT & MFG	\$6,233.50
POINT C HEALTH	\$90.00	AMERITAS LIFE INS	\$181.52
QUILL CORPORATION	\$351.99	JONES BANK (FICA)	\$205.72
RUTT'S MECHANICAL SERV	\$1,170.00	LIFEGUARD MD, INC	\$1,490.22

SANDRA SCHATZ, PHD	\$465.00	NORRIS PUBLIC POWER	\$101.28
SEWARD CO SHERIFF	\$8.50	AMERITAS LIFE INS	\$2,107.95
SID DILLON CHRYSLER	\$232.29	CHARTER COMMUNIC	\$51.96
SIDNEY FREY	\$278.05	HOMETOWN LEASING	\$74.00
SOARIN GROUP, LLC	\$81.00	JONES BANK (FICA)	\$2,389.01
SPORTS EXPRESS	\$569.60	NORRIS PUBLIC POWER	\$271.00
ST OF NE DAS ST ACCNTNG	\$618.50	CHARTER COMMUNIC	\$221.32
SVEHLA LAW OFFICES	\$218.75	CIDNET	\$300.00
THOMSON REUTERS-WEST	\$1,289.98	PAC N SAVE	\$27.96
TRINITY SERVICES GROUP	\$4,144.35	SUMMIT FOOD SERVICE	\$736.10
VERIZON WIRELESS SERV	\$80.05	VISA	\$95.16
VISA	\$2,439.11	WELLBEING INITIATIVE	\$625.00
WALL, ROBERT	\$187.50	SALARIES	\$344,864.39
WELLS FARGO FIN LEAS	\$230.66	GROSS SALARIES INCLUDE DEDUCTIONS TO:	
ACKERMAN DESIGN	\$92.00	AMERITAS DENTAL	
AMERITAS LIFE INS	\$4,033.62	AMERITAS VISION	
BLACK HILLS ENERGY	\$50.28	COLONIAL SUPPLEMENTAL INSURANCE	
BROTHERS EQUIPMENT	\$735.67	MID AMERICAN CO WISCONSIN	
HEARTLAND TIRES & TREADS	\$3,313.50	POINT C	
J R WELDING INC	\$193.58	LPL FINANCIAL	
JOHNSON SAND & GRAVEL	\$68,998.89		

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

- Accept County Treasurer's Collected and Uncollected Distress Warrants Report
- Surplus Property Disposal Request for Treasurer's Office
- Updated Fee Schedule for County Clerk's Office

Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic

Motion Carried

Commissioner Reports:

Commissioner Pekarek reported he attended a virtual Nebraska Association of County Officials (NACO) meeting, met with the Veteran Service Officer, and met with Commissioner Ahmic regarding the budget.

Commissioner Ahmic reported she met with the Emergency Manager, met with department heads regarding budget, and participated in an interview for the Seward County Chamber & Development Partnership (SCCDP) Executive Director.

Commissioner Zabrocki reported he attended a Safety Committee meeting, reviewed claims, attended a SouthEast Nebraska Development District (SEND) Executive Board meeting, spent time working in the Public Transit office, and met with Commissioner Ahmic regarding the budget.

Commissioner Hain reported she passed along some road concerns to the Highway Superintendent, and continues to encourage people to contact the Road Department with their comments/concerns, reviewed the budget and met with Commissioner Ahmic regarding it, spent time at the Seward County Fair and assisted the Extension Office employees while there, received notification that the County has received \$10,593.91 in Opioid Funds, and continues to check emails and phone messages for Aging Services.

Zabrocki led discussion on approving the Sheriff's Department 2024-2025 inventory. He reported that one cell phone is listed on the inventory that has been lost and isn't accounted for, noting that the Sheriff's Department will need to do a surplus property disposal request to remove it.

Moved by Zabrocki and seconded by Pekarek to approve the Sheriff's Department 2024-2025 Inventory.

Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic

Motion Carried

Megan Eckles, Zoning Assistant, presented a Short Form Plat for P3SP Subdivision in the SW ¼ of Section 1, Township 10 North, Range 4 East of the 6th P.M.

Moved by Hain and seconded by Pekarek to adopt Resolution No. 3938 for P3SP Subdivision in the SW ¼ of Section 1, Township 10 North, Range 4 East of the 6th P.M.

**RESOLUTION NO 3938 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS P3SP LLC owner Shane Peed owns approximately 239.79 acres of land and has applied for a Short Form Plat to separate 5.97 acres, and described it as a tract of land in the Southwest Quarter of, Section 1, Township 10N, Range 4 East of the 6th P.M, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called P3SP SUBDIVISION and

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

WHEREAS, the Planning Commission recommended approval of the P3SP Subdivision, with a vote of 8 For, 0 Against, and 1 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 or Deny the P3SP Subdivision, Short Form Plat, with Resolution NO: 3938.

Moved by: Hain Seconded by: Pekarek July 28, 2026

Ayes: Scott Pekarek, Raegan Hain, Darrell J. Zabrocki,

Misty Ahmic, Chair of the Board

Attest: Brandy M. Johnson, Seward County Clerk

Affirmative Vote: Hain, Pekarek, Zabrocki, Ahmic

Motion Carried

Next, Eckles presented two tracts of land to be vacated.

Moved by Zabrocki and seconded by Pekarek to adopt Resolution No. 3939 to vacate Lot 2 of Chicoine 1st Addition Plat in the NW ¼ of Section 24, Township 10, North, Range 3 East of the 6th P.M.

**RESOLUTION NO 3939 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS Chicoine Leasing LLC has applied to vacate Lot 2 of the Chicoine 1st Addition Plat as described as a tract of land in the Northwest Quarter of Section 24, Township 10N, Range 3 East of the 6th P.M, Seward County, Nebraska and filed with the Seward County Clerk.

WHEREAS The Seward County Planning Commission held a meeting on May 18,2026 to consider the Vacate, and

WHEREAS, the Planning Commission recommended approval of the vacate of Tract 6 of Chicoine Subdivision Plat and Lot 2 of Chicoine 1st Addition Plat, with a vote of 8 For, 0 Against, and 1 Absent Not Voting, and

WHEREAS, the County Board has reviewed the application and the recommendation of the Planning Commission

WHEREAS, the County Board finds in accordance with Subdivision Regulation section 3.06 that:

1. The Plat to be vacated is a legal plat of record;
2. Vacation of the subdivision will not interfere with development of, nor deny access via public thoroughfare to, adjoining properties or utility services or other improvements;
3. Vacation of the subdivision will not be contrary to the Comprehensive Plan.

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 vacate of Lot 2 of Chicoine 1st Addition Plat, with Resolution NO: 3939.

Moved by: Pekarek Seconded by: Zabrocki July 27, 2026

Ayes: Scott Pekarek, Raegan Hain, Darrell J. Zabrocki,

Misty Ahmic, Chair of the Board

Attest: Brandy M. Johnson, Seward County Clerk

Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic

Motion Carried

Moved by Pekarek and seconded by Zabrocki to adopt Resolution No. 3940 to vacate Tract 6 of Chicoine Subdivision in the NW ¼ of Section 24, Township 10 North, Range 3 East of the 6th P.M.

**RESOLUTION NO 3940 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS Chicoine Leasing LLC has applied to vacate tract 6 of the Chicoine Subdivision Plat as described as a tract of land in the Northwest Quarter of Section 24, Township 10N, Range 3 East of the 6th P.M, Seward County, Nebraska and filed with the Seward County Clerk.

WHEREAS The Seward County Planning Commission held a meeting on May 18,2026 to consider the Vacate, and

WHEREAS, the Planning Commission recommended approval of the vacate of Tract 6 of Chicoine Subdivision Plat and Lot 2 of Chicoine 1st Addition Plat, with a vote of 8 For, 0 Against, and 1 Absent Not Voting, and

WHEREAS, the County Board has reviewed the application and the recommendation of the Planning Commission

WHEREAS, the County Board finds in accordance with Subdivision Regulation section 3.06 that:

1. The Plat to be vacated is a legal plat of record;
2. Vacation of the subdivision will not interfere with development of, nor deny access via public thoroughfare to, adjoining properties or utility services or other improvements;
3. Vacation of the subdivision will not be contrary to the Comprehensive Plan.

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 vacate of Tract 6 of Chicoine Subdivision Plat, with Resolution NO: 3939.

Moved by: Zabrocki Seconded by: Pekarek July 27, 2026

Ayes: Scott Pekarek, Raegan Hain, Darrell J. Zabrocki,

Misty Ahmic, Chair of the Board

Attest: Brandy M. Johnson, Seward County Clerk

Affirmative Vote: Pekarek, Zabrocki, Hain, Ahmic

Motion Carried

Moved by Hain and seconded by Pekarek to authorize the Chair to sign the Letter of Engagement with GBE for the Fiscal Year 2025-2026 Annual Audit.

Affirmative Vote: Hain, Pekarek, Zabrocki, Ahmic

Motion Carried

Moved by Zabrocki and seconded by Pekarek to authorize the Chair to sign the annual agreement with Region 5 Systems for Emergency Protective Custody (EPC) Services.

Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic

Motion Carried

Moved by Zabrocki and seconded by Hain to enter into Executive Session at 9:29 a.m. to discuss potential litigation and strategy.

Affirmative Vote: Zabrocki, Hain, Pekarek, Ahmic

Motion Carried

Moved by Zabrocki and seconded by Pekarek to come out of Executive Session at 10:29 a.m.

Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic

Motion Carried

The Chair stated that potential litigation and strategy were discussed, and no action was taken.

The discussion regarding providing guidance to Legal regarding an appeal of a building permit was tabled.

Known items on the agenda for Board of Commissioners on August 4, 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 28, 2026
4. Discuss/Action – Public/Organizations/Officials

Other Business Matters to Address When Time Allows

5. Commissioner Reports
6. Discuss/Action – Agenda for August 11, 2026

9:10 a.m. Discuss/Action – Appoint Aging Services Program Manager

9:15 a.m. Discuss/Action – Aging Partners Annual Update and Request for Funding

9:45 a.m. Discuss/Action – Public Hearing – Conditional Use Permit to Upgrade/Modify Equipment to Existing Wireless Tower in the SE ¼ of Section 20, Township 9 North, Range 4 East of the 6th P.M.

Discuss/Action – Res – Conditional Use Permit to Upgrade/Modify Equipment to Existing Wireless Tower in SE ¼ of Section 20, Township 9 North, Range 4 East of the 6th P.M.

9:50 a.m. Discuss/Action – Public Hearing – Conditional Use Permit to Upgrade/Modify Equipment to Existing Wireless Tower in SW ¼ of Section 18, Township 11 North, Range 1 East of the 6th P.M.

Discuss/Action – Res – Conditional Use Permit to Upgrade/Modify Equipment to Existing Wireless Tower in SW ¼ of Section 18, Township 11 North, Range 1 East of the 6th P.M.

10:00 a.m. Discuss/Action – Jon Mohr/Spheros Environmental – Discuss Seward County Water Study in Partnership with Upper Big Blue & Lower Platte South Natural Resource Districts

10:45 a.m. Discuss/Action – Budget Meetings with Officials

The Commissioners recessed at 10:31 a.m.

The Commissioners reconvened at 10:47 a.m.

The Commissioners held budget meetings with the following officials:

Jon Regnier, Highway Superintendent, Trever Trebilcock, Assistant Highway Superintendent, and Heidi Fleischman, Administrative Assistant to the Highway Superintendent, discussed the Highway Superintendent, Road Department, Road Buy Back Fund, Special Road Fund, Road Grant Fund and Surveyor Budgets.

Marissa Pfile, Zoning Administrator, discussed the Zoning budget.

Sheila Lueders, District Court Clerk, discussed the District Court budget.

Roxanne Knutson, Human Resources Director, discussed the Human Resources budget.

The Commissioners recessed at 12:12 p.m.
The Commissioners reconvened at 1:02 p.m.

Kimberly Haberman, County Court Clerk Magistrate, discussed the County Court budget.

Eric Hofer, Building & Grounds Superintendent, discussed the Building & Grounds budget.

Sara Stenger, Detention Center Director, and Andrew Truslow, Deputy Detention Center Director, discussed the Detention Center budget. Sheriff Vance later joined them for the discussion.

Pekarek is absent at 2 p.m.

Ray Foreman, Veteran Service Officer, discussed the Veteran Service Officer and Veterans' Aid Fund budgets.

Megan Eckles, Emergency Manager, discussed the Emergency Manager and Emergency Manager Grant Fund budgets.

Moved by Zabrocki and seconded by Hain to adjourn at 2:55 p.m.
Affirmative Vote: Zabrocki, 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 4th day of August 2026.

County Clerk

Chairman