# February 11, 2025 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 February 11, 2025 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 and the Milford Times. 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 February 11, 2025 at 8:30 a.m.

Present: Chairperson: Misty Ahmic

Members: Scott Pekarek Ken Schmieding, Darrell Zabrocki

Deputy County Clerk: Brandy Johnson County Assessor: Marilyn Hladky Absent Member: Raegan Hain

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 Schmieding and seconded by Pekarek to approve the minutes of January 28, 2025.

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

Hladky updated the Commissioners on activities of her office.

Known items on the agenda for Board of Equalization on February 25, 2025 are as follows:

9:00 a.m.

- 1. Convene and announce Open Meetings Law
- 2. Pledge of Allegiance
- 3. Discuss/Action Approve minutes of February 11, 2025
- 4. Discuss/Action Assessor Information Update

Moved by Zabrocki and seconded by Pekarek to adjourn at 8:52 a.m.

Affirmative Vote: Zabrocki, Pekarek, Schmieding, Ahmic

Motion Carried

State of Nebraska) County of Seward) ss.

I, Brandy Johnson, the undersigned Deputy 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	e hereunto	set my	hand	and	affixed	my	official	seal	this
25 <sup>th</sup> day of February 2025.		·							

Deputy County Clerk	Chairperson

# February 11, 2025 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 February 11, 2025 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 and the Milford Times. 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 February 11, 2025 at 9:00 a.m.

Present: Chairperson: Misty Ahmic

Members: Scott Pekarek, Ken Schmieding, Darrell Zabrocki

Deputy County Clerk: Brandy Johnson

Absent Member: Raegan Hain

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 Schmieding to approve the consent agenda consisting of:

- a. Minutes of February 4, 2025
- b. Zoning Fee Report for January 2025 \$1,125.00
- c. County Clerk Fee Report for January 2025 \$37,850.42
- d. District Court Fee Report for January 2025 \$8,267.54

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

Moved by Zabrocki and seconded by Pekarek to approve claims through January 31, 2025.

ACCURATE CONTROLS	EQ	\$1,856.36	VERIZON WIRELES SERV	UT	\$1,624.39
ADAMS CO SHERIFF	SE	\$19.00	VIRTUAL IMPRESSIONS	SE	\$36.00
ALLO COMM	UT	\$5,423.34	VISA	FE	\$188.29
AMERITAS LIFE INS	FE	\$21,644.08	VISUAL EDGE IT	SE	\$44.94
BECKY BAKER	SE	\$50.00	VOSS LIGHTING	SE	\$268.86
BENCHMARK GOV SOL	SE	\$45.80	WATER ENGINEERING	SE	\$210.00
BLUE360 MEDIA	SU	\$99.95	WYTHERS LAW	SE	\$10,698.50
BRENNAN, NIELSEN LAW	SE	\$20,042.26	BAUER BUILT	EQ	\$1,435.55
CENTEC CAST METAL	SU	\$1,736.12	BEATRICE CONCRETE	SU	\$20,001.92
CENTURY BUSIN PROD	SU	\$100.84	BEAVER HARDWARE	SU	\$7.27
CITY OF SEWARD	UT	\$14,063.30	BLACK HILLS ENERGY	UT	\$2,154.66
CLERK OF DIST CRT	SE	\$257.00	CROUCH'S HARDWARE	SU	\$593.10
CRAFTMASTER HRDWR	SU	\$2,534.00	EQUIPMENT BLADES	EQ	\$5,578.30
DICKSON LAW GRP	SE	\$2,462.50	KV ENTERPRISES	SE	\$219.50
DIVERSIFIED DRUG TEST	SE	\$55.00	HEARTLAND TIRES	EQ	\$642.00
E 911	SE	\$39,183.83	HYDRAULIC EQUIP SERV	SE	\$139.49
EAKES OFFICE PLUS	SU	\$1,215.59	KERFORD LIMESTONE	SU	\$7,779.10
ENGINEERED CONTROLS	EQ	\$6,675.00	LARSEN LIGHTS	SU	\$945.24
FOXSTER OPCO	EQ	\$6,570.00	MEYER AUTOMOTIVE	SE	\$75.00
SIDNEY FREY	SE	\$125.00	MIDWEST AUTO PARTS	SE	\$378.61
GALLS LLC	SE	\$124.32	NE PUBLIC POWER DIST	UT	\$214.67

GREAT PLAINS					
UNIFORMS	SE	\$206.32	NEXTLINK AIS SE \$54.19		
HAMPTON INN	TR	\$999.60	PAC N SAVE SU \$131.11		
HOMETOWN LEASING	EQ	\$588.20	POMP'S TIRE SERVICE SE \$2,065.94		
SUE IMIG	SE	\$394.18	POWERPLAN SE \$157.93		
JONES BANK (FICA)	FE	\$21,616.70	SAPP BROS PETROLEUM SU \$21,339.06		
MATTHEW KOSMICKI	SE	\$250.00	SHAFFER COMMUNIC EQ \$52.50		
LYNELLE KRIZ	SE	\$250.00	SOUTHWEST GRAVEL SU \$12,162.46		
LANCASTER CO SHERIFF	SE	\$41.02	TRUCK EQUIP SERV SE \$461.40		
MATTSON RICKETTSLAW	SE	\$260.78	VILLAGE OF GARLAND UT \$80.56		
MID-AMERICAN INS	FE	\$46,229.27	VILLAGE OF UTICA UT \$54.56		
MIPS INC	SE	\$11,864.53	DALE JOHNSON ENT SU \$15,716.80		
MARK MOORE	SE	\$8,414.27	BIZCO TECHNOLOGIES EQ \$22,874.85		
MORROW, POPPE	SE	\$1,261.04	KOLTERMAN, CLARK SE \$250.00		
NAYLOR & RAPPL LAW	SE	\$5,512.50	NE NATL GRD MUSEUM SE \$195.98		
PAT OHLMANN	SE	\$50.00	NE TOURISM COMMISS SE \$360.00		
ONESOURCE	SE	\$237.50	PIZZA KITCHEN SU \$225.10		
OREILLY AUTOM	SU	\$237.30 \$24.27	SEWARD CHAMBER SE \$400.00		
ORKIN LLC	SE	\$147.00	SEWARD CO AG SOC SE \$1,000.00		
CA MARKETING	SE	\$320.98	SEWARD ROTARY CLUB SE \$2,500.00		
POINT C HEALTH	FE	\$387.50	CENTRALSQUARE TECH EQ \$6,432.14		
POLLACK & BALL	SE	\$7,106.25	CORI J STAVA SE \$182.00		
QUADIENT LEASING USA	EQ	\$270.00	GREAT PLAINS COMM UT \$629.89		
REDWOOD TOX LAB	SE	\$278.75	WILLIAM GUGENHAM SE \$495.00		
BECKY REISINGER	SE	\$50.00	HERPOLSHEIMERS EQ \$966.52		
SEC OF ST - ELECTIONS	SU	\$10.00	MIDWEST AUTOM EQ \$2,122.43		
SEW CO HLTH CLM FND	FE	\$241,233.38	DILLON WILLIAMS SE \$505.00		
SEW CO INDEPENDENT	SE	\$57.09	MARVIN PLANNING SE \$1,500.00		
SEWARD CO SHERIFF	SE	\$6.50	SPORTS EXPRESS SU \$25.00		
SEWARD CO TREASURER	SE	\$10.00	UPPER BIG BLUE NRD UT \$223.13		
JOY SHIFFERMILLER	SE	\$2,502.00	NE ASSN CO OFFICIALS FE \$3,000.00		
SOARIN GROUP	SE	\$1,614.00	ST OF NE DAS ST ACCNT SE \$115.00		
ST OF NE DAS COMMUN	SE	\$1,382.40	NATL EMRG NMBR ASSN FE \$160.00		
STEPHANIE FLYNN LAW	SE	\$2,701.00	FIBER PLATFORM SE \$327.00		
STERICYCLE	SE	\$55.59	CENTURYLINK UT \$4,586.11		
SHARILYN K STEUBE	SE	\$250.00	CIDNET SE \$2,860.27		
SUMMIT FIRE PROTECT	SE	\$227.65	MY CENTRAL SUPPLY SU \$80.60		
SUMMIT FOOD SERV	SE	\$9,555.59	SALARIES \$306,880.52		
SUE SYLWESTER	SE	\$100.00	GROSS SALARIES INCLUDE DEDUCTION TO:		
THOMSON REUTERS	SE	\$558.00	AMERITAS DENTAL		
CHRISTINA THORNTON	SE	\$374.00	AMERITAS VISION		
THYSSENKRUPP ELEVAT	SE	\$7,913.45	COLONIAL SUPPLEMENTAL INSURANCE		
UNL AEM BUSINES CNTR	SE	\$11,251.44	MID AMERICAN WISCONSIN		
US BANK EQUIP FINANCE	EQ	\$167.99	POINT C FSA		
VANGUARD APPRAISALS	SE	\$2,959.00	WADDELL & REED		
THE PAINT AND AND THE PROPERTY OF THE PAINT	JL	Ψ2,333.00	THE CONTENT OF THE CO		

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

Jon Regnier, Highway Superintendent, and Marcus Kallhoff, Weed Superintendent, updated the Commissioners on activities of their departments.

## **Commissioner Reports:**

Commissioner Zabrocki reported he participated in two broadband meetings, attended a meeting with the Seward Police Department, participated in a Nebraska Intergovernmental Risk Management Association (NIRMA) Roundtable meeting, attended an Apace meeting, attended a Region V meeting, met with a Sheriff's Department Captain, met with the Emergency Management Director, received a phone call from a constituent, and attended a Seward City Council meeting.

Moved by Pekarek and seconded by Zabrocki to open a Public Hearing at 9:15 a.m. for Alltel Communications/AT&T to upgrade/modify existing equipment on a wireless tower in O Precinct in Section 9, Township 9 North, Range 3 East of the 6th P.M. Affirmative Vote: Pekarek, Zabrocki, Schmieding, Ahmic Motion Carried Marissa Pfile, Zoning Administrator, explained the request to upgrade equipment for an existing tower and gave information about it.

No one was in attendance to oppose or make any statement in favor of such permit.

Moved by Zabrocki and seconded by Pekarek to close the Public Hearing at 9:18 a.m. Affirmative Vote: Zabrocki, Pekarek, Schmieding, Ahmic **Motion Carried** 

The Commissioners completed the Findings of Facts form for the permit. BEFORE THE SEWARD COUNTY NEBRASKA COUNTY COMMISSIONERS

IN THE MATTER OF EQUIPMENT MODIFICATIONS/UPGRADES AT EXISTING

REQUESTED USE: EQUIPMENT MODIFICATION/UPGRADE PERMIT TU-01-2025

CURRENTLY ZONED: TA-1 This matter came before the Seward County Commissioners at the request of the applicant. A public hearing was held on the 11th day of February 2025. Notice o said hearing was publicized on the 29th day of January 2025.
The Board of Commissioners recommends to:
<ul> <li>X Approve the Wireless Upgrade or Equipment Add on to Existing Structure</li> <li>Deny the Wireless Upgrade or Equipment Add on to Existing Structure</li> </ul>
With a roll call vote of: 4 For 0 Against 1 Absent Not Voting
Upon review of all necessary facts, the County Commissioners make the following findings:
1. $\underline{X}$ The use, in all other respects, conforms to the applicable regulations of the district in which it is located.
2. X The use will have adequate water and sewer facilities.
3. $\underline{X}$ The use will be in harmony with the character of the area and the most appropriate use of the land.
4. X The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the county.
5. X The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
6. X The establishment of conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
7. X Adequate utilities, access roads, and drainage facilities have been or are being provided.
8. X That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
9. X The use does not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled
10. X The use does not involve any pollution of the air by fly-ash, dust, vapors, or other substance which is harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.

11. X The use does not involve any malodorous gas or matter, which is

from any adjoining property or from any public street, road, or highway.

12. X The use does not involve any direct or reflected glare, which is visible

discernible on any adjoining lot or property.

- 13. X The use does not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- 14. <u>X</u> The use does not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

Further, the County Commissioners recommend the following specific conditions that are necessary or desirable to address the most appropriate use of the land, the conservation and stabilization of the value of property, the provision of adequate open space for light and air, concentration of populations, congestion of public streets, and the promotion of the general health, safety, welfare, convenience, and comfort of the public:

<u>Permit to run with existing owner only. Transfer in Ownership to require a new permit.</u>

Dated this 11th day of February 2025.

<u>Darrell J. Zabrocki</u>, <u>Ken Schmieding</u>, <u>Scott Pekarek</u>, <u>Misty Ahmic</u>, County Commissioner Chair

Moved by Pekarek and seconded by Zabrocki to adopt Resolution No. 3835 in regard to a permit from Alltel Communications/AT&T to upgrade/modify existing equipment on a wireless tower in O Precinct in Section 9, Township 9 North, Range 3 East of the 6th P.M.

# RESOLUTION NO 3835 OF THE SEWARD COUNTY BOARD OF COMMISSIONERS

WHEREAS Fullerton Engineering, Alltel Communications, and AT&T have applied for a Wireless upgrade or equipment add on to an existing structure permit located in the Southwest Quarter of Section 9, Township 9N, Range 3E to install (3) AIR6472 B77G B77M Ericsson Antenna, (3) NNH4-65C-R6-V4 Ericsson Antenna, (3) 4494 B14/B29 RRU, (3) 4890 B25/B66, (1) DC50-48-60-96-50F Surge (Ground), (2) DC9-48-60-24-8C-EV surge protector, (1) 0.41" fiber, (3) 1.13" DC Trunk, (3) Baseband Units, (1) Vertiv 512-48/-58V Power plant, (8) Rectifiers, (8) Batteries, (1) SDC020 Generac Diesel Generator

**WHEREAS** The Seward County Planning Commission held a meeting on January 27,2025, to consider the Wireless upgrade or equipment add on to existing structure permit, and

**WHEREAS** the Planning Commission recommended approval of the Wireless upgrade or equipment add on to existing structure permit with a vote of 7 For, 0 against, and 2 Absent and Not Voting, and

WHEREAS	_X_No one	appeared to oppose the sub	odivision.
	X No one Individu	uals appeared to oppose the appeared to support the subuals appeared to support the uals appeared without comm	odivision subdivision.
Commission	ers do here equipment a	<b>ESOLVED</b> that the Seward oby Approve X , Deny add on to existing structure parts of the seward of the seward of the seward object.	the Wireless
,	chmieding,	Seconded by: Zabrocki <u>Scott Pekarek</u> , <u>Darrell J. Zab</u> ne Board	, ,

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

## **Commissioner Reports, continued:**

Commissioner Ahmic reported she had a Broadband Taskforce call, reviewed suggested changes for Zoning regulations, attended a Milford City Council meeting, performed research on the Johnson Dam Road re-establishment project, met with several senators, attended an Inheritance Tax hearing, participated in a Seward County Chamber & Development Partnership (SCCDP) meeting, updated the other Commissioners on the status of the Safe Streets & Roads grant.

Maria Scamehorn, E911 Director, was present to discuss a bill her office received for the towing and storage of a vehicle left on a county road right of way. On January 3<sup>rd</sup>, the county Road Department contacted Dispatch to request a vehicle be towed. The vehicle was parked partially in a farm driveway, but partially in the road right of way. The Dispatcher who took the call did not dispatch an officer to the location to verify that the vehicle was in the right of way, but instead contacted a towing company. The owners of the vehicle called Dispatch on January 21<sup>st</sup> when they were unable to locate the vehicle. The owners were not contacted when the vehicle was towed and are requesting the county pay for towing and storage of the vehicle, as well as a key to the vehicle that was lost. Barb Armstead, Deputy County Attorney, advised that the Board can choose to pay a portion of the storage, but is not obligated to pay the entire storage bill as the vehicle had been in storage for over two weeks.

Moved by Zabrocki and seconded by Schmieding to pay the tow bill from January 3, 2025 \$436.55 to cover towing, mileage and three days of storage from Meyer Towing. Affirmative Vote: Zabrocki, Schmieding, Pekarek, Ahmic Motion Carried

The next item presented was a proposal for a training program for the E911 dispatchers through GovWorkx called CommsCoach. This program uses AI to evaluate 911 calls and radio dispatch transmissions. It allows the 911 Director to identify strengths of certain staff members and highlights coaching opportunities for others. Because of this, it benefits the entire staff from a training aspect but can also be used for performance evaluations. The program is currently being offered at a discounted subscription rate of \$6,200.00 for year one and all subsequent renewal years.

Moved by Zabrocki and seconded by Pekarek to authorize the chair to sign the proposal from GovWorx in the amount of \$6200.00 to be paid from E911 Wireless Funds.

Affirmative Vote: Zabrocki, Pekarek, Schmieding, Ahmic

Motion Carried

### **Commissioner Reports, continued:**

Commissioner Schmieding reported he will attend an Extension Board meeting, a Visitors Bureau meeting, and a 4<sup>th</sup> of July Committee meeting. He also reported he had inspected the city streets in Seward and commended the City on their work on those streets.

Regnier was present with Trever Trebilcock, Assistant Highway Superintendent, to request action on how to vacate Johnson Dam Road. Over time, the original road has changed course from how it was originally platted, and the legal description needs to be corrected. Ahmic stated that the process has been outlined, and at this point the land owners will need to deed the property, and then resolutions will need to be adopted to vacate the land and re-dedicate it. Once the current landowners have completed their portion of the process, a date for a public hearing will be set.

Regnier then presented the Commissioners with a quote for a used forestry head skid loader attachment for the Road Department from Nebraska Machinery Company. This attachment would be used to clear brush in ditches throughout the county.

Moved by Pekarek and seconded by Zabrocki to purchase a used forestry head from Nebraska Machinery Company for \$28,500.00 to be paid out of the Special Road Fund.

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

### **Commissioner Reports, continued:**

Commissioner Pekarek reported he attended a Garland Village Board meeting, visited with the Emergency Management Director, and informed the others about the available National Incident Management System has courses he will be looking in to.

Ahmic led discussion on the grant writing contract service agreement with Eleventh House Grant Writing. She suggested tabling this item at the time, due to the current Executive Order involving federal funding.

The Four Corners Health District Board item was not acted on, as Commissioner Hain, the liaison to their board, was absent.

During the Legislative Update, Ahmic talked briefly about a few current bills she is following, including some regarding telecommunications and livestock.

Known items on the agenda for Board of Commissioners on February 18, 2025 are as follows: 9:00 a.m.

- 5. Convene and announce Open Meetings Law
- 6. Pledge of Allegiance
- 7. Discuss/Action Approve minutes of February 11, 2025

#### **Other Business Matters to Address When Time Allows**

- 8. Discuss/Action Public/Organizations/Officials
- 9. Commissioners Reports
- 10. Discuss/Action Legislative Update

Moved by Zabrocki and seconded by Schmieding to adjourn at 10:57 a.m.

Affirmative Vote: Zabrocki, Schmieding, Pekarek, Ahmic

Motion Carried

State of Nebraska) County of Seward) ss.

I, Brandy Johnson, the undersigned Deputy 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 hereunt $18^{th}$ day of February 2025.	o set my hand and affixed my official seal this
Deputy County Clerk	Chairman