

BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, JULY 28, 2026

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, July 28, 2026 at 9:00 A.M. and 9:45 A.M. Chairperson Morrow called the meeting to order and led those present in the Pledge of Allegiance. The following Board members responded to roll call: Ivan Klein, Myron Kouba, Ronald Loeffelholz, Daniel Lynch, Bill Maendele and Sherry Morrow. Absent: Timothy Higgins. A copy of the acknowledgment and receipt of notice and agenda by the Board of Commissioners is attached to these minutes. Public notice of this meeting was published/posted in the Kearney Hub, on the Buffalo County website, and the bulletin boards located outside the County Clerk’s office and County Board Room on July 23, 2026. Chairperson Morrow announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. County Attorney Shawn Eatherton, Deputy County Attorney Andrew Hoffmeister and Deputy County Attorney Josiah Davis were present.

REGULAR AGENDA

Moved by Loeffelholz and seconded by Lynch to approve the July 14, 2026 minutes. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Klein, Kouba, Maendele and Morrow. Absent: Higgins. Motion declared carried.

Commissioner Maendele read into the record Employee Recognitions for the following County Employees: Tracy Kisler (Road) for 1 year of service, Amy Schmidt (BCSO) for 1 year of service, Gordon Cudaback (BCSO) for 5 years of service, Sylvie Sazama (BCSO) for 38 years of service, Linda Johnson (Road) for 39 years of service and Deb Shubert (Road) for 40 years of service.

Moved by Maendele and seconded by Lynch to ratify the following July 24, 2026 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Klein, Kouba, Loeffelholz and Morrow. Absent: Higgins. Motion declared carried.

JULY 24, 2026 PAYROLL

<u>GENERAL FUND</u>		
NET PAYROLL		569,109.90
BUFFALO CO TREASURER	I	158,218.00
FIRST NATIONAL BANK	T	40,789.89
MADISON NATIONAL	I	477.80
RETIREMENT PLANS AMERITAS	R	40,505.75
<u>ROAD FUND</u>		
NET PAYROLL		98,091.88
FIRST NATIONAL BANK	T	6,867.84
RETIREMENT PLANS AMERITAS	R	6,420.76
<u>EMPLOYEE DEDUCTIONS</u>		
AMERICAN FAMILY LIFE	I	2,023.06
BUFFALO CO TREASURER	I	26,789.00
EMPOWER ANNUITY INS	R	1,075.00
FIRST CONCORD	E	8,667.10
FIRST NATIONAL BANK	T	99,793.90
KEARNEY UNITED WAY	E	40.00
MADISON NATIONAL	I	1,345.01
METLIFE	E	5,579.73
NATIONWIDE RETIREMENT	R	2,567.50
NE CHILD SUPPORT	E	876.50
RETIREMENT PLANS AMERITAS	R	32,092.93
STATE OF NE	T	20,605.68
VISION SERVICE PLAN	E	1,553.40

Key: E- Expense: I- Insurance & or Bonds: R- Retirement: T- Taxes

Moved by Kouba and seconded by Klein to approve the following July 2026 vendor claims submitted by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Absent: Higgins. Motion declared carried.

<u>GENERAL FUND</u>		
AARON WENTZ	RE	45.00
ADAMS CO SHERIFF	E	24.50

ADVANCED CORRECTIONAL HEALTHCARE	MC	20,717.42
AKRS EQUIPMENT RAVENNA JOHN DEERE	SU	1,856.27
ALL CITY GARAGE DOOR	EQ	1,364.00
AMAZON CAPITAL SERVICES	E	2,410.66
AMERICAN ELECTRIC COMPANY	SU	35.24
ANA MARTINEZ	E	20.00
ANA POST	RE	22.66
ANDREW W HOFFMEISTER	RE	45.00
AT&T MOBILITY	U	3,074.91
ATS	S	617.01
AURORA COOPERATIVE ELEVATOR COMPANY	F	16.59
AUTO VALUE PARTS STORE	SU	142.97
BANNER SOLUTIONS	EQ	1,039.14
BARENT'S OUT ON A LIMB TREE SERVICE	S	8,500.00
BATTERIES PLUS	EQ	180.00
BENJAMIN MARTEN	E	605.40
BOMGAARS SUPPLY	SU	343.80
BOYS TOWN	S	2,071.89
BRANDON DUGAN LAW	S	2,800.00
BRENDA ROHRICH	RE	45.00
BRUNER FRANK SCHUMACHER	S	22,613.37
BUFFALO CO ATTORNEY	E	50.00
BUFFALO CO ATTORNEY'S OFFICE	E	427.78
BUFFALO CO CLERK	E	1,010.00
BUFFALO CO COMMUNITY PARTNERS	E	522.71
BUFFALO CO COURT	E	2,907.28
BUFFALO CO FACILITIES	E	667.04
BUFFALO CO PUBLIC DEFENDER	E	40.00
BUFFALO CO SHERIFF	E	4,779.95
BUILDERS WAREHOUSE	SU	8.15
CADYN KRAEGER	E	20.00
CAMELOT TRANSPORTATION	E	612.50
CANON U.S.A.	EQ	230.97
CAPITAL CITY TRANSFER SERVICE	E	564.70
CENTURY 21 MIDLANDS	RT	290.00
CENTURY LUMBER CENTER	SU	116.17
CHARLIE BALES	RE	45.00
CHARTER COMMUNICATIONS	S	1,108.02
CHEROKEE BUILDING MATERIALS	C	531.36
CHERYL STABENOW	RE	45.00
CITY OF KEARNEY	E	153,408.12
CLARITY ESSENTIAL SERVICES	E	190.00
CLERK OF THE DISTRICT COURT	S	2,385.00
CNA SURETY	E	40.00
COCHRAN LAW PC	S	8,985.64
COLUMN SOFTWARE	A	1,082.41
COMFY BOWL	RT	385.00
CONSOLIDATED CONCRETE CO.	C	367.88
CONSTRUCTION RENTAL	EQ	723.25
COPYCAT PRINTING CENTER	SU	15.40
CORBIN RADER	E	90.00
COREMR L.C.	E	450.00
COREY'S COMPLETE DETAILING	S	200.00
CROUCH RECREATION	S	5,411.00
CULLIGAN OF KEARNEY	S	959.00
CUSTER CO SHERIFF	E	28.50
CYNTHIA GEMBALA HUGG	E	97.85
D. BRANDON BRINEGAR	RE	206.07
DAN'S SANITATION	S	23.25
DANILO LURSSSEN	E	20.00
DAS ST ACCOUNTING	S	150.00
DATASHIELD CORPORATION	S	54.53
DATAVANT	E	20.00

DAWSON CO SHERIFF'S OFFICE	E	93.56
DAWSON PUBLIC POWER DISTRICT	U	4,694.29
DENNISE DANIELS	RE	45.00
DERIC SINSEL	RE	45.00
DERMATOLOGY, P.C.	MC	109.72
DIAMOND DRUGS	MC	11,854.53
DIER, OSBORN & COX, P.C.	S	1,388.00
DONKEY TOWING & TRANSFER	S	145.00
DOUG KRAMER	RE	45.00
DOUGLAS CO SHERIFF	E	22.26
DOWHY TOWING & RECOVERY	S	177.80
DR MICHAEL LAWSON	S	100.00
DREW BOHL	RE	45.00
EAKES OFFICE SOLUTIONS	SU	7,316.36
EGAN SUPPLY COMPANY	EQ	3,651.90
ELN	RT	410.00
ERIC INGEBRETSEN	RE	45.00
EZ TURF	S	760.00
FAMILY PRACTICE ASSOCIATES	MC	91.00
FARMERS COOPERATIVE ASSOCIATION	F	656.30
FATHER FLANAGAN'S BOYS'HOME	S	16,802.21
FRITSON PSYCHOLOGICAL SERVICES	S	4,800.00
FRONTIER	U	4,186.78
FYE LAW OFFICE	S	9,252.21
GALLS	S	230.26
GARCIA CLINICAL LABORATORY	MC	142.00
GARY MICHAELS CLOTHIERS	S	122.84
GIBBON FIRE DEPARTMENT	S	100.00
GOVERNMENTAL LAW	E	38.00
GRANT GARTNER	E	41.75
GREAT PLAINS COMMUNICATIONS	S	1,207.25
GREAT PLAINS UNIFORMS	EQ	3,596.57
GUARDIAN ALLIANCE TECHNOLOGIES	S	745.00
GUARDIAN RFID	E	13,020.75
HALL CO BOARD OF COMMISSIONERS	E	260.82
HALL CO SHERIFF'S OFFICE	E	42.80
HAMILTON CO	E	296.30
HAMILTON CO EMERGENCY MANAGEMENT	E	1,724.93
HAND FARMS LLP	RT	5,107.96
HIGHTOWER SOLUTIONS	S	16,239.50
HOLMES MURPHY & ASSOCIATES	S	4,494.00
HOMETOWN LEASING	EQ	6,512.22
HORNER, LIESKE, MCBRIDE & KUHL	SU	1,900.00
ISAAC CONSTRUCTION	SU	540.00
JACK LEDERMAN CO	S	171.33
JACK'S UNIFORMS AND EQUIPMENT	EQ	869.78
JACOB SINDT	RE	45.00
JACOBSEN ORR LAW FIRM	S	13,242.30
JAIME GRACZYK	RT	3,645.84
JANET M. MCKITTRICK	E	24.00
JEFFREY C KNAPP	S	723.75
JEFFREY C. KNAPP	RT	330.00
JENNIFER CHURCH	RE	45.00
JEREMY SEDLACEK	RE	3.63
JESSICA DREIER	S	166.00
JOHN AUPPERLE	RE	45.00
JOHN DEERE FINANCIAL	EQ	762.30
JOHN MARSH	RE	45.00
JOHNSON LANDSCAPE	SU	49.96
JOHNSTONE SUPPLY	SU	202.89
JONES POLYGRAPH SERVICE	S	350.00
JOSE RODRIGUEZ	RE	45.00
JOSH PINKHAM	RE	45.00

JOSHUA CHANEY	RE	14.50
JOSIAH DAVIS	RE	45.00
JUSTICE WORKS	E	192.00
K & B PARTS	SU	38.24
KANE M RAMSEY	RE	45.00
KATHARINE COLLINS - VOID	S	(509.78)
KATHARINE COLLINS	RE	90.00
KEARNEY AG & AUTO REPAIR	S	2,714.93
KEARNEY AREA COMMUNITY FOUNDATION	D	550.00
KEARNEY COUNSELING ASSOCIATES	MC	288.00
KEARNEY HOUSING AGENCY	RT	228.00
KEARNEY PLAZA TOWNHOMES LTD	RT	370.00
KEARNEY POWERSPORTS	EQ	25,185.00
KEARNEY TIRE AND AUTO	EQ	51.85
KEARNEY TOWING & REPAIR CENTER	S	2,694.69
KEARNEY WINNELSON CO	SU	703.31
KELLY SUPPLY COMPANY	SU	4.03
KLEIN BREWSTER BRANDT & MESSERSMITH	S	23,710.00
KRONOS	S	1,403.83
LANCASTER CO SHERIFF - VOID	E	(7.51)
LANGUAGE LINE SERVICES	U	42.00
LARSEN ELECTRIC	EQ	874.62
LIESKE, LIESKE & ENSZ	S	1,406.21
LINCOLN CO SHERIFF	E	39.78
LINCOLN JOURNAL STAR	A	717.69
LISA R HUERTA	RE	45.00
LOYE WOLFE	RE	105.85
LYDIA DAVIS	RE	45.00
LYNN MARTIN	RE	45.00
LYNNE M. ALBIN	S	161.85
MAGNIFY SIGNS & GRAPHICS	S	525.00
MANDI J AMY	RE	45.00
MARC VACEK	RE	42.78
MARK ZECHMANN	RT	330.00
MARTI SLEISTER	RE	45.00
MASTERS TRUE VALUE	SU	22.70
MATTHEW STARKEY	RE	63.80
MCKESSON MEDICAL SURGICAL	SU	214.53
MELANIE R YOUNG	RE	45.00
MELISSA L WILLIS	RE	45.00
MELODIE TURNER BELLAMY	S	990.00
MENARDS	SU	6,268.11
MICHAEL D CARPER	S	1,435.00
MICHAEL J SYNEK	S	2,908.08
MICROFILM IMAGING SYSTEMS	S	730.00
MID NEBRASKA AGGREGATE	SU	307.80
MID-NEBRASKA DIGGING	S	3,390.00
MIDWEST CONNECT	S	6,071.41
MIDWEST EMERGENCY GRAND ISLAND	MC	109.81
MIDWEST SEPTIC	S	1,187.50
MIDWEST SPECIAL SERVICES	S	2,133.30
MILLER & ASSOCIATES	S	14,600.00
MIPS INC.	S	6,384.95
MIRROR IMAGE CAR WASH	S	841.23
MOTOROLA SOLUTIONS	EQ	139,856.81
NACO	E	5,796.99
NAPA AUTO PARTS	EQ	1,826.35
NATHAN AREHART	RE	45.00
NATHAN BRECHT	RE	45.00
NCSEA TREASURER	E	175.00
NE CENTRAL TELEPHONE CO	U	223.01
NE GENERATOR SERVICE	S	6,294.75
NE HEALTH & HUMAN SERVICES	MC	1,466.19

NE INTERACTIVE	E	81.00
NE LAW ENFORCEMENT TRAINING CENTER	S	45.00
NE PUBLIC POWER DIST	E	330.00
NE PUBLIC POWER DISTRICT	U	14,580.98
NE UC FUND	E	7,930.00
NEKE VALLEY MHP	RT	370.00
NICK KILLOUGH	RE	45.00
NIRMA	S	486.00
NORTHWESTERN ENERGY	U	1,477.86
O'BRIEN STRAATMANN REDINGER FUNERAL	E	600.00
OPTK NETWORKS	E	1,253.24
ORBIS PARTNERS	S	760.00
PAPER TIGER SHREDDING	S	1,483.02
PARKER GROSSART BAHENSKY BEUCKE	S	941.56
PAUL FARRELL	RE	45.00
PHELPS CO SHERIFF'S OFFICE	E	37.57
PHYSICIANS LABORATORY P.C.	S	7,622.00
PLATTE VALLEY COMMUNICATIONS	S	375.00
PLATTE VALLEY DENTAL CLINIC	MC	1,499.00
PLUMBING & HEATING WHOLESALE	SU	22.60
PRO-TINT	S	405.50
PYE-BARKER FIRE & SAFETY	S	540.00
RAVENNA HOUSING AUTHORITY	RT	330.00
RAVENNA REDI MIX	SU	330.00
RAVENNA SANITATION	S	1,128.00
RAYGEN DAWN HASBROUCK	E	20.00
REBECCA RILEY	RE	45.00
REBECCA TVRDIK ANDERSON	S	2,155.00
RED WILLOW CO SHERIFF	E	25.30
REGAN VAN MATRE	RE	45.00
REGION III BEHAVIORAL HEALTH SVCS	E	39,644.62
REMEDY ROAD	S	1,656.00
RICHARD SERR	RE	45.00
RIVER FRONT GLASS	S	45.00
ROBERT RICH	RE	45.00
ROBERT SOHL	RE	45.00
RR DONNELLEY	SU	322.09
RUDOLPH LAW	S	390.00
SARAH SMITH	RE	45.00
SCHNEIDER GEOSPATIAL	S	51,053.80
SCOTT BRADY	RE	13.05
SCOTT STUBBLEFIELD	RE	46.40
SCOTTS BLUFF CO SHERIFF	E	20.92
SHARON MAULER	S	100.00
SHAWN EATHERTON	RE	435.05
SHERWIN WILLIAMS	SU	570.98
SOLID WASTE AGENCY LANDFILL	E	33.00
STAMM ROMERO & ASSOC, P.C.	S	19,231.00
STANLEY BRODINE	RE	15.95
STATE OF NEBR PROBATION DIST 9	E	14,393.79
STEINBRINK L & G	SU	64.00
STEPHEN G LOWE	S	875.00
SUMMIT FOOD SERVICE	S	41,727.96
T-MOBILE	U	150.00
TAMARA FRIZANE	RE	45.00
THE LAWN BUILDERS	S	7,983.82
THE WALDINGER CORPORATION	S	6,045.62
THOMAS S STEWART	S	2,116.34
THOMSON REUTERS - WEST	E	6,472.16
THOMSON REUTERS-WEST	E	1,354.63
TIM KREUTZER	RE	10.15
TIM VANCE	RE	45.00
TRENTON SNOW, LLC	RT	1,000.00

TRI COUNTY GLASS	E	647.91
TSKAH	RT	290.00
TURNER BODY SHOP OF KEARNEY	S	393.95
TYE & ROWLING, PC	S	300.00
U.S DEPT OF AG	AP	9,625.94
U.S. BANK	E	14,803.83
UNDERGROUND CONSTRUCTION	SU	780.00
VERITEXT	S	643.40
VERIZON	S	1,377.47
VERIZON WIRELESS	U	679.21
VILLAGE OF MILLER	U	31.54
VILLAGE UNIFORM	SU	201.63
WATKINS	SU	148.56
WELLS FARGO	E	2,144.24
WELLS FARGO BANKS ACCT ANALYSIS	E	70.02
WILKE'S TRUE VALUE	SU	329.46
WILKINS ARCHITECTURE DESIGN	S	962.37
WILLIE KEEP	RE	58.00
WINZER	SU	81.17
WIRESMITH ELECTRIC	S	565.00
WJE CONSULTING	S	1,764.00
WOODS & AITKEN	S	2,777.40
WPCI	E	134.00
<u>ROAD FUND</u>		
AMAZON CAPITAL SERVICES	E	216.25
ANDERSEN WRECKING COMPANY	S	65.00
APPLIED INDUSTRIAL TECHNOLOGIES	S	41.08
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	S	2,950.39
AUSSIE HYDRAULICS	S	410.94
BGNE	SU	344.77
BOSSELMAN ENERGY	F	1,132.00
CENTRAL AG AND SHOP SUPPLY	EQ	249.93
CFP-C-T	F	167.56
COMFY BOWL	RT	105.00
CONSTRUCTION RENTAL	S	70.58
CUMMINS SALES AND SERVICE	S	33.24
CURLY'S RADIATOR SERVICE	S	491.00
EAKES OFFICE SOLUTIONS	SU	112.91
ED BROADFOOT & SONS SAND & GRAVEL	G	39,616.87
EUSTIS BODY SHOP	S	1,372.50
FARM PLAN	S	2,544.97
FASTENAL COMPANY	SU	16.05
FLOYD'S TRUCK CENTER	SU	146.92
FRIESEN CHEVROLET	S	38.50
GARRETT TIRES & TREADS	S	2,457.80
GLASS DOCTOR OF CENTRAL NE	S	622.36
GRAHAM TIRE CO	SU	900.32
HANSEN INTERNATIONAL TRUCK	S	2,339.74
J-SPOT SERVICES	S	600.50
JACK LEDERMAN CO	SU	159.30
JIM HAWK TRUCK TRAILERS	S	217.74
JOHN E MAUL	E	31.00
K & B PARTS	SU	28.68
KELLY SUPPLY COMPANY	SU	10.40
KIMBALL MIDWEST	SU	782.98
MASTERS TRUE VALUE	EQ	18.99
MENARDS	SU	124.87
MID NEBRASKA AGGREGATE	G	43,865.61
MID STATE ENGINEERING & TESTING	S	240.00
MIDWEST SERVICE & SALES	SU	1,171.00
NAPA AUTO PARTS	S	255.63
NIPPON SANSO MATHESON	EQ	229.43
NMC, INC.	S	35,912.59

NORFOLK LODGE & SUITES	E	220.00
NOVUS WINDSHIELD REPAIR	S	65.00
PLATTE VALLEY COMMUNICATIONS	S	210.45
POWERPLAN-MURPHY TRACTOR	S	5,536.87
SOUTHWEST GRAVEL PRODUCTS	G	16,980.83
THE LOCKMOBILE	SU	329.40
TRAUSCH DYNAMICS	S	10.59
TRUCK CENTER COMPANIES	S	10,045.99
U.S. BANK	E	987.70
WILKE'S TRUE VALUE	SU	32.25
WINZER	SU	2,223.89
<u>VISITOR'S PROMOTION</u>		
KEARNEY VISITOR'S BUREAU	E	67,652.00
<u>VISITOR'S IMPROVEMENT</u>		
KEARNEY VISITOR'S BUREAU	E	67,652.00
<u>DEEDS PRESERVATION & MODERNIZATION</u>		
MIPS INC.	S	302.06
<u>HEALTH INSURANCE FUND</u>		
BCBS HEALTH CLAIM EXPENSE	I	350,077.88
HM LIFE MELLON GLOBAL CASH MGNT	I	102,173.76
<u>FEDERAL GRANTS</u>		
U.S. BANK	E	1,398.66
<u>KENO LOTTERY</u>		
BUFFALO CO BOARD OF COMMISSIONERS	T	5,508.00
<u>911 EMERGENCY SERVICE</u>		
CENTURYLINK	S	1,790.66
FIBER PLATFORM	S	255.90
FRONTIER	S	1,759.52
GREAT PLAINS COMMUNICATIONS	S	440.00
LANGUAGE LINE SERVICES	S	180.56
NEBRASKA CENTRAL TELEPHONE CO	U	109.99
PLATTE VALLEY COMMUNICATIONS	S	1,417.67

Key: A- Advertisement: AP- Appropriation (Budget): C- Construction: D- Dues: E- Expense: EQ- Equipment: F- Fuel: G- Gravel: I- Insurance & or Bonds: MC- Medical Charges: RE- Reimbursement: RT- Rent: S- Service: SU- Supplies: T- Taxes: U- Utilities

After discussion, it was determined that the Funds Transfer agenda item was not necessary this month.

Moved by Loeffelholz and seconded by Lynch to acknowledge receipt of the County Treasurer Semi-Annual report. A copy of the report will be available in the County Clerk’s Office. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Klein, Kouba, Maendele and Morrow. Absent: Higgins. Motion declared carried.

Moved by Lynch and seconded by Maendele to acknowledge receipt of the Community Action Partnership of Mid-Nebraska June 2026 RYDE report. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Klein, Loeffelholz and Morrow. Abstain: Kouba. Absent: Higgins. Motion declared carried.

Zoning Administrator Dennise Daniels was present for the following agenda items.

Following discussion, it was moved by Lynch and seconded by Klein to accept the resignation of Barb Pemberton-Riege from the Board of Adjustment. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Kouba, Loeffelholz, Maendele and Morrow. Absent: Higgins. Motion declared carried.

After discussion, it was moved by Klein and seconded by Kouba to accept the appointment of Brian Kroll to the Board of Adjustment effective July 29, 2026. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Absent: Higgins. Motion declared carried.

Succeeding discussion, it was moved by Maendele and seconded by Lynch to reappoint Rich White as alternate to the Board of Adjustment effective July 29, 2026. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Klein, Kouba, Loeffelholz and Morrow. Absent: Higgins. Motion declared carried.

After discussion, it was moved by Maendele and seconded by Lynch to terminate contract continued from July 14, 2026 meeting to go out for Request for Proposal (RFP). Chairperson Morrow called for further discussion before roll call vote. Mitchell Humphrey, a licensed Land Surveyor with Buffalo Surveying Corp, spoke with the Board. Following the further discussion, Commissioner Maendele rescinded his initial motion then moved to terminated contract immediately and was seconded by Lynch. Upon roll call vote, the

following Board members voted “Aye”: Maendele, Lynch and Kouba. “Nay”: Klein, Loeffelholz and Morrow. Absent: Higgins. Motion locked and referred back to Zoning Committee.

Chairperson Morrow reviewed the following correspondence. City of Kearney sent a letter regarding Annexation of Arbor View Fifth with Resolution 2026-77.

ZONING

Zoning Administrator Daniels was present for the following Zoning agenda items.

Chairperson Morrow opened the public hearing at 9:20 A.M. for an Administrative Subdivision, filed by Mitchell Humphrey, Licensed Land Surveyor, on behalf of Ben M. Adams, Trustee and Susan L. Adams, Trustee, for The Ben M. Adams and Susan L. Adams Living Trust Dated July 28, 2015, to be known as “Adams Administrative Subdivision”. This property is located on a tract of land being part of the North Half of the Northwest Quarter of Section Twenty-Nine (29), Township Ten (10) North, Range Eighteen (18) West of the 6th P.M., Buffalo County, Nebraska. Surveyor Humphrey and Susan Adams were present to answer any questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:28 A.M. Moved by Loeffelholz and seconded by Lynch to approve the “Adams Administrative Subdivision” with the following Resolution 2026-33. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Klein, Kouba, Maendele and Morrow. Absent: Higgins. Motion declared carried.

RESOLUTION 2026-33

WHEREAS, Mitch Humphrey, licensed land surveyor, on behalf of on behalf of Ben M. Adams, Trustee and Susan L. Adams, Trustee, for The Ben M. Adams and Susan L. Adams Living Trust Dated July 28, 2015, hereinafter referred to as “applicant”, has filed for an Administrative Subdivision for “Adams Administrative Subdivision”, with the Buffalo County Clerk and/or Zoning Administrator, and

WHEREAS, the Zoning Administrator forwarded this application to this Board, and

WHEREAS, on July 28, 2026, this Board conducted a public hearing and finds:

1. The proposed “Adams Administrative Subdivision” is in the Agriculture (AG) Zoning District for Buffalo County, Nebraska.
2. The subject tract, presently owned by Ben M. Adams, Trustee and Susan L. Adams, Trustee, of The Ben M. Adams and Susan L. Adams Living Trust Dated July 28, 2015, is referred to as part of parcel 460084127 and is situated in part of the North Half of the Northwest Quarter in Section Twenty-Nine (29), Township Ten (10) North, Range Eighteen (18) West of the Sixth Principal Meridian, Buffalo County, Nebraska. That applicant also owns abutting lands to the south on parcel 460084129, situated in part of the South Half of the Northwest Quarter in Section Twenty-Nine (29), Township Ten (10) North, Range Eighteen (18) West of the Sixth Principal Meridian, Buffalo County, Nebraska. The remnancy of the ownership owned by The Ben M. Adams and Susan L. Adams Living Trust Dated July 28, 2015, is approximately 151 acres.
3. The proposed plat for this subdivision fulfills Buffalo County’s Subdivision Resolution requirements for administrative subdivisions specifically allowed under Section 3.02, together with other provisions applicable, thereto.
4. 145th Road is a county-maintained, open public road and the road abuts on the subdivision’s north side. The width of 145th Road meets this county’s minimum width standards. However, the proposed subdivision also abuts another county-maintained, open public road to the west of the proposed subdivision, named Turkey Creek Road. It should be noted that the location of the public road was determined by the surveyed location of the centerline of the existing traveled road surface on the date of the surveyed plat. Discrepancies were found during the locate of Turkey Creek Road and were notated on the plat.
5. Title search paperwork has been provided to the Buffalo County Attorney’s Office and that office has cleared title as concerns Buffalo County’s interests based upon the title search documents delivered to that office by applicant.
6. This proposed administrative subdivision should be approved.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that the plat, “Adams Administrative Subdivision”, an administrative subdivision being part of the North Half of the Northwest Quarter of Section Twenty-Nine (29), Township Ten (10) North, Range Eighteen (18) West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified, is hereby approved, accepted, ratified, and authorized to be filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

Chairperson Morrow opened the public hearing at 9:30 A.M. for a Final Plat, filed by Joshua Gilbertson, licensed land surveyor, on behalf of Scott R. Phillips, Successor Co-Trustee of the Lee Nell Phillips Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Gary D. Phillips, Successor Co-Trustee of the Lee Nell Phillips Trust Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Douglas E. Welliver, Christine A. Welliver, and Golfside Estates Subdivision Homeowners Association, Inc. This property is located on a tract of land being part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, previously known as part of Golfside Estates, Lots 23-24 and Lots 26-31. Joshua Gilbertson and Scott Phillips were present to answer any questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:32 A.M. Moved by Loeffelholz and seconded by Lynch to approve the Final Plat to be known as “Golfside #5 Subdivision” with the following Resolution 2026-34. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Klein, Kouba, Maendele and Morrow. Absent: Higgins. Motion declared carried.

RESOLUTION 2026-34

WHEREAS, on September 22, 2025, The Buffalo County Zoning Administrator received a request for Preliminary Plat approval for “Golfside #5 Subdivision”, and

WHEREAS, on, or around December 23, 2025, during the regular meeting of the Buffalo County Board of Commissioners, The Buffalo County Zoning Administrator, denied the Application for Preliminary Plat, known as “Golfside #5 Subdivision”. Thereafter the Board, by simple majority, voted in favor of The Buffalo County Zoning Administrator’s recommendation of denial, and

WHEREAS, on February 12, 2026, at the request of the applicant for subdivision, the Buffalo County Board of Adjustment, considered, and approved, the following requests for relaxation:

1. Buffalo County Zoning Regulations: Section 5.12 (8), regarding 4 houses per quarter section;
2. Buffalo County Zoning Regulations: Section 5.16 (2A) regarding minimum lot sizes in the Agriculture (AG) District;
3. Buffalo County Zoning Regulations: Section 5.16 (3), regarding minimum distances abutting an improved road;
4. Buffalo County Zoning Regulations: Section 5.17, regarding minimum front yards;
5. Buffalo County Subdivision Regulations: Section 1.05 regarding all lots abutting an improved road;
6. Buffalo County Subdivision Regulations: Section 2.23 (a) which defines a lot;
7. Buffalo County Subdivision Regulations: Section 2.35 regarding the definition of a street;
8. Buffalo County Subdivision Regulations: Section 4.02 (E) regarding minimum footage abutting an improved road;
9. Buffalo County Subdivision Regulations: Section 4.03 regarding minimum road/street lengths;
10. Buffalo County Subdivision Regulations: Section 4.07 (C) regarding allowance of lots sizes smaller than required;
11. Buffalo County Subdivision Regulations: Section 4.07 (E) regarding frontage upon improved roadway;
12. Buffalo County Subdivision Regulations: Section 4.11, regarding minimum access requirements;
13. Buffalo County Subdivision Regulations: Section 4.12 (A) regarding access requirements;
14. Buffalo County Subdivision Regulations: Section 4.12 (B) regarding minimum street width;
15. Buffalo County Subdivision Regulations: Section 5.01 regarding minimum grading/surfacing requirements.

WHEREAS, The Buffalo County Board of Adjustment, as part of the relaxation process, added the stipulation that Buffalo County will not assume or accept maintenance of the access ingress easement, unless it is brought into conformance with the regulatory road standards.

WHEREAS, The Buffalo County Zoning Office, after approval of relaxations set forth by the Buffalo County Board of Adjustment, received an Application for Preliminary Plat for “Golfside #5 Subdivision”, and

WHEREAS, on April 16, 2026, the Buffalo County Planning & Zoning Commission, after public hearing, gave a favorable recommendation for the preliminary plat for subdivision of land, together with various suggestions and recommendations, all as stated in the minutes of that meeting of the Commission that have been forwarded to this Board, and reviewed by this Board, and

WHEREAS, on May 26, 2026, The Buffalo County Board of Commissioners, after public hearing, with no opposition, approved the proposed preliminary plat, under Resolution 2026-24, with the following relaxations:

1. Buffalo County Zoning Regulations: Section 5.12 (8), regarding 4 houses per quarter section;
2. Buffalo County Zoning Regulations: Section 5.16 (2A) regarding minimum lot sizes in the Agriculture (AG) District;
3. Buffalo County Zoning Regulations: Section 5.16 (3), regarding minimum distances abutting an improved road;
4. Buffalo County Zoning Regulations: Section 5.17, regarding minimum front yards;
5. Buffalo County Subdivision Regulations: Section 1.05 regarding all lots abutting an improved road;
6. Buffalo County Subdivision Regulations: Section 2.23 (a) which defines a lot;
7. Buffalo County Subdivision Regulations: Section 2.35 regarding the definition of a street;
8. Buffalo County Subdivision Regulations: Section 4.02 (E) regarding minimum footage abutting an improved road;
9. Buffalo County Subdivision Regulations: Section 4.03 regarding minimum road/street lengths;
10. Buffalo County Subdivision Regulations: Section 4.07 (C) regarding allowance of lots sizes smaller than required;
11. Buffalo County Subdivision Regulations: Section 4.07 (E) regarding frontage upon improved roadway;
12. Buffalo County Subdivision Regulations: Section 4.11, regarding minimum access requirements;
13. Buffalo County Subdivision Regulations: Section 4.12 (A) regarding access requirements;
14. Buffalo County Subdivision Regulations: Section 4.12 (B) regarding minimum street width;
15. Buffalo County Subdivision Regulations: Section 5.01 regarding minimum grading/surfacing requirements.

WHEREAS, on June 22, 2026, The Buffalo County Zoning Administrator received an Application for Final Plat approval for “Golfside #5 Subdivision”, and

WHEREAS, on July 28, 2026, The Buffalo County Board of Commissioners, held a public hearing on the proposed Final Plat of “Golfside #5 Subdivision”, and

WHEREAS, The Buffalo County Board of Commissioners reinforced The Board of Adjustment’s stipulation that Buffalo County will not assume or accept the maintenance of the access ingress easement, unless it is brought into conformance with the regulatory road standards.

WHEREAS, the plan for development appears to be compliant with Buffalo County’s Subdivision Resolution and The Board approved the proposed final plat with the following relaxations:

1. Buffalo County Zoning Regulations: Section 5.12 (8), regarding 4 houses per quarter section;
2. Buffalo County Zoning Regulations: Section 5.16 (2A) regarding minimum lot sizes in the Agriculture (AG) District;
3. Buffalo County Zoning Regulations: Section 5.16 (3), regarding minimum distances abutting an improved road;
4. Buffalo County Zoning Regulations: Section 5.17, regarding minimum front yards;

5. Buffalo County Subdivision Regulations: Section 1.05 regarding all lots abutting an improved road;
6. Buffalo County Subdivision Regulations: Section 2.23 (a) which defines a lot;
7. Buffalo County Subdivision Regulations: Section 2.35 regarding the definition of a street;
8. Buffalo County Subdivision Regulations: Section 4.02 (E) regarding minimum footage abutting an improved road;
9. Buffalo County Subdivision Regulations: Section 4.03 regarding minimum road/street lengths;
10. Buffalo County Subdivision Regulations: Section 4.07 (C) regarding allowance of lots sizes smaller than required;
11. Buffalo County Subdivision Regulations: Section 4.07 (E) regarding frontage upon improved roadway;
12. Buffalo County Subdivision Regulations: Section 4.11, regarding minimum access requirements;
13. Buffalo County Subdivision Regulations: Section 4.12 (A) regarding access requirements;
14. Buffalo County Subdivision Regulations: Section 4.12 (B) regarding minimum street width;
15. Buffalo County Subdivision Regulations: Section 5.01 regarding minimum grading/surfacing requirements.

WHEREAS, the land is now in the Agricultural – Residential 1 (AGR - 1) Zoning District for Buffalo County, Nebraska, after unanimous approval of the Planning Commission and The Board of Commissioners on the same dates,

WHEREAS, the tracts, presently owned by Scott R. Phillips, Successor Co-Trustee of the Lee Nell Phillips Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Gary D. Phillips, Successor Co-Trustee of the Lee Nell Phillips Trust Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, described in a Trustee's Deed, recorded as Inst. 2009-1278, and Douglas E. Welliver and Christine A. Welliver, described in a Corporation Joint Tenancy Warranty Deed, recorded as Inst. 96-3334 and Golfside Estates Subdivision Homeowners Association, Inc., described in a Corporation Warranty Deed, recorded as Inst. 1999-2131, all filed in the Buffalo County Register of Deeds office, all described as part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, previously known as Golfside Estates, Lots 23-24 and Lots 26-31, will be entirely encompassed within the proposed subdivision and there will be no remainderment after the subdivision of land is approved.

WHEREAS, one or more of the access easement(s) shown on the plat does not meet state and/or county standards for inclusion in the secondary road system. The access easement(s) will not be maintained by Buffalo County, unless brought into regulatory road standards.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS, in regular session with a quorum present, that Buffalo County, on a final basis, approves the proposed Golfside #5 Subdivision, a subdivision being part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

REGULAR AGENDA

Highway Superintendent John Maul and Assistant Highway Superintendent Blake Power reviewed the One and Six Year Road and Bridge Plan with the Board.

Following discussion, it was moved by Lynch and seconded by Klein to set August 25, 2026 at 9:30 A.M. as the hearing date for the One and Six Year Road and Bridge Program for 2026-2027. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Kouba, Loeffelholz, Maendele and Morrow. Absent: Higgins. Motion declared carried.

Facilities Director Stephen Gaasch and Assistant Facilities Director Nick Killough presented an update on various county projects.

Moved by Loeffelholz and seconded by Kouba to recess the regular meeting of the Board of Commissioners at 9:53 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Kouba, Klein, Lynch, Maendele and Morrow. Absent: Higgins. Motion declared carried.

BOARD OF EQUALIZATION

Chairperson Morrow called the Board of Equalization to order in open session. County Assessor Roy Meusch was present.

Moved by Maendele and seconded by Kouba to approve the 2026 Property Protest Hearing Minutes. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Klein, Loeffelholz, Lynch and Morrow. Absent: Higgins. Motion declared carried.

Chairperson Morrow opened the public hearing at 9:55 A.M. for the Homestead Exemption Rejection for Joel Bieschke. County Assessor Meusch was present to answer any questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:56 A.M. Moved by Loeffelholz and seconded by Klein to approve the Homestead Exemption application for Joel Bieschke. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Absent: Higgins. Motion declared carried.

Chairperson Morrow opened the public hearing at 9:57 A.M. for the Homestead Exemption Rejection for Merle Fratzke. County Assessor Meusch was present to answer any questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:59 A.M. Moved by Kouba and seconded by Loeffelholz to approve the Homestead Exemption application for Merle Fratzke. Upon roll call vote, the following Board members voted "Aye": Kouba, Loeffelholz, Klein, Lynch, Maendele and Morrow. Absent: Higgins. Motion declared carried.

Chairperson Morrow opened the public hearing at 9:59 A.M. for the Homestead Exemption Application Extension for Connie Riessland. County Assessor Meusch was present to answer any questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 10:00 A.M. Moved by Maendele and seconded by Loeffelholz to allow the Homestead Exemption Application Extension for Connie Riessland. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Klein, Kouba, Lynch and Morrow. Absent: Higgins. Motion declared carried.

Moved by Loeffelholz and seconded by Klein to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 10:00 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Absent: Higgins. Motion declared carried.

REGULAR AGENDA

Chairperson Morrow called on each Board member present for Committee reports and recommendation. Chairperson Morrow called for Citizen’s Forum. No one addressed the Board.

At 10:06 A.M., Chairperson Morrow asked if there was anything else to come before the Board before she declared the meeting adjourned following the quarterly jail inspection until the regular meeting at 9:00 A.M. on Tuesday, August 11, 2026. Commissioners Klein and Maendele accompanied Chief Deputy Dan Schleusener to conduct the quarterly inspection of the Buffalo County Jail.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

(SEAL)

Heather A. Christensen
Buffalo County Clerk