

August 26, 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 August 26, 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 August 26, 2025 at 8:30 a.m.

Present: Chairperson: Misty Ahmic
 Members: Raegan Hain, Darrell Zabrocki, Ken Schmieding,
 Scott Pekarek
 County Clerk: Sherry Schweitzer
 County Treasurer: Jake Zlatkovsky

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 August 12, 2025
Affirmative Vote: Hain, Pekarek, Zabrocki, Schmieding, Ahmic Motion Carried

Moved by Zabrocki and seconded by Hain to open the hearing at 8:32 a.m. for a Tax Exemption Application for Concordia University for a 2017 Dodge Van.
Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

Zlatkovsky gave information about the tax exemption application submitted by Concordia University.

No one appeared at said hearing.

Moved by Zabrocki and seconded by Hain to close the public hearing at 8:33 a.m.
Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, Ahmic Motion Carried

Moved by Zabrocki and seconded by Hain to approve the Tax Exemption Application for Concordia University for a 2017 Dodge Van VIN # 2C4RDGBG6HR780702.
Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

Zlatkovsky updated the Commissioners on activities of his office.

Known items on the agenda for Board of Equalization on September 9, 2025 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 26, 2025
4. Discuss/Action – Assessor Information Update

Moved by Pekarek and seconded by Hain to adjourn at 8:35 a.m.
Affirmative Vote: Pekarek, Hain, Schmieding, Zabrocki, Ahmic Motion Carried

State of Nebraska)
County of Seward) ss.

I, Sherry Schweitzer, 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 9th day of September 2025.

County Clerk

Chairperson

August 26, 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 August 26, 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 Commissioners convened on August 26, 2025 at 9:00 a.m.

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

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.

Commissioner Hain asked that the Minutes of August 19, 2025 be removed from the consent agenda.

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

- a. Surplus Property Disposal Request for the Zoning Dept.
- b. Authorize the Chair to sign the Settlement Agreement with Nebraska Intergovernmental Risk Management Assn. (NIRMA) for a claim that occurred on June 6, 2025 with a 2018 Mack Truck and Belly Dump Trailer

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

Motion Carried

Moved to Zabrocki and seconded by Pekarek approve claims for the period through August 15, 2025.

SEWARD CLAIMS THROUGH AUGUST 15, 2025					
ADP INC	SE	\$3,010.60	SUMMIT FOOD SERVICE	SE	\$4,164.88
AMAZON CAPITAL SERV	SE	\$39.20	THOMSON REUTERS-WEST	SE	\$1,228.54
AMERITAS LIFE INS	FE	\$23,057.23	TRINITY SERV GRP	SE	\$8,586.21
BLACK HILLS ENERGY	UT	\$1,139.03	VERIZON WIRELESS SERV	UT	\$600.41
BLUE VALLEY BEHV HLTH	SE	\$480.00	VISA	FE	\$3,000.40
CAPITAL BUSINESS SYS	SU	\$45.32	WELLS FARGO FINAN LEAS	EQ	\$230.66
CHARTER COMMUN	UT	\$335.41	EHLERS ELECTRONICS	SE	\$15.00
CITY OF SEWARD	UT	\$15,346.32	FASTENAL CO	SU	\$313.62
COAST TO COAST COMP	SE	\$235.99	HYDRAULIC EQUIP SERV	EQ	\$111.82
CONNER PSYCH SERV	SE	\$465.00	INLAND TRUCK PARTS	SU	\$23.40
JACK DANIEL	SE	\$64.40	JAMES ENTERPRISE	SU	\$25,597.32
DOUGLAS CO SHERIFF	SE	\$9.46	KERFORD LIMESTONE	SU	\$22,022.89
EAKES OFFICE PLUS	SU	\$816.88	KRIHA FLUID POWER	SE	\$424.46
EGAN SUPPLY	SU	\$340.38	MIDWEST PETRO EQUIP	EQ	\$3,544.96
ENGINEERED CONTROLS	SE	\$1,750.00	NORRIS PUB POWER DIST	UT	\$1,450.97
FARMERS COOP	SU	\$9,029.17	PLATTE RIV DUST CONTROL	SE	\$660.00
FGH LAW OFFICE	SE	\$5,302.51	RDO TRUCK CENTERS	EQ	\$1,366.95
BRIAN FORAL	SE	\$4,669.44	TRUCK CENTER CO	EQ	\$471.68
GALLS LLC	SE	\$1,001.61	VILLAGE OF GARLAND	UT	\$69.67
HELMINK PRINTING	SU	\$221.00	DALE JOHNSON ENT	SU	\$23,840.11
HERPOLSHEIMERS	SE	\$152.63	JOHNSON SAND & GRAVEL	SU	\$30,283.96
JONES AUTOMOTIVE	SE	\$212.50	SOUTHWEST GRAVEL PROD	SU	\$4,975.45
JONES BANK (FICA)	FE	\$24,947.32	SOARIN GROUP	SE	\$1,385.00
RYAN KRENK	SE	\$50.40	VANGUARD APPRAISALS	SE	\$243.75
LEE ENTERPRISES	SE	\$550.00	SEW CO HLTH CLM FND	FE	\$140,000.00
LEE'S REFRIGERATION	SE	\$106.86	MILFORD AGING SERV	SE	\$1,625.00
MAXIMUS INC	SE	\$2,600.00	SEWARD AGING SERV	SE	\$1,625.00
MCKESSON MEDICAL	SU	\$76.56	UTICA AGING SERV	SE	\$1,500.00
SUE MEDINGER	SE	\$25.20	JON VANDERFORD	SE	\$256.00
MEMORIAL CLINIC	SE	\$383.00	OLIVIA VANDERFORD	SE	\$75.00
MEMORIAL HOSPITAL	SE	\$26.00	SECURITY EQUIP INC	EQ	\$129.15
SPORTS EXPRESS	SU	\$72.00	WESTERN OIL II	SU	\$43.03
MIDWEST AUTOMOTIVE	SE	\$203.67	SECURETECH SYSTEMS	SE	\$151.00
MIDWEST SPECIAL SERV	SE	\$989.35	APCO INTL	EQ	\$4,550.00
MILFORD PHYS THERAPY	SE	\$50.27	DARCY FRIEDLI	SE	\$185.00
NE ASSN CO OFFICIALS	FE	\$110.00	HOMETOWN LEASING	EQ	\$74.00
NEBRASKA.GOV	FE	\$11.00	ST OF NE DAS COMMUN	SE	\$844.80
DALE NIEMANN	SE	\$36.40	FIBER PLATFORM	SE	\$327.00
ONESOURCE	SE	\$207.00	ALLO COMMUNIC	UT	\$596.88
OREILLY AUTOM	SU	\$35.84	CENTURYLINK	EQ	\$4,586.12
ORKIN LLC	SE	\$161.00	LANGUAGE LINE SERV	SE	\$5.31
PAC N SAVE	SU	\$240.97	WELLBEING INITIATIVE	SE	\$1,625.00
PETTY CASH FUND	SU	\$1,112.30	SALARIES		\$326,837.49
PHYSICIANS LAB SERV	SE	\$424.00	GROSS SALARIES INCLUDE DEDUCTIONS TO:		
RADIOLOGY ASSOC	SE	\$344.00	AMERITAS DENTAL		
KATI SCHWEITZER	SE	\$42.00	AMERITAS VISION		
SEWARD CO INDEPEND	SE	\$558.80	COLONIAL SUPPLEMENTAL INSURANCE		
SEWARD CO TREASURER	FE	\$10.00	MID AMERICAN CO WISCONSIN		
SPARETIME	SU	\$110.00	POINT C		
NE DAS STATE ACCNTNG	SE	\$795.50	LPL FINANCIAL		

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

Jon Regnier, Highway Supt., had two department employees, Gary Suhr and Mitch Burnett, give the Commissioners information they learned from a training they recently attended.

The Veteran of the Month Presentation was presented by Ray Foreman. The Veteran of the Month for August 2025 was Gary Jewell. He gave information that he was born and raised in Nebraska, and his current volunteer service is with the VFW and American Legion. He stated he served in the Marine Corp. in 1967 in Vietnam and worked on helicopters with the navigation equipment.

Moved by Hain and seconded by Pekarek to open the Public Hearing at 9:15 a.m. on vacating Johnson Dam Road in Section 21 Township 12 North, Range 4 East of the 6th P.M.

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

Jon Regneir, Highway Supt., explained that this road is not currently in the same place as originally constructed. Over the years, it has changed, and the owners of the property wish to account for the current placement of the road. To change it, the original road needs to be vacated, a new road surveyed and a resolution passed by the Board of Commissioners. The process also included a traffic study and this public hearing.

Steve Johnson, representing the owners of the property, spoke and said his clients approve of the road vacation. Barb Armstead, Deputy County Attorney, stated she did not receive a document from the representative of the current owners and was not able to review it. That document is needed to complete the process. The hearing is being held today and the documents needed to approve the new placement of the road will be on the agenda at a later date.

Moved by Zabrocki and seconded by Hain to close the public hearing at 9:24 a.m.

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

Approval of the minutes was briefly discussed. Commissioner Hain stated she will not vote for approval of minutes where a resolution in the minutes has been typed into the minutes rather than the actual document being inserted into the minutes. County Clerk Sherry Schweitzer stated the minutes have been made the same way for over 25 years and that her office completes the process of the minutes and posts the minutes on the county website in an expedient and cost-efficient way. According to statutes, making a record of the meeting is the duty of the County Clerk.

Moved by Hain and seconded by Pekarek to open the public hearing at 9:32 a.m. in regard to an application to rezone a parcel of real estate for Nicholas Christensen from A-1 to TA-1 in the NE ¼ of Section 29 Township 10 North Range 4 East of the 6th P.M.

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

Marissa Pfile, Zoning Administrator, gave information about the re-zone application.

Nate and Cassie Christensen spoke in favor of said application.

No one else spoke at the public hearing.

Moved by Zabrocki and seconded by Hain to close the public hearing at 9:58 a.m.

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

Moved by Pekarek and seconded by Schmieding to adopt Resolution No. 3879 in regard to denying the application to rezone a parcel of real estate for Nicholas Christensen from A-1 to TA-1 in the NE ¼ of Section 29 Township 10 North Range 4 East of the 6th P.M.

RESOLUTION NO 3879 OF THE SEWARD COUNTY BOARD OF COMMISSIONERS

WHEREAS, Nicholas Christensen has applied for a Zoning District change for a tract of land from A-1 Agriculture Preservation District to TA-1 Transitional Agricultural District, and

WHEREAS, The tract is described as a tract in the Northeast ¼, of Section 29, Township 10 North, Range 4 East of the 6PM, Precinct I, Seward County, Nebraska, and

WHEREAS, Notice of Public Hearing by the Seward County Planning Commission was published in the Seward County Independent, the Milford Times, and was posted on the property, and

WHEREAS, the Planning Commission held a public hearing on the Zoning District change on July 21, 2025, and

WHEREAS, the Planning Commission had a recommended denial of the Rezone of this 1/4 section with a vote of 6 in favor, 1 against, 1 abstaining and 1 absent and not voting.

WHEREAS, The Seward County Board of Commissioners held a public hearing on the Zoning District on August 26, 2025, and

WHEREAS, Notice of Public Hearing by the Seward County Board of Commissioners was published in the Seward County Independent, the Milford Times, and was posted on the property, and

WHEREAS, X No one appeared to oppose said amendment

 Individuals appeared to oppose said amendment

 No one appeared to support said amendment

 1 Individuals appeared to support said amendment, and

NOW, THEREFORE BE IT RESOLVED that the Seward County Board of Commissioners do hereby adopt Resolution 3879 to approve_____, deny X the Zoning District Change.

Moved by: Hain Seconded by: Pekarek August 26, 2025

Ayes: Ken Schmieding, Raegan Hain, Darrell J. Zabrocki, Scott Pekarek,

Misty Ahmic, Chair of the Board

Attest: Sherry Schweitzer, Seward County Clerk

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

The Commissioners recessed at 10:00 a.m.

The Commissioners re-convened at 10:06 a.m.

Moved by Hain and seconded by Zabrocki to open the hearing at 10:06 a.m. for a Conditional Use Permit for Pine Creek Poultry LLC Livestock Feeding Operation in the SE ¼ of Section 7 Township 12 North, Range 2 East of the 6th P.M.

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

Pfile gave information of the Planning & Zoning Board. She stated the recommendation motion to approve the application failed with a vote of 3 for, 5 against and 1 absent.

The first to testify was Tom and Trenah Bader of Pine Creek Poultry, LLC who applied for the Conditional Use Permit.

Others to support the Conditional Use Permit were:

Wes Niemann of Settje Agri Services

Travis Caspersen of Settje Agri Services

Adam Hladky of Hladky Chicken Ranch

Kris Bousquet representing the Nebraska State Dairy Association

Matthew Nonnenmann, Professor at the University of Nebraska Medical Center

Joe & Sloane Schulz of Schulz Poultry LLC

Jim Schulz of Schulz Poultry LLC

Jonathan Jank of Seward County Chamber & Development Partnership (SCCDP)

Amy Schmidt of UNL Engineering

Steve Martin, Alliance for the Future of Nebraska (AFAN)

Steve Mossman of Mattson Ricketts Law Firm representing the applicants

Those opposing said permit were the following:

Jonathan Leo

Mallory Hollman

Matt Hollman

Jane Egan representing Nebraska Communities United

Dr. Harriet Gould representing Nebraska Communities United

Rev. Helen Greer
Edison McDonald on behalf of Nebraska Communities United
Heidi Fleischman
Ken Maca
Amy Prochaska
Kimberly Cronin
Kevin Timoney
Lindsey Schwan
Colby Schwan

Nobody testified in the neutral position.

Tom and Trenah Bader, applicants, were given the time to have a closing statement.

Moved by Zabrocki and seconded by Hain to close the public hearing at 12:12 p.m.
Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, Ahmic Motion Carried

The Commissioners recessed at 12:12 a.m.
The Commissioners re-convened at 12:25 a.m.

The Commissioners completed the Findings of Facts.

BEFORE THE SEWARD COUNTY NEBRASKA COUNTY COMMISSIONERS
IN THE MATTER OF CONDITIONAL USE PERMIT FOR A 8 BARN CHICKEN
SITE LIVESTOCK FEEDING OPERATION 05-2025

APPLICANT: Pine Creek Poultry LLC

CURRENTLY ZONED: A-1

This matter came before the Seward County Board of Commissioners at the request of the applicant. A public hearing was held on the 26th day of August 2025. Notice of said hearing was publicized on the 20th day of August 2025.

The Seward County Commissioners recommends to:

 X Approve the Conditional Use Permit for a Livestock Feeding Operation

 Deny the Conditional Use Permit for a Livestock Feeding Operation

With a roll call vote of: 4 For 1 Against 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. N 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. N 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. N 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. N 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: Conditional approval on signed Road Agreement within 60 days. Permit is not transferable to anyone other than Pine Creek Poultry, LLC.

Dated this 26th day of August 2025.

Misty Ahmic
County Commissioner Chairman

Marissa Pfile
Zoning Administrator

Moved by Pekarek and seconded by Schmieding to adopt Resolution No. 3880 in regard to approving the Conditional Use Permit for Pine Creek Poultry LLC Livestock Feeding Operation in the SE ¼ of Section 7 Township 12 North, Range 2 East of the 6th P.M.

**RESOLUTION NO 3880 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS, Pine Creek Poultry LLC applied for a Conditional Use Permit for a Livestock Feeding Operation, and

WHEREAS, The property is described as part of the Southeast ¼ of Section 7, Township 12 North, Range 2 East of the 6pm, Seward County, Nebraska, and

WHEREAS, The Planning Commission held a public hearing to consider the application at a regular meeting July 21, 2025, and

WHEREAS, Notice of the public hearing was published in the Seward County Independent, the Milford Times and posted on the property, and

WHEREAS, The Planning Commission recommended Approval of the Conditional Use Permit, by a vote of 3 In Favor, 5 Against, and 1 Absent and Not Voting, and

WHEREAS, The Seward County Board of Commissioners held a public hearing to consider the application at a regular meeting August 26, 2025, and,

WHEREAS, Notice of the public hearing was published in the Seward County Independent, the Milford Times and posted on the property, and

WHEREAS, ___ No one appeared to oppose said Conditional Use
15 Individuals appeared to oppose said Conditional Use
___ No one appeared to support said Conditional Use
11 Individuals appeared to support said Conditional Use,
___ Individuals appeared without commitment, and

NOW, THEREFORE BE IT RESOLVED that the Seward County Board of Commissioners do hereby approve X or ___ deny the Conditional Use Permit, for Pine Creek Poultry LLC for a Conditional Use for a Livestock Feeding Operation, on a tract of ground located in the Southeast ¼, Section 7, Township 12 North, Range 2 East of the 6pm, Seward County, Nebraska.

Moved by: Pekarek Seconded by: Schmieding August 26, 2025
Ayes: Ken Schmieding, Scott Pekarek, Darrell J. Zabrocki,
Misty Ahmic, Chair of the Board
Voting No: Raegan Hain
Attest: Sherry Schweitzer, Seward County Clerk

Affirmative Vote: Pekarek, Schmieding, Zabrocki, Ahmic
Voting No: Hain

Motion Carried

The Commissioners recessed at 12:48 p.m.
The Commissioners re-convened at 12:55 p.m.

Moved by Pekarek and seconded by Ahmic to reopen the discussion of approving the Equitable Sharing Agreement and Certification of the Sheriff's Office.

Affirmative Vote: Pekarek, Ahmic, Zabrocki

Voting No: Schmieding, Hain

Motion Carried

Commissioner Pekarek started discussion on the need to approve of the Equitable Sharing Agreement & Certification (ESAC). He stated there are costs that the Equitable Sharing Funds have paid for and if this agreement is not approved, we would not be in compliance and would not receive any funds from the federal government. He said the county would need to budget more to help pay for things that previously were paid by the Drug Funds. Commissioner Ahmic said the Sheriff's General budget has already been agreed to with Sheriff Vance. There were concerns about some of the statements/information on the ESAC.

Commissioner Hain read a letter referencing the work she has done in regard to the Treasury Equitable Sharing Funds more commonly known as the Drug Funds from the Treasury Dept. She cited multiple letters received by the Sheriff's Office & sent from the Department of Treasury in which there were impermissible expenditures by the Seward County Sheriff's Office per the Guide to Equitable Sharing for State, Local, & Tribal Law Enforcement Agencies. Even though the letter was acknowledged and received by the Sheriff's office shortly thereafter, the Sheriff's Office continued to submit expenses to be paid. One letter discussed how an annual report called the Equitable Sharing Program Agreement & Certification (ESAC) should be modified to account for errors. She stated she did not think the ESAC could be signed at this time and should be tabled until more information is obtained.

Armstead gave information about what the Commissioners would approve if they signed the agreement and certification. All Commissioners made comments about the ability to sign or not to sign the ESAC.

Moved by Pekarek to authorize the Chair to sign the Equitable Sharing Agreement and Certification. Motion died for lack of a second.

After lengthy discussion, the Commissioners decided not to sign the Equitable Sharing Agreement and Certification at this time until the requests from the federal government are resolved.

Moved by Hain to table signing of the Equitable Sharing Agreement & Certification until Feb. 3 2025 and make recommendations for compliance moving forward.
Motion died for lack of a second.

It was decided that Commissioners Pekarek and Hain meet with Sheriff Vance and his staff to be able to come up with answers to the problems the federal government has outlined in communication.

The Commissioners then discussed the "Set the Numbers of Deputies for the Seward County Sheriff's Dept." item on the agenda. According to Nebraska Statutes, the Commissioners are able to designate the number of deputies in a Sheriff's Office. Suggestions were stated that 17 or 18 deputies should be authorized.

Moved by Zabrocki and seconded by Hain to authorize the number of 18 Sworn Deputies for the Seward County Sheriff's Office.
Affirmative Vote: Zabrocki, Hain, Schmieding
Voting No: Pekarek, Ahmic
Motion Carried

The Commissioners continued discussion with Sheriff Vance and his budget. He was instructed to submit new budget documents to the County Clerk.

Again, the Commissioners discussed the minutes. There was short discussion on how the Clerk makes the minutes.

Moved by Zabrocki and seconded by Pekarek to approve the minutes of August 19, 2025.
Affirmative Vote: Zabrocki, Pekarek, Schmieding, Ahmic
Voting No: Hain
Motion Carried

Commissioners' Reports:

Commissioner Pekarek reported he spent quite a bit of time at the Sheriff's Dept.

Commissioner Schmieding reported he has an Extension Board meeting, talked to the Highway Supt., will have a Visitor's Committee meeting with other counties in York and will have a regular Visitor's Committee meeting September 16 and worked on correspondence related to the Poultry Farm Permit.

Commissioner Ahmic reported she participated in the National Association of County Officials session, followed up with work on the budget, worked on the Conditional Use Permit hearing for today, attended the GOP Event last Thursday, worked on the Community Safety Action Plan (CSAP), worked on the Safe Street and Roads grant, talked to Emergency Manager about future events about safety, attended the Nebraska Association of County Officials (NACO) Salary meeting.

Commissioner Zabrocki reported he attended the Seward City Council meeting, went to the Nebraska Intergovernmental Risk Management Assn. (NIRMA) Board meeting and retreat in Ogallala, and met with their legal staff about county matters.

Commissioner Hain reported she met representatives of the County Attorney's Office about the Juvenile Plan, discussed the Conditional Use Permit for a Livestock Feeding Operation on today's agenda with Jonathan Jank of Seward County Chamber & Development Partnership (SCCDP), and discussed a survey he asked NPPD to conduct and visited with a representative of NPPD about it, met the Emergency Manager about a crisis communication plan, spent time on reviewing the Equitable Sharing Agreement & Certification (ESAC) and the communications received about the Conditional Use Permit for a Livestock operation, and met with the Aging Services Director.

Moved by Zabrocki and seconded by Schmieding to adopt Resolution No. 3881 in regard to approving the Short Form Plat Sunset View Addition in the SW ¼ of Section 34 Township 10 North Range 2 East of the 6th P.M.

**RESOLUTION NO 3881 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS Robert K. Stutzman Trustee of Robert G. Stutzman Declaration of Trust and Jeanette A. Stutzman Declaration of Trust own approximately 80 acres of land and has applied for a Short Form Plat to separate 8.96 acres, and described as a tract of land in the Northeast 1/4 of, Section 6, Township 1 North, Range 3 East of the 6pm, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called Sunset View Addition and

WHEREAS The Seward County Planning Commission held a meeting on August 18, 2025 to consider the Short Form Plat, and

WHEREAS, the Planning Commission recommended approval of the Sunset View Addition, with a vote of 9 For, 0 Against, 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 Sunset View Addition Short Form Plat, with Resolution NO: 3881.

Moved by: Zabrocki Seconded by: Schmieding August 26, 2025

Ayes: Ken Schmieding, Scott Pekarek, Raegan Hain, Darrell J. Zabrocki, Misty Ahmic, Chair of the Board

Attest: Sherry Schweitzer, Seward County Clerk

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

The Board discussed the interviews for the County Clerk position. It was previously decided to have the whole board conduct the interviews at a Special Commissioners meeting on Sept. 10, 2025 at 9:00 a.m. and they did not make any change to that plan.

Moved by Zabrocki and seconded by Pekarek to authorize the Chair to sign the Region V Agreement.

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

The Commissioners recessed at 3:22 p.m.

The Commissioners re-convened at 3:23 p.m.

The Commissioners talked about the budget for the 2025-2026 Fiscal Year.

Known items on the agenda for Board of Commissioners on September 2, 2025 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 26, 2025
4. Discuss/Action – Public/Organizations/Officials

Other Business Matters to Address When Time Allows

5. Commissioner Reports
6. Discuss/Action – Res. – Vacating Johnson Dam Road in Section 21 Township 12 North, Range 4 East of the 6th p.m.
7. Discuss/Action – Adopt New Survey for Johnson Dam Road in Section 21 Township 12 North Range 4 East of the 6th p.m.
8. Discuss/Action – Seward County Budget for 2025-2026 Fiscal Year

9. Discuss/Action – Agenda for September 9, 2025

- 9:15 a.m. Public Hearing - Regulation Changes to the Standard of Review
Discuss/Action – Res. - Regulation Changes to the Standard of Review
- 9:30 a.m. Public Hearing – Proposed Amendment to the Zoning Regulations
Discuss/Action – Res. – Amendment to the Zoning Regulations
- 9:45 a.m. Public Hearing – Proposed Changes to the Zoning Fee Schedule
Discuss/Action – Res. – Changes to the Zoning Fee Schedule
- 10:00 a.m. Public Hearing – Upgrade/Modify Equipment to an Existing Wireless Tower for Verizon Wireless in the NW ¼ of Section 20, Township 10 North, Range 3 East of the 6th p.m.

Discuss/Action – Res.- Upgrade/Modify Equipment to an Existing Wireless Tower for Verizon Wireless in the NW ¼ of Section 20, Township 10 North, Range 3 East of the 6th p.m.
- 10:15 a.m. Discuss/Action – Purchase of ADA Minivan to Replace the Current Van for the Public Transit Dept.
- 10:30 a.m. Discuss/Action – Update on Progress toward Equitable Sharing Agreement & Certification (ESAC) Submission
- 11:30 a.m. Discuss/Action – Sheriff’s Updated Budget for 2025-2026 FY

Moved by Zabrocki and seconded by Hain to adjourn at 3:41 p.m.
Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

State of Nebraska)
County of Seward) ss.

I, Sherry Schweitzer, 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 2nd day of September 2025.

County Clerk Chairman