

**BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, SEPTEMBER 9, 2025**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, September 9, 2025 at 9:00 A.M. and 9:30 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, Ivan Klein, Myron Kouba, Ronald Loeffelholz, Daniel Lynch, Bill Maendele and Sherry Morrow. 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 September 4, 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 was present.

REGULAR AGENDA

Moved by Higgins and seconded by Loeffelholz to approve the August 26, 2025 minutes. Upon roll call vote, the following Board members voted "Aye": Higgins, Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Higgins and seconded by Lynch to ratify the following September 5, 2025 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

SEPTEMBER 5, 2025 PAYROLL

<u>GENERAL FUND</u>			
NET PAYROLL			368,499.37
AMERICAN FAMILY LIFE	I	PREMIUMS	1,426.90
RETIREMENT PLANS AMERITAS	R	EMPE RET	64,942.24
BUFFALO CO TREASURER	I	PREMIUMS	173,920.00
BUFFALO COUNTY COURT	E	GARNISHMENT	166.76
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	7,349.06
FIRST NATIONAL BANK	T	FEDERAL TAXES	122,808.48
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,138.72
MADISON NATIONAL	I	LT DISABILITY	310.91
METLIFE	E	DENTAL	4,324.33
NATIONWIDE RETIREMENT	R	DEFERRED COMP	3,257.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,001.50
STATE OF NE	T	STATE TAXES	19,166.61
VISION SERVICE PLAN	E	EMPE VSP EYE	1,256.68
<u>ROAD FUND</u>			
NET PAYROLL			64,103.38
AMERICAN FAMILY LIFE	I	PREMIUMS	897.39
RETIREMENT PLANS AMERITAS	R	EMPE RET	9,918.79
BUFFALO CO TREASURER	I	PREMIUMS	4,830.50
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	842.49
FIRST NATIONAL BANK	T	FEDERAL TAXES	18,716.71
MADISON NATIONAL	I	PREMIUMS	182.73
MADISON NATIONAL	I	LT DISABILITY	107.61
METLIFE	E	DENTAL	1,028.34
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,746.03
VISION SERVICE PLAN	E	EMPE VSP EYE	319.01
<u>WEED FUND</u>			
NET PAYROLL			5,728.20
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
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Deputy County Attorney Andrew Hoffmeister arrived at 9:04 A.M.

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

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

Moved by Maendele and seconded by Higgins to approve the addition of pledged collateral in the amount of \$1,300,000.00 for the Buffalo County Treasurer at NebraskaLand Bank. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Moved by Higgins and seconded by Klein to approve the release of pledged collateral in the amount of \$1,200,000.00 for the Buffalo County Treasurer at NebraskaLand Bank. Upon roll call vote, the following Board members voted "Aye": Higgins, Klein, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Chairperson Morrow read into the record the certification of inventory statements. Moved by Lynch and seconded by Klein to approve the fiscal year 2024-2025 inventory statements filed by all of the County Officials. All inventory statements will be filed with the County Clerk as a public record. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Higgins, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

After discussion and review of the County Sheriff's reports, it was moved by Maendele and seconded by Lynch to approve the Special Designated Liquor License applications filed by Stockmen's Bar and Grill for an event to be held at "Knobel Barns" located at 3070 Odessa Road Kearney, NE 68845 on September 27, 2025. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

After discussion it was moved by Maendele and seconded by Kouba to revise Resolution 2006-7 regarding the reproduction of public meeting audio recordings and adopt Resolution 2025-57 regarding the reproduction of public meeting audio recordings. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

RESOLUTION 2025-57

WHEREAS, Buffalo County, Nebraska, acting through its Board of Commissioners, desires to publish a statement of updated policy, practices, and fees for obtaining reproduced recordings of Buffalo County Board of Commissioners proceedings and other Board-supervised proceedings; and

WHEREAS, Buffalo County, Nebraska, by Resolution 2006-7, began the practice of audio recording its public meetings, and such recordings allow reproduction of those proceedings when requested for review by the public and/or participating parties; and

WHEREAS, Buffalo County remains committed to providing public access to County Board proceedings and other proceedings recorded by digital means; and

WHEREAS, the Board of Commissioners finds it necessary to revise the fees associated with such recordings to reflect current costs and practices;

NOW THEREFORE, BE IT RESOLVED by the Buffalo County Board of Commissioners that this Resolution supersedes and replaces Resolution 2006-7 and adopts the following updated Statement of Policy, Practices, and Fees concerning public access to audio recordings of Board proceedings:

It is the policy of this Board that a member of the public may request a copy of audio recordings of public meetings of this Board or public meetings of entities supervised by this Board, subject to the following limitations and conditions:

1. Requests for recordings shall be made in writing using the official *Buffalo County Recording Request Form* and submitted to the County Clerk or the official who conducted the hearing.
2. A fee is required at the time of request, with a receipt issued by the Clerk. The fee shall cover the cost of materials, staff time for reproduction, and incidental overhead.
 - o The fee for a full recording is hereby set at \$10.00 per recording.
 - o If the recording extends beyond a single secure digital storage medium, the fee applies to each additional unit required.
 - o If the request is for only a portion of a meeting, the fee shall be \$15.00 per recording due to the additional time required to locate and segregate the specific portion.

Recordings will be made using secure digital storage media, utilizing existing equipment of Buffalo County. The County shall provide the media, and County personnel shall perform the reproduction.

- Fees shall be waived when the request is made by a member of the governmental entity that conducted the hearing.
3. A copy of the requested recording will be made available within 72 hours following the request, unless otherwise notified due to extenuating circumstances.
 4. A recording obtained from the Clerk or other official is not certified to be authentic, not intended to be duplicated, and not intended for legal use. Legal proceedings typically require a “transcript” or “bill of exceptions,” which is a verbatim, word-for-word printed transcription.
 5. Buffalo County makes no warranty regarding the reproduced media, including but not limited to:
 - Software compatibility
 - Media quality
 - Fitness for a particular purpose
 - Accuracy of the audio reproduction

Chairperson Morrow presented the possibility of forming an ad hoc committee. After discussion, it was moved by Maendele and seconded by Kouba to authorize the formation of an ad hoc committee tasked with reviewing and making recommendations regarding materials or informational items to be included with employee payrolls vouchers and the County’s policy and procedures related to naming rights. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

Chairperson Morrow called on each Board member present for committee reports and recommendations. Chairperson Morrow reviewed the following correspondence. City of Kearney sent a letter regarding the Planning Commission Agenda for September 19, 2025. County Clerk added the last Planning Commission meeting minutes to the Board packets as requested by the Board.

ZONING

Zoning Administrator Dennise Daniels presented the report of Denial for Proposed Administrative Plat “Halkyard Subdivision”, filed by Bryan Brown, licensed land surveyor, on behalf of John Halkyard and Karen Halkyard, David Halkyard, Debbie Chaney & Dee Krolikowski, for a tract of land being part of the Southeast Quarter of the Northeast Quarter of Section Two (2), Township Nine (9) North, Range Fourteen (14) West of the 6th P.M., Buffalo County, Nebraska. Deputy County Attorney Hoffmeister also commented on the denial. Licensed land surveyor Brown, John Halkyard and Karen Halkyard were present to review the application and answer questions. No one else addressed the Board. Moved by Maendele and seconded by Loeffelholz to deny the proposed Administrative Plat for “Halkyard Subdivision” and further, recommended if the applicants wish to move forward with proposed, noncompliant plat, then the request will need to be submitted, in writing, to The Buffalo County Board of Adjustment. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Kouba, Lynch and Morrow. “Nay”: Klein. Motion declared carried.

FACILITIES

Facilities Director Stephen Gaasch and Assistant Facilities Director Nicholas Killough were present for the review of the current construction projects in Buffalo County with the Board.

Moved by Loeffelholz and seconded by Lynch to recess the regular meeting of the Board of Commissioners at 9:34 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. 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 Maendele and seconded by Lynch to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Evangelical Lutheran Good Samaritan Society of St Lukes for a 2006 Ford LGT Conventional F150, a 2010 Ford Cutaway Van E450 Super Duty and a 2014 Dodge Caravan Grand SE. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

Moved by Kouba and seconded by Loeffelholz to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Good Samaritan Hospital for a 2017 Chevy Express G4500. Upon roll call vote, the

following Board members voted "Aye": Kouba, Loeffelholz, Higgins, Klein, Lynch and Morrow. Abstain: Maendele. Motion declared carried.

Moved by Loeffelholz and seconded by Klein to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Hope Evangelical Free Church for a 2002 Dodge 15 passenger Dodge Ram Wagon, a 2008 Chevrolet 15 Passenger Shuttle Bus and a 2012 Chevrolet 15 Passenger Shuttle Bus. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Kouba to approve Tax List Corrections numbered 5112-5114 submitted by County Assessor Meusch. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Kouba, Higgins, Klein, Lynch, Maendele and Morrow. 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 9:37 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

REGULAR AGENDA

Jon Cannon of NACO presented and update to the Board. Senator Dan McKeon was also present to speak to the Board.

Chairperson Morrow called for Citizen's forum. Buffalo County Resident Tom Rayburn spoke to the Board regarding the shooting club at the extension building. No one else addressed the board.

Chairperson Morrow opened a public hearing at 10:21 A.M. for the Buffalo County fiscal year 2025-2026 budget. Buffalo County Board Administrator Lynn Martin presented an overview of the budget summarizing the proposed revenues and expenditures with a comparison to the prior year's budget and is on file with the County Clerk. No one else addressed the Board and Chairperson Morrow closed the hearing at 10:29 A.M. The Board will make final decision on Buffalo County 2025-2026 Fiscal Year Budget at September 23, 2025 Board meeting.

At 10:29 A.M., Chairperson Morrow asked if there was anything else to come before the Board before she declared the meeting adjourned until the regular meeting on Tuesday, September 23, 2025.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

Heather A. Christensen
Buffalo County Clerk

(SEAL)