

**BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
MONDAY, NOVEMBER 10, 2025**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Monday, November 10, 2025 at 9:00 A.M. and 9:20 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 November 8, 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.

REGULAR AGENDA

Moved by Lynch and seconded by Higgins to approve the October 28, 2025 minutes. Upon roll call vote, the following Board members voted “Aye”: Lynch, Higgins, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

Buffalo County Sheriff Neil Miller and Deputy Sheriff Nathan Howe introduced the Commissioners to the new Sheriff’s Office K-9 named Fritz. Fritz is a single purpose dog trained to sniff out drugs, explosives and other dangerous substances. Discussion occurred.

Moved by Higgins and seconded by Loeffelholz to ratify the following October 31, 2025 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted “Aye”: Higgins, Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

OCTOBER 31, 2025 PAYROLL

GENERAL FUND			
NET PAYROLL			419,805.83
RETIREMENT PLANS AMERITAS	R	EMPE RET	68,980.63
DAWSON CO COURT	E	GARNISHMENT	302.13
FIRST NATIONAL BANK	T	FEDERAL TAXES	142,768.01
STATE OF NE	T	STATE TAXES	22,651.27
ROAD FUND			
NET PAYROLL			78,428.74
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,135.31
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST NATIONAL BANK	T	FEDERAL TAXES	23,261.72
STATE OF NE	T	STATE TAXES	3,522.80
WEED FUND			
NET PAYROLL			6,313.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	940.35
FIRST NATIONAL BANK	T	FEDERAL TAXES	2,003.53
STATE OF NE	T	STATE TAXES	304.81

Moved by Maendele and seconded by Loeffelholz to acknowledge receipt of the Buffalo County Treasurer October 2025 Fund Balance Report. Upon roll call vote, the following Board members voted “Aye”: Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

Moved by Klein and seconded by Lynch to acknowledge receipt of the Clerk of the District Court October 2025 Report. Upon roll call vote, the following Board members voted “Aye”: Klein, Lynch, Higgins, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

Moved by Klein and seconded by Higgins to acknowledge receipt of the Treasurer Distress Warrant report, a copy will be filed with the County Clerk. Upon roll call vote, the following Board members voted “Aye”: Klein, Higgins, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

After discussion it was moved by Maendele and Higgins to close the Courthouse on Wednesday, December 24, 2025 at 1:00 P.M. and reopen the Courthouse on Monday, December 29, 2025 at 8:00 A.M. in observance of Christmas Holiday. Upon roll call vote, the following Board members voted “Aye”: Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Chairperson Morrow reviewed the following correspondence. City of Kearney sent a letter regarding the Planning Commission Agenda for November 21, 2025. County Clerk added the last Planning Commission meeting minutes to the Board packets as requested

by the Board. National Association of County Officials (NACo) sent a letter and book “National Association of Counties at 90” to celebrate their 90th Anniversary. Chairperson Morrow called on each Board member present for committee reports and recommendations.

County Attorney Eatherton left at 9:15 A.M.

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 9:21 A.M. for an Administrative Subdivision filed by Mitchell Humphrey, licensed land surveyor, on behalf of Linda D. Pfortmiller, Trustee of the Nancy A. Hervert Revocable Trust, for an Administrative Subdivision to be known as “N A Hervert Administrative Subdivision.” This property is located in Part of the Southwest Quarter of the Southeast Quarter of Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Licensed land surveyor Humphrey was present to answer any questions. Gwen Stengel, a Buffalo County resident did ask for clarification regarding the subdivision. No one else addressed the Board. Chairperson Morrow closed the hearing at 9:23 A.M. Moved by Higgins and seconded by Kouba to approve the Administrative Subdivision to be known as “Fouts Administrative Subdivision” with the following Resolution 2025-67. Upon roll call vote, the following Board members voted “Aye”: Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-67

WHEREAS, Mitch Humphrey, licensed land surveyor, on behalf of Linda H. Pfortmiller, Trustee of the Nancy A. Hervert Revocable Trust, hereinafter referred to as “applicant”, has filed for an Administrative Subdivision for “N A Hervert Administrative Subdivision”, with the Buffalo County Clerk and/or Zoning Administrator, and

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

WHEREAS, on November 10, 2025, this Board conducted a public hearing and finds:

1. The proposed “N A Hervert Administrative Subdivision” is in the Agriculture (AG) Zoning District for Buffalo County, Nebraska.
2. The tract, presently owned by Linda H. Pfortmiller, Trustee of the Nancy A. Hervert Revocable Trust, referred to as part of parcel 280025000, situated in part of the Southeast Quarter in Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, has approximately 149.54 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. 265th Road is a county-maintained, open public road and it abuts the subdivision on its south side. The width of 265th Road meets this county’s minimum width standards without the need of additional dedications.
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, “N A Hervert Administrative Subdivision”, an administrative subdivision located in Part of the Southwest Quarter of the Southeast Quarter of Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) 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.

Moved by Loeffelholz and seconded by Lynch to recess the regular meeting of the Board of Commissioners at 9:25 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 Rohrich and County Assessor Roy Meusch were present.

Deputy County Attorney Hoffmeister spoke. After discussion it was moved by Higgins and seconded by Kouba that Buffalo County Board of Equalization Confesses Judgment in Tax Equalization & Review Commission Case #24C-0357 in appeal concerning TSC Realty Appellant, and Buffalo County, Appellee, for property identified as tax parcel #600058000 and that the Buffalo County

Attorney's Office be, and hereby is, authorized to confess judgment on behalf of this Board, that for tax year 2024 this property had an assessed valuation of \$865,335.00. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Mid Nebraska Individual Services for a 2025 Ford Transit Van. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Kouba, Maendele and Morrow. Abstain: Klein. Motion declared carried.

Moved by Klein and seconded by Kouba to approve Tax List Corrections numbered 5119-5125 submitted by County Assessor Meusch. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Higgins, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Maendele to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:30 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Maendele, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

ROAD DEPARTMENT

Highway Superintendent John Maul was present for the following agenda items.

Chairperson Morrow instructed County Clerk Christensen to open and read aloud the submitted bids for project 9C23 C10(1415) structure no. C001011605 located on 280th Road East of Odessa Road. Bids were submitted from the following companies: Theisen Construction, Inc. KEA Constructors, General Excavating, Constructors, Inc, Simon and Midwest Infrastructure, Inc. Highway Superintendent Maul will review the bids and come back with recommendations at the next meeting on November 25, 2025.

Moved by Loeffelholz and seconded by Klein to accept the low bid of Vontz Paving Inc., for the 2026 Asphalt Overlay Project for the bid price of \$920,312.49. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

After discussion of the Olsson engineering study recommendation of 56th St & Antelope Ave the agenda item was referred to the Road Committee for review. No decisions were made at this time.

Moved by Klein and seconded by Higgins to authorize Chairperson Morrow to sign on behalf of the County Board the Annual Certification of County Highway Superintendent with the following Resolution 2025-68. Upon roll call vote, the following Board members voted "Aye": Klein, Higgins, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-68

SIGNING OF THE YEAR-END CERTIFICATION OF COUNTY HIGHWAY SUPERINTENDENT FORM 2025

Whereas: State of Nebraska Statues, sections 39-2302, and 39-2501 through 39-2505 detail the requirements that must be met in order for a county to qualify for an annual Incentive Payment; and

Whereas: The State of Nebraska Department of Transportation (NDOT) requires that each county must annually certify (by December 31st of each year) the appointment(s) of the County Highway Superintendent(s) to the NDOT using the Year-End Certification of County Highway Superintendent form; and

Whereas: The NDOT requires that such certification shall also include a copy of the documentation of the county highway superintendent's appointment, i.e., meeting minutes showing the appointment of the County Highway Superintendent by their name as it appears on their License (if applicable), their License Number (if applicable) and Class of License (if applicable), the type of appointment, i.e., employed or under contract (consultant, or interlocal agreement with another county and/or incorporated municipality), and the beginning date of the appointment; and

Whereas: The NDOT also requires that such Year-End Certification of County Highway Superintendent form shall be signed by the County Board Chairperson and shall include a copy of a resolution of the County Board authorizing the signing of the Year-End Certification of County Highway Superintendent form by the County Board Chairperson.

Be it resolved that the County Board Chairperson of Buffalo County is hereby authorized to sign the attached Year-End Certification of County Highway Superintendent form(s).

Chairperson Morrow instructed County Clerk Christensen to open and read aloud the submitted bids for two concrete boxes: Project No. C10 (1446) structure no. C001003805P located on 108th Road a quarter mile east of Imperial Road and Project No. C10 (1416) structure no. C001017510 located on Wiseman Road north of 70th Road. Bids were submitted from the following companies:

Midlands Contracting, Saul Ramos Construction Inc., Simon, A+ Contracting and Myers Construction, Inc. Highway Superintendent Maul will review the bids and come back with recommendations at the next meeting on November 25, 2025.

FACILITIES

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

Moved by Kouba and seconded by Higgins to approve the following Change Order Requests for the 321 Building Canopy project; Request #1 in the amount of \$29,000 and is on file with the County Clerk. 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. Veterans Committee Chairperson Tom McCoy shared highlights of the Veterans Day Parade with the Board.

At 10:04 A.M., Chairperson Morrow asked if there was anything else to come before the Board before he declared the meeting adjourned until the regular meeting on Tuesday, November 25, 2025.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

(SEAL)

Heather A. Christensen
Buffalo County Clerk