

August 18, 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 8:30 a.m. on August 18, 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 18, 2026 at 8:30 a.m.

Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Darrell Zabrocki, Jonathan Curtis,
Scott Pekarek
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 Hain and seconded by Zabrocki to approve the minutes of August 11, 2026.
Affirmative Vote: Hain, Zabrocki, Pekarek, Curtis, Ahmic Motion Carried

Doug Yoder spoke during the time for public comments.

Jon Regnier, Highway Superintendent, updated the Commissioners on activities of his department.

Marissa Pfile, Zoning Administrator, was present to discuss the noncompliance of Zoning Permit #51-2025. This permit was discussed at the August 11th meeting, and Pfile reported that the Assessor's Office discovered that a structure different than what the initial permit was issued for had been built on the property. It was decided at that time that Pfile, along with Commissioner Pekarek, would inspect the property and bring their findings back to consider necessary action. Pfile, Commissioner Pekarek and the Deputy County Assessor visited the property, and Pfile noted that the structure was near completion. Ahmic noted that permits state that a Certificate of Occupancy will be issued upon completion, so another inspection will have to be done upon completion. The Deputy County Attorney will research the appropriate next steps to take, and this will be brought back for further discussion at a later date.

The next discussion was in regard to the review of an unpermitted structure in Precinct A. This was also discussed at the August 11th meeting, where it was reported that the Assessor's Office had discovered a structure that was built without a permit. It was decided at that time that the property would be inspected. Pfile and the Deputy Assessor inspected the property and visited with the owner, who stated that they were initially told they did not need a permit. The Assessor noted that it will be added to their tax roll as a home. The Deputy County Attorney will also review this and it will be brought back for further discussion at a later date.

Regnier was present with Trever Trebilcock, Assistant Highway Superintendent, Ryan Craven of Nebraska Machinery from Omaha and Grant Behrens of Nebraska Machinery Lincoln, to discuss a one-year lease with CAT Financial for a Mini Excavator. Armstead noted that the documents submitted are not a lease agreement, but rather a repurchase agreement. There was discussion regarding the verbiage used in the documents presently being considered and the documents that have been signed in the past. Armstead recommended seeking three informal bids before proceeding with the agreement. The Commissioners directed Regnier and Trebilcock to obtain three informal bids and bring this item back per legal guidance.

Brett Baker, Seward County resident, was present to discuss a formal complaint regarding neglected roadside vegetation on county right-of-way/Seward County Parcel ID #800039483. He contacted the Weed Superintendent, who met him at the site of the complaint, but no noxious weeds were identified upon that inspection. Baker asked the Commissioners to have the Highway Superintendent inspect the property. Regnier, who was also present for the discussion, reported that after his department is notified, they inspect a property and if it is found to be out of compliance, they issue a letter to the landowner. If the issue does not get resolved, the County may force control. Malynn Codr, another Seward County resident, inquired about the timeline of the letter. Regnier noted that as long as the property owner is able to receive a certified letter, they have 30 days from receipt to comply, reporting that letters are generally issued within a week after an inspection. There was discussion regarding an existing interlocal agreement between the County and City of Seward for the area being discussed. Greg Butcher, City of Seward Administrator, also spoke during the discussion, noting that the intent of the interlocal agreement was for the City to maintain the roadway surface, not to enforce a County ordinance. Regnier will inspect the property, send a letter if it is deemed necessary and then if it isn't taken care of within the timeframe stated within the letter, control will be forced.

Commissioner Curtis reported he completed his onboarding responsibilities with Human Resources, scheduled meetings with a representative of the 4th of July Committee and the Visitors Committee.

Commissioner Pekarek reported he inspected a property regarding a zoning permit, attended a Veterans Committee meeting, visited the Perma-Zyme application site on 420th Road, met with the Zoning Administrator, and attended a Planning Commission meeting.

Commissioner Ahmic reported she had a meeting with the County Clerk and the State Auditor's Office, met with the County Clerk regarding the budget, visited the Perma-Zyme application site on 420th Road, attended a Safe Streets & Roads (SS4A) meeting, received several calls from residents in a precinct lacking road maintenance and checked to see the last time it was maintained, participated in a Seward County Chamber & Development Partnership (SCCDP) Board meeting, and attended a Planning Commission meeting.

Commissioner Zabrocki reported he visited the Perma-Zyme application site on 420th Road, continues spending time with the new Public Transit Director, and will be attending a Nebraska Intergovernmental Risk Management Assn. (NIRMA) board meeting and other various meetings.

Commissioner Hain reported she has received several calls regarding road concerns and has had conversations with the Highway Superintendent and Assistant Highway Superintendent, visited the Perma-Zyme application site on 420th Road, has a meeting scheduled with new Four Corners Health Department representatives for the Juvenile Comprehensive team, contacted IT regarding microphones in Commissioners' meeting room, has been reviewing the budget prior to call back meetings, has an introductory meeting with the new Aging Services Program Manager and the Director of the Utica Senior Center, and has been working with the Aging Services Program Manager while she gets acquainted with the position.

Moved by Zabrocki and seconded by Hain to enter into Executive Session to discuss Potential Litigation at 9:58 a.m.

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

Moved by Zabrocki and seconded by Curtis to come out of Executive Session at 11:47 a.m.

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

The Chair stated that potential litigation was discussed and no decisions were made.

Regnier was present again to update the Commissioners on the formal weed complaint discussed earlier in the meeting. He contacted the property owner, who informed him that she is trying to establish native prairie grass, and frequently maintains the weeds in that location. He asked how he should proceed, noting that if it were out in the county and not a property owner's lawn, it would be in the right-of-way in a ditch. Regnier will work with Armstead to determine the right-of-way considerations for a county residence, and what the county's obligation in this particular instance might be. It will be brought back for further discussion at a later date.

Moved by Zabrocki and seconded by Hain to approve the Zoning Fee Report for July 2026 in the amount of \$2,175.00.

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

There is no Board of Equalization meeting on Tuesday, August 25th.

Known items on the agenda for Board of Commissioners 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 18, 2026
4. Discuss/Action – Claims through August 14, 2026

Other Business Matters to Address When Time Allows

5. Discuss/Action - Public/Organizations/Officials
6. Commissioner Reports
7. Discuss/Action – Res – Set Misc. Districts Levy Authority
8. Discuss/Action – Agenda for September 1, 2026

9:00 a.m. Discuss/Action – Highway Superintendent to Present Informal Bids for Mini Excavator Lease

9:15 a.m. Discuss/Action – Veteran of the Month

9:30 a.m. Discuss/Action – Public Hearing – Conditional Use Permit to Upgrade/Modify Equipment to an Existing Wireless Tower in the NE ¼ of Section 21, Township 10 North, Range 1 East of the 6th P.M.

Discuss/Action – Res – Conditional Use Permit to Upgrade/Modify Equipment to an Existing Wireless Tower in the NE 1/4 of Section 21, Township 10 North, Range 1 East of the 6th P.M.

9:45 a.m. Discuss/Action – Budget Meetings with Officials

Moved by Zabrocki and seconded by Curtis to adjourn at 12:06 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 25th day of August 2026.

County Clerk

Chairperson