November 10, 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 November 10, 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 November 10, 2026 at 8:30 a.m.

Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Darrell Zabrocki, Jonathan Curtis, 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 Hain and seconded by Curtiss to approve the minutes of October 27, 2026.
Affirmative Vote: Hain, Curits, Zabrocki, Pekarek, Ahmic Motion Carried

Moved by Hain and seconded by Zabrocki to approve tax list corrections:

a. 219-25P, Low Cost Interlock 819
b. 220-24P, GTP Infrastructure I, LLC
c. 221-25P, Bryan Physician Network
d. 493-24R, Scott & Michelle Zabik
e. 494-25R, Scott & Michelle Zabik

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

Hladky updated the Commissioners on activities of her department.

Known items on the agenda for Board of Equalization on November 24, 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 November 10, 2026
4. Discuss/Action – Assessor Information Update

Moved by Zabrocki and seconded by Hain to adjourn at 8:34 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 24th day of November 2026.

_____ _____

County Clerk Chairperson

November 10, 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 November 10, 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 November 10, 2026 at 9:00 a.m.
Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Scott Pekarek, Jonathan Curtis, 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 Zabrocki and seconded by Curtis to approve the minutes of November 3, 2026.
Affirmative Vote: Zabrocki, Curtis, Hain, Pekarek, Ahmic Motion Carried

Moved by Hain and seconded by Curtis to approve the minutes of November 4, 2026.
Affirmative Vote: Hain, Curtis, Pekarek, Zabrocki, Ahmic Motion Carried

Sheriff Huntington requested the Surplus Property Disposal for the Sheriff's Office be removed.

Moved by Curtis and seconded by Hain to approve the consent agenda, removing the surplus property disposal request for the Sheriff's Office, consisting of:
a. Clerk of District Court Fee Report for October 2026 - $8,216.24
b. Zoning Fee Report for October 2026 - $1,775.00
c. County Clerk Fee Report for October 2026 - $74,824.16

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

Wendy Elston, County Attorney, introduced Deputy County Attorney Doug Dexter.

Commissioner Reports:
Commissioner Curtis reported he attended the swearing in ceremony for Sheriff Huntington and answered questions regarding the Sheriff's appointment process.

Commissioner Pekarek reported he rode along with the Assistant Highway Superintendent, met with the Zoning and Assessor's Offices, attended the special board meeting to appoint the new Sheriff, and observed the ballot counting in the County Clerk's Office on election night.

Commissioner Ahmic thanked the County Clerk's Office and all of the election workers for their work during the election, and reported that she met with Commissioner Pekarek

and Elston, completed a department evaluation with Commissioner Pekarek, participated in a Community Safety Action Plan (CSAP) meeting, attended two Seward County Chamber & Development Partnership (SCCDP) meetings, one for the hiring committee and one for the executive team, and also created job postings for SCCDP. She also shared information regarding the Safe Streets and Roads for All (SS4A) project to the city and to G&P Landfill, received several calls regarding road conditions and addressed those concerns with the Road Department, rode along with the Assistant Highway Superintendent and Commissioner Pekarek, participated in meetings with Human Resources, attended a Milford City Council meeting, received calls on election night that the county's website was down, received calls regarding Zoning regulations, communicated with Upper Big Blue and Lower Platte South Natural Resource Districts about the interlocal agreement with the county for a water study, communicated with Windstream and the Public Service Commission regarding a right of way permit, and met with the Zoning Administrator and Keith Marvin of Marvin Planning.

Commissioner Zabrocki reported he contacted the former Sheriff and the three candidates running for Sheriff in the General Election to inform them of the Special Session on November 4th in regard to the appointment process, attended a SouthEast Nebraska Development District (SENDD) Executive Board meeting, delivered payment to Meyer Automotive for the newly acquired Public Transit/Fleet vehicle, participated in a Nebraska Intergovernmental Risk Management Assn. (NIRMA) Roundtable discussion, attended an Apace board meeting and a Region 5 board meeting, attended the swearing in ceremony for Sheriff Huntington and spent time getting equipment checked out to him, received a call from a Public Transit customer who has provided a donation to the program, and attended a Seward City Council meeting.

Heidi Fleischman, Road Department Administrative Assistant, was present to give a review of the work that has been done in the last year with the Community Safety Action Plan (CSAP). Fleischman is a member of a focus group that was established and started the CSAP process in 2024. She reported on the ongoing strategies implemented in 2026, and the additional ones to be added in 2027, including mental health and addiction, car seat installation, and rules of the road training in Seward County schools. Ahmic reported that she connected the Four Corners Health Department with the City of Seward in regard to a walkability study for potential future funding.

Commissioner Reports, continued:

Commissioner Hain reported she met with the Human Resources Director as the liaison to the Human Resources Department, met with the Aging Services Program Manager, and reported that she reached out to a youth baseball coach to work on assembling senior support boxes, attended the swearing in ceremony for Sheriff Huntington, put in a request on behalf of the Emergency Manager for the use of the Ag Pavilion on April 10th for an Emergency Preparedness Event, and met with the Highway Superintendent and Commissioner Ahmic.

Marissa Pfile, Zoning Administrator, was present to discuss the clarification of special dwelling types. A single-family residence is designated in the current regulations as being 900 square feet, but the proposed new regulations don't clarify square footage of a single-family residence. The proposed new regulations also include various additional types of dwellings, but do not specify square footage for those either. Ahmic questioned the lack of clarification in the new regulations, noting the square footage was designated previously as part of the Assessor's process for assessment and density. Pfile and Ahmic met with Keith Marvin of Marvin Planning, who has been working on the proposed new regulations. Marvin reported that square footage cannot be designated in the new regulations due to the legislation pertaining to smaller homes and other dwellings. The new proposed regulations define that a single-family home must be permanent. There was discussion about privately owned campgrounds that offer permanent camp sites, and how the regulations could potentially affect those. Ahmic will contact Marvin Planning for clarification on campgrounds, and this will be brought back before the proposed zoning regulations are approved.

Scott Johnson, a member of the public, was present to discuss the timeline of the proposed zoning regulations. Johnson and his wife own property and had initially planned to build a home on it, but the area where the property lies has since been rezoned for commercial use. Due to a change in their family's plans, they would like to

sell the property but are having difficulties due to the property's current zoning. The current zoning regulations do not allow single family homes to be built on commercially zoned (C2) property. The new proposed zoning regulations would change the property from C2 to multi-purpose (MU2). The Commissioners informed him that the proposed zoning regulations will potentially be passed during the November 17th meeting and thanked him for sharing his concerns.

The Commissioners recessed at 9:55 a.m.
The Commissioners reconvened at 10:01 a.m.

Scott Erickson, representing All Copy Products, was present to discuss a mailing equipment proposal for the courthouse. He presented information on a postage machine available through his company. Ahmic advised Erickson of the county's fiscal year budget, noting that it is in the middle of the budget year, and asked for this to be discussed further closer to the next fiscal year budget time.

Moved by Zabrocki and seconded by Hain to authorize the Chair to sign the amendment to the Point C Plan document and HRA Plan document.
Affirmative Vote: Zabrocki, Hain, Curtis, Pekarek, Ahmic Motion Carried

Moved by Zabrocki and seconded by Curtis to adopt Resolution No. 3956 authorizing the Chair to sign the Year End Certification of the County Highway Superintendent.

RESOLUTION
SIGNING OF THE
YEAR-END CERTIFICATION OF COUNTY HIGHWAY
SUPERINTENDENT
2026

Resolution No. 3956

Whereas: State of Nebraska Statutes, sections 39-2302, and 39-2501 through 39-2505 detail the requirements that must be met in order for a county to qualify for an annual Incentive Payment; and

Whereas: The State of Nebraska Department of Transportation (NDOT) requires that each county must annually certify (by December 31st of each year) the appointment(s) of the County Highway Superintendent(s) to the NDOT using the Year-End Certification of County Highway Superintendent form; and

Whereas: The NDOT requires that such certification shall also include a copy of the documentation of the county highway superintendent's appointment, i.e., meeting minutes showing the appointment of the County Highway Superintendent by their name as it appears on their License (if applicable), their License Number (if applicable) and Class of License (if applicable), the type of appointment, i.e., employed or under contract (consultant, or interlocal agreement with another county and/or incorporated municipality), and the beginning date of the appointment; and

Whereas: The NDOT also requires that such Year-End Certification of County Highway Superintendent form shall be signed by the County Board Chairperson and shall include a copy of a resolution of the County Board authorizing the signing of the Year-End Certification of County Highway Superintendent form by the County Board Chairperson.

Be it resolved that the County Board Chairperson of Seward County is hereby authorized to sign the attached Year-End Certification of County Highway Superintendent form(s).

Adopted this 10th day of November 2026 at Seward, Nebraska.

*Certification form for dates 01/01/26 – 12/31/26 attached to Resolution

County Board Members

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

County Board Member Zabrocki
Moved the adoption of said resolution
Member Curtis Seconded the Motion
Roll Call 5 Yes, 0 No, 0 Abstained, 0 Absent
Resolution adopted, signed, and billed as adopted

Attest: Brandy M. Johnson, County Clerk

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

Ahmic led discussion on the interlocal agreement with Upper Big Blue Natural and Lower Platte South Natural Resources Districts. In October, the Commissioners sought bids for a hydrogeologic resources and risk assessment, but the bid has not yet been awarded, because there wasn't an interlocal agreement with all participating parties in place. Once the interlocal agreement has been signed by all participating parties, the bid can be awarded.

Moved by Pekarek and seconded by Curtis to authorize the Chair to sign the Interlocal Agreement with Upper Big Blue Natural Resources District and Lower Platte South Natural Resources District for the Seward County Hydrogeologic Resources and Risk Assessment.
Affirmative Vote: Pekarek, Curtis, Hain, Zabrocki, Ahmic Motion Carried

Moved by Zabrocki and seconded by Curtis to enter into Executive Session at 10:39 a.m. to discuss personnel, not to exceed one hour.
Affirmative Vote: Zabrocki, Curtis, Pekarek, Hain,
Voting No: Ahmic Motion Carried

Moved by Zabrocki and seconded by Hain to come out of Executive Session at 10:51 a.m.
Affirmative Vote: Zabrocki, Hain, Pekarek, Curtis, Ahmic Motion Carried

The Chair stated that personnel was discussed, and no decisions were made.

The Commissioners recessed at 10:52 a.m.
The Commissioners reconvened at 11:17 a.m.

Moved by Hain and seconded by Curtis to enter into Executive Session at 11:17 a.m. to discuss personnel.
Affirmative Vote: Hain, Curtis, Pekarek, Zabrocki, Ahmic Motion Carried

Moved by Hain and seconded by Pekarek to come out of Executive Session at 12:41 p.m.
Affirmative Vote: Hain, Pekarek, Curtis, Zabrocki, Ahmic Motion Carried

The Chair stated that personnel was discussed, and no decisions were made.

Known items on the agenda for Board of Commissioners on November 17, 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 November 10, 2026
4. Discuss/Action – Claims through November 6, 2026

Other Business Matters to Address When Time Allows

5. Discuss/Action – Public/Organizations/Officials
6. Commissioner Reports
7. Discuss/Action – Agenda for November 24, 2026

9:15 a.m. Discuss/Action – Road Department Request for Funding to Clean Illegal Tire Dumpsite

9:25 a.m. Discuss/Action – Res – Proposed Zoning Regulations

10:00 a.m. Discuss/Action – Executive Session - Strategy

Moved by Zabrocki and seconded by Curtis to adjourn at 12:43 p.m.
Affirmative Vote: Zabrocki, Curtis, 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 17th day of November 2026.

_____ _____

County Clerk Chairman