

**BUFFALO COUNTY BOARD OF COMMISSIONERS  
TUESDAY, APRIL 22, 2025**

The Buffalo County Board of Commissioners met on Tuesday, April 22, 2025 at 9:00 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 April 17, 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 and Deputy County Attorney Andrew Hoffmeister were present.

Moved by Higgins and seconded by Lynch to approve the April 8, 2025 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

Lieutenant Chat Hunt, Sargent Jui Byrne, Sheriff Deputy Chris Jarmin, Correction officer Gabriela Perez and Correction officer Rosario Perez were present. Commissioner Lynch read into the record the Proclamation of National Corrections Officers and Employees Week and thanked those who serve Buffalo County. Moved by Maendele and seconded by Klein to approve the Proclamation of National Corrections Officers and Employees Week May 4<sup>th</sup> – May 10<sup>th</sup>, 2025 with the following Resolution 2025-21. Upon roll call vote, the following Board members voted "Aye": Maendele, Klein, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

**RESOLUTION 2025-21**

**PROCLAMATION**

**Name the Week of May 4, 2025 through May 10, 2025 as "National Corrections Officers and Employees Week" in Buffalo County**

**WHEREAS**, National Corrections Officers and Employees Week was first proclaimed on May 5, 1984, by President Ronald Reagan when he signed Proclamation 5187 creating "National Correctional Officers' Week", to recognize the men and women who work in jails, prison, and community corrections across the county; and

**WHEREAS**, National Correction Officers and Employees Week recognizes and honors that the duties of these officers have become increasingly complex and demanding; and

**WHEREAS**, National Correctional Officers and Employees Week recognizes the professionalism, dedication and courage exhibited by these officers throughout the performance of these demanding and often conflicting roles deserve our utmost respect; and

**WHEREAS**, National Correctional Officers and Employees Week in Buffalo County recognizes employees of the Buffalo County Sheriff's Office Corrections Division for their role in putting themselves in harm's way to advance a mission of protecting the public, staff, and inmates of Buffalo County.

**NOW THEREFORE, BE IT RESOLVED** that the Buffalo County Board of Commissioners hereby proclaim the week of May 4, 2025 through May 10, 2025 as "National Correctional Officers and Employees Week". All Buffalo County citizens are encouraged to pay tribute to the many Correctional Workers of the Buffalo County Jail for the vital public service they provide.

Commissioner Kouba read into the record Employee Recognitions for the following County Employees: Gabriela Perez for 1 year of service, Robyn Dietz for 1 year of service, Dallas Buck for 10 years of service and Robbi Rimpley for 25 years of service.

Moved by Loeffelholz and seconded by Klein to ratify the following April 18, 2025 payroll claims that were processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

**April 18, 2025 PAYROLL**

<b>GENERAL FUND</b>			
NET PAYROLL			354,114.94
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	62,635.50
BUFFALO CO TREASURER	I	PREMIUMS	170,205.00
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00

FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	6,664.10
FIRST NATIONAL BANK	T	FEDERAL TAXES	118,677.58
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,161.05
MADISON NATIONAL	I	LT DISABILITY	310.07
METLIFE	E	DENTAL	4,279.31
NATIONWIDE RETIREMENT	R	DEFERRED COMP	3,257.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	18,460.75
VISION SERVICE PLAN	E	EMPE VSP EYE	1,254.46
<b><u>ROAD FUND</u></b>			
NET PAYROLL			63,370.14
AMERICAN FAMILY LIFE	I	PREMIUMS	1,068.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	10,104.33
BUFFALO CO TREASURER	I	PREMIUMS	3,743.00
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	18,521.95
MADISON NATIONAL	I	PREMIUMS	185.54
MADISON NATIONAL	I	LT DISABILITY	113.03
METLIFE	E	DENTAL	971.12
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,751.62
VISION SERVICE PLAN	E	EMPE VSP EYE	309.43
<b><u>WEED FUND</u></b>			
NET PAYROLL			5,728.19
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	3.95
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

Moved by Higgins and seconded by Klein to approve the following transfer of County funds all per budget. Upon roll call vote, the following Board members voted "Aye": Higgins, Klein, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

FROM	0100	GENERAL FUND	TO	5400	WEED DISTRICT FUND	\$25,000.00
------	------	--------------	----	------	--------------------	-------------

Moved by Higgins and seconded by Lynch to approve the following April 2025 vendor claims submitted 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.

<b><u>GENERAL FUND</u></b>			
ABTECH TECHNOLOGIES	EQ	EQUIP	208,727.79
ADAMS COUNTY SHERIFF	E	FEES	181.94
ADVANCED CORRECTIONAL HEALTHCARE	MC	MEDICAL	21,449.90
ALL STAR AUTO GLASS OF GRAND ISLAND	S	REPAIRS	414.83
AMAZON CAPITAL SERVICES	E	EXPENSES	3,397.68
AMERI-TECH INDUSTRIAL	S	REPAIRS	1,579.63
MANDI J AMY	RE	REIMBURSE	45.00
APPLE MARKET	SU	SUPPLIES	686.82
NATHAN AREHART	RE	REIMBURSE	45.00
AT&T MOBILITY	S	SVC	3,253.65
ATS	S	SVC	986.81
MARVCO ENTERPRISED	SU	SUPPLIES	443.02
TYLER BANNING	E	FEES	20.00
BARENT'S OUT ON A LIMB TREE SERVICE	S	SVC	3,000.00
BERRYMAN FUNERAL HOME	E	EXPENSES	1,500.00
BLUEBEAM	E	SUBSCRIPTION	1,560.00
DREW BOHL	RE	REIMBURSE	45.00
BOMGAARS SUPPLY	SU	SUPPLIES	48.56
BOYS TOWN	S	SVC	2,051.57
SCOTT BRADY	RE	REIMBURSE	12.60

NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	83.02
STANLEY BRODINE	RE	REIMBURSE	15.26
DEBRA BRUNDIDGE	E	FEES	20.00
BRUNER FRANK SCHUMACHER	S	LEGAL	18,446.85
BRYCE RIESSLAND	S	SVC	825.00
BUFFALO COUNTY COMMUNITY PARTNERS	E	YOUTH SVC	760.51
BUFFALO COUNTY ATTORNEY	SU	SUPPLIES	20.00
BUFFALO COUNTY ATTORNEY'S OFFICE	E	EXPENSES	1,168.58
BUFFALO COUNTY BAR ASSOCIATION	D	DUES	660.00
BUFFALO COUNTY CLERK	RE	REIMBURSE	356.00
BUFFALO COUNTY COURT	E	EXPENSES	26.79
BUFFALO COUNTY COURT	E	FEE	2,308.17
BUFFALO COUNTY SHERIFF	E	EXPENSES	396.11
BUFFALO COUNTY SHERIFF	E	EXPENSES	2,673.25
BUILDERS WAREHOUSE INC	SU	SUPPLIES	64.94
CANON SOLUTIONS AMERICA	S	MAINT	206.22
CAPITAL CITY TRANSFER SERVICE	E	TRANSPORT	1,668.55
MICHAEL D CARPER	S	LEGAL	1,390.00
CENTRAL HYDRAULIC SYSTEM & EQUIP CO	S	PARTS	128.68
CENTRAL MEDIATION CENTER	S	JV SVCS	1,679.00
CENTRAL NEBRASKA RENTALS	RT	RENT	330.00
CENTRAL NEBRASKA REPORTING	S	SVC	3,692.00
CENTURY LUMBER CENTER	SU	SUPPLIES	37.78
CENTURY 21 MIDLANDS	RT	RENT	290.00
JOSHUA CHANEY	RE	REIMBURSE	14.00
CHARM-TEX	SU	SUPPLIES	10,816.88
CHARTER COMMUNICATIONS	S	SVC	624.95
CHEROKEE BUILDING MATERIALS	SU	SUPPLIES	125.52
CHI HEALTH CLINIC SPECIALTY	MC	MEDICAL	1,413.51
JENNIFER CHURCH	RE	REIMBURSE	45.00
CIOX HEALTH	S	SVC	40.00
CITY OF KEARNEY	U	UTILITIES	3,676.06
CITY OF KEARNEY	S	SVC	1,500.00
CITY OF KEARNEY	E	EXPENSES	98,796.34
CITY OF KEARNEY	SU	SUPPLIES	507.62
CLERK OF THE DISTRICT COURT	E	EXPENSES	1,690.00
CLERK OF THE DISTRICT COURT	E	FEES	194.98
CNA SURETY	S	SVC	40.00
COCHRAN LAW PC	S	LEGAL	4,731.18
KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE PBC	A	PUBLICATION	479.92
COMFY BOWL	RT	RENTAL	110.00
COMMERCIAL INDUSTRIAL SUPPLY CO.	S	SVC	16,890.00
COMMUNITY ACTION PARTNERSHIP	E	CONTRACT	20,000.00
COMPASS FAMILY SUPPORT SERVICES	S	SVC	2,227.00
COUNTRY PARTNERS COOPERATIVE	U	UTILITIES	537.36
DR. ANTHONY TATMAN	S	SVC	50.00
CULLIGAN OF KEARNEY	S	SVC	568.75
DAN'S SANITATION	S	SVC	22.25
DENNISE DANIELS	RE	REIMBURSE	45.00
DAS ST ACCOUNTING	S	SVC	150.00
DAS STATE ACCTNG-CENTRAL FINANCE	S	SVC	1,536.00
DATASHIELD CORPORATION	S	SVC	58.95
JOSIAH DAVIS	RE	REIMBURSE	45.00
DAWSON COUNTY SHERIFF'S OFFICE	E	FEES	149.89
DAWSON PUBLIC POWER DISTRICT	U	UTILITIES	3,411.65
VICTORIA DEVORE	E	FEES	20.00
DEWALD DEEVER L'HEUREUX LAW FIRM	S	LEGAL	282.00
DIAMOND DRUGS, INC	MC	MEDICAL	7,151.24
DIER, OSBORN & COX, P.C., L.L.O.	S	LEGAL	1,610.00
DOWHY TOWING & RECOVERY	S	SVC	125.00
JESSICA DREIER	S	SVC	218.40
BRANDON DUGAN LAW	S	LEGAL	4,900.00

EAKES OFFICE SOLUTIONS	SU	SUPPLIES	26,279.99
SHAWN EATHERTON	RE	REIMBURSE	45.00
EGAN SUPPLY COMPANY	SU	SUPPLIES	1,345.52
FARMERS AND MERCHANTS BANK	RT	BOX RENT	65.00
PAUL FARRELL	RE	REIMBURSE	45.00
FATHER FLANAGAN'S BOYS'HOME	S	SVC	2,933.34
FIRST CARE MEDICAL PC	MC	MEDICAL	121.48
FRONTIER	S	SVC	4,115.59
FYE LAW OFFICE	S	LEGAL	12,860.19
GALLS	EQ	EQUIP	269.09
GARRETT TIRES & TREADS	S	REPAIRS	5,301.96
GARY MICHAELS CLOTHIERS	S	REPAIRS	20.00
CYNTHIA GEMBALA HUGG	S	SVC	138.35
GIBBON VOLUNTEER DEPARTMENT	S	SVC	100.00
GRAHAM TIRE CO	S	REPAIR	2,129.70
GREAT PLAINS COMMUNICATIONS	S	SVC	1,293.61
GREAT PLAINS RADIOLOGY & NUCLEAR	MC	MEDICAL	7.67
AMANDA GREISER	E	FEES	20.00
HACKEL CONSTRUCTION	C	CONSTRUCTION	97,609.65
HALL COUNTY SHERIFF'S OFFICE	E	FEES	51.26
HIGH MAINTENANCE & MODS	S	MAINT	15,680.00
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOLMES MURPHY & ASSOCIATES	S	CONSULT	4,494.00
HOLMES PLUMBING & HEATING	S	SVC	55.92
HOMETOWN LEASING	S	SVC	5,916.02
HORNER, LIESKE, MCBRIDE & KUHL	E	EXPENSES	1,500.00
LISA R HUERTA	RE	REIMBURSE	45.00
ERIC INGEBRETSEN	RE	REIMBURSE	45.00
INTEGRATED CONTROLS	S	REPAIRS	2,384.88
INTEGRATED SECURITY SOLUTIONS	S	SVC	1,072.00
JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIP	738.79
JACOBSEN ORR LAW FIRM	S	LEGAL	15,488.90
JEFF LANGE COUNSELING	S	SVC	220.00
JOHNSTONE SUPPLY	SU	SUPPLIES	171.36
JONES POLYGRAPH SERVICE	S	SVC	350.00
JUSTICE WORKS LLC	E	SUBSCRIPTION	142.00
K & B PARTS	SU	SUPPLIES	323.90
KEARNEY AG & AUTO REPAIR	S	REPAIRS	487.44
KEARNEY TOWING & REPAIR CENTER	S	SVC	318.40
KEARNEY WINNELSON CO	SU	SUPPLIES	296.82
WILLIE KEEP	RE	REIMBURSE	32.20
KIDWELL	S	MAINT	8,810.00
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	31,625.00
JEFFREY C KNAPP	S	LEGAL	1,075.09
DOUG KRAMER	RE	REIMBURSE	45.00
TIM KREUTZER	RE	REIMBURSE	14.70
KRONOS	S	SVC	1,259.25
LANGUAGE LINE SERVICES	S	SVC	12.00
DR MICHAEL LAWSON	E	MH BOARD	200.00
LINCOLN JOURNAL STAR	A	PUBLICATION	789.60
LIESKE, LIESKE & ENSZ	S	LEGAL	3,855.15
LIPS PRINTING SERVICE	SU	SUPPLIES	290.13
STEPHEN G LOWE	S	LEGAL	2,450.00
MADISON COUNTY SHERIFF	E	FEES	30.41
JOHN MARSH	RE	REIMBURSE	45.00
LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	SU	SUPPLIES	30.55
MATTHEW BENDER & CO	SU	SUPPLIES	1,442.07
SHARON MAULER	E	MH BOARD	200.00
JENNIFER R MCCARTER REPORTING	S	SVC	1,882.40
MCKESSON MEDICAL SURGICAL	SU	SUPPLIES	401.94
MENARDS	SU	SUPPLIES	2,658.41
MICROFILM IMAGING SYSTEMS	S	SVC	730.00

MID STATE ENGINEERING & TESTING	S	ENGINEERING	7,221.00
MIDWAY CHEVROLET	S	REPAIRS	471.60
MIDWEST CONNECT	S	POSTAL SVC	5,911.86
MIGHTY DUCTS	S	SVC	950.00
MIPS INC.	S	SVC	5,929.03
MIRROR IMAGE CAR WASH	S	SVC	596.57
MICHELLE MITCHELL	RE	REIMBURSE	22.86
MOONLIGHT CUSTOM SCREENPRINT	S	SVC	67.50
MORRIS PRESS	SU	SUPPLIES	250.50
KOLTON MORSE	RE	REIMBURSE	45.00
MOTOROLA SOLUTIONS	S	SVC	1,920.00
NACO	E	REGISTRATION	225.00
NAPA AUTO PARTS	S	PARTS	777.28
NE DEPT OF HEALTH AND HUMAN SERVICE	S	SVC	200.00
NEBRASKA CENTRAL TELEPHONE CO	S	SVC	182.70
NEBRASKA GENERATOR SERVICE LLC	S	SVC	879.25
NEBRASKA HEALTH & HUMAN SERVICES	S	PT SVCS	1,434.10
NEBRASKA PUBLIC POWER DISTRICT	U	UTILITIES	12,385.14
NEBRASKA STATE FIRE MARSHAL	S	SVC	552.00
NEBRASKA SUPREME COURT	A	PUBLICATION	275.95
NEBRASKA INTERACTIVE	E	EXPENSES	68.00
OPTK NETWORKS	S	SVC	1,253.24
NEW WEST SPORTS MEDICINE	MC	MEDICAL	134.36
NMC, INC.	S	REPAIRS	1,475.01
NORTHWESTERN ENERGY	U	UTILITIES	5,175.05
ORBIS PARTNERS	E	SOFTWARE	703.00
ORD MEMORIAL CHAPEL	E	EXPENSES	1,500.00
OWENS EDUCATIONAL SERVICES	S	SVC	773.00
PAPER TIGER SHREDDING	S	SVC	55.00
PARKER GROSSART BAHENSKY BEUCKE	S	LEGAL	411.46
MEGAN PERKINS	E	EXPENSES	94.66
PHELPS COUNTY SHERIFF'S OFFICE	E	FEE	72.67
PHYSICIANS LABORATORY P.C.	S	SVC	17,100.00
PLATINUM AWARDS & GIFTS	SU	SUPPLIES	318.45
PLATTE VALLEY COMMUNICATIONS	E	FEE	34.74
PLATTE VALLEY DENTAL CLINIC	MC	MEDICAL	100.00
PRACTICAL APPLICATIONS	S	CONSULT	1,117.00
PRO-TINT	SU	SUPPLIES	4,916.25
QUILL CORPORATION	SU	SUPPLIES	367.20
KANE M RAMSEY	RE	REIMBURSE	45.00
RAPID FIRE PROTECTION	S	SVC	665.00
REGION III BEHAVIORAL HEALTH SVCS	S	SVC	39,638.10
REBECCA RILEY	RE	REIMBURSE	45.00
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	RE	REIMBURSE	45.00
RUDOLPH LAW	S	LEGAL	1,300.00
SARPY COUNTY SHERIFF'S OFFICE	E	FEES	21.85
RICHARD SERR	RE	REIMBURSE	45.00
KRISTEN SHEER	E	FEES	20.00
SHERWIN WILLIAMS	SU	SUPPLIES	6,423.37
KATHLEEN SKIDMORE	E	FEES	20.00
CRAIG SLEICHER	RE	REIMBURSE	45.00
MARTI SLEISTER	RE	REIMBURSE	45.00
TRENTON SNOW, LLC	RT	RENTAL	1,000.00
SOLID WASTE AGENCY LANDFILL	S	SVC	96.60
CHERYL STABENOW	RE	REIMBURSE	45.00
STAMM ROMERO & ASSOC	S	LEGAL	11,954.00
BRIDGETTE STEWART	E	FEES	20.00
THOMAS S STEWART	S	LEGAL	3,367.12
STORMWIND	S	SVC	2,970.00
STREICHER'S	SU	SUPPLIES	1,905.15
SCOTT STUBBLEFIELD	RE	REIMBURSE	26.60
SUBURBAN FIRE PROTECTION DIST #1	SU	SUPPLIES	78.47
SUMMIT FOOD SERVICE	S	SVC	33,107.58

SUNNY COMMUNICATIONS	EQ	EQUIP	22,765.96
SUPER SHINE AUTO CARE	S	SVC	229.00
MICHAEL J SYNEK	S	LEGAL	2,234.22
T & C DENT REPAIR	S	REPAIRS	1,898.30
THE LAWN BUILDERS	SU	SUPPLIES	1,030.07
THE LOCKMOBILE	SU	SUPPLIES	28.00
THOMSON REUTERS - WEST	E	SUBSCRIPTION	5,049.41
THOMSON REUTERS-WEST	E	SUBSCRIPTION	956.51
THOMSON REUTERS - WEST	E	SUBSCRIPTION	869.96
TRI-CITY SIGN COMPANY	SU	SUPPLIES	270.40
TURNER BODY SHOP OF KEARNEY	S	SVC	125.00
REBECCA TVRDIK ANDERSON	S	LEGAL	2,950.00
TYE & ROWLING	S	LEGAL	650.00
U.S. BANK	E	EXPENSES	37,092.69
UNIVERSITY OF NEBRASKA-LINCOLN	S	SVC	1,200.00
U.S DEPARTMENT OF AGRICULTURE	AP	ALLOCATION	14,501.28
MARC VACEK	RE	REIMBURSE	93.10
VERIZON	U	TRACKERS	880.75
VERIZON WIRELESS	S	SVC	715.33
VILLAGE OF MILLER	U	UTILITIES	25.00
VILLAGE UNIFORM	S	SVC	102.08
THE WALDINGER CORPORATION	S	REPAIRS	8,502.32
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	69.66
WELLS FARGO	E	EXPENSES	332.22
WELLS FARGO	E	EXPENSES	502.69
WELLS FARGO	E	EXPENSES	251.94
WELLS FARGO	SU	SUPPLIES	352.87
AARON WENTZ	RE	REIMBURSE	45.00
WILKE'S TRUE VALUE	SU	SUPPLIES	15.79
WILKINS ARCHITECTURE DESIGN	C	RENOVATION	6,848.00
MELISSA L WILLIS	RE	REIMBURSE	45.00
LOYE WOLFE	RE	REIMBURSE	90.30
WPCI	S	SVC	129.00
YORK COUNTY SHERIFF	E	FEES	32.60
YOUNG ELECTRIC	S	REPAIRS	470.00
MELANIE R YOUNG	RE	REIMBURSE	45.00
ERIC ZIKMUND	RE	REIMBURSE	45.00
<b>ROAD/ HWY DEPT</b>			
AMAZON CAPITAL SERVICES	E	EXPENSES	6.17
AUSSIE HYDRAULICS	SU	SUPPLIES	1,123.23
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	S	REPAIRS	2,516.33
BARCO MUNICIPAL PRODUCTS INC	S	PARTS	1,836.04
BAUER BUILT	EQ	EQUIP	3,813.52
BGNE, INC	SU	SUPPLIES	235.25
BOSSELMAN ENERGY	F	FUEL	1,723.39
BUFFALO COUNTY CLERK	E	PER DIEM	238.00
CENTRAL AG AND SHOP SUPPLY	EQ	TOOLS	452.86
CHS INC	F	FUEL	70.06
CFP-C-T	F	FUEL	8.35
COMFY BOWL	RT	RENTAL	200.00
CONSTRUCTION RENTAL	S	REPAIRS	850.20
CULLIGAN OF KEARNEY	SU	SUPPLIES	32.90
ED BROADFOOT & SONS SAND & GRAVEL	G	GRAVEL	56,573.55
ENNIS PAINT CO	S	SVC	66,585.76
FARM PLAN	S	REPAIRS	5,189.49
FARMERS CO-OP ASSOCIATION	F	FUEL	159.24
FASTENAL COMPANY	SU	SUPPLIES	318.50
FRIESEN CHEVROLET	S	REPAIRS	769.82
GARRETT TIRES & TREADS	S	REPAIRS	4,761.79
GLASS DOCTOR OF CENTRAL NEBRASKA	S	REPAIRS	321.53
JIM HAWK TRUCK TRAILERS	S	REPAIRS	676.79
KEARNEY CRETE & BLOCK CO	G	GRAVEL	7,068.43
KIMBALL MIDWEST	SU	SUPPLIES	464.35
KULLY PIPE AND STEEL SUPPLY	SU	SUPPLIES	2,198.77

MAINTAINER CORPORATION OF IOWA	S	REPAIRS	255.42
MASTERS TRUE VALUE	SU	SUPPLIES	11.79
MATHESON TRI-GAS	S	REPAIRS	1,046.11
MENARDS - KEARNEY	EQ	TOOLS	202.67
MID NEBRASKA AGGREGATE	G	GRAVEL	882.43
MILLER & ASSOCIATES	S	ENGINEERING	18,154.62
MURPHY TRACTOR AND EQUIPMENT CO	EQ	EQUIP	378,990.00
NE ASSN CO ENG, HWY SUPER & SURVEY	D	DUES	240.00
NMC, INC.	S	REPAIRS	15,390.65
NUTTELMAN FENCING	S	SVC	5,003.50
POTTERS INDUSTRIES	S	SVC	19,027.20
ROCKMOUNT RESEARCH & ALLOYS INC	SU	SUPPLIES	422.87
SAHLING KENWORTH INC	S	REPAIRS	129.20
SETON IDENTIFICATION PRODUCTS	EQ	EQUIP	164.35
TRUCK CENTER COMPANIES	S	REPAIRS	1,600.42
U.S. BANK	E	EXPENSES	2,144.33
VONTZ PAVING	SU	SUPPLIES	668,089.57
WINZER	SU	SUPPLIES	1,327.46
<b><u>VISITOR'S PROMOTION</u></b>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	49,789.00
<b><u>VISITOR'S IMPROVEMENT</u></b>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	49,789.00
<b><u>DEEDS PRESERVATION &amp; MODERNIZATION</u></b>			
MIPS INC.	S	PRESERVATION	291.60
<b><u>HEALTH INSURANCE FUND</u></b>			
BCBS HEALTH CLAIM EXPENSE	MC	HEALTH	369,342.31
HM LIFE MELLON GLOBAL CASH MGNT	MC	HEALTH	68,824.08
<b><u>VETERAN'S RELIEF</u></b>			
COUNTY VETERANS AID FUND	E	RELIEF	2,793.72
<b><u>WEED DISTRICT FUND</u></b>			
ACE HARDWARE & GARDEN CENTER	SU	SUPPLIES	132.96
AG SPRAY EQUIPMENT	EQ	EQUIP	2,891.02
NAPA	SU	SUPPLIES	87.42
AUSSIE HYDRAULICS	SU	SUPPLIES	379.90
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	SUPPLIES	407.69
CENTRAL HYDRAULIC SYSTEM & EQUIP CO	SU	SUPPLIES	28.43
KELLY SUPPLY COMPANY	SU	SUPPLIES	411.61
MENARDS	SU	SUPPLIES	25.50
U.S. BANK	E	EXPENSES	132.30
<b><u>911 EMERGENCY SERVICES</u></b>			
CENTURYLINK	S	SVC	35,770.45
CENTURYLINK	S	SVC	1,806.68
FIBER PLATFORM	S	SVC	255.58
FRONTIER	U	PHONE SVC	892.54
GREAT PLAINS COMMUNICATIONS	S	SVC	573.60
LANGUAGE LINE SERVICES	S	SVC	210.62
NEBRASKA CENTRAL TELEPHONE CO	U	PHONE SVC	109.99
PLATTE VALLEY COMMUNICATIONS	S	MAINT	1,417.67

Moved by Lynch and seconded by Klein to accept Community Action Partnership of Mid-Nebraska's March 2025 RYDE report. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Higgins, Loeffelholz, Maendele and Morrow. Abstain: Kouba. Motion declared carried.

Moved by Lynch and seconded by Loeffelholz to approve Premier Bank as a Depository for County Monies. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Moved by Higgins and seconded by Kouba 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": Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Klein and seconded by Loeffelholz to approve the following Resolution 2025-22 authorizing County Attorney Eatherton to proceed with the foreclosure of County owned Tax Sale Certificates. Upon roll call vote, the following Board members voted "Aye": Klein, Loeffelholz, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

## **RESOLUTION 2025-22**

**WHEREAS**, The Revised Statutes of Nebraska, 77-1901 through 77-1918 provides upon resolution by the County Board of Commissioners for foreclosure and sale of Real Estate Properties upon which Tax Sale Certificates have been placed and delinquent for three years, and

**WHEREAS**, the following Tax Sale Certificates have been placed on Real Estate Properties in Buffalo County, to wit:  
Numbers: 22213

**NOW THEREFORE BE IT RESOLVED**, that the Buffalo County Board of Commissioners authorize the foreclosure and sale of the above referenced Tax Sale Certificates and request the County Attorney to proceed to such foreclosure and sale, in accordance with the laws of the State of Nebraska.

Moved by Loeffelholz and seconded by Lynch to acknowledge receipt of the Road Maintenance petition for Wood River Valley Estates and to forward this petition to Highway Superintendent John Maul. Superintendent Maul will conduct a study and report back to this Board within 30 days. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Chairperson Morrow reviewed the following correspondence. Kearney Family YMCA sent an invitation to the Ribbon Cutting and Grand Opening VIP event on May 21, 2025 for Rochelle Morris Splash Pad. Nebraska Commission on Law Enforcement and Criminal Justice sent a letter regarding the Jail Standard Annual Inspection Report. Buffalo county passed inspection. Chairperson Morrow called on each Board member present for committee reports and recommendations.

### **ZONING**

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

Chairperson Morrow opened the public hearing at 9:20 A.M. for an Application for Special Use Permit, filed by Kelley and Hannah Mast, to operate a Private Daycare Center located at 29050 145<sup>th</sup> Road, Kearney, Nebraska, on tax parcel 380076000, described as a tract of land situated in the Southwest Quarter of the Southwest Quarter of Section Twenty-Four (24), Township Ten (10) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Buffalo County Residence Brenda King and Jamie Cudaback spoke in favor. No one else addressed the Board. Chairperson Morrow closed the hearing at 9:24 A.M. Moved by Maendele and seconded by Loeffelholz to approve the Application for Special Use Permit, filed by Kelley and Hannah Mast, to operate a Private Daycare Center located at 29050 145<sup>th</sup> Road, Kearney, Nebraska, on tax parcel 380076000 with the following Resolution 2025-23. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

## **RESOLUTION 2025-23**

**WHEREAS**, Kelley R. Mast and Hannah L. Mast, property owners, have filed for a Special Use Permit, with the Buffalo County Clerk and/or Zoning Administrator.

**WHEREAS**, one application, which shows an application date of January 29, 2025, was filed with the Zoning Administrator on January 29, 2025, to operate a private daycare center on the below-described legal description.

A tract of land located in the Southwest Quarter of the Southwest Quarter of Section Twenty-Four (24), Township Ten (10) North, Range Sixteen (16) West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska, described as follows, to-wit: Beginning at a point, that is on the East Right-of-way line of State Highway No. 10, and is 40 feet East of the Southwest corner of said Section 24, Township 10 North, Range 16 West of the 6<sup>th</sup> P.M., running thence East on the South line of said Section 24, distance of 295 feet; thence North and parallel to the West line of said Section a distance of 328 feet; thence West and parallel to the South line of said Section 24 a distance of 295 feet to a point on the East Right-of-way line of said State Highway No. 10; and thence running South on said East Right-of-way line a distance of 328 feet, to the place of beginning,

EXCEPTING THEREFROM a tract of land deeded to the State of Nebraska Department of Roads as described at Inst. 2003-716, recorded January 17, 2003 in the Office of the Buffalo County Register of Deeds more particularly described as follows: Beginning at the Southwest Corner of said Quarter Section; thence easterly a distance of 39.85 meters (130.74 feet) along the South line of said Quarter Section; thence northerly deflecting 101°19'13" left, a distance of 10.26 meters (33.65 feet) to a point on the northerly existing 145<sup>th</sup> Street Right of Way Line; thence northerly deflecting 000°00'00" a distance of 5.56 meters (18.25 feet); thence westerly deflecting 076°16'44" left, a distance of 18.03 meters (59.16 feet); thence northerly deflecting 086°37'59" right, a distance of 83.71 meters (274.63 feet) to a point on the North line of the property owned by the Grantor(s); thence westerly deflecting 89°02'02" left, a distance of 18.62 meters (61.08 feet) along the property line of the Grantor(s) to a point on the West line of said Quarter Section; thence southerly deflecting 90°44'42" left, a distance of 99.97 meters (328.00 feet) along the West line of said Quarter Section to the point of beginning.

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 an 8-0 vote with one absence and no abstentions, voted to forward this application to the County Commissioners with a “favorable” 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 and,

WHEREAS, five exhibits were attached to the application:

1. The Application of the Special Use Permit.
2. Floor Plans of the Residence.
3. Last Deed of Record.
4. Parking Lot Aerial.
5. Parking Lot Photos.

WHEREAS, only a simple majority is required by this Board to approve this Special Use Permit because no protests against issuance of this permit have been filed, and

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

- The subject property abuts on the east side of Nebraska State Highway 10, which is a state-maintained road and abuts on the north side of 145<sup>th</sup> Road, which is a county-maintained road.

WHEREAS, this special use permit complies with Section 6.2 of Buffalo County’s Zoning Regulations because with the below stated conditions contained in this Resolution, the requested use/structure(s) would:

1. Be compatible with and similar to the use permitted in the district, and
2. Not be a matter which should require re-zoning of the property, and
3. Not be detrimental to adjacent property, and
4. Not tend to depreciate the value of the surrounding structures or property, and
5. Be compatible with the stated intended use of the district, and
6. Not change the character of the district, and
7. Be in accordance with the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED THAT BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS by a majority vote of its members, approves the applicants’ requested Special Use Permit, subject, however, to the following:

1. The applicant and operation shall adhere to the conditions as previously set out in this Resolution.
2. The applicant and operation shall remain in compliance with any and all State and Federal regulations.

BE IT FURTHER RESOLVED that this Board reserves the power to revoke such special use permit for failure to comply with such terms, conditions and requirements, or take such other action as it may deem necessary to obtain compliance. If the Zoning Administrator or any two members of this Board find at any time that the terms, conditions and requirements of this special use permit have not been complied with, or that any phase thereof has not been completed within the time required under said special use permit or any amendment thereto, the Zoning Administrator or any two members of this Board shall report this fact to the County Commissioners, and thereafter this Board may conduct review of compliance by public hearing with notice given to applicant(s) and/or entity using the subject property. Following such public meeting, this Board may take any action it may deem necessary to secure compliance including revocation and termination of this special use permit.

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

Chairperson Morrow opened the a public hearing at 9:25 A.M. for an Application for Special Use Permit, filed by 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, and Loren Bakko, Manager of Bakko Land, L.L.C., to operate an Agricultural Service Establishment for property described as 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 as well as, the Public hearing for the Application for Special Use Permit to operate an Agricultural Service Establishment for property described as the Northwest 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. Craig Bennett and Loren Bakko were present to answer questions. Custer County Residence Barbara Buchholz and Buffalo County Residence Keith Stafford spoke in favor. Buffalo County Residence Shawn Cudaback, Jamie Cudaback, Brenda King, James King, Elizabeth Terzi, Michelle

Widger, Pamela Deterding, Jennifer Chaney, Joshua Chaney and Scott Chaney spoke against. No one else addressed the Board. Chairperson Morrow called for a break at 10:30 A.M. to return at 10:35 A.M. Chairperson Morrow closed the hearing at 11:06 A.M.

After discussion it was moved by Maendele and seconded by Higgins to deny the Application for Special Use Permit, filed by 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, and Loren Bakko, Manager of Bakko Land, L.L.C., to operate an Agricultural Service Establishment for property described as 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 with the following Resolution 2025-24. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

#### **RESOLUTION 2025-24**

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 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 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 6<sup>th</sup> 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 100<sup>th</sup> 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.

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.

Following discussion it was moved by Maendele and seconded by Kouba to approve the Application for Special Use Permit, filed by 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, and Loren Bakko, Manager of Bakko Land, L.L.C., to operate an Agricultural Service Establishment for property described as the Northwest 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 with the following Resolution 2025-25. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Klein, Loeffelholz and Morrow. "Nay": Lynch. Motion declared carried.

#### **RESOLUTION 2025-25**

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 Northwest 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.

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 a “favorable” 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 south 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 approve this Special Use Permit because no protests against issuance of this permit have been filed, and

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

- Applicant, at Applicant's cost, shall construct a 125-foot concrete apron off Cottonmill Avenue extending 125 feet from the east edge of the pavement into the property of the Applicant;
- The proposed structure, as identified in the Application, shall have downcast lighting;
- The proposed structure shall be no closer than 350 feet south from the section line of 100<sup>th</sup> Road and no closer than 350 feet east from the section line of Cottonmill Avenue;
- The proposed structure shall not be larger than 200 feet by 180 feet and shall not have a height taller than 35 feet;
- Signage must be constructed with a 911 address that is compliant with Buffalo County Zoning Regulations;
- The address associated with the proposed structure is 9945 Cottonmill Avenue;
- The proposed structure shall be subject to the interconnectivity of the Buffalo County Sheriff's Office, all as set of in Sec. 10.22 (1), (2), and (3) of Buffalo County Zoning Resolution;
- The subject property abuts on the south side of West 100<sup>th</sup> Street and east of Cottonmill Avenue, which are county-maintained roads;
- Applicant shall be responsible to remove 100 feet of trees from the edge of right-of-way, at the intersection of Cottonmill Avenue and 100<sup>th</sup> Road, thence extending to the east along the south side of 100<sup>th</sup> Road to improve intersection sight distance in compliance with Sec. 39-1811 and 39-1812, Neb. Rev. Stat.;
- Applicant shall be responsible to provide a water/drainage study done by an engineer and/or hydrologist to ascertain the need, based upon an assumed 10-year flood frequency, for topographical changes and use of water detention cell to avoid any aggravation of excess run off of water that the proposed structure and its' surrounding grade alterations for that structure and the proposed use will cause. This study and suggestions, as to need and placement of water detention cells, shall be in writing and added to the application

of the Applicant. An engineer/hydrologist signed copy of the study shall be submitted to the Buffalo County Zoning Administrator within 120 days of the issuance of the Special Use Permit. The Applicant shall be responsible to complete and put in place any and all drain ways and water detention cells as suggested by the engineer and/or hydrologist.

- The Board notes that the extraterritorial zoning jurisdiction of the Village of Riverdale extends for one-half mile from its' municipal corporate limits. Based upon the maps contained in the Comprehensive Plan, Riverdale's zoning jurisdiction extends roughly to West 100<sup>th</sup> Road. The planned structure is situated in Buffalo County's zoning jurisdiction. Nothing in the record reflected what types of uses were allowed in Riverdale's extraterritorial zoning jurisdiction. It is noted that north from the intersection of Cottonmill Avenue and West 100<sup>th</sup> Road, there are no residences on either side of Cottonmill Avenue. Further, approximately one-half mile to north of this intersection, on the side of Riverdale, there exists Commercial and Industrial uses; and
- The Board notes that to the subject property's west, directly west of Cottonmill Avenue, there is exists a pivot irrigated quarter of land, with two residences on corners of that pivot, one in the southeast corner and the other in the northeast corner. To the subject property's northwest, in the northwest quadrant of the intersection of Cottonmill Avenue and 100<sup>th</sup> Street, the entire government quarter and half-quarter north of it, is comprised of farming use using pivot irrigation. Also, to the north of the subject property, directly across 100<sup>th</sup> Avenue, the quarter section is comprised of pivot irrigated crops, with one residence situated on the north side of 100<sup>th</sup> Avenue. That one residence is located in the east one-half of the quarter section. The Board also notes that a residence is located to the east of the subject property. That resident is located in the east one-half of the same quarter section as the subject property. These last two mentioned residences are the closest residential uses to the subject property.
- On receipt date for this Special Use Permit Application, the subject property was situated in the AGR (Agricultural – Residential Use) District. In that district, a specially permitted use was inventoried in the Buffalo County Zoning Resolution under Section 5.34 (1) as: "Agricultural service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services;". Applicant's proposed use is to repair agricultural equipment that grinds hay. The Board views the proposed use as an agricultural service.

WHEREAS, this special use permit complies with Section 6.2 of Buffalo County's Zoning Regulations because with the above-stated conditions contained in this Resolution, the requested use/structure(s) would:

1. Be compatible with and similar to the use permitted in the district, and
2. Not be a matter which should require re-zoning of the property, and
3. Not be detrimental to adjacent property, and
4. Not tend to depreciate the value of the surrounding structures or property, and
5. Be compatible with the stated intended use of the district, and
6. Not change the character of the district, and
7. Be in accordance with the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED THAT BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS by a majority vote of its members, approves the applicants' requested Special Use Permit, subject, however, to the following:

1. The applicant and operation shall adhere to the conditions as previously set out in this Resolution.
2. The applicant and operation shall remain in compliance with any and all State and Federal regulations.

BE IT FURTHER RESOLVED that this Board reserves the power to revoke such special use permit for failure to comply with such terms, conditions and requirements, or take such other action as it may deem necessary to obtain compliance. If the Zoning Administrator or any two members of this Board find at any time that the terms, conditions and requirements of this special use permit have not been complied with, or that any phase thereof has not been completed within the time required under said special use permit or any amendment thereto, the Zoning Administrator or any two members of this Board shall report this fact to the County Commissioners, and thereafter this Board may conduct review of compliance by public hearing with notice given to applicant(s) and/or entity using the subject property. Following such public meeting, this Board may take any action it may deem necessary to secure compliance including revocation and termination of this special use permit.

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

## **FACILITIES DEPARTMENT**

Facilities Director Steve Gaasch was present for the following agenda items.

Chairperson Morrow instructed County Clerk Christensen to open and read aloud the submitted Request for Public Finance Proposals on the New Law Enforcement Center (LEC). Proposals were submitted from the following companies: Northland, Piper

Sandler and D.A. Davidson & Co. Facilities Director Gaasch and the LEC Selection Committee will review the bids and come back with recommendations at the next meeting on Tuesday, May 13, 2025

Chairperson Morrow instructed County Clerk Christensen to open and read aloud the submitted Request for Proposals for Construction Manager on New LEC. Requests were submitted from the following companies: Sletten Construction, Beckenhauer Construction, MCL Construction, Sampson Construction, JE Dunn Construction and Hausmann Construction. Facilities Director Gaasch and the LEC Selection Committee will review the bids and come back with recommendations at the next meeting on Tuesday, May 13, 2025.

After discussion it was moved by Kouba and seconded by Higgins to set a bid date of Tuesday, May 13, 2025 for Request for Proposal for survey work. Upon roll call vote, the following Board members voted "Aye": Kouba, Higgins, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

### **REGULAR AGENDA**

Chairperson Morrow called for Citizen's forum. No one else addressed the Board.

After Discussion it was declared that the quarterly jail inspection be postponed until the next meeting.

At 11:21 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 at 9:00 A.M. on Tuesday, May 13, 2025.

ATTEST:

\_\_\_\_\_  
Sherry L. Morrow, Chairperson  
Buffalo County Board of Commissioners

(SEAL)

\_\_\_\_\_  
Heather A. Christensen  
Buffalo County Clerk