

August 11, 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 August 11, 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 August 11, 2026 at 8:30 a.m.
Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Darrell Zabrocki, Scott Pekarek, Jonathan Curtis
County Clerk: Brandy Johnson
County Assessor: Marilyn Hladky
Deputy 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 July 28, 2026.
Affirmative Vote: Zabrocki, Pekarek, Hain, Ahmic
Abstain: Curtis
Motion Carried

Moved by Hain and seconded by Pekarek to approve the Assessor’s Change of Valuation Notices.

	August 11, 2026	2026 CBOE Change of Valuation Notices	
Parcel #	Name	Legal Description	Reason
800230135	4P Poultry LLC	3-11-1 NW 1/4 SE 1/4 40 AC	Corr clerical error in land valu
800229785	Adam Hladky	1-11-1 TRACT IN S 1/2 S 1/2 NW 1/4 13.27 AC	Corr clerical error in land valu
800229745	Big Knot Farms LLC	25-12-1 #S 1/2 W 1/2 SE 1/4 22.27 AC	Corr clerical error in land valu
800230155	Fehlhafer, Joseph & Jessica	33-12-4 #E 1/2 SW 1/4 38.18 AC	Corr clerical error in land valu
800015142	Full Send Ag LLC	26-9-2 S 1/2 S 1/2 160 AC	Corr clerical error in land valu
800032195	Luebbe Family Poultry LLC	8-11-1 S 1/2 S 1/2 NE 1/4 40 AC	Corr clerical error in land valu
800233300	Luebbe Family Poultry LLC	36-11-1 #W2/3RDS W 1/2 NW 1/4 20.9 AC	Corr clerical error in land valu
800230050	Schulz Poultry LLC	18-10-2 #W 1/2 NW 1/4 30.02 AC	Corr clerical error in land valu
		Chair Seward County Board of Equalization	Date

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

Hladky updated the Commissioners on activities of her department.

Known items on the agenda for Board of Equalization on August 25, 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 August 11, 2026
4. Discuss/Action – Assessor Information Update

Moved by Zabrocki and seconded by Hain to adjourn at 8:38 a.m.

Affirmative Vote: Zabrocki, Hain, Curtis, 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 25th day of August 2026.

County Clerk

Chairperson

August 11, 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 August 11, 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 August 11, 2026 at 9:00 a.m.

Present: Chairperson: Misty Ahmic

Members: Raegan Hain, Scott Pekarek, Darrell Zabrocki,
Jonathan Curtis

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 Zabrocki and seconded by Pekarek to approve the minutes of August 4, 2026.

Affirmative Vote: Zabrocki, Pekarek, Ahmic

Abstain: Hain, Curtis

Motion Carried

Moved by Hain and seconded by Pekarek to approve claims through July 31, 2026.

SEWARD COUNTY CLAIMS THROUGH JULY 31, 2026

911 CUSTOM	\$91.00	VIRTUAL GURUS	\$72.00
ACCURATE CONTROLS	\$203,580.00	WESTERN OIL II	\$26.50
ADVANCED CORR HLTHCR	\$8,336.92	WYTHERS LAW	\$3,337.00
AGING SERVS FUND	\$20,000.00	ACKERMAN ENGINEERING	\$135.00
ALLO COMMUNIC	\$5,111.20	AMERITAS LIFE INS CORP	\$4,141.96
AMAZON CAPITAL SERV	\$67.19	BEAVER HARDWARE	\$137.13
AMERITAS LIFE INS CORP	\$17,541.08	BLACK HILLS ENERGY	\$154.17
BELLIS, JULIE L	\$198.72	BROTHERS EQUIPMENT	\$1,976.99
BLUE RIVER ELECTRIC	\$387.00	CHEMSEARCH	\$232.45
BRYAN HEART	\$26.28	CROUCH'S HARDWARE	\$1,084.04
BURESH LAWN CARE	\$3,500.00	FARMERS COOP	\$3,886.80
CAMPBELL CLEANING	\$5,070.00	JOHNSON SAND & GRAVEL	\$32,939.39
CAPITAL BUSINESS SYS	\$52.53	JONES BANK (FICA)	\$4,282.35
CENTURY BUSINESS PROD	\$197.97	MEDICAL ENTERPRISES	\$36.00
CHARTER COMMUNIC	\$86.78	MIDWEST AUTO PARTS	\$164.98
CITY OF SEWARD	\$15,706.11	MILLER SEED	\$525.00
CLERK OF DIST COURT	\$420.00	NE PUBLIC POWER DIST	\$55.29
CO VETRNS SERV OFF ASSN	\$60.00	NEXTLINK AIS	\$51.07
CODR PLUMBING	\$156.45	OREILLY AUTOMOTIVE	\$927.65
COMFORT INN	\$453.90	RDO TRUCK CENTERS	\$1,020.50
CROUCH'S HARDWARE	\$428.44	SAPP BROS PETROLEUM	\$31,720.00
CULLIGAN	\$127.85	SEWARD ELECTRONICS	\$15.50
E 911	\$45,440.17	VILLAGE OF UTICA	\$54.44
EAKES OFFICE PLUS	\$382.32	FAST MART INC	\$100.00
EGAN SUPPLY CO	\$186.42	SEWARD CO CHAMBER	\$30.00
EHLERS ELECTRONICS	\$100.00	SEWARD LUMBER	\$12.01
ELIZABETH SAMUELSON	\$10,862.50	SE NE TOURISM COUNCIL	\$200.00
FARMERS COOP	\$1,940.36	SWEET TEA MARKETING	\$722.00
FEHLHAFERS INC	\$74.80	MIPS INC	\$654.54
FGH LAW OFFICE	\$4,807.70	MILFORD AGING SERV	\$1,500.00
GREAT PLAINS UNIFORMS	\$514.48	SEWARD AGING SERV	\$1,700.00
HD SUPPLY	\$793.38	UTICA AGING SERV	\$1,550.00
HERPOLSHAIMERS INC	\$1,169.41	MONARCH	\$10,342.95
HOMETOWN LEASING	\$82.88	AMERITAS LIFE INS CORP	\$183.17
RADAR ROAD TEC	\$720.00	JONES BANK (FICA)	\$176.72
JONES BANK (FICA)	\$17,132.89	AKRS EQUIPMENT	\$401.38
KOTIK & MCCLURE, ATTYS	\$856.25	JEO CONSULTING	\$20,177.78
ART ON DISPLAY	\$26.00	MARVIN PLANNING	\$1,000.00
LEE'S REFRIGERATION	\$135.89	NMC, LLC	\$338,000.00
MARK MOORE	\$4,393.64	SECURETECH SYSTEMS	\$161.00
MEMORIAL HOSPITAL	\$6,032.02	AMERITAS LIFE INS CORP	\$1,455.81
MID-AMERICAN INS GROUP	\$59,669.64	BLACK HILLS ENERGY	\$48.79
MIDWEST AUTOMOTIVE	\$1,574.55	CHARTER COMMUNIC	\$51.96
MIPS INC	\$1,748.73	CITY OF SEWARD	\$237.61
NE HLTH & HUMAN SERV	\$1,548.35	EAKES OFFICE PLUS	\$150.43
NE DEPT OF LABOR	\$1,998.95	JONES BANK (FICA)	\$1,470.17
ONESOURCE	\$197.00	MID-AMERICAN INS GRP	\$4,863.30
OREILLY AUTOMOTIVE	\$40.80	SEWARD CO HLTH CLM FND	\$9,439.63
PETTY CASH FUND	\$112.15	SOARIN GROUP, LLC	\$288.00
POLLACK AND BALL	\$3,300.00	ST OF NE DAS COMMUNIC	\$1,382.40
QUADIENT LEASING USA	\$231.00	ST OF NE DAS ST ACCNTNG	\$115.00
QUILL CORPORATION	\$360.01	CENTURYLINK	\$4,605.65
SAFELITE FULFILLMENT	\$539.11	LANGUAGE LINE SERVICES	\$14.87
SEWARD CO HLTH CLM FND	\$116,882.65	CHARTER COMMUNIC	\$232.07
SEWARD CO INDEPENDENT	\$880.91	CIDNET	\$2,134.63
SEWARD SHERIFF UNCOLL FEES	\$198.00	SUMMIT FOOD SERVICE	\$1,310.33
SEWARD SMILES	\$655.00	SALARIES	\$329,872.54
SHIFFERMILLER LAW	\$1,787.50	GROSS SALARIES INCLUDE DEDUCTIONS TO:	
SHOWORKS, LLC	\$1,353.90	AMERITAS DENTAL	
SOARIN GROUP	\$6,245.25	AMERITAS VISION	
SPORTS EXPRESS	\$12.50	COLONIAL SUPPLEMENTAL INSURANCE	
TRANSUNION RISK & ALT	\$1,165.00	MID AMERICAN CO WISCONSIN	
TRINITY SERVICES GROUP	\$17,895.27	POINT C	
US BANK EQUIP FINANCE	\$182.30	LPL FINANCIAL	
VERIZON WIRELESS SERV	\$1,161.02		

Affirmative Vote: Hain, Pekarek, Zabrocki, Ahmic
Abstain: Curtis

Motion Carried

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

- a) County Clerk Fee Report for July 2026 - \$40,464.10
- b) District Court Fee Report for July 2026 - \$3,341.93
- c) Sheriff Fee & Mileage Reports for June 2026 - \$1,542.00 & \$1,023.85

Affirmative Vote: Zabrocki, Hain, Pekarek, Curtis, Ahmic

Motion Carried

Tiffany Allen, Assistant Human Resources Director, introduced Alisha Fisher as the new Aging Services Program Manager.

Commissioner Reports:

Commissioner Hain reported that she had a call with the County Attorney and Sergeant Legband from the Sheriff's Office regarding the budget, met with the new Aging Services Program Manager and introduced her to other county employees at the West Wing, met with the Highway Superintendent and the Road Department Administrative Assistant, met with the new Commissioner, Jonathan Curtis.

Commissioner Zabrocki reported he attended a Seward City Council meeting, has been working with the new Public Transit Director, will attend another City Council meeting and Nebraska Intergovernmental Risk Management Assn. (NIRMA) Board meeting.

Commissioner Ahmic reported she received calls regarding Zoning Regulations and road conditions, has worked with the County Clerk on the budget, worked with the Zoning Administrator and Emergency Manager, attended a Safe Streets & Roads for All grant meeting with JEO, worked with the Seward/Saline Solid Waste Management Executive Committee, attended a Seward County Chamber & Development Partnership (SCCDP) Executive Team meeting, scheduled time with each of the Natural Resource Districts regarding a water study in collaboration with the county, and will attend the upcoming Natural Resource District meetings, and had a conversation with the Road Department staff regarding the budget.

Commissioner Pekarek reported he had a meeting with the Zoning Administrator & Emergency Manager, received phone calls regarding roads and followed up with the Assistant Highway Superintendent, and had a discussion with the Road Department staff regarding the budget.

Commissioner Curtis introduced himself as the new District 5 Commissioner, and reported that he met with the other Commissioners, the County Clerk, Human Resources, Mayor Eickmeier and the City Administrator.

Shelby Pedersen, Executive Director of Southeast Nebraska CASA, was present to give an annual update and present the organization's funding request for 2026-2027.

The Commissioners completed the Annual Fraud Inquiry from Gabriel, Burger & Else, CPA.

The Commissioners recessed at 9:20 a.m.

The Commissioners reconvened at 9:37 a.m.

Jon Regnier, Highway Superintendent, was present to discuss the illegal dumping of tires in a ditch that occurred sometime around July 27th. The Road Department did not budget for extra costs such as this, so he was seeking funding options to pay for the cleanup. There was discussion regarding seeking reimbursement for costs from Seward/Saline Solid Waste Management. Ahmic will propose it at the next Solid Waste Board meeting.

Moved by Zabrocki and seconded by Curtis to extend authority to the Road Department to clean up an illegal dumpsite using funds from the Inheritance Fund pending the acquisition of reimbursement, possibly, from Solid Waste Management, with funds to go back into the Inheritance Fund, if they are received, not to exceed \$5000.00

Affirmative Vote: Zabrocki, Curtis, Pekarek, Hain, Ahmic

Motion Carried

Moved by Pekarek and seconded by Hain to adopt Resolution No. 3944 for the Annual Certification of Program Compliance for the Nebraska Board of Public Roads Classifications and Standards.

Do not recreate or revise the pages of this document, as revisions and recreations will not be accepted. Failure to return both pages of the original document by the filing deadline (October 31, 2026) may result in the suspension of Highway Allocation funds until the documents are filed.

RESOLUTION

SIGNING OF THE COUNTY ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE 2026

Resolution No. 3944

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2510(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and standards; and

Whereas: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each county shall be signed by the County Board Chairperson and shall include the resolution of the governing body of the county authorizing the signing of the certification.

Be it resolved that the County Board Chairperson of Seward County is hereby authorized to sign the County Annual Certification of Program Compliance.

Adopted this 11th day of August, 2026 at Seward Nebraska.

County Board Members

Jonathan Curtis, Raegan Hain, Darrell J. Zabrocki, Misty Ahmic, Scott Pekarek

County Board Member Pekarek
Moved the adoption of said resolution
Member Hain Seconded the Motion
Roll Call 5 Yes 0 No 0 Abstained Absent

Attest: Brandy M. Johnson, County Clerk

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COUNTY ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE TO NEBRASKA BOARD OF PUBLIC ROADS CLASSIFICATIONS AND STANDARDS 2026

In compliance with the provisions of the State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2510(2), requiring annual certification of program compliance to the Board of Public Roads Classifications and Standards, the County of Seward hereby certifies that it:

- ✓ has developed, adopted, and included in its public records the plans, programs, or standards required by sections 39-2115 and 39-2119;
- ✓ meets the plans, programs, or standards of design, construction, and maintenance for its highways, roads or streets;
- ✓ expends all tax revenue for highway, road, or street purposes in accordance with approved plans, programs, or standards, including county and municipal tax revenue as well as highway-user revenue allocations;

- ✓ uses a system of revenue and costs accounting which clearly includes a comparison of receipts and expenditures for approved budgets, plans, programs, and standards;
- ✓ uses a system of budgeting which reflects uses and sources of funds in terms of plans, programs, or standards and accomplishments;
- ✓ uses an accounting system including an inventory of machinery, equipment, and supplies;
- ✓ uses an accounting system that tracks equipment operation costs;
- ✓ has included in its public records the information required under subsection (2) of section 39-2510; and
- ✓ **has included in its public records a copy of this certification and the resolution of the governing body authorizing the signing of this certification by the County Board Chairperson.**

<u>Misty Ahmic</u>	<u>08/11/26</u>
Signature of County Board Chairperson (Required)	(Date)

<u>Jon Regnier</u>	<u>11 Aug 2026</u>
Signature of County Highway Superintendent (Optional)	(Date)

Return the completed original signing resolution and annual certification of program compliance by October 31, 2026 to:

Nebraska Board of Public Roads Classifications and Standards
 PO Box 94759
 Lincoln NE 68509
or email to ndot.blshelp@nebraska.gov

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Affirmative Vote: Pekarek, Hain, Zabrocki, Curtis, Ahmic

Motion Carried

Marissa Pfile, Zoning Administrator, was present to discuss the noncompliance of Building Permit #51-2025. The permit was issued last July, and upon procedural review by the Assessor's Office, it was determined that the structure that was built was not the structure the permit was issued for. There was discussion regarding the steps to be taken now to address the noncompliance. It was decided that the Zoning Administrator, along with Commissioner Pekarek, will perform an inspection on the property and come back to the board with their findings.

The next discussion was in regard to an unpermitted structure in Precinct A. The Assessor's Office found a new building that was built between 2022 – 2024 during their regular review. No permit was issued for the structure. The Assessor has reached out to the owner, who reported that they were initially told they did not need a building permit. Commissioner Pekarek will accompany the Assessor to perform an inspection and explain the Zoning Regulations to the owner.

The Commissioners recessed 10:09 a.m.
 The Commissioners reconvened 10:17 a.m.

The Commissioners held budget meetings with the following officials:

Carrie Sermeno, District Judge Bailiff, discussed the District Judge budget.

Ann Dobesh and Emily Manning, from the Extension Office, discussed the Extension Office budget.

Jalisa Gruhn, Public Transit Director, along with Commissioner Zabrocki, discussed the Public Transit budget.

Wendy Elston, County Attorney and Casey Tiemann, Operations Manager, discussed the County Attorney budget and related budgets.

Commissioner Hain presented the Aging Services budget.

Commissioner Ahmic presented the Public Defender budget.

The Commissioners recessed at 12:16 p.m.
The Commissioners reconvened at 1:11 p.m.

Marilyn Hladky, Assessor and Stacey Rediger, Deputy Assessor, discussed the Assessor and Assessor Reappraisal budgets.

Mike Vance, Sheriff, and Lisa Borges, Sheriff's Captain, discussed the Sheriff's budget and other related budgets.

Known items on the agenda for Board of Commissioners on August 18, 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 August 11, 2026

Other Business Matters to Address When Time Allows

4. Discuss/Action – Public/Organizations/Officials
5. Commissioner Reports
6. Discuss/Action – Agenda for August 25, 2026

9:00 a.m. Discuss/Action – Authorize Chair to Sign One-Year Lease with CAT
Financial for Mini Excavator

9:30 a.m. Discuss/Action – Executive Session – Potential Litigation

Moved by Zabrocki and seconded by Pekarek to adjourn at 3:45 p.m.
Affirmative Vote: Zabrocki, Pekarek, Hain, Curtis, Hain 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 18th day of August 2026.

County Clerk

Chairman