

March 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 March 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 March 24, 2026 at 8:30 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 Hain and seconded by Pekarek to approve the minutes of March 10, 2026.
Affirmative Vote: Hain, Pekarek, Schmieding, Zabrocki, Ahmic Motion Carried

Hladky updated the Commissioners on activities of her department.

Known items on the agenda for Board of Equalization on April 14, 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 March 24, 2026
4. Discuss/Action – Assessor Information Update

Moved by Hain and seconded by Pekarek to adjourn at 8:43 a.m.
Affirmative Vote: Hain, Pekarek, Zabrocki, 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 14th day of April 2026.

County Clerk

Chairperson

March 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 March 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 Commissioners convened on March 24, 2026 at 9:00 a.m.

Present: Chairperson: Misty Ahmic
 Members: Raegan Hain, Scott Pekarek, Ken Schmieding,
 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 Schmieding to approve the minutes of March 17, 2026.

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

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

SEWARD COUNTY CLAIMS THROUGH MARCH 13, 2026

ADVANCED CORR HLTHCR	\$8,336.92	BLACK HILLS ENERGY	\$50.34
ALLO COMMUNICATIONS	\$4,987.68	CODR PLUMBING	\$156.00
AMAZON CAPITAL SERV	\$137.49	DALE JOHNSON ENT	\$42,154.44
AMERITAS LIFE INS	\$17,247.80	FREDS AUTO ELECTRIC	\$274.00
BRENNAN, NIELSEN...LAW	\$281.25	HYDRAULIC EQUIP SERVICE	\$150.90
CA MARKETING, INC	\$95.95	JOHNSON SAND & GRAVEL	\$507.54
CENTURY BUSINESS PROD	\$109.96	JONES BANK (FICA)	\$3,547.86
CITY OF SEWARD	\$5,503.12	KRIHA FLUID POWER CO	\$970.29
CLERK OF DIST CRT ASSN	\$75.00	MAINELLI WAGNER & ASSOC	\$7,795.08
CONNER PSYCH SERV	\$465.00	MEDICAL ENTERPRISES	\$144.00
DALE NIEMANN	\$28.29	MEMORIAL CLINIC	\$103.00
DIAMOND DRUGS	\$497.31	NE PUBLIC POWER DIST	\$212.10
DILLON WILLIAMS	\$1,145.00	NMC, LLC	\$2,008.20
EAKES OFFICE PLUS	\$774.63	NORRIS PUBLIC POWER DIST	\$1,367.00
FARMERS COOP	\$6,698.29	OREILLY AUTOMOTIVE	\$669.20
FEHLHAFERS INC	\$44.63	ROSE EQUIPMENT	\$10,298.70
FGH LAW OFFICE	\$5,164.05	SEWARD CO INDEPENDENT	\$16.15
FIRST WIRELESS	\$2,042.20	SMALL ENGINE SPECIALISTS	\$313.79
GALLS LLC	\$82.99	SOUTHWEST GRAVEL PROD	\$21,857.75
GARCIA CLINICAL LAB	\$25.00	SPORTS EXPRESS	\$269.35
GREAT PLAINS COMMUNIC	\$657.89	UTICA PARTS & SERVICE	\$16.21
HD SUPPLY	\$541.54	VERIZON CONNECT NWF	\$661.53
HELMINK PRINTING	\$12.00	VILLAGE OF GARLAND	\$56.35

HOMETOWN LEASING	\$407.79	VISA	\$282.05
HSI EMRGNCY CARE SOL	\$830.00	AMERITAS LIFE INS	\$150.44
INDOFF INC	\$19.99	JONES BANK (FICA)	\$144.91
JACK DANIEL	\$50.04	MILFORD AGING SERV	\$1,687.30
JOHN P. NEAL	\$600.00	SEWARD AGING SERV	\$2,176.60
JONES BANK (FICA)	\$17,040.97	UTICA AGING SERV	\$1,683.40
KATI SCHWEITZER	\$29.00	BIZCO TECH	\$4,774.45
LANGUAGE LINE SERV	\$17.82	FARMERS COOP	\$896.62
MCKESSON MED SURG	\$45.52	VISA	\$1,396.00
MEMORIAL HOSPITAL	\$3,263.12	AMERITAS LIFE INS	\$63.56
MEMORIAL CLINIC	\$72.00	JONES BANK (FICA)	\$108.07
MIDWEST AUTOMOTIVE	\$304.39	NORRIS PUBLIC POWER DIST	\$101.15
NE ASSN TRANS PROVIDERS	\$105.00	AMERICAN FENCE CO	\$79,550.00
NEBRASKA.GOV	\$6.00	ARROW TANK & ENGINEER	\$15,296.25
NORRIS PUBLIC POWER DIST	\$522.31	AMERITAS LIFE INS	\$1,556.81
NUSS, CHANDRA	\$312.50	APCO INTERNATIONAL	\$500.00
OREILLY AUTOM	\$33.15	BLACK HILLS ENERGY	\$48.87
PAC N SAVE	\$75.57	CITY OF SEWARD	\$238.27
PAPER TIGER SHREDDING	\$75.00	EAKES OFFICE PLUS	\$86.68
REGION V SYSTEMS	\$3,852.00	HOMETOWN LEASING	\$74.00
SEWARD CO INDEPENDENT	\$1,201.43	JONES BANK (FICA)	\$1,623.87
SEWARD SHERIFF UNCOLL FEES	\$330.00	NEMAHA CO SHERIFF	\$84.61
SEWARD LUMBER	\$119.17	NORRIS PUBLIC POWER DIST	\$219.00
SEWARD SMILES	\$380.00	SOARIN GROUP, LLC	\$288.00
SHIFFERMILLER LAW	\$3,799.50	ST NE DAS COMMUNIC	\$844.80
SIDNEY FREY	\$125.00	ST NE DAS STATE ACCNTNG	\$115.00
SOARIN GROUP	\$6,136.25	ALLO COMMUNICATIONS	\$607.53
ST OF NE DAS ST ACCNTNG	\$768.50	CENTURYLINK	\$4,597.27
STATE OF NE STATE PATROL	\$1,819.50	FIBER PLATFORM	\$327.00
SUE MEDINGER	\$13.06	BOB BARKER CO	\$56.25
THOMSON REUTERS-WEST	\$455.00	EAKES OFFICE PLUS	\$214.47
TRINITY SERVICES GRP	\$8,911.56	SUMMIT FOOD SERV	\$1,276.26
US POSTAL SERVICE	\$15,000.00	WELLBEING INITIATIVE	\$2,500.00
VERIZON WIRELESS SERV	\$40.05	SALARIES	\$319,228.45
VISA	\$3,058.23	GROSS SALARIES INCLUDE DEDUCTIONS TO:	
WALL, ROBERT	\$250.00	AMERITAS DENTAL	
WAPELLO CO SHERIFF	\$37.25	AMERITAS VISION	
WATER ENGINEERING	\$220.50	COLONIAL SUPPLEMENTAL INSURANCE	
WELLS FARGO FIN LEASING	\$230.66	MID AMERICAN CO WISCONSIN	
ALL STAR GLASS	\$450.00	POINT C	
AMERITAS LIFE INS	\$3,454.80	LPL FINANCIAL	
BEAVER HARDWARE	\$130.02		

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

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

- a) Sheriff Fee & Mileage Reports for January 2026 - \$1,709.00 and \$988.80
- b) Utility Permit for Yoder Directional Drilling to Bore Electrical Across Alvo Road, ¼ Mile West of 336th Road for a Pivot in the NE ¼ of Section 34, Township 11 North, Range 2 East of the 6th p.m.
- c) Utility Permit for Jeff Cast to Bore Electrical Under Denton Road, ½ Mile East of 350th Road for a Pivot in Section 15, Township 9 North, Range 2 East of the 6th P.M.
- d) Surplus Property Disposal Request for Zoning

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

Brandy Johnson, County Clerk, updated the Commissioners on activities of her department.

Commissioner Reports:

Commissioner Pekarek reported he met with the Zoning Administrator and did a Zoning site visit, and met with the Emergency Manager.

Commissioner Schmieding reported he attended a 4th of July Committee meeting, received a phone call from a Nebraska Resource District regarding Arbor Day, will attend a Visitors Bureau meeting, and reported that he is having difficulty receiving emails.

Moved by Hain and seconded by Pekarek to open the Public Hearing at 9:17 a.m. for a Conditional Use Permit to upgrade/modify equipment to an existing wireless tower in the SW ¼ of Section 22, Township 10 North, Range 2 East of the 6th P.M.

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

Marissa Pfile, Zoning Administrator, gave information on the conditional use permit.

No one spoke in favor, opposition or neutral position of the Conditional Use Permit.

Moved by Zabrocki and seconded by Hain to close the Public Hearing at 9:19 a.m.

Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, 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-03-2026

APPLICANT: American Tower & AT&T

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 3rd day of March 2026. Notice of said hearing was publicized on the 25th day of February 2026.

The Seward County Commissioners recommends to:

 X 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: Awarded to AT&T/American Tower only – not transferrable.

Dated this 24th day of March 2026.

Misty Ahmic
County Commissioner Chair

Marissa Pfile
Zoning Administrator

Moved by Hain and seconded by Pekarek to adopt Resolution No. 3926 in regard to the Conditional Use Permit to upgrade/modify equipment to an existing wireless tower in the SW ¼ of Section 22, Township 10 North, Range 2 East of the 6th P.M., noting that this permit is only for applicant and is not transferable.

**RESOLUTION NO 3926 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS American Tower & AT&T have applied for a Wireless upgrade or equipment add on to an existing structure permit located in the Southwest 1/4 of section 22, township 10 North, range 2 East of the 6pm, to remove 6 antennas, 9 radios, and associated cabling and to install 9 antennas, 12 radios, 2 fiber trunks, 6 DC trunks and associated cabling.

WHEREAS The Seward County Planning Commission held a meeting on March 16, 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 9 For, 0 against, and 0 Absent and Not Voting, and

WHEREAS X No one appeared to oppose the Wireless Upgrade.

 Individuals appeared to oppose the Wireless Upgrade.

X 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: 3926.

THEREFORE, BE IT FURTHER RESOLVED that approval is subject to the following conditions: Upgrade allowed for American Tower & AT&T- Not Transferrable.

Moved by: Hain Seconded by: Pekarek March 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: Hain, Pekarek, Zabrocki, Schmieding, Ahmic Motion Carried

Moved by Zabrocki and seconded by Hain to adopt Resolution No. 3927 in regard to approving the short form plat for Tidd Subdivision in the NW ¼ of Section 13, Township 10 North, Range 4 East of the 6th P.M.

**RESOLUTION NO 3927 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS Joshua and Emily Tidd own approximately 80 acres of land and have applied for a Short Form Plat to separate 8.07 acres, and described it as a tract of land in the Northwest Quarter of, Section 13, Township 10N, Range 4 East of the 6th P.M, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called TIDD SUBDIVISION and

WHEREAS The Seward County Planning Commission held a meeting on March 16,2026 to consider the Short Form Plat, and

WHEREAS, the Planning Commission recommended approval of the Tidd Subdivision, with a vote of 8 For, 0 Against, 1 abstained and 0 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 the Tidd Subdivision, Short Form Plat, with Resolution NO: 3927.

Moved by: Zabrocki Seconded by: Hain March 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, Schmieding, Pekarek, Ahmic Motion Carried

Commissioner Reports, continued

Commissioner Ahmic reported she had a meeting with representatives from the Department of Transportation, received a call from a constituent regarding dust control, sent follow up emails in regard to a Bridge Investment Program (BIP) Grant, worked on material for executive session, contacted Mary Dolan from Daughters of American Revolution regarding abandoned cemeteries, and has been working with the City of Milford on floodplain issues outside the city limits.

Commissioner Zabrocki reported he attended a Seward City Council meeting, attended a 4th of July security meeting, attended a SouthEast Nebraska Development District (SEND) board meeting, met with the Treasurer and met with the Highway Superintendent.

Moved by Zabrocki and seconded by Hain to enter into Executive Session at 9:32 a.m. to receive advice from legal counsel and discuss personnel, it being necessary for the protection of the public interest.

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

Moved by Zabrocki and seconded by Pekarek to come out of Executive Session at 10:07 a.m.

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

The Chair stated that the executive session was for personnel, and no decisions were made.

Commissioner Reports, continued:

Commissioner Hain reported she received an email and pictures of work that has been done along 420th Road, attended the *Youth Mental Health – Let's Talk* conference hosted by the Four Corners Health Department, wrote a letter of support for the Village of Staplehurst for a water treatment facility and well, attended a meeting hosted by Nebraska Intergovernmental Risk Management Assn. (NIRMA) via teams pertaining to "HailSens" forecast & real-time hail monitoring, and had a meeting with the county attorney, a victim advocate and a constituent regarding a potential bill addressing domestic violence.

Moved by Hain and seconded by Zabrocki to authorize the Chair to sign the Federal Transit Administration Title VI Program for Public Transit.

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

Moved by Hain and seconded by Schmieding to sign the Letter of Support for Congressionally Directed Spending to Senator Fischer for the 420th Road paving project.

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

Zabrocki led discussion on the Region 5 Systems Fiscal Year 26-27 Statutory County Match. The match amount for 2026-2027 is \$35,154.00.

Moved by Zabrocki and seconded by Hain to approve the Statutory County Match amount for Region 5 Systems for FY 2026-2027 of \$35,154.00.

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

There was also a brief discussion about the Region 5 Systems' request for additional funding in the amount of \$5,472.00, beyond the statutory county match amount.

Moved by Zabrocki to approve the additional funding request for Region 5 Systems in the amount of \$5,472.00.

Affirmative Vote: Zabrocki

Voting No: Pekarek, Hain, Schmieding, Ahmic Motion Failed

Roxanne Knutson, Human Resources Director, was present to discuss the hiring process for the Aging Services Program Manager. The current Aging Services Manager has given notice that her last day will be June 2, 2026, but expressed that she would be able to stay for a few days to train her replacement. Knutson suggested hiring a replacement but not appointing them as the manager until after they've had the opportunity to work with the current Manager for those few days. There was discussion about the timeline of the job posting, as well as the hiring committee. The committee will consist of Hain, as she is liaison to the Aging Services Department, Zabrocki, the current Aging Services Manager, the Human Resources Director and a representative from Aging Partners.

Hain led discussion on the Letter of Support for Congressionally Directed Spending (CDS) for the Village of Staplehurst for a water treatment facility and well. Hain noted that the village has secured funding for a water tower, and they are in the process of completing that, but now they are seeking additional funds to be used to update the water infrastructure in the village.

Moved by Hain and seconded by Pekarek to sign the Letter of Support for Congressionally Directed Spending (CDS) for the Village of Staplehurst for a Water Treatment Facility and Well.

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

Hain presented an application for the Aging Services Board from Kim Payne to serve as the Utica Representative.

Moved by Hain and seconded by Zabrocki to appoint Kim Payne as the Utica Representative for the Aging Services Board to fill a vacancy for the term of January 2026 through December 2027.

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

Known items on the agenda for Board of Commissioners on March 31, 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 March 24, 2026
4. Discuss/Action – Public/Organizations/Officials

Other Business Matters to Address When Time Allows

5. Commissioner Reports
6. Discuss/Action - American Rescue Plan Act (ARPA) Payment for City of Seward Water Tower
7. Discuss/Action – Agenda for April 7, 2026

9:05 a.m. Discuss/Action – FGH Law Office - Contracted Public Defender Additional Funding Required for Misdemeanor Cases

9:30 a.m. Discuss/Action – Open Abandoned Cemetery Mowing Bids

9:35 a.m. Discuss/Action – Veteran of the Month

9:45 a.m. Discuss/Action – Martin Schildt/GBE CPA – 2024-2025 Fiscal Year Audit Report and Request for Board Approval to Submit to State Auditor’s Office

9:50 a.m. Discuss/Action – Road Department Update on Equipment on Road Construction Crew

Discuss/Action – Road Department Request to Seek Bids for Used Motor Grader

Discuss/Action – Road Department Request for a Hiring Bonus for Construction Position

Moved by Zabrocki and seconded by Hain to adjourn at 10:38 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 31st day of March, 2026.

County Clerk

Chairman