

# February 24, 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 February 24, 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 February 24, 2026 at 8:33 a.m.

Present: Chairperson: Misty Ahmic  
Members: Raegan Hain, Darrell Zabrocki, Ken Schmieding, 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 February 10, 2026.  
Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

Hladky updated the Commissioners on activities of her department.

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

Moved by Zabrocki and seconded by Hain to adjourn at 8:37 a.m.  
Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, 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 10<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairperson

# February 24, 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 February 24, 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](http://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 February 24, 2026 at 9:00 a.m.

Present:           Chairperson: Misty Ahmic  
                          Members: Raegan Hain, Scott Pekarek, Ken Schmieding,  
                          Darrell Zabrocki  
                          County Clerk: Brandy Johnson

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 February 17, 2026.  
Affirmative Vote: Hain, Pekarek, Schmieding, Zabrocki, Ahmic           Motion Carried

Moved by Zabrocki and seconded by Pekarek to approve claims for the period through February 13, 2026.

SEWARD COUNTY CLAIMS THROUGH FEBRUARY 13, 2026			
911 CUSTOM	\$53.00	CARROLL CONSTRUCTION CO	\$58.00
ADAMS CO SHERIFF	\$34.50	DALE JOHNSON ENT	\$3,565.33
ADP INC	\$4,355.20	DOUG'S HEATING & AIR	\$1,185.00
AGING PARTNERS	\$44,662.00	G & P DEV LANDFILL	\$25.39
AMAZON CAPITAL SERV	\$114.77	HEARTLAND TIRES	\$5,089.68
AMERITAS LIFE INS CORP	\$17,053.85	JOHN DEERE FINANCIAL	\$1,730.40
BLACK HILLS ENERGY	\$3,867.44	JOHNSON SAND & GRAVEL	\$24,207.00
BLUE RIVER ELECTRIC	\$135.00	JONES BANK (FICA)	\$3,437.66
BLUE VALLEY BEHAV HLTH	\$360.00	LANCASTER CO ENGINEERING	\$1,525.33
BLUE VALLEY PEST CONT	\$200.00	MEDICAL ENTERPRISES	\$36.00
BOB BARKER CO	\$353.20	MEMORIAL CLINIC	\$700.00
CA MARKETING	\$265.76	MEYER AUTOMOTIVE	\$169.50
CENTURY BUSINESS PROD	\$143.89	MIDWEST ENGINEERING	\$7,852.00
CHARTER COMMUNIC	\$67.71	REED ELECTRIC	\$2,093.00
CITY OF SEWARD	\$11,529.41	NE ASSN CO OFFICIALS	\$160.00
CODR PLUMBING	\$253.92	NEBRASKA TRUCK REPAIR	\$66.75
CONTINUUM	\$4,000.00	NMC, LLC	\$8,600.00
DIAMOND DRUGS	\$675.80	NORRIS PUBLIC POWER	\$1,581.00
DIVERSIFIED SAFETY	\$130.00	OREILLY AUTOMOTIVE	\$369.94
EAKES OFFICE PLUS	\$1,307.94	RDO TRUCK CENTERS	\$775.42
EQUIFAX WORKFORCE/TALX	\$111.90	SEWARD CO INDEPENDENT	\$50.04
FARMERS COOPERATIVE	\$7,735.75	SOUTHWEST GRAVEL PRODUCT	\$7,525.29
FGH LAW OFFICE	\$5,286.72	SUMMIT FIRE PROTECTION	\$718.00
GALLS LLC	\$164.99	TRUCK EQUIP SERVICE CO	\$1,213.65
GREAT PLAINS UNIFORMS	\$161.06	VERIZON CONNECT NWF	\$661.53
IHS PHARMACY	\$189.60	VERMEER HIGH PLAINS	\$22.90
JONES BANK (FICA)	\$16,890.52	VILLAGE OF GARLAND	\$55.72
KEARNEY HOSPITALITY	\$374.85	VISA	\$143.72
LANCASTER CO SHERIFF	\$12.00	MAINELLI WAGNER	\$17,656.00

LANGUAGE LINE SERV	\$15.26	NMC, LLC	\$7,675.15
LAW ENF RISK MGMT GRP	\$450.00	CENTRALSQUARE TECH	\$2,730.00
LEE'S REFRIGERATION	\$118.76	SOARIN GROUP	\$882.00
LYNN PEAVEY CO	\$185.77	US IMAGING SYSTEMS	\$19,254.64
MCKESSON MEDICAL	\$36.88	VISA	\$49.99
MEMORIAL HOSPITAL	\$253.80	JOANIE BRECKA	\$72.50
MEMORIAL CLINIC	\$36.00	CHAPTERS BOOKS & GIFTS	\$2,657.48
MIPS INC	\$9,001.07	LIBERTY HOUSE	\$51.00
MORROW, POPPE	\$4,878.80	SWEET TEA MARKETING	\$188.13
NATIONAL LOCK & SAFE	\$953.67	VANGUARD APPRAISALS	\$4,663.75
NE ASSN CO CLERKS	\$50.00	SEWARD CO HLTH CLM FND	\$120,000.00
NEBRASKA.GOV	\$32.00	AMERITAS LIFE INS CORP	\$150.44
NORRIS PUBLIC POWER	\$500.77	JONES BANK (FICA)	\$144.90
ONESOURCE	\$56.50	FARMERS COOP	\$568.17
OREILLY AUTOMOTIVE	\$229.68	RIXSTINE TROPHY	\$130.80
ORKIN LLC	\$161.00	VIGILNET	\$62.55
PAPER TIGER SHREDDING	\$75.00	JONES BANK (FICA)	\$57.24
PETTY CASH FUND	\$256.40	NORRIS PUBLIC POWER	\$201.15
PHYSICIANS LAB	\$3,549.00	HAILEY BEHLEN	\$75.00
REDWOOD TOXICOL LAB	\$152.50	SUNFLOWER GRANT WRITERS	\$11,875.00
SECRETARY OF STATE	\$40.00	PICTOMETRY INTL	\$28,511.31
SECR OF STATE ELECTIONS	\$40.00	SEWARD CO INDEPENDENT	\$18.67
SECURITY EQUIPMENT	\$135.63	AMERITAS LIFE INS CORP	\$1,671.59
SEWARD CO INDEPENDENT	\$967.58	CHARTER COMMUNICATIONS	\$51.96
SEWARD CO SHERIFF	\$38.80	CITY OF SEWARD	\$242.39
SEWARD LUMBER	\$8.00	EAKES OFFICE PLUS	\$190.99
SOARIN GROUP	\$81.00	JONES BANK (FICA)	\$1,740.63
SPORTS EXPRESS	\$99.00	NORRIS PUBLIC POWER	\$237.00
ST NEBR DAS ST ACCNTNG	\$618.50	PLANET TECHNOLOGIES	\$163.02
THOMSON REUTERS-WEST	\$1,735.55	ST NEBR DAS ST ACCNTNG	\$115.00
TRINITY SERVICES GROUP	\$9,007.32	YORK CO COMMUNICATIONS	\$726.39
UNIV OF NEBR LINCOLN	\$622.73	FIBER PLATFORM	\$327.00
US BANK EQUIP FINANCE	\$206.22	SOARIN GROUP	\$8,788.00
VERIZON WIRELESS SERV	\$40.01	CHARTER COMMUNICATIONS	\$221.32
VISA	\$4,162.61	SUMMIT FOOD SERVICE	\$1,270.41
WELLS FARGO FINAN LEAS	\$230.66	SALARIES	\$316,925.83
UTICA BODY & PAINT	\$1,000.00	GROSS SALARIES INCLUDE DEDUCTIONS TO:	
WYTHERS LAW	\$1,557.00	AMERITAS DENTAL	
YORK CO SHERIFF	\$18.50	AMERITAS VISION	
AMERITAS LIFE INS CORP	\$3,353.82	COLONIAL SUPPLEMENTAL INSURANCE	
BEATRICE CONCRETE CO	\$32,216.71	MID AMERICAN CO WISCONSIN	
BEAVER HARDWARE	\$280.15	POINT C	
BLACK HILLS ENERGY	\$50.34	LPL FINANCIAL	
BUTLER COUNTY LANDFILL	\$500.03		

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

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

- a. Sheriff Fee & Mileage Reports for December 2025 - \$1,723.50 & \$1,010.50
- b. Utility Permit for Baack Farms to Put Electrical Across 378<sup>th</sup> Road, North of Old Mill Road, in the SW ¼ of Section 5, Township 11 North, Range 2 East of the 6<sup>th</sup> p.m.

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

Roxanne Knutson, Human Resources Director, was present on behalf of the Hiring Committee for the Emergency Management Director/Zoning Assistant position.

Moved by Zabrocki and seconded by Pekarek to approve the appointment of Megan Eckles as the Emergency Management Director/Zoning Assistant, effective March 2, 2026.

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

Moved by Hain and seconded by Pekarek to open the Public Hearing on the proposed 1 & 6 Year Seward County Road Plan at 9:15 a.m.

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

Highway Superintendent, Jon Regnier and Assistant Highway Superintendent, Trever Trebilcock gave information about the 1 & 6 Year Road Plan.

Those who spoke at the hearing were: Dave Helge and Dave Wagner

Moved by Zabrocki and seconded by Pekarek to close the Public Hearing at 9:26 a.m.  
Affirmative Vote: Zabrocki, Pekarek, Schmieding, Hain, Ahmic      Motion Carried

Regnier and Trebilcock then updated the Commissioners on activities of their department.

**Commissioner Reports:**

Commissioner Hain reported she had a meeting with Commissioner Ahmic and Regnier, attended a Four Corners Health Department board meeting, participated in a Zoom call with Commissioner Ahmic, Regnier & Trebilcock regarding soil samples sent to Permazyme for dust control for Seward County roads, met with the District Judge's Bailiff regarding Opioid Funds, participated in Juvenile Comprehensive Team meeting, and had a liaison meeting with the Human Resources Director.

Commissioner Zabrocki reported he attended a Seward City Council meeting, had a liaison meeting with the Sheriff, had a meeting with Seward City officials and the Chief of Police regarding security for the 4<sup>th</sup> of July event, and met with the Public Transit Director.

Commissioner Ahmic reported she and Commissioner Hain did a review of the Better Utilizing Investments to Leverage Development (BUILD) Grant and submitted the documents for it, had a Community Safety Action Plan (CSAP) meeting with Captain Borges and the Road Department Administrative Assistant, met with the Highway Superintendent and Commissioners Hain, spoke with members of the Bee Village Board about solid waste management, attended a Safe Streets and Roads for All Grant kick off meeting with JEO Consultants and Road Department Administrative Assistant, participated in a Zoom meeting with Commissioner Hain and the Highway Superintendent, participated in a panel discussion with UNL students, had a meeting with Felsburg, Holt & Ullevig regarding the 420<sup>th</sup> Road environmental review, attended a Planning Commission meeting, received Zoning related calls, and reported on a bill in the Legislature regarding Zoning.

Commissioner Schmieding reported he attended the Blue Valley Community Action meeting, attended a meeting to discuss Public Transit, will attend a Visitors Bureau meeting, and a Problem Solving Court graduation in York.

Moved by Hain and seconded by Zabrocki to open the Public Hearing on the proposed reduction in Public Transit Hours of Service at 9:45 a.m.

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

Brandy Hafer, Public Transit Director, was present to discuss the proposed reduction in Public Transit Hours of Service. Ahmic stated that no decisions would be made at this time.

Those who spoke at the hearing were:

Patrick Kelley, Jonathan Jank, Ray Jisa, Alison Rook, Hansel Cabieles, Terri Stutzman, Robert Quint, Tammy Howery, Marisa Hurley, Carol Shepard, Denny Carr, and Rebekah Lawton.

Ahmic stated that, due to time constraints, the Public Hearing would be closed. She noted that any of the Commissioners can be reached via phone or email to receive additional comments.

Moved by Hain and seconded by Schmieding to close the Public Hearing at 10:16 a.m.  
Affirmative Vote: Hain, Schmieding, Pekarek, Zabrocki, Ahmic      Motion Carried

Moved by Zabrocki and seconded by Hain to open the Public Hearing at 10:19 a.m. for a Conditional Use Permit to Upgrade/Modify equipment to an existing wireless tower in the SW ¼ of Section 23, Township 11 North, Range 4 East of the 6th P.M.

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

Marissa Pfile, Zoning Administrator, gave information on the Conditional Use Permit.

Jeffrey Baker spoke in opposition of the Conditional Use Permit.

Ahmic reiterated that anyone wishing to speak in regard to the Public Transit Public Hearing could speak during public comments after the timed agenda items, call, or email the Commissioners.

Moved by Hain and seconded by Pekarek to close the Public Hearing at 10:23 a.m.

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

The Commissioners completed the Findings of Facts for said Conditional Use Permit.  
BEFORE THE SEWARD COUNTY NEBRASKA COUNTY COMMISSIONERS

IN THE MATTER OF EQUIPMENT MODIFICATIONS/UPGRADES AT EXISTING SITE  
REQUESTED USE: EQUIPMENT MODIFICATION/UPGRADE PERMIT #TU-01-2026  
APPLICANT: AT & T Mobility c/o Amentum  
CURRENTLY ZONED: A-1

This matter came before the Seward County Commissioners at the request of the applicant. A public hearing was held on the 24th day of February 2026. Notice of said hearing was publicized on the 18th day of February 2026.

The Seward County Commissioners recommend to:

Approve the Wireless Upgrade or Equipment Add on to Existing Structure  
 Deny the Wireless Upgrade or Equipment Add on to Existing Structure

With a roll call vote of: 5 For 0 Against 0 Absent Not Voting

Upon review of all necessary facts, the County Commissioners make the following findings:

1. Y The use, in all other respects, conforms to the applicable regulations of the district in which it is located.
2. Y The use will have adequate water and sewer facilities.
3. Y The use will be in harmony with the character of the area and the most appropriate use of the land.
4. Y 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. Y 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. Y The establishment of conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
7. Y Adequate utilities, access roads, and drainage facilities have been or are being provided.
8. Y 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. Y The use does not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled
10. Y 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. Y The use does not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.
12. Y The use does not involve any direct or reflected glare, which is visible from any adjoining property or from any public street, road, or highway.
13. Y 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. Y 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: Permit is issued to applicant only and is not transferrable.

Dated this 24th day of February 2026.

Misty Ahmic  
County Commissioner Chair

Marissa Pfile  
Zoning Administrator

Moved by Zabrocki and seconded by Hain to adopt Resolution No. 3918 in regard to upgrading/modifying equipment to an existing wireless tower in the SW ¼ of Section 23, Township 11 North, Range 4 East of the 6th P.M., to include that the permit not be transferable.

**RESOLUTION NO 3918 OF THE  
SEWARD COUNTY BOARD OF COMMISSIONERS**

**WHEREAS** AT&T Mobility c/o Amentum have applied for a Wireless upgrade or equipment add on to an existing structure permit located in the West ½ of the Southwest ¼ of section 23, township 11 North, range 4 East of the 6pm, to replace 6 radios and remove 3 antennas on the existing guyed tower, with no structure height increase or ground disturbance.

**WHEREAS** The Seward County Planning Commission held a meeting on January 26, 2026, 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** \_\_\_ No one appeared to oppose the Wireless Upgrade.

- 1 Individuals appeared to oppose the Wireless Upgrade.
- \_\_\_ No one appeared to support the Wireless Upgrade.
- \_\_\_ Individuals appeared to support the Wireless Upgrade.
- \_\_\_ Individuals appeared without commitment, and

**THEREFORE, BE IT RESOLVED** that the Seward County Board of Commissioners do hereby Approve  X , Deny \_\_\_\_\_ the Wireless upgrade or equipment add on to existing structure permit with Resolution NO:  3918 .

**THEREFORE, BE IT FURTHER RESOLVED** that approval is subject to the following conditions:  Permit is issued to applicant only and is not transferrable.

Moved by: Zabrocki                      Seconded by: Hain                      February 24, 2026  
Ayes:  Ken Schmieding, Scott Pekarek, Raegan Hain, Darrell J. Zabrocki, Misty Ahmic, Chair of the Board  
Attest:  Brandy M. Johnson, Seward County Clerk

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

Moved by Hain and seconded by Zabrocki to enter into Executive Session at 10:31 a.m. to discuss Personnel and Potential Litigation, it being necessary to protect the reputation of the individual(s).

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

Moved by Zabrocki and seconded Hain to come out of Executive Session at 11:16 a.m.

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

The Chair stated that Personnel and Pending Litigation were discussed and no decisions were made.

Denny Carr and Jeffrey Baker spoke during the public discussion.

**Commissioner Reports, continued:**

Commissioner Pekarek reported he had a meeting with the Detention Center Director, accompanied employees from the Assessor's office to complete a site visit, visited with the Veterans Service Officer, checked Emergency Management emails, and attended a Planning Commission meeting.

Hain led discussion on the monthly department head update process. In the past, department heads were asked to attend the first meeting of the month to give the Commissioners reports on their departments. In an attempt to maintain shorter meeting times, the Board asked the department heads to start sending their monthly reports electronically instead. Since that time, most departments have stopped submitting a monthly report. Hain proposed having department heads and officials start coming back to the meetings to give their updates, as a way to keep everyone informed. There was discussion about whether to continue asking for the reports electronically, or to ask department heads to come before the board with their reports. It was decided to continue asking for electronic submissions, with each Commissioner reaching out to the offices they are liaison to, to request those submissions, for a few months and bring this back at a later date for further discussion.

Known items on the agenda for Board of Commissioners on March 3, 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 February 24, 2026
4. Discuss/Action – Public/Organizations/Officials

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

5. Commissioner Reports
6. Discuss/Action – Agenda for March 10, 2026

9:15 a.m.      Discuss/Action – Rezone for Jim Daws

9:20 a.m.      Discuss/Action – Tower Upgrade Permit

9:30 a.m. Discuss/Action – Catastrophic Leave Request for Employee No. 1537093

9:45 a.m. Discuss/Action – Veteran of the Month

10:00 a.m. Discuss/Action – Quotes for Courthouse Tuckpointing

Moved by Zabrocki and seconded by Hain to adjourn at 12:09 p.m.

Affirmative Vote: Zabrocki, Hain, Schmieding, 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 3<sup>rd</sup> day of March, 2026.

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairman