

July 1, 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 July 1, 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 July 1, 2025 at 8:30 a.m.

Present: Chairperson: Misty Ahmic
Members: Raegan Hain, Darrell Zabrocki, Ken Schmieding,
Scott Pekarek
County Clerk: Sherry Schweitzer
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 June 24, 2025.
Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, Ahmic Motion Carried

The Commissioners held hearings for protests.

The first hearing was for Adam Lenz. No one appeared at said protest hearing.

Moved by Hain and seconded by Zabrocki to take the Assessor's recommendation and make no change in the valuation of \$308,871 for property owned by Adam Lenz and described as the Zwick Subdivision in the NW ¼ of Section 19 Township 12 North, Range 2 East of the 6th P.M.

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

The next protest hearing was for Matthew & Jennifer Bratrsovsky. No one was present for this protest hearing.

Moved by Zabrocki and seconded by Schmieding to take the Assessor's recommendation and make no change in the valuation of \$891,565 for property owned by Matthew & Jennifer Bratrsovsky and described as part of the SW ¼ NW ¼ of Section 1 Township 10 North, Range 4 East of the 6th P.M.

Affirmative Vote: Zabrocki, Schmieding, Hain, Ahmic

Voting No: Pekarek

Motion Carried

The next protest hearing was for Jaunita Mueller as protested by Barbara J. Nissen. No one was present for this hearing.

Moved by Hain and seconded by Zabrocki to take the Assessor's recommendation and make no change in the valuation of \$627,635 for property owned by Jaunita Mueller in the E ½ NW ¼ & N ½ NE ¼ of Section 25 Township 11 North, Range 4 East of the 6th P.M.

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

Motion Carried

The next hearing was for Jeff Culp who filed two protests. He was in attendance at said hearing and gave information for his reasons for protesting the proposed value of his two properties.

The first property will be reviewed by the Assessor and a decision will be made at a later date.

Moved by Hain and seconded by Pekarek to take the Assessor's recommendation and make no change in the valuation of \$99,244 for property owned by Jeff Culp and described as part of Section 32 Township 11 North, Range 4 East of the 6th P.M.

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

Known items on the agenda for Board of Equalization on July 8, 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 July 1, 2025

Protest Hearings

Discuss/Action – Decisions on Protest Hearings

10:00 a.m.

Protest Hearings

Discuss/Action – Decisions on Protest Hearings

Moved by Zabrocki and seconded by Hain to adjourn at 9:04 a.m.

Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, 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 8th day of July 2025.

County Clerk

Chairperson

July 1, 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 9:05 a.m. on July 1, 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 July 1, 2025 at 9:05 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.

Highway Supt., Jon Regnier was present to ask the Commissioners to consider two items.

Moved by Hain and seconded by Zabrocki to authorize Highway Supt. to go out for bids for Project No. C-80 (510) Bridge Replacement #1405 on Raymond Road West of 350th Road (Bridge Match Project).

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

Moved by Zabrocki and seconded by Hain to authorize the Chair to sign the Service Agreement with Speece Lewis Engineers for the Wehrs-Ahlschwede Road Dam Project near the intersection of West A St. and Highway 15.

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

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

- a. Approve the minutes of June 24, 2025
- b. Choose the State Print Shop for the Pink Post Card Hearing
- c. Accept the Annual Return of Disposed items from the County Clerk’s Office
- d. Approve the Seward County Ag Society request to place an electronic sign on the SW Corner of the Courthouse Square to promote the 2025 Seward County Fair for the period of July 21-28, 2025
- e. Approve the Utility Permit for Northern Natural Gas to run electrical line under Fletcher Road from the power pole located in Section 2 Township 10 North, to their facility in the SE ¼ of Section 35 Township 11 all in Range 3 East of the 6th P.M.

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

Moved by Pekarek and seconded by Zabrocki to approve all claims for the period through June 20, 2025 except Claim # 25070011.

SEWARD COUNTY CLAIMS THROUGH JUNE 20, 2025					
ACCURATE CONTROLS	EQ	\$2,002.61	US BANK EQUIP FINANCE	EQ	\$167.99
ADP INC	SE	\$3,371.30	USPS	SU	\$10,000.00
AMERITAS LIFE INS	FE	\$22,145.75	VERIZON WIRELESS SERV	UT	\$469.29
BLACK HILLS ENERGY	UT	\$1,122.41	VISA	FE	\$720.80
BRYAN HEART	SE	\$26.28	WELLS FARGO FINAN LEAS	EQ	\$230.66
BUTLER CO CLERK	SE	\$118.90	BEATRICE CONCRETE	SU	\$1,734.92
CAMPBELL CLEANING	SE	\$4,975.00	DIVERSIFIED DRUG TEST	SE	\$265.00
CAPITAL BUSINESS SYS	SE	\$45.32	EQUIPMENT BLADES	EQ	\$44,707.32
CENTURY BUSINESS PROD	SU	\$253.15	FASTENAL CO	SU	\$147.25
CHARTER COMM	UT	\$335.41	HEARTLAND TIRES	SU	\$225.95
E 911	SE	\$39,183.83	HELMINK PRINTING	SU	\$108.00
EAKES OFFICE PLUS	SU	\$410.18	JAMES ENTERPRISE	SU	\$19,570.63
JENNIFER EICKHOFF	SE	\$15.40	JOHNSON SAND & GRAVEL	SU	\$24,355.64
FGH LAW OFFICE	SE	\$4,807.70	KERFORD LIMESTONE CO	SU	\$44,327.73
GARCIA CLINICAL LAB	SE	\$60.00	MEDICAL ENTERPRISES	SU	\$72.00
GREAT PLAINS UNIFORMS	SE	\$916.36	MIDWEST PETROL EQUIP	EQ	\$1,042.66
HOBSON AUTO AND TIRE	SE	\$189.42	SID DILLON	EQ	\$211.95
JONES BANK (FICA)	FE	\$22,168.59	RDO TRUCK CENTERS	EQ	\$21,945.60
KIRBY ROTH INSURANCE	FE	\$50.00	SOUTHWEST GRAVEL PROD	SU	\$15,820.64
MEMORIAL CLINIC	SE	\$417.00	STRYKER SALES CORP	EQ	\$600.00
MEMORIAL HOSPITAL	SE	\$12,592.70	GREAT PLAINS COMMUNIC	UT	\$629.89
MID-AMERICAN INS	FE	\$48,298.34	NORRIS PUB POWER DIST	UT	\$692.75
MIDWEST SPECIAL SERV	SE	\$1,925.05	URIBE REFUSE SERV	SE	\$156.00
MILFORD PHYS THERAPY	SE	\$22.85	WOODBURN PRESS	SU	\$964.54
MOBILITY MOTORING	SE	\$373.82	PENNER'S TIRE & AUTO	EQ	\$2,245.20
NE EMERGENCY MEDICINE	SE	\$169.09	FELSBURG HOLT & ULLEVIG	SE	\$9,174.58
NE HLTH & HUMAN SERV	SE	\$93.00	ST OF NE DEPT CORR.SERV	SE	\$7,961.95
PAC N SAVE	SU	\$75.63	KEARNEY INVEST CORP	TR	\$440.00

PER MAR SECURITY SERV	SE	\$165.00	FIBER PLATFORM	SE	\$327.00
PHOENIX SUPPLY	SU	\$2,707.00	SALARIES		\$314,524.01
POLK COUNTY CLERK	SE	\$86.66	GROSS SALRIES INCLUDE DEDUCTIONS TO:		
SAFELITE FULFILLMENT	SE	\$1,893.46	AMERITAS DENTAL		
ELIZABETH SAMUELSON	SE	\$762.50	AMERITAS VISION		
SEWARD CO HLTH CLM FND	FE	\$117,127.32	COLONIAL SUPPLEMENTAL INSURANCE		
ST OF NE DAS ST ACCNTG	SE	\$137.00	MID AMERICAN CO WISCONSIN		
ST OF NE DAS COMMUNIC	SE	\$2,227.20	POINT C FSA		
SUMMIT FOOD SERVICE	SE	\$10,277.42	WADDELL & REED		
SVEHLA LAW OFFICES	SE	\$812.50			

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

Moved by Hain and seconded by Schmieding to open the public hearing at 9:15 a.m. for a Conditional Use Permit for a Livestock Feeding Operation for Full Send Ag LLC in the S ½ S ½ in Section 26 Township 9 North Range 2 East of the 6th P.M.
Affirmative Vote: Hain, Schmieding, Pekarek, Zabrocki, Ahmic Motion Carried

Marissa Pfile, Zoning Administrator, gave information about the application for the Permit and the action of the Planning Commission.

Tyler Roth, the applicant, and Wes Niemann, representing Settje Ag Services, gave information about the application. Also speaking and giving information about the number of trucks going to each barn was Randy Christo.

Steve Martin with the Alliance for the Future of Agriculture in Nebraska (AFAN) spoke in favor of said permit.

Jonathan Jank, Executive Director of Seward County Chamber & Development Partnership (SCCDP), spoke in favor of said project.

No one spoke against or in the neutral position of said conditional use permit.

Moved by Zabrocki and seconded by Pekarek to close the public hearing at 9:35 a.m.
Affirmative Vote: Zabrocki, Pekarek, Hain, Schmieding, Ahmic Motion Carried

The Commissioners discussed the roads leading to the livestock feeding operations such as the one they are considering. The Highway Supt. supplied information on the cost of gravel/rock for keeping the roads in good condition, leading to these operations. Trucks delivering chickens and feed have caused damage to roads since the trucks are very large.

The Commissioners completed the Findings of Fact document.
BEFORE THE SEWARD COUNTY NEBRASKA COUNTY COMMISSIONERS
IN THE MATTER OF CONDITIONAL USE PERMIT FOR A LIVESTOCK FEEDING OPERATION Permit number 03-2025
APPLICANT: Full Send Ag 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 1st day of July 2025. Notice of said hearing was publicized on the 18th day of June 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 __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. 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. 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. 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. N 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:

Submit documentation of Smart Chicken training within one year. Permit is nontransferable and is issued only to Full Send Ag LLC.

Dated this 1st day of July 2025.

Misty Ahmic
County Commissioner Chairman

Marissa Pfile
Zoning Administrator

Moved by Zabrocki and seconded by Schmieding to adopt Resolution No. 3859 in regard to approving a Conditional Use Permit for a Livestock Feeding Operation for Full Send Ag LLC in the S ½ S ½ in Section 26 Township 9 North Range 2 East of the 6th P.M. with conditions as listed in the Findings of Fact document.

**RESOLUTION NO 3859 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS, Full Send Ag LLC applied for a Conditional Use Permit for a Livestock Feeding Operation, and

WHEREAS, The property is described as part of the South ½ of the South ½ , of Section 26, Township 9 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 June 16, 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 8 In Favor, 0 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 July 1, 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, X No one appeared to oppose said Conditional Use
 Individuals appeared to oppose said Conditional Use
 No one appeared to support said Conditional Use
 4 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 Full Send Ag LLC for a Conditional Use Livestock Feeding Operation, on a tract of ground located in part of the South ½ of the South ½, of Section 29, Township 9 North, Range 2 East of the 6pm, Seward County, Nebraska.

Moved by: Zabrocki Seconded by: Schmieding 07/01/2025
Ayes: Ken Schmieding, Scott Pekarek, Darrell J. Zabrocki,
Misty Ahmic, Chair of the Board
Nays: Raegan Hain
Attest: Sherry Schweitzer, Seward County Clerk

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

Motion Carried

Moved by Hain and seconded by Pekarek to open the public hearing at 10:08 a.m. for a Conditional Use Permit to Upgrade/Modify Equipment to an Existing Wireless Tower in the SW ¼ in Section 9 Township 9 North Range 3 East of the 6th P.M.

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

Pfile gave information about the application for the Permit and the action of the Planning Commission.

No one present to speak at said hearing.

Moved by Hain and seconded by Pekarek to close the public hearing at 10:11 a.m.
Affirmative Vote: Hain, Pekarek, Schmieding, Zabrocki, Ahmic Motion Carried

The Commissioners completed the Findings of Fact document.

BEFORE THE SEWARD COUNTY NEBRASKA COUNTY COMMISSIONERS

IN THE MATTER OF EQUIPMENT MODIFICATIONS/UPGRADES AT EXISTING SITE
REQUESTED USE: EQUIPMENT MODIFIATION/UPGRADE PERMIT TU-06-2025
APPLICANT: Verizon Wireless
CURRENTLY ZONED: TA-1

This matter came before the Seward County Board of Commissioners at the request of the applicant. A public hearing was held on the 1st day of July 2025. Notice of said hearing was publicized on the 18th day of June 2025.

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:

Permit is nontransferable and issued to Verizon Wireless only.

Dated this 1st day of July 2025.

Misty Ahmic
County Commissioner Chairman

Marissa Pfile
Zoning Administrator

Moved by Hain and seconded by Pekarek to adopt Resolution No. 3860 in regard to approving a Conditional Use Permit for an Upgrade/Modify Equipment to an Existing

Wireless Tower in the SW ¼ in Section 9 Township 9 North Range 3 East of the 6th P.M.

**RESOLUTION NO 3860 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

- **WHEREAS** Verizon Wireless has requested an application for a Wireless upgrade or equipment add on to existing structure permit located in the Southeast 1/4 of Section 9, Township 9N, Range 3E of the 6pm. Verizon Wireless is proposing to add an outdoor 50kW LP generator and automatic transfer switch replacement for Verizon Wireless and adding a pole mounted ice bridge covering over the generator and LP Tank.

WHEREAS The Seward County Planning Commission held a meeting on June 16, 2025, 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 8 For, 0 against, and 1 Absent and 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 X, Deny the Wireless upgrade or equipment add on to existing structure permit with Resolution NO: 3860.

Moved by: Hain Seconded by: Pekarek July 1, 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: Hain, Pekarek, Zabrocki, Schmieding, Ahmic Motion Carried

Moved by Hain and seconded by Pekarek to open a public hearing at 10:20 a.m. for a Conditional Use Permit for a Livestock Feeding Operation for Havlat Farms LLC in the SW ¼ SW ¼ in Section 30 Township 9 North Range 3 East of the 6th P.M.

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

Pfile gave information about the application for the Permit and the action of the Planning Commission.

TJ Havlat spoke in favor of said permit. Jank also spoke in favor of said permit.

Diane Rolfsmeier spoke in opposition to said permit. Susan Rippe also spoke in opposition to said permit.

No one spoke in the neutral capacity of said permit.

Moved by Pekarek and seconded by Hain to close the public hearing at 10:34 a.m.
Affirmative Vote: Pekarek, Hain, Zabrocki, Schmieding, Ahmic Motion Carried

The Commissioners completed the Findings of Fact document.

BEFORE THE SEWARD COUNTY NEBRASKA COUNTY COMMISSIONERS

IN THE MATTER OF CONDITIONAL USE PERMIT FOR A 8 BARN CHICKEN SITE
LIVESTOCK FEEDING OPERATION 04-2025

APPLICANT: Havlat Farms 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 1st day of July 2025. Notice of said hearing was publicized on the 18th day of June 2025.

The Seward County Commissioners recommends to:

 X Approve the Conditional Use Permit for a Livestock Feeding Application
 Deny the Conditional Use Permit for a Livestock Feeding Application

With a roll call vote of: 3 For 1 Against 0 Absent Not Voting 1 Abstain

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. 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. 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:

1. Owners will work with nearby landowners on timing of litter spread
2. Nontransferable permit issued to Havlat Farms LLC only.

Brian York of the National Safety Council was present to give information about Defensive Drive Education Opportunities. He said they offer 2- or 4-hour on-line courses for defensive driving. The cost is \$46.60 per person will be less as more people

take the course. There are different modules a person can take that have additional costs.

Casey Pawling of Nebraska Intergovernmental Risk Management Assn. (NIRMA) was present to give information about Defensive Drive Education Opportunities. They have a 4, 6 or 8 hour in-person course. He suggested the 4-hour course. There is no cost since the county currently utilizes (NIRMA) for our liability insurance.

Brandon Noordhoek, Jail Administrator, brought a food service agreement for the Commissioners' consideration.

Moved by Hain and seconded by Pekarek to authorize the Chair to sign the Food Service Agreement for the Jail with Trinity Services Group, Inc.

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

Sheriff Mike Vance was present to talk about the Law Enforcement Budget and number of deputies authorized by the County Board and Equitable Sharing Replacement Officers item on the agenda. There is an issue with the funding for the Seward County Interdiction Program. Currently, nothing has been received from the Federal Treasury for some time and so there are no funds to pay for costs for the Interdiction Task Force. Vance suggested borrowing money from the Inheritance Fund until money is received from the Federal Treasury. County Attorney Wendy Elston also suggested borrowing from the Inheritance Fund until federal funds are received. Commissioners stated that while it would be an easy accommodation, there is a fiscal responsibility that needs to be considered. Vance said the funds coming from the Treasury Dept. are "in disbursement" but have not been released from the current presidential administration.

Moved by Ahmic and seconded by Pekarek to go into Executive Session at 11:53 a.m. to discuss confidential strategy information.

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

The Chair reiterated Executive Session was to discuss confidential strategy information.

Moved by Zabrocki and seconded by Hain to go out of Executive Session at 12:32 p.m.

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

The Chair stated that only direction about confidential strategy information was provided.

The Commissioners continued to discuss the Sheriff Dept. issue with funding not being received to pay for the Interdiction Task Force. Vance requested a 6-month loan from Inheritance. Zabrocki stated he was not in favor of loaning money from Inheritance. Vance said he has a contingency plan in case funds are not received in a timely manner. Vance stated that he would consider selling the task force building and the money would go back into the Asset Forfeiture Fund a/k/a the Equitable Sharing Fund or the Inheritance Fund if the Commissioners would let him loan funds from it. He also said he would not fill a position in his department. The Commissioners talked about a plan if funds are not received with all board members having different ideas.

The Commissioners recessed at 1:27 p.m.

The Commissioners re-convened at 1:33 p.m.

Vance suggested that if he were to receive the same budget for his Sheriff's Fund, which is in the General Fund, he would make that work. He also said he would visit with the Board every 30 days to update them if funds were received from the Federal Treasury.

The Commissioners recessed at 1:40 p.m.

The Commissioners reconvened at 1:43 p.m.

After making some compilation of figures with new salaries and costs for the next fiscal year, it was decided that for the 2025-2026 fiscal year, the Sheriff's Budget would be the same, (except for salaries and salary expenses) as last year.

Commissioners Reports:

Commissioner Hain reported she attended a Juvenile Comprehensive Group meeting, received notification that the county will be receiving over \$6,000 in opioid funds, attended juvenile plan focus sessions, met with landowners in her district about chicken barns, talked with Detention Center staff about a grant and received many phone calls about road conditions.

Commissioner Zabrocki reported he had a meeting with the Public Transit Director and also with Human Resources.

Commissioner Ahmic reported she met with Human Resources Director about personnel. She had a meeting with the Road Dept. and a meeting with Commissioner Hain. She received many calls about roads, corresponded with Nebraska Association of County Officials (NACO) about Conditional Use Permits, attended a Broadband Task Force meeting, submitted an action plan for HUD, went with the Assessor to examine property at which the homeowner did not appear as scheduled, had a meeting with the Surveyor on a county project, met with Federal Highway Administration in regard to a grant, participated in the National NACO Cohort Zoom meeting, and attended the Planning & Zoning Commission meeting.

Commissioner Schmieding reported he has a City of Seward Park and Rec meeting next week, visited with the Building and Grounds Supt. about the 4th of July. He will have a Visitor's meeting next week. He also said he visited with some new residents in his area.

Commissioner Pekarek reported he is working on the Facebook account for the Emergency Manager, met with the Emergency Manager about his current equipment, met with the Extension Office staff, met with Commissioner Hain and also Commissioner Schmieding about different issues, attended the Planning & Zoning meeting, and received calls about roads.

Moved by Pekarek and seconded by Zabrocki to adopt Resolution No. 3862 in regard to creating Stauffer Farm short form plat in the SW ¼ of Section 34 Township 10 Range 2 East of the 6th P.M.

**RESOLUTION NO 3862 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS Lanny and Bonnie Stauffer own approximately 80 acres of land and has applied for a Short Form Plat to separate 5.01 acres, and described as a tract of land in the Southwest 1/4 of, Section 34, Township 10N, Range 2E of the 6pm, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called Stauffer Farm and

WHEREAS The Seward County Planning Commission held a meeting on June 16, 2025 to consider the Short Form Plat, and

WHEREAS, the Planning Commission recommended approval of the Stauffer Farm, with a vote of 8 For, 0 Against, and 1 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 or Deny the Stauffer Farm Short Form Plat, with Resolution NO: 3862.

Moved by: Pekarek Seconded by: Zabrocki July 1, 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: Pekarek, Zabrocki, Schmieding, Hain, Ahmic Motion Carried

Moved by Zabrocki and seconded by Hain to adopt Resolution No. 3863 in regard to creating Kunzie Addition in the SW ¼ of Section 31 Township 10 North Range 4 East of the 6th P.M.

**RESOLUTION NO 3863 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS Jeri Weber and Vicky Morgan own approximately 83.5 acres of land and has applied for a Short Form Plat to separate 5.01 acres, and described as a tract of land in the Southwest 1/4 of, Section 31, Township 10N, Range 4E of the 6pm, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called KUNZIE ADDITION and

WHEREAS The Seward County Planning Commission held a meeting on June 16, 2025 to consider the Short Form Plat, and

WHEREAS, the Planning Commission recommended approval of the Kunzie Addition, with a vote of 8 For, 0 Against, and 1 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 or Deny the Kunzie Addition Short Form Plat, with Resolution NO: 3863.

Moved by: Zabrocki Seconded by: Hain July 1, 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, Hain, Schmieding, Pekarek, Ahmic Motion Carried

Moved by Pekarek and seconded by Schmieding to adopt Resolution 3864 in regard to creating Krska Acres in the NE ¼ of Section 6 Township 11 North, Range 3 East of the 6th P.M.

**RESOLUTION NO 3864 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS JLL Enterprises own approximately 15.34 acres of land and has applied for a Short Form Plat to separate 5.10 acres, and described as a tract of land in the Northeast 1/4 of, Section 6, Township 11N, Range 3E of the 6pm, Seward County, Nebraska, and

WHEREAS the Short Form Plat shall be called Krska Acres and

WHEREAS The Seward County Planning Commission held a meeting on June 16, 2025 to consider the Short Form Plat, and

WHEREAS, the Planning Commission recommended approval of the Krska Acres, with a vote of 8 For, 0 Against, and 1 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 or Deny the Krska Acres Short Form Plat, with Resolution NO: 3864 .

Moved by: Pekarek Seconded by: Schmieding July 1, 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: Pekarek, Schmieding, Hain, Zabrocki, Ahmic Motion Carried

The jail inspection will not occur today and will be on the agenda for next week.

Known items on the agenda for Board of Commissioners on July 8, 2025 are as follows:

9:00 a.m.

1. Convene and announce Open Meetings Law
2. Pledge of Allegiance
3. Consent Agenda
 - a. Approve minutes of July 1, 2025
 - b. Accept County Clerk's Report of Mail-In Election for the Centennial School District on June 10, 2025

Other Business Matters to Address When Time Allows

4. Discuss/Action – Public/Organizations/Officials
5. Commissioner Reports
6. Discuss/Action – Jail Inspections
7. Discuss/Action – Agenda for July 15, 2025

9:30 a.m. Discuss/Action – Carmen Hinman/Hope Crisis Center – Annual Report and Request for Funding for the 2025-2026 Fiscal Year

9:45 a.m. Discuss/Action – Staplehurst Fire Dept/Sarah Ehlers – Request to have Branched Oak Road closed from 336th to 364th Road on October 25, 2025 from 7:45 am to 9:45 am to host a Fun Run Fundraiser for their Dept.

Moved by Zabrocki and seconded by Pekarek to adjourn 2:35 p.m.

Affirmative Vote: Zabrocki, Pekarek, Schmieding, Hain, 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 8th day of July 2025.

County Clerk

Chairman