November 17, 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 17, 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 17, 2026 at 9:00 a.m.
Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Darrell Zabrocki, Jonathan Curtis, Scott Pekarek
Deputy County Clerk: Brandy Johnson

County Attorney, Wendy Elston 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 Curtis to approve the minutes of November 10, 2026.
Affirmative Vote: Hain, Curtis, Pekarek, Zabrocki, Ahmic Motion Carried

Moved by Hain and seconded by Curtis to approve claims through November 6, 2026.

SEWARD COUNTY CLAIMS THROUGH NOVEMBER 6, 2026

ALLO COMMUNICATIONS	$3,981.84	FARMERS COOP	$336.82
AMERITAS LIFE INSURANCE	$20,299.64	HELMINK PRINTING	$390.27
ASSOCIATED ANESTHES	$328.95	JONES BANK (FICA)	$4,163.22
CA MARKETING	$468.17	KERFORD LIMESTONE	$16,307.19
CAPITAL BUSINESS SYSTEMS	$1,664.26	MEDICAL ENTERPRISES	$36.00
CENTURY BUSINESS PROD	$176.28	MEMORIAL CLINIC	$110.00
CHARM-TEX	$941.04	MIDWEST AUTO PARTS	$8.37
CHARTER COMMUNICATIONS	$86.78	NE EQUIPMENT INC	$488.06
CITY OF SEWARD	$10,299.72	NE PUBLIC POWER	$50.00
CLERK OF DIST CRT	$72.00	NEXTLINK AIS	$51.07
CORI J STAVA	$56.00	NMC, LLC	$9,964.92
CROUCH'S HARDWARE	$315.36	OREILLY AUTOM	$360.16
CROWNE PLAZA KEARNEY	$740.75	PAC N SAVE	$36.30
CULLIGAN	$71.95	RDO TRUCK CENTERS	$454.92
DIAMOND DRUGS	$637.09	SACK LUMBER	$134.97
EAKES OFFICE PLUS	$2,171.49	SAPP BROS PETROLEUM	$91,036.31
FARMERS COOP	$11,457.71	VERIZON CONNECT NWF	$687.49
FGH LAW OFFICE	$4,807.50	VILLAGE OF GARLAND	$56.08
GALLS LLC	$84.50	VILLAGE OF UTICA	$140.00
GUARDIAN RFID	$6,696.00	VISA	$61.67
HELMINK PRINTING	$254.16	ACE IRRIGATION CO	$675.00
HOLLY MATZKE	$180.00	ST OF NE DAS MATERIAL	$18,614.00
HOMETOWN LEASING	$348.35	MIPS INC	$654.54

JONES BANK (FICA)	$19,658.06
LANCASTER CO SHERIFF	$9.16
LANDAUER	$210.03
LANGUAGE LINE SERV	$23.72
LEE'S REFRIGERATION	$1,272.21
MCKESSON MEDICAL	$136.01
MEMORIAL HOSPITAL	$1,885.53
MID-AMERICAN INS GRP	$58,860.90
MIDWEST AUTOM	$852.59
MIDWEST SPECIAL SERV	$893.15
MIPS INC	$1,972.73
NE ASSN CO OFFICIALS	$330.00
NEBRASKA.GOV	$117.00
NORRIS PUBLIC POWER	$443.10
ONESOURCE	$1,956.90
ORKIN LLC	$161.00
PAPER TIGER SHREDDING	$253.00
PETTY CASH FUND	$80.00
QUADIENT LEASING USA	$231.00
RIXSTINE TROPHY CO	$95.95
SAFELITE FULFILLMENT	$955.48
SECRETARY OF STATE	$40.00
SEWARD CO HLTH CLM FND	$115,338.41
SEWARD CO INDEPENDENT	$55.00
SEWARD CO PUBLIC TRANSIT	$14.00
SEWARD SHRFF UNCOLL FEES	$160.00
SEWARD LUMBER	$454.14
SOARIN GROUP	$7,840.25
SPORTS EXPRESS	$24.00
ST NE DAS STATE ACCNTNG	$22.00
TRANSUNION RISK	$1,165.00
TRINITY SERVICES GRP	$8,556.58
VERISMA SYSTEM	$124.00
VERIZON WIRELESS SERV	$120.16
VIRTUAL GURUS	$36.00
VISA	$1,264.35
WATER ENGINEERING	$231.53
ALL STAR GLASS	$450.00
ALLO COMMUNIC	$120.08
AMERITAS LIFE INS	$4,018.73
BEATRICE CONCRETE	$8,589.50
BEAVER HARDWARE	$24.41
CROUCH'S HARDWARE	$302.12
DALE JOHNSON ENT	$20,997.63
ALLO COMMUNIC	$65.20
AMERITAS LIFE INS	$155.71
JONES BANK (FICA)	$169.35
MID-AMERICAN INS GRP	$389.58
MILFORD AGING SERV	$1,500.00
SEWARD AGING SERV	$1,700.00
SEWARD CO HLTH CLM FND	$777.33
SEWARD CO INDEPENDENT	$6.36
UTICA AGING SERVICE	$1,550.00
VISA	$138.96
AMERITAS LIFE INS CORP	$178.54
JONES BANK (FICA)	$171.48
NORRIS PUBLIC POWER	$100.33
MIDWEST SERVICE & SALES	$229.45
AMERITAS LIFE INS CORP	$59.86
JONES BANK (FICA)	$52.24
AMERITAS LIFE INS CORP	$1,445.18
CHARTER COMMUNIC	$51.96
CITY OF SEWARD	$236.78
FARMERS COOP	$20.66
FIBER PLATFORM	$327.00
HOMETOWN LEASING	$76.25
JONES BANK (FICA)	$1,500.36
MID-AMERICAN INS GRP	$4,488.00
PAPER TIGER SHREDDING	$43.00
SEWARD CO HLTH CLM FND	$8,857.41
SOARIN GROUP, LLC	$288.00
ALLO COMMUNIC	$607.63
APCO INTL	$785.00
BLUE VALLEY BEHAV HLTH	$360.00
CHARTER COMMUNIC	$232.07
CIDNET	$1,282.47
PAC N SAVE	$46.34
SUMMIT FOOD SERV	$392.35
WELLBEING INITIATIVE	$625.00
SALARIES	$363,570.53
GROSS SALARIES INCLUDE DEDUCTIONS TO:	
AMERITAS DENTAL	
AMERITAS VISION	
COLONIAL SUPPLEMENTAL INSURANCE	
MID AMERICAN CO WISCONSIN	
POINT C	
LPL FINANCIAL	

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

Wendy Elston, County Attorney, and Jon Regnier, Highway Superintendent, updated the Commissioners on activities of their departments.

Commissioner Reports:

Commissioner Hain reported she reviewed the current and proposed zoning regulations, received an email from a constituent regarding zoning changes, and spoke with the Zoning Administrator regarding said zoning changes.

Commissioner Zabrocki had nothing to report.

Commissioner Ahmic reported she received several calls regarding road conditions, followed up with the county's IT company regarding hearing devices for the Commissioners' meeting room, participated in a Safe Streets and Roads for All (SS4A) meeting, attended a Planning Commission meeting, worked with the County Attorney's Office and the Zoning Administrator office on zoning regulations, and reported that she has been working to file reports for the 420th Road Paving Project on the Housing and

Urban Development (HUD) website, but has not been able to submit anything at the time.

Regnier was present with Trever Trebilcock, Assistant Highway Superintendent, to request funding to clean the site of tires that were dumped illegally. Regnier reported that there is a five to six mile stretch of road where the tires were dumped. In August, Regnier requested permission from the Commissioners to use the Inheritance Fund to pay for the cleanup of a similar dumpsite. At that time, Ahmic suggested seeking reimbursement for costs from Seward/Saline Solid Waste Management, with the reimbursement to go back to the Inheritance Fund. Regnier proposed the board authorize an allotted amount from the Inheritance Fund to cover these ongoing expenses throughout the remainder of the fiscal year. Ahmic suggested not setting an amount but rather authorize the use of the Inheritance Fund for illegal dumpsite cleanup expenses, with the full expense reimbursements to be placed back into the same fund.

Moved by Hain and seconded by Zabrocki to approve the Road Department's request for funding from the Inheritance Fund to clean illegal tire dumpsites through the end of the fiscal year.
Affirmative Vote: Hain, Zabrocki, Pekarek, Curtis, Ahmic Motion Carried

Commissioner Reports, continued:

Commissioner Pekarek reported he has received multiple calls regarding road conditions, has communicated those concerns to the road department, and encourages callers to call the road department as well. He also attended a CASA meeting, and a Planning Commission meeting.

Marissa Pfile, Zoning Administrator, was present to discuss the proposed zoning regulations. The proposed regulations were discussed during the November 10, 2026 Commissioner meeting, but were not approved due to the need for clarification on some segments within the regulations. Ahmic suggested the Zoning Administrator send correspondence to contractors in the area to notify them of the new regulations. It was noted that amendments can still be made as necessary after the zoning regulations are approved.

Moved by Pekarek and seconded by Zabrocki to adopt Resolution No. 3957 to approve the proposed zoning regulations.

RESOLUTION NO 3957
SEWARD COUNTY BOARD OF COMMISSIONERS

WHEREAS, *Neb. Rev. Stat.* §23-114 through §23-114.05 and §23-164 through §23-174.10 authorizes the County to adopt a comprehensive plan and zoning regulations in accordance with that plan, and to provide for their administration, enforcement, and amendment;

WHEREAS, the Seward County Board of Commissioners finds that the adoption and enforcement of zoning regulations is necessary to promote and protect the public health, safety, morals, convenience, order, prosperity, and welfare of said County and its present and future residents; and

WHEREAS, the Seward County Board of Commissioners adopted the Seward County Comprehensive Development Plan Update 2007 – 2030 on June 26, 2007; and

WHEREAS, the Seward County Board of Commissioners adopted Zoning Regulations by way of Resolution 2567 on June 26, 2007; and

WHEREAS, certain amendments to the Zoning Regulations have been made since adoption of the regulations;

WHEREAS, the Seward County Board of Commissioners recognizes the need to update the County's zoning regulations to reflect current conditions, development practices, community priorities, and the needs of the residents, property owners, agricultural operations, businesses, and other land users; and

WHEREAS, the Seward County Board of Commissioners finds that updated zoning regulations are necessary to establish clear, consistent, and enforceable development standards; promote orderly growth; encourage compatible land uses; and provide a fair, transparent, and predictable regulatory process for the property owners, developers, and applicants; and

WHEREAS, the 2026 Zoning Regulations are intended to guide appropriate growth while recognizing the County's agricultural economy and rural character, and to address land use compatibility, transportation and access, public services and infrastructure, drainage, public health[Keywords], and the responsible use of land; and

WHEREAS, updated Seward County Regulations were drafted and submitted to the Planning Commission for review and consideration, and a public hearing was held before the Planning Commission on July 20, 2026; and

WHEREAS, the following public hearing on July 20, 2026, the Seward County Planning Commission voted to recommend approval of the proposed 2026 Seward County Zoning regulations to the Seward County Board of Commissioners, by a vote of 7 In Favor, 1 Against, and 1 Absent and Not Voting; and

WHEREAS, the Seward County Board of Commissioners finds that the 2026 Zoning Regulations are in accordance with the Comprehensive Plan and should be adopted;

THEREFORE, BE IT RESOLVED, that the Seward County Board of Commissioners hereby repeals Resolution No. 2567 consisting of the Seward County Zoning Regulations adopted June 26, 2007, and all amendments thereto;

THEREFORE, BE IT FURTHER RESOLVED that the Seward County Board of Commissioners does hereby Approve _X_, Deny___ adoption of the 2026 Zoning Regulations.
Moved by: Pekarek Seconded by: Zabrocki November 17, 2026

Ayes: Scott Pekarek, Jonathan Curtis, Darrell J Zabrocki,
Misty Ahmic, Chair of Board
Nays: Raegan Hain

Affirmative Vote: Pekarek, Zabrocki, Curtis, Ahmic
Voting No: Hain Motion Carried

Commissioner Reports, continued:
Commissioner Curtis reported he will be attending several meetings in the coming week, and that he met with the County Clerk regarding various technology contracts amongst the county departments.

Zabrocki led discussion on the Nebraska Intergovernmental Risk Management Assn. (NIRMA) membership recommitment for additional three-year term. Seward County has used NIRMA for property, liability and workers' compensation coverage since 1988, and recommits for three years at a time.

Moved by Zabrocki and seconded by Hain to adopt Resolution No. 3958, the membership recommitment to NIRMA for an additional three-year term through June 30, 2030.

RESOLUTION 3958
FOR AMENDMENT AND ADDENDUM TO
NIRMA/NIRMA II INTERGOVERNMENTAL/INTERLOCAL AGREEMENTS

WHEREAS, Seward County has previously entered into Intergovernmental/Interlocal Agreements with various other Nebraska Counties and other public agencies to form and participate in the Nebraska Intergovernmental Risk Management Association (NIRMA) and the Nebraska Intergovernmental Risk Management Association II (NIRMA II) as authorized by the Intergovernmental Risk Management Act (Neb. Rev. Stat. §44-4301 et seq.) and the Nebraska Interlocal Cooperation Act (Neb. Rev. Stat. §13-801 et seq.); and

WHEREAS, Counties and other Public Agencies as defined in Neb. Rev. Stat. §44-4303 are allowed to participate in said cooperative undertakings; and
WHEREAS, the Legislature has found that proper risk management requires the spreading of risk so as to minimize fluctuation in insurance needs and that benefits can be derived through the pooling of insurance purchasing by local government, and
WHEREAS, NIRMA and NIRMA II have provided coverages to the County in a cost effective way which meet and exceed that provided by standard insurance carriers; and
WHEREAS, NIRMA and NIRMA II provide risk management services such as loss prevention, safety audits and assessments, claims and litigation management, and coverages tailored to address loss exposures counties and other related public entities face not economically available from other sources; and
WHEREAS, these coverages and risk management services are essential for the continued effective and efficient use of county taxpayer dollars; and
WHEREAS, the current Intergovernmental/Interlocal Agreements will expire on June 30, 2027, and
NOW, THEREFORE, BE IT RESOLVED that the Seward County Board hereby:

1. Extends its commitment to participate in NIRMA and NIRMA II for the period July 1, 2027, through June 30, 2030; and
2. Declares that this Resolution shall serve as an amendment and addendum to the previous Intergovernmental/Interlocal Agreements entered into by the County Board, said Intergovernmental/Interlocal Agreements readopted by and incorporated herein by this reference as amended.

After motion duly made by member Zabrocki and seconded by member Hain, the following members voted by roll call vote as follows in regard to adoption of said Resolution:
The following members voted in favor of the same: Curtis, Pekarek, Ahmic.
The following members voted against the same: _____.
The following members were absent and not voting: _____.
PASSED AND APPROVED this 17th day of November, 2026.

Seward County Board
By: Misty Ahmic, Chairperson Presiding Officer
Attest: Brandy M. Johnson, County Clerk

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

Sheriff Huntington presented two surplus property disposal requests for the Sheriff's Office.

Moved by Zabrocki and seconded by Hain to approve the surplus property disposal requests for the Sheriff's Office.
Affirmative Vote: Zabrocki, Hain, Pekarek, Curtis, Ahmic Motion Carried

Dave Helge, a member of the public, spoke regarding the culvert repair on 154th Road.

Moved by Hain and seconded by Pekarek to authorize the Chair to sign the agreement with Hartmann Construction for culvert repair services on 154th Road, damaged by October flooding event.
Affirmative Vote: Hain, Pekarek, Zabrocki, Curtis, Ahmic Motion Carried

Helge also spoke during the time for public comments.

Moved by Hain and seconded by Pekarek to enter into Executive Session at 9:52 a.m. to discuss strategy.
Affirmative Vote: Hain, Pekarek, Curtis, Zabrocki, Ahmic Motion Carried

Moved by Hain and seconded by Pekarek to come out of Executive Session at 11:17 a.m.
Affirmative Vote: Hain, Pekarek, Curtis, Zabrocki, Ahmic Motion Carried

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

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

Known items on the agenda for Board of Commissioners on November 24, 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 17, 2026

Other Business Matters to Address When Time Allows

4. Discuss/Action - Public/Organizations/Officials
5. Commissioner Reports

6. Discuss/Action – Agenda for December 1, 2026

9:05 a.m. Discuss/Action – Larry Hudkins – Request for Variance on Insurance Type for Permitted Culvert

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

9:30 a.m. Discuss/Action – Public Hearing – Conditional Use Permit
Discuss/Action – Res – Conditional Use Permit

9:35 a.m. Discussion Only – Road Maintenance Plan

9:50 a.m. Discuss/Action – Public Request – Feedback on County Road Conditions

Moved by Zabrocki and seconded by Hain to adjourn at 11:23 a.m.
Affirmative Vote: Zabrocki, Hain, Pekarek, Curtis, 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