BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, MAY 13, 2025

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, May 13, 2025 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: Timothy Higgins, Myron Kouba, Ronald Loeffelholz, Daniel Lynch, Bill Maendele and Sherry Morrow. Absent: Ivan Klein. 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 May 1, 2025. 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 Higgins and seconded by Lynch to approve the April 22, 2025 minutes with an amendment to the legal description of the denied Special Use Permit under Resolution 2025-24 to now be recorded as Resolution 2025-24A. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Kouba, Loeffelholz, Maendele and Morrow. Absent: Klein. Motion declared carried.

RESOLUTION 2025-24A

WHEREAS, Craig Bennett, of Miller & Associates Consulting Engineers, P.C., on behalf of Mark H. Meyer and C. Jayne Meyer, also known as Claudia Jayne Meyer, property owners, and Loren Bakko, Manager of Bakko Land, L.L.C., has filed for a Special Use Permit, with the Buffalo County Clerk and/or Zoning Administrator.

WHEREAS, one application, which shows an application date of February 14, 2025, was filed with the Zoning Administrator on February 14, 2025, to operate an Agricultural Service Establishment Primarily Engaged in Performing Agricultural, Animal Husbandry or Horticultural Services, on the below-described legal description.

The Southwest Quarter of the Northwest Quarter of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, EXCEPTING A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of the Northwest Quarter of said Section 8 and assuming the West line of said Northwest Quarter as bearing N 00°20'20" W and all bearings contained herein are relative thereto; thence N 00°20'20" W on the aforesaid West line a distance of 347.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00°20'20" W on the afore described course a distance of 410.0 feet; thence East a distance of 90.0 feet; thence S 26°38' E a distance of 450.58 feet; thence S 17°30' W a distance of 85.0 feet; thence N 68°32'47" W a distance of 1161.92 feet to the point of curvature; thence on a 215.37 foot radius curve to the left forming a central angle of 19°59'55" a distance of 75.17 feet; thence non-tangent S 89°39'40" W a distance of 40.0 feet to the place of beginning, now known as Lot 1, Onion Field Acres, an administrative subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

hereinafter referred to as the "subject property".

WHEREAS, on March 20, 2025, the Buffalo County Planning and Zoning Commission conducted a public hearing on the Special Use Permit Application. Thereafter, that Commission on a 7-0 vote with one disqualification, one absence, no abstentions, voted to forward this application to the County Commissioners with an "unfavorable" recommendation, all of which this Board had approved as set out later in this Resolution, and

WHEREAS, on April 22, 2025, the Buffalo County Board of Commissioners held a public hearing on this Special Use Permit with public hearing being held concurrently with Applicant's other proposed special use permit for facility located to the north of the subject property and,

WHEREAS, five exhibits were attached to the application:

1. The Application of the Special Use Permit.
2. Site Plan and Legal Description of Special Use Permit.
3. Possible Renderings of Structure Construction.
4. Parking/Site Development Plan.
5. Letter regarding Off-Street Parking and Off-Street Loading Requirements.

WHEREAS, during the meeting of the Buffalo County Board of Commissioners the following exhibits were provided during the public hearing:

1. Buffalo County Comprehensive Plan;

2. Buffalo County Zoning and Subdivision Regulations as Approved and Adopted by The Buffalo County Board of Commissioners on March 25, 2025;
3. Buffalo County Zoning Map;
4. Buffalo County Board of Commissioners' Packet which includes Exhibit 5, The Buffalo County Planning Commission Meeting Minutes from March 20, 2025;
5. Email Correspondence and PowerPoint Presentation from Craig Bennett, Miller and Association Consulting Engineers, P.C. to Dennise Daniels, Buffalo County Zoning Administrator;
6. Email Correspondence from Sam and Michelle Widger to The Buffalo County Board of Commissioners;
7. Photo of Tub Grinder Truck from Bakko Brothers Website.
8. Email Correspondence from Pam Deterding to Buffalo County Board Commissioner, Dan Lynch;
9. Central Nebraska Today News Article Regarding Change of Zoning Held on December 23, 2024; and
10. Appendix B: H1135 Specifications: Tub Grinder Dimensions.
11. Buffalo County Zoning and Subdivision Regulations as they existed on date and time of application for this Special Use Permit.

WHEREAS, only a simple majority is required by this Board to disapprove this Special Use Permit.

WHEREAS, the Board, after public hearing and review of the Special Use application, finds that the application should be disapproved, based upon the following findings and conditions:

1. The proposed use and structure are not compatible with surrounding area use(s). The surrounding incompatible area is a densely-populated area. The dense population exists to the immediate west and southwest of the subject property, to the west of Cottonmill Avenue. If permittance is allowed to construct the proposed structure, the location of that structure and the use proposed by Applicant will likely change the character of the district as concerns the immediate surrounding area. No conditions could be identified upon the subject property that would lessen any of the compatibility issues.
2. The proposed location would not need to be rezoned as it is an allowable specially permitted use under the Buffalo County Agricultural –
   Residential (AGR) District as of the date of application and in accordance with the Buffalo County Comprehensive Plan.
3. The proposed location is detrimental to adjacent property and could depreciate the value of surrounding structures or properties based on siting and visibility concerns, due to the topography of Cottonmill Avenue, as well as the increased traffic congestion. Areas to the north at Cottonmill Avenue's intersection of 100th street are flatter and have fewer topography issues that the subject property's entrance onto Cottonmill Avenue.
4. An alternative site was proposed that appeared to be more compatible with surrounding uses, which includes commercial and industrial-type uses within a half mile of the village of Riverdale.
5. The proposed structure and use will be situated too close to a densely-populated area.

WHEREAS, on May 5, 2025, The Buffalo County Clerk was made aware of errors in the legal description of the subject property of the original resolution, 2025-24.

WHEREAS, on May 13, 2025, The Buffalo County Board of Commissioners approved the amendments to Resolution 2025-24, and the amended resolution will be known henceforth as Resolution 2025-24A.

NOW THEREFORE, BE IT RESOLVED THAT BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS by a majority vote of its members, disapproves the applicants' requested Special Use Permit.

RESOLVED FURTHER that a copy of this Resolution shall be filed against the subject property as described above.

Moved by Higgins and seconded by Maendele to ratify the following May 2, 2025 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Higgins, Maendele, Kouba, Loeffelholz, Lynch, and Morrow. Absent: Klein. Motion declared carried.

May 2, 2025 PAYROLL

GENERAL FUND			
NET PAYROLL			365,965.09
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	64,943.88
BUFFALO CO TREASURER	I	PREMIUMS	169,720.00
BUFFALO CO COURT	E	GARNISHMENT	166.76
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00

FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	6,860.60
FIRST NATIONAL BANK	T	FEDERAL TAXES	124,089.80
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,148.16
MADISON NATIONAL	I	LT DISABILITY	303.85
ERIN M MCCARTNEY	E	GARNISHMENT	294.00
METLIFE	E	DENTAL	4,200.69
NATIONWIDE RETIREMENT	R	DEFERRED COMP	3,257.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	19,347.52
VISION SERVICE PLAN	E	EMPE VSP EYE	1,233.38
ROAD FUND			
NET PAYROLL			62,327.90
AMERICAN FAMILY LIFE	I	PREMIUMS	1,068.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	10,000.37
BUFFALO CO TREASURER	I	PREMIUMS	4,131.00
FIRST CONCORD	E	FLEX FUNDS	846.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	18,168.77
MADISON NATIONAL	I	PREMIUMS	185.46
MADISON NATIONAL	I	LT DISABILITY	112.99
METLIFE	E	DENTAL	1,011.65
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,689.62
VISION SERVICE PLAN	E	EMPE VSP EYE	323.83
WEED FUND			
NET PAYROLL			5,728.21
RETIREMENT PLANS AMERITAS	R	EMPE RET	900.84
BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,789.53
MADISON NATIONAL	I	LT DISABILITY	3.94
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

Sheriff Neil Miller, Chief Deputy Daniel Schleusener, Sergeant David Gibbs, Sergeant Joseph Andersen, Sergeant Theodore Huber, Investigative Sergeant Paul Koerner, Investigator Brandon Brueggemann, Investigator Michael Page, Investigator Kathryne Welty, CSO Todd Ochsner as well as Buffalo County Sheriff Deputies, Nicholas Alexander, Steven Betke, Sandra Espitia and Christopher Jarmin were present for the Proclamation of the National Police Week. Commissioner Lynch read the proclamation and thanked those who serve Buffalo County. Moved by Higgins and seconded by Kouba to proclaim the week of May 11th through May 17th, 2025 as "National Police Week" in Buffalo County with the following Resolution 2025-26. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

RESOLUTION 2025-26

PROCLAMATION
Name the Week of May 11, 2025 through May 17, 2025 as
"National Police Week" in Buffalo County

WHEREAS, National Police Week was first proclaimed in 1963 by President Kennedy when he signed Proclamation 3537 creating "National Police Week" to recognize the service given by men and women who, night and day, protect us through enforcement of our laws, and

WHEREAS, the members of the law enforcement agencies of Buffalo County play an important role in safeguarding the rights and freedoms of Buffalo County; and

WHEREAS, it is important that our citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agencies, and that members of our law enforcement agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and protecting the innocent against deception and the weak against oppression or intimidation; and;

WHEREAS, the men and women of the Buffalo County Sheriff's Office unceasingly provide vital public services;

NOW THEREFORE, BE IT RESOLVED that the Buffalo County Board of Commissioners hereby proclaim the week of May 11th through May 17th as "National Police Week" to honor those law enforcement officers, who, through their courageous deeds, have

made the ultimate sacrifices in service to their community or have been disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes. All Buffalo County citizens are encouraged to pay tribute to the many law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Commissioner Maendele read the proclamation thanking Emergency Medical Services provided throughout the city and county. Pleasanton Volunteer Fire Department member Chad Dixon and Elm Creek Fire Chief Tyler Hillmer were present for the Proclamation of the Emergency Medical Services Week. Moved by Higgins and seconded by Loeffelholz to proclaim the week of May 18, 2025 through May 24, 2025 as “Emergency Medical Services Week” in Buffalo County with the following Resolution 2025-27. Upon roll call vote, the following Board members voted "Aye": Higgins, Loeffelholz, Kouba, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

RESOLUTION 2025-27

PROCLAMATION

To designate the Week of May 18, 2025 through May 24, 2025, as “Emergency Medical Services Week” in Buffalo County

WHEREAS, Emergency Medical Services is a vital public service; and

WHEREAS, the members of Emergency Medical Services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, in 2024 the Volunteer Emergency Medical Services Squads in Buffalo County responded to 1,103 calls for service; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, Emergency Medical Services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the Emergency Medical Services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of Emergency Medical Services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

NOW THEREFORE, in recognition of this event do hereby proclaim the week of May 18-24, 2025, as EMERGENCY MEDICAL SERVICES WEEK with the theme of: We Care. For Everyone. The Buffalo County Board of Commissioners encourage the community to pay tribute to the many EMS workers in Buffalo County for the vital public service they provide.

After discussion it was moved by Maendele and seconded by Kouba to authorize Chairperson signature on the addendum to the City of Kearney and Buffalo County Law Enforcement Center Agreement. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Loeffelholz, Lynch and Morrow. Absent: Klein. Motion declared carried.

Chairperson Morrow turned the meeting over to Vice-Chairperson Maendele from 9:16 A.M. to 9:21A.M.

Following discussion of the current Keno licensing provisions within the agreement approved on November 24, 2020 it was moved by Lynch and seconded by Higgins to approve a two-year continuation between Buffalo County and Nebraska KENO, Inc. (formerly known as Hastings KENO, Inc.), with the following Resolution 2025-28. Upon roll call vote, the following Board members voted "Aye": Lynch, Higgins, Kouba, Loeffelholz and Maendele. Abstain: Morrow. Absent: Klein. Motion declared carried.

RESOLUTION 2025-28

WHEREAS, Hastings KENO, Inc. now known as Nebraska KENO, Inc., by authorization granted in Resolution #2020-53, entered into a contract dated December 1, 2020, with Buffalo County, to conduct KENO operations in the unincorporated areas of Buffalo County, Nebraska, for a period of five years after date of that contract, with either party having the option to end the contract with six months’ notice to the other party prior to the end of the term of the contract, and

WHEREAS, the December 1, 2020, contract expires December 1, 2025, and

WHEREAS, prior to May 1, 2025, in order to keep options open to Buffalo County, Buffalo County acting through administrative officials, gave notice that Buffalo County wanted to review provisions of the December 1, 2020, contract, and

WHEREAS, Buffalo County desires to change the next contract duration to two (2) years rather than five (5) years, and

WHEREAS, there is a need to continue to designate an entity, licensed by the State of Nebraska to be a KENO operator for Buffalo County, from and after December 1, 2025, and

WHEREAS, Hastings KENO, Inc. now known as Nebraska KENO, Inc., of Hastings, Nebraska, in exchange of emails with the Buffalo County Attorney's Office, has indicated a desire to continue in its' KENO operations in this county under the terms of the December 1, 2020, contract as altered by this Resolution, and

WHEREAS, both the county and Hastings KENO, Inc. now known as Nebraska KENO, Inc., believe that the existing KENO operations contract should be extended with the same provisions as now exist, excepting that the duration of the KENO contract should be for an additional two (2) year period, existing from and after December 1, 2025.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BUFFALO COUNTY that for purposes of, and subject to, the Nebraska Lottery Action, Chapter 9, Neb.Rev.Stat. Hastings KENO, Inc. now known as Nebraska KENO, Inc., from and after December 1, 2025, shall be the authorized and licensed KENO operator in Buffalo County, Nebraska, under the same terms and conditions of contract entered into by and between Buffalo County and Hastings KENO, Inc. now known as Nebraska KENO, Inc., in contract dated December 1, 2020, excepting therefrom that the term of the renewal contract shall be changed from five years to a period of two years, from and after, December 1, 2025.

RESOLVED, that can notice given by Buffalo County to end the operator's license/grant to operate in the rural areas of Buffalo County is rescinded.

ALSO RESOLVED, that a copy of this Resolution shall be attached to the December 1, 2020, contract, together with the Hastings KENO, Inc. now known as Nebraska KENO, Inc., email confirming the terms of this extension to the existing contract, with all documents being recorded with the Buffalo County Clerk.

IT IS FURTHER RESOLVED BY THIS BOARD, that the Chairperson of this Board shall be authorized to sign all necessary documentation with Hastings KENO, Inc. now known as Nebraska KENO, Inc., and/or the Nebraska Department of Revenue for the fulfillment and carrying out of the provisions of this Resolution.

Moved by Maendele and seconded by Higgins to approve the letter of support to the Nebraska Broadband Office BEAD Project. A copy is on file with the Clerk's office. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Absent: Klein. Motion declared carried.

Moved by Higgins and seconded by Lynch to approve the Manager application for Travis Maatsch in connection with the liquor license for Kearney Elks Lodge 984, DBA: Elks Club, 2635 E 103rd Street, Kearney, Nebraska. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Kouba, Loeffelholz, Maendele and Morrow. Absent: Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Kouba to approve the Manager application for Angela Smallcomb in connection with the liquor license for Gibbon Valley View Municipal Golf Course, 41747 Coal Chute Road Gibbon, Nebraska. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Kouba, Higgins, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

After discussion, it was moved by Kouba and seconded by Higgins to authorize Chairperson signature on the renewal agreements for Group Term Life Insurance and Long-Term Disability Insurance with National Insurance Services. Upon roll call vote, the following Board members voted "Aye": Kouba, Higgins, Loeffelholz, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

Moved by Kouba and seconded by Higgins to accept the new administrative fee set by First Concord beginning July 2025. Upon roll call vote, the following Board members voted "Aye": Kouba, Higgins, Loeffelholz, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Higgins to accept the 2024 Tax Increment Financing Report for the City of Ravenna. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Kouba, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to accept the Clerk of the District Court April 2025 report. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Kouba, Maendele and Morrow. Absent: Klein. Motion declared carried.

Moved by Lynch and seconded by Maendele to accept the Buffalo County Treasurer April 2025 Fund Balance Report. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Higgins, Kouba, Loeffelholz and Morrow. Absent: Klein. Motion declared carried.

ZONING

Zoning Administrator Dennise Daniels and Deputy County Attorney Hoffmeister were present for the following Zoning agenda items.

Chairperson Morrow opened the public hearing at 9:28 A.M. for an Administrative Subdivision filed by Trenton Snow, licensed land surveyor, on behalf of Kristine E. Keller, Successor Trustee of the Dale A. Herter Family Trust and Successor Trustee of the Barbara A. Herter Trust for Administrative Subdivision to be known as "Herter Acres Second", now known as, "Herter Acres Second Subdivision Addition". This property is located in Part of Government Lot Thirteen (13) of Section Thirty-One (31), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Licensed land surveyor Snow was present to review the application and answer questions. No one addressed the Board and Chairperson Morrow closed the hearing at 9:29 A.M. Moved by Higgins and seconded by Kouba to approve the Administrative Subdivision to be known as "Herter Acres Second", now known as, "Herter Acres Second Subdivision Addition" with the following Resolution 2025-29. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

RESOLUTION 2025-29

WHEREAS, Trenton Snow, licensed land surveyor, on behalf of Kristine E. Keller, Successor Trustee of the Dale A. Herter Family Trust and Kristine E. Keller, Successor Trustee of the Barbara A. Herter Trust, hereinafter referred to as "applicant", has filed for an Administrative Subdivision for "Herter Acres Second", now known as, "Herter Acres Second Subdivision Addition", with the Buffalo County Clerk and/or Zoning Administrator, and

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

WHEREAS, on May 13, 2025, this Board conducted a public hearing now and finds:

1. The proposed "Herter Acres Second", now known as, "Herter Acres Second Subdivision Addition" is in the Agricultural (AG) Zoning District for Buffalo County, Nebraska.
2. The tract, presently owned by Kristine E. Keller, Successor Trustee of the Dale A. Herter Family Trust and Kristine E. Keller, Successor Trustee of the Barbara A. Herter Trust, referred to as Parcel 720080000, and situated in Government Lot 7, Government Lot 8, Government Lot 14, accretion, and Part of Government Lot 13 in Section Thirty-One (31), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, has approximately 187 remnant 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. Coal Chute Road is a county-maintained, open public road and it abuts the subdivision on its south side. The width of Coal Chute Road meets this county's minimum width standards.
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 of "Herter Acres Second", now known as, "Herter Acres Second Subdivision Addition", an administrative located in Part of Government Lot Thirteen (13) of Section Thirty-One (31), Township Nine (9) North, Range Thirteen (13) 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.

FACILITIES

Facilities Director Stephen Gaasch presented a review of the current construction projects in Buffalo County with the Board. No bids were submitted on the request for proposal for survey work.

After discussion it was moved by Higgins and seconded by Lynch to accept the bid proposal from Northland for the Public Finance proposals on new Law Enforcement Center (LEC). Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Kouba, Loeffelholz, Maendele and Morrow. Absent: Klein. Motion declared carried.

After discussion it was moved by Maendele and seconded by Kouba to accept the bid proposal from MCL Construction for the Construction Manager proposals on new LEC. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Loeffelholz, Lynch and Morrow. Absent: Klein. Motion declared carried.

Moved by Maendele and seconded by Higgins to set a bid date for request for proposal for Buffalo County New East Courthouse Parking Lot Project on Tuesday, June 10, 2025. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Absent: Klein. Motion declared carried.

Moved by Higgins and seconded by Kouba to set a bid date for request for proposal for Buffalo County 321 Building Canopy Addition Project on Tuesday, June 10, 2025. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

ROAD DEPARTMENT

Highway Superintendent John Maul presented an update regarding the Road Maintenance petition Spruce Hollow West Second Subdivision submitted by Craig Bennett of Miller & Associates (Petition was received by the Board in the January 28, 2025 meeting). Moved by Loeffelholz and seconded by Maendele to allow an extension on the report regarding Spruce Hollow West Second Subdivision Road maintenance until the August 26, 2025 meeting. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Maendele, Higgins, Kouba, Lynch and Morrow. Absent: Klein. Motion declared carried.

Highway Superintendent Maul presented an update regarding the Road Maintenance petition for Wood River Valley Estates (Petition was received by the Board in the April 22, 2025 meeting). Moved by Lynch and seconded by Kouba to authorize Superintendent Maul to sign the letter of approval for Buffalo County to maintenance roads at Wood River Valley Estates. Upon roll call vote, the following Board members voted "Aye": Lynch, Kouba, Higgins, Loeffelholz, Maendele and Morrow. Absent: Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to recess the regular meeting of the Board of Commissioners at 9:48 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Kouba, Maendele and Morrow. Absent: Klein. Motion declared carried.

BOARD OF EQUALIZATION

Chairperson Morrow called the Board of Equalization to order in open session. County Treasurer Brenda Rohrich and County Assessor Roy Meusch were present.

Moved by Kouba and seconded by Maendele to have the Buffalo County Board of Equalization hear the 2025 Property Valuation Protests and to have Buffalo County Clerk send notice of said hearings. Upon roll call vote, the following Board members voted "Aye": Kouba, Maendele, Higgins, Loeffelholz, Lynch and Morrow. Absent: Klein. Motion declared carried.

Moved by Lynch and seconded by Higgins to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for First Baptist Church of Kearney for a 2020 Ford Transit BB 1488 Low ROO. Upon roll call vote, the following Board members voted "Aye": Lynch, Higgins, Kouba, Loeffelholz, Maendele and Morrow. Absent: Klein. Motion declared carried.

Moved by Higgins and seconded by Kouba to approve Tax List Corrections numbered 5097 – 5102 submitted by County Assessor Meusch. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Absent: Klein. Motion declared carried.

Moved by Maendele and seconded by Lynch to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:50 A.M. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Kouba, Loeffelholz and Morrow. Absent: Klein. Motion declared carried.

REGULAR AGENDA

Chairperson Morrow reviewed the following correspondence. City of Kearney sent a letter regarding the Planning Commission Agenda for May 16, 2025. County Clerk added the last Planning Commission meeting minutes to the Board packets as requested by the Board. Nebraska Department of Environment and Energy sent a letter regarding the Sweetwater Cattle Company, LLC Concentrated Animal Feeding Operation. Shawn and Jamie Cudaback sent a letter protesting against Special Use Permit - Loren Bakkos of Bakkos Bros. Inc. Michelle Widger sent a letter protesting against Special Use Permit - Loren Bakkos of Bakkos Bros. Inc. Elizabeth and Joseph Terzi sent a letter protesting against Special Use Permit - Loren Bakkos of Bakkos Bros. Inc. Chairperson Morrow called on each Board member present for committee reports and recommendations.

Chairperson Morrow called for Citizen’s forum. Buffalo County resident Kirk Potter spoke in regards to the traffic at the intersection of 56th St. and Antelope Ave. Buffalo County resident Josh Chaney spoke in regards to traffic concerns at intersection of 56th

St. and Cottonmill Ave. and also mentioned pretreating in winter. Buffalo County Sheriff Miller and Sergeant Gibbs spoke about an informal traffic study that Sergeant Gibbs had been conducted in the area of 56th St. and Antelope Ave.

At 10:05 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, May 27, 2025.

ATTEST:

_____	_____
Sherry L. Morrow, Chairperson	Heather A. Christensen
Buffalo County Board of Commissioners	Buffalo County Clerk

(*SEAL*)