

May 13, 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 May 13, 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 May 13, 2025 at 8:30 a.m.
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 Hain and seconded by Pekarek to approve the Permissive Exemptions for Mercy City Church for Parcel #800073487 for 74% exemption and Parcel # 800073479 with a 79% exemption,

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

Moved by Hain and seconded by Schmieding to deny the Tax Exemptions for the Seward County Historical Society for 2025 for Parcel #'s 800230275, 800020030 & 800101243.

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

Hladky then updated the Commissioners on activities of her office.

Known items on the agenda for Board of Equalization on May 27, 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 April 22 & May 13, 2025
4. Discuss/Action – Assessor Information Update

Moved by Hain and seconded by Zabrocki to adjourn at 8:55 a.m.

Affirmative Vote: Hain, Zabrocki, 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 May 27, 2025.

County Clerk

Chairperson

May 13, 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 May 13, 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 May 13, 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.

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

- a. Minutes of May 6, 2025
- b. Sheriff Fees & Mileage Report for March 2025 in the amount of \$1,546.00 & \$1,003.10

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

Commissioners Reports:

Commissioner Pekarek reported he received calls about roads and about a water conservation event in Garland, finished an employee evaluation and attended the Nebraska Association of County Officials (NACO) budget workshop.

Commissioner Schmieding reported he spent time talking to constituents in his district and will have a 4th of July meeting, Visitors Committee Meeting, and the water conservation event in Garland soon.

Commissioner Ahmic reported that she participated in a Zoom meeting with Four Corners Health Dept. and completed an employee evaluation. She attended the Nebraska Association of County Officials (NACO) budget workshop, two meetings with Seward County Chamber & Development Partnership (SCCDP), worked on details for a Community Safety Action Plan (CSAP) meeting, worked on a Railroad crossing closing item, received calls about chicken barns, reported on gathering data about county cell phones, will attend a National NACO Zoom meeting for a new county program and gave information about a grant.

Commissioner Zabrocki reported he attended a Seward City Council meeting, attended the Nebraska Association of County Officials (NACO) budget workshop, received a call about roads, attended the Region V and Apache meeting and completed an employee evaluation.

Commissioner Hain reported she participated in a Zoom call sponsored by Four Corners Health District, completed an employee evaluation, attended the Nebraska Association of County Officials (NACO) budget workshop, met with the Highway Supt. about a road dam, followed up on jail accounting procedures, and reached out to people about a Community Safety Action Plan (CSAP) meeting.

Moved by Zabrocki and seconded by Hain to open the public hearing at 9:20 a.m. to hear an application for a Conditional Use Permit Upgrade/Equipment Modification to an Existing Wireless Tower in Section 9 Township 9 North, Range 3 East of the 6th P.M.
Affirmative Vote: Zabrocki, Hain, Pekarek, Schmieding, Ahmic Motion Carried

Zoning Administrator, Marissa Pfile gave information about the application.

Moved by Zabrocki and seconded by Hain to close the public hearing at 9:23 a.m.
Affirmative Vote: Zabrocki, Hain, Schmieding, Pekarek, Ahmic Motion Carried

Moved by Zabrocki and seconded by Schmieding to adopt Resolution No. 3844 in regard to approving the Conditional Use Permit Upgrade/Equipment Modification to an Existing Wireless Tower in Section 9 Township 9 North, Range 3 East of the 6th P.M. and also noted the permit is for the current owner and not transferable.

**RESOLUTION NO 3844 OF THE
SEWARD COUNTY BOARD OF COMMISSIONERS**

WHEREAS American Tower and Alltel have applied for a Wireless upgrade or equipment added on to an existing structure permit located in the Southeast Quarter of Section 9, Township 9, Tange 3E to install installing (3) Sector Frames, 6 Antenna's, (6) RRU's, (2) 2.00" hybrid trunks 6/24 4AWG (90m) cables. 1 concrete pad, (1) ice bridge, (1) H frame, (1) Meter, (1) ppc, (1) led work light, (1) Ciena, (1) Delta HPL 2.05 600A DC Cabinet and (1) Delata LB3 Battery cabinet.

WHEREAS the Seward County Planning Commissioner held a meeting on April 21, 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 said Conditional Use
 Individuals appeared to oppose said Conditional Use
 X No one appeared to support said Conditional Use
 Individuals appeared to support said Conditional Use,
 Individuals appeared without commitment, and

THEREFORE, BE IT RESOLVED that the Seward County Board of Commissioners do hereby Approve 5 , Deny 0 the Wireless upgrade or equipment add on to existing structure permit with Resolution NO: 3844.

Moved by: Zabrocki Seconded by: Schmieding May 13, 2025
Ayes: Ken Schmieding, Scott Pekarek, Raegan Hain, Darrell J. Zabrocki,
Misty Ahmic, Chair of the Board
Attest: Sherry Schweitzer, Seward County Clerk

BEFORE THE SEWARD COUNTY NEBRASKA COUNTY COMMISSIONERS

IN THE MATTER OF EQUIPMENT MODIFICATIONS/UPGRADES AT EXISTING SITE
REQUESTED USE: EQUIPMENT MODIFICATION/UPGRADE PERMIT TU-04-2025
APPLICANT: Fullerton Engineering
CURRENTLY ZONED: TA-1

This matter came before the Seward County Commissioners at the request of the applicant. A public hearing was held on the 13th day of May 2025. Notice of said hearing was publicized on the 30th day of April 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. X The use, in all other respects, conforms to the applicable regulations of the district in which it is located.
2. X The use will have adequate water and sewer facilities.
3. X The use will be in harmony with the character of the area and the most appropriate use of the land.
4. X 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. X 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. X The establishment of conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
7. X Adequate utilities, access roads, and drainage facilities have been or are being provided.
8. X 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. X The use does not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled
10. X 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. X The use does not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.
12. X 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. X 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. X 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 granted to current owner – any changes will require a new application.

Dated this 13th day of May 2025.

Misty Ahmic
County Commissioner Chair

Marissa Pfile
Zoning Administrator

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

Motion Carried

Regarding appointing a member to the Aging Services Advisory Board Member item on the agenda, Commissioner Hain reported that the two individuals who had applied for the Aging Services Advisory Board have withdrawn their applications. She stated that due to time commitments, they felt they could not contribute at this time. No further action was taken at this time.

Commissioner Ahmic led discussion on the agenda item Burlington Northern Santa Fe (BNSF) Incentive for a Milford Crossing Closure. She stated she has worked for almost three years about closing a railroad crossing northeast of Milford due to not being able to find a consistent contact person from BNSF to work with. Although it would also close two farm entrances, a new farm crossing would need to be constructed due to the topography of the area. Funds given to entities for closing a crossing are usually \$100,000 from the railroad and \$100,000 from the State of Nebraska. She said the railroad has offered only \$30,000 due to the closing would only affect farm crossings and no public roads. She is not sure if the State of Nebraska would offer any funds. The county does not want any costs related to closing this crossing and currently, the costs for making the new farm crossing would be more than the county would receive. Highway Supt., Jon Regnier gave a sample of what he would make for a farm crossing and estimated costs to be \$50,000. She has talked to Senator Hughes about this and will be talking to someone at the state level to find out their funding.

During Legislative Update, Commissioner Ahmic stated LB 468, the Inheritance Tax bill, would probably be debated today. This bill would diminish Inheritance Tax funds to the counties but has replacement revenue in it, so a close watch was advised.

Human Resources Director, Roxanne Knutson and Assistant Human Resources Director, Tiffany Allen were present to discuss the wage adjustments and merit increases for Seward County employees FY 25-26.

Moved by Pekarek and seconded by Schmieding to approve the following starting wages effective July 1, 2025 with current employees to be eligible to receive a merit raise of up to 3% and will receive the difference from the new to the old starting wages in their position.

Seward County Starting Wages			
Position	FY26 Starting Wage		
4H Assistant	\$ 21.03	Human Resources Director	\$ 2,754.00
Administrative Assistant- Extension	\$ 20.06	Investigator	\$ 34.31
Administrative Assistant- Roads	\$ 24.41	Lead Dispatcher	\$ 24.89
Administrative Clerk II	\$ 21.22	Legal Secretary II	\$ 23.10
Administrative Clerk III	\$ 23.11	Legal Secretary III	\$ 25.56
Aging Services Program Manager	\$ 26.34	Maintenance Technician	\$ 21.26
Appraisal Assistant	\$ 21.67	Mechanic	\$ 25.67
Assistant Highway Superintendent	\$ 2,560.00	Motor Grader Operator	\$ 21.15
Assistant Human Resources Director	\$ 27.63	Motor Vehicle Clerk II	\$ 20.73
Attendance Support Caseworker	\$ 22.70	MVR Coordinator	\$ 22.66
Bailiff	\$ 30.32	MVR Tax/Accounting Clerk II	\$ 22.66
Buildings & Grounds Superintendent	\$ 28.72	Operations Assistant	\$ 22.49
Captain	\$ 3,312.48	Operations Manager	\$ 27.24
Clerk Associate III	\$ 20.97	Pretrial Diversion Director	\$ 2,300.56
Corrections Officer	\$ 23.37	Public Transit Assistant Director	\$ 21.72
Deputy Detention Center Director	\$ 2,895.38	Public Transit Director	\$ 1,939.83
Deputy Sheriff	\$ 29.83	Public Transit Dispatcher	\$ 15.76
Detention Center Director	\$ 3,170.22	Public Transit Driver	\$ 15.76
Detention Center Programs Sergeant	\$ 30.83	Senior Administrative Assistant	\$ 20.47
Detention Center Sergeant	\$ 30.83	Senior Operations Manager	\$ 28.05
Dispatcher	\$ 22.01	Sheriff Office's Sergeant	\$ 34.31
Diversion Caseworker	\$ 22.70	Shop Foreman	\$ 29.37
E-911 Communications Director	\$ 2,639.54	Sign Officer	\$ 23.52
Emergency Manager	\$ 2,260.89	Task Force Coordinator	\$ 39.79
Heavy Duty Equipment Operator	\$ 21.15	Truck Driver	\$ 21.15
Highway Superintendent	\$ 3,056.83	Veterans Service Assistant	\$ 20.47
		Veterans Service Officer	\$ 25.93
		Weed Superintendent/Road Maintenance	\$ 25.26
		Zoning Administrator	\$ 27.37

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

The Commissioners talked about the item on the agenda involving internet service providers and their request for support from Seward County for their Broadband Equity, Access, and Deployment (BEAD) Program Application. No one appeared to ask for support.

The Commissioners recessed until 10:05 a.m.
The Commissioners re-convened at 10:15 a.m.

Patrick Kriefels of Region V was present to update the Commissioners on his organization's activities and gave information about the request for funding for the 2025-2026 Fiscal Year.

The Commissioners recessed at 10:49 a.m.
The Commissioners re-convened at 10:51 a.m.

Matt Kasik of Apace was present to update the Commissioners on his organization's activities. Since it is funded through Medicare, there is no request for funding for the 2025-2026 Fiscal Year.

Known items on the agenda for Board of Commissioners on May 20, 2025 are as follows:
9:00 a.m.

5. Convene and announce Open Meetings Law
6. Pledge of Allegiance
7. Discuss/Action - Approve minutes of May 13, 2025
8. Discuss/Action - Claims through the period of May 9, 2025

Other Business Matters to Address When Time Allows

9. Discuss/Action – Public/Organizations/Officials
10. Commissioner Reports
11. Discuss/Action – Audit of Seward County Cell Phones, Cell Phone Billing and Reimbursements for Cell Phones
12. Discuss/Action - Legislative Update
13. Discuss/Action – Agenda for May 27, 2025

9:15 a.m. Discuss/Action – Consider Quote from Soarin' Group for Audio and Video Recording Equipment for Use during Commissioner Meetings

9:30 a.m. Discuss/Action – Open Culvert Bids

9:45 a.m. Discuss/Action - Audit of Seward County Cell Phones, Cell Phone Billing and Reimbursements for Cell Phones

10:00 a.m. Discuss/Action - Extension Office Proposal to Purchase a Budgeted Replacement Computer through UNL Purchasing System

Moved by Zabrocki and seconded by Hain to adjourn at 11:10 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 20th day of May 2025.

County Clerk

Chairman