

**BUFFALO COUNTY BOARD OF COMMISSIONERS  
BUFFALO COUNTY BOARD OF EQUALIZATION  
TUESDAY, APRIL 28, 2026**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, April 28, 2026 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 April 23, 2026. Chairperson Morrow announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. County Attorney Shawn Eatherton, Deputy County Attorney Andrew Hoffmeister and Deputy County Attorney Josiah Davis were present.

**REGULAR AGENDA**

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

Doug Kramer, Representative of Kearney Elk's Lodge #984 and Becky Wallwey, Exalted Ruler of Kearney Elk's Lodge #984 were present for the Proclamation of Youth Week. Commissioner Maendele read into record the Proclamation of Youth Week. Moved by Maendele and seconded by Higgins to proclaim the week of May 1, 2026 through May 7, 2026 as "Youth Week" in Buffalo County with the following Resolution 2026-13. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

**RESOLUTION 2026-13**

**PROCLAMATION**

**Name the Week of May 1, 2026 through May 7, 2026 as "Youth Week" in Buffalo County**

**WHEREAS**, The Benevolent and Protective Order of Elks has Designated May 1-7, 2026 as Youth Week to honor America's Junior Citizens for their accomplishments, and to give fitting recognition of their services to Community, State And Nation; and

**WHEREAS**, Kearney Elks Lodge #984 will sponsor an observance during that week in tribute to the Junior Citizens of this Community; and

**WHEREAS**, no event could be more deserving of our support and Participation than one dedicated to these young people Who represent the nation's greatest resource, and who in the years ahead will assume the responsibility for the Advancement of our free society; and,

**WHEREAS**, our Youth need the guidance, inspiration and encouragement which we can give in order to help develop those qualities of character essential for future leadership; and go forth to serve America; and,

**WHEREAS**, to achieve this worthy objective we should demonstrate our partnership with Youth, our understanding of their hopes and aspirations and a sincere willingness to help prepare them in every way for the responsibilities and opportunities of citizenship.

**NOW THEREFORE, BE IT RESOLVED** that I, Sherry Morrow, Chair of the Buffalo County Commissioners and on behalf of the citizens of Buffalo County, and the Buffalo County Board of Commissioners do hereby proclaim May 1 through May 7, 2026, as "Youth Week."

Commissioner Morrow read into the record the Kellie John Memorial Resolution. Moved by Loeffelholz and seconded by Klein to approve the Kellie John Memorial with the following Resolution 2026-14. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

**RESOLUTION 2026-14**

**WHEREAS**, for more than fifty-two years, Kellie John faithfully served the citizens of Buffalo County with integrity, kindness, and unwavering commitment; and

**WHEREAS**, her work was not merely a position, but a calling—one carried out with patience, professionalism, and a genuine care for the people she encountered each day; and

**WHEREAS**, generations of employees, elected officials, and community members benefited from her steady presence, institutional knowledge, and generous spirit; and

**WHEREAS**, she found particular joy each spring when the trees on the east side of the Buffalo County Courthouse burst into bloom—a reminder that faithful tending brings beauty in time; and

**WHEREAS**, her life and service reflected those same qualities: deep roots, quiet strength, and blossoms of kindness that enriched this community for over five decades;

**NOW, THEREFORE, BE IT RESOLVED** that the Buffalo County Board of Commissioners hereby honors the life and legacy of Kellie John, expresses its heartfelt gratitude for her extraordinary 52 years of service, and establishes a memorial on the east side of the Courthouse—where the trees bloom each spring—as a living tribute to her dedication and love for this place.

**BE IT FURTHER RESOLVED** that her legacy will continue to inspire all who serve Buffalo County in the years to come.

Commissioner Maendele read into the record Employee Recognition for the following County Employee: Riley Rose for 1 year of service.

Sheriff Neil Miller, Chief Deputy Daniel Schleusener, Lieutenant Chad Hunt, Sergeant Scott Gates, Sergeant Adrienne Springer, Sheriff Deputy Christopher Jarmin, Corrections Officer Clayton Edwards and Corrections Officer Amanda Olson 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 Lynch and seconded by Kouba to proclaim the week of May 3, 2026 through May 9, 2026 as “National Corrections Officers and Employees Week” in Buffalo County with the following Resolution 2026-15. Upon roll call vote, the following Board members voted "Aye": Lynch, Kouba, Higgins, Klein, Loeffelholz, Maendele and Morrow. Motion declared carried.

**RESOLUTION 2026-15  
PROCLAMATION**

**Name the Week of May 3, 2026 through May 9, 2026 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 3, 2026 through May 9, 2026 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.

Moved by Lynch and seconded by Maendele to ratify the following April 17, 2026 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

**APRIL 17, 2026 PAYROLL**

<b>GENERAL FUND</b>			
NET PAYROLL			380,664.79
AMERICAN FAMILY LIFE	I	PREMIUMS	1,185.56
RETIREMENT PLANS AMERITAS	R	EMPE RET	66,640.72
BUFFALO CO TREASURER	I	PREMIUMS	182,659.00
DAWSON CO COURT	E	GARNISHMENT	301.54
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	7,493.54

FIRST NATIONAL BANK	T	FEDERAL TAXES	124,154.90
KEARNEY UNITED WAY	E	DONATIONS	40.00
MADISON NATIONAL	I	PREMIUMS	1,196.07
MADISON NATIONAL	I	LT DISABILITY	340.42
METLIFE	E	DENTAL	4,540.78
NATIONWIDE RETIREMENT	R	DEFERRED COMP	2,382.00
NE CHILD SUPPORT	E	CHILD SUPPORT	876.50
STATE OF NE	T	STATE TAXES	17,500.34
VISION SERVICE PLAN	E	EMPE VSP EYE	1,258.08
<b>ROAD FUND</b>			
NET PAYROLL			69,133.82
AMERICAN FAMILY LIFE	I	PREMIUMS	873.38
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,057.14
BUFFALO CO TREASURER	I	PREMIUMS	5,266.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	1,087.46
FIRST NATIONAL BANK	T	FEDERAL TAXES	19,666.03
MADISON NATIONAL	I	PREMIUMS	221.65
MADISON NATIONAL	I	LT DISABILITY	101.10
METLIFE	E	DENTAL	1,029.14
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,685.74
VISION SERVICE PLAN	E	EMPE VSP EYE	324.66
<b>WEED FUND</b>			
NET PAYROLL			6,048.95
RETIREMENT PLANS AMERITAS	R	EMPE RET	952.19
BUFFALO CO TREASURER	I	PREMIUMS	423.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,861.61
MADISON NATIONAL	I	LT DISABILITY	4.18
METLIFE	E	DENTAL	66.92
STATE OF NE	T	STATE TAXES	252.48

Moved by Higgins and seconded by Klein to approve the transfer of County funds per budget as listed below. 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	0200	ROAD FUND	\$1,500,000.00
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Moved by Lynch and seconded by Loeffelholz to approve the following April 2026 vendor claims submitted by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

<b>GENERAL FUND</b>			
ACCURATE CONTROLS	S	MAINT	55,480.79
ADAMS CO SHERIFF	E	FEES	6.50
ADORAMA	EQ	EQUIP	781.99
ADVANCED CORRECTIONAL HEALTHCARE	MC	MEDICAL	20,717.42
AMAZON CAPITAL SERVICES	E	EXPENSES	5,776.15
AMERICAN ELECTRIC COMPANY	SU	SUPPLIES	374.12
MANDI J AMY	RE	REIMBURSE	45.00
ANDERSON FORD LINCOLN MERCURY MAZDA	EQ	EQUIP	49,447.00
APPLE MARKET	SU	SUPPLIES	163.87
APPLIED CONCEPTS	EQ	EQUIP	3,986.00
NATHAN AREHART	RE	REIMBURSE	45.00
AT&T MOBILITY	U	PHONE SVC	2,962.66
ATS	S	SVC	726.24
AUTO VALUE PARTS STORE	SU	PARTS	180.90
B & M SUPPLIERS	SU	SUPPLIES	786.00
BANNER SOLUTIONS	EQ	EQUIP	582.93
BATTERIES PLUS	EQ	EQUIP	125.00
MEGAN L BELLAMY	S	SVC	493.75
BENCHMARK GOVERNMENT SOLUTIONS	S	FOOD SVC	685.15
DREW BOHL	RE	REIMBURSE	45.00

BOMGAARS SUPPLY	SU	SUPPLIES	67.98
BOYS TOWN	S	JUV SVC	5,118.75
SCOTT BRADY	RE	REIMBURSE	26.10
NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	711.60
STANLEY BRODINE	RE	REIMBURSE	15.81
BRUNER FRANK SCHUMACHER	S	LEGAL	26,953.39
BUFFALO CO COMMUNITY PARTNERS	S	JUV SVC	579.01
BUFFALO CO ATTORNEY	E	EXPENSES	48.00
BUFFALO CO ATTORNEY'S OFFICE	E	EXPENSES	1,528.98
BUFFALO CO CLERK	E	EXPENSES	2,184.00
BUFFALO CO COURT	E	EXPENSES	3,192.57
BUFFALO CO FACILITIES	RE	REIMBURSE	342.31
BUFFALO CO PUBLIC DEFENDER	D	DUES	360.00
BUFFALO CO SHERIFF	E	EXPENSES	173.28
BUFFALO CO SHERIFF	E	EXPENSES	5,224.73
BUILDERS WAREHOUSE	SU	SUPPLIES	62.94
CANON U.S.A.	EQ	MAINT	230.97
CAPITAL CITY TRANSFER SERVICE	E	TRANSPORT	2,511.40
MICHAEL D CARPER	S	LEGAL	2,295.00
CELLEBRITE	E	SUBSCRIPTION	19,250.00
CENTRAL MEDIATION CENTER	S	JUV SVC	299.00
CENTURY LUMBER CENTER	SU	SUPPLIES	104.87
JOSHUA CHANEY	RE	REIMBURSE	37.70
CHARM-TEX	SU	SUPPLIES	207.00
CHARTER COMMUNICATIONS	S	SVC	1,386.71
CHEROKEE BUILDING MATERIALS	SU	SUPPLIES	15.70
HEATHER CHRISTENSEN	RE	REIMBURSE	187.78
JENNIFER CHURCH	RE	REIMBURSE	100.83
CITY OF KEARNEY	U	UTILITIES	4,218.20
CITY OF KEARNEY	E	EXPENSES	62,511.88
CLARITY ESSENTIAL SERVICES	S	SVC	420.00
CLERK OF THE DISTRICT COURT	E	EXPENSES	2,402.00
CLERK OF THE DISTRICT COURT	E	FEES	532.49
CMI	EQ	EQUIP	159.17
CNA SURETY	S	SVC	40.00
COCHRAN LAW	S	LEGAL	5,622.46
KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE	A	PUBLICATION	739.70
COMFY BOWL	RT	RENTAL	110.00
COMPASS FAMILY SUPPORT SERVICES	S	FAMILY SVC	768.75
CONSTRUCTION RENTAL	RT	RENTAL	288.10
COPYCAT PRINTING CENTER	SU	SUPPLIES	685.15
COUNTRY PARTNERS COOPERATIVE	U	UTILITIES	380.25
DR. ANTHONY TATMAN	S	SVC	25.00
CULLIGAN OF KEARNEY	S	SVC	469.50
CUSTER CO SHERIFF	E	FEES	19.50
CUSTOM CAGE OF MISSOURI	EQ	EQUIP	1,145.00
WENDY C CUTTING	S	SVC	239.60
BAILEY DAHLGREN	E	FEES	20.00
DAN'S SANITATION	S	SVC	23.25
DENNISE DANIELS	RE	REIMBURSE	45.00
DAS ST ACCOUNTING	S	SVC	150.00
DAS STATE ACCTNG-CENTRAL FINANCE	S	SVC	1,536.00
DASH MEDICAL GLOVES	SU	SUPPLIES	1,907.40
DATASHIELD CORPORATION	S	SVC	125.04
JOSIAH DAVIS	RE	REIMBURSE	45.00
LYDIA DAVIS	RE	REIMBURSE	45.00
DAWSON CO SHERIFF'S OFFICE	E	FEES	25.95
DAWSON PUBLIC POWER DISTRICT	U	UTILITES	3,877.90
DEFENSE TECHNOLOGY	SU	SUPPLIES	2,396.33
DEPT OF CORRECTIONAL SERVICES	MC	MEDICAL	2,880.31
DETECTACHEM	SU	SUPPLIES	316.02
DIAMOND DRUGS	MC	MEDICAL	15,303.36

DIER, OSBORN & COX	S	LEGAL	1,425.40
DLT SOLUTIONS	EQ	MAINT	2,599.42
DONKEY TOWING & TRANSFER	S	SVC	290.00
JESSICA DREIER	S	SVC	514.60
BRANDON DUGAN LAW	S	LEGAL	2,440.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	4,135.99
SHAWN EATHERTON	RE	REIMBURSE	45.00
EGAN SUPPLY COMPANY	SU	SUPPLIES	2,729.48
ELECTION SYSTEMS & SOFTWARE	E	EXPENSES	3,929.73
ELECTRONIC SYSTEMS	S	SVC	323.20
ENTERPRISE ELECTRIC KEARNEY	EQ	EQUIP	228.72
FAMILY PRACTICE ASSOCIATES	MC	MEDICAL	155.00
FARMERS AND MERCHANTS BANK	E	EXPENSE	65.00
FARMERS COOPERATIVE ASSOCIATION	F	FUEL	285.43
PAUL FARRELL	RE	REIMBURSE	45.00
FIRST CARE MEDICAL	MC	MEDICAL	122.83
FIRST NATIONAL BANK OF OMAHA	SU	SUPPLIES	34.80
FRANKLIN CO SHERIFF	E	FEES	67.96
FRITSON PSYCHOLOGICAL SERVICES	MC	MEDICAL	4,200.00
TAMARA FRIZANE	RE	REIMBURSE	45.00
FRONTIER	U	PHONE SVC	5,398.05
FYE LAW OFFICE	S	LEGAL	9,264.46
GALLS	EQ	EQUIP	3,713.38
GARCIA CLINICAL LABORATORY	MC	MEDICAL	61.50
GARY MICHAELS CLOTHIERS	S	REPAIRS	15.00
CYNTHIA GEMBALA HUGG	S	SVC	281.00
GIBBON FIRE DEPT	S	SVC	100.00
GO PHYSICAL THERAPY	MC	MEDICAL	677.36
GOOD SAMARITAN HOSPITAL	MC	MEDICAL	366.48
GOVERNMENTAL LAW	S	CONSULT	74.98
GREAT PLAINS COMMUNICATIONS	S	SVC	1,207.25
GREAT PLAINS UNIFORMS	EQ	EQUIP	414.97
HALL CO SHERIFF'S OFFICE	E	FEES	28.28
HIGHTOWER SOLUTIONS	S	MAINT	6,000.00
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOLMES MURPHY & ASSOCIATES	S	CONSULT	4,494.00
HOMETOWN LEASING	EQ	LEASE	5,916.02
HORNER, LIESKE, MCBRIDE & KUHL	SU	SUPPLIES	1,200.00
LISA R HUERTA	RE	REIMBURSE	45.00
IHS PHARMACY	MC	MEDICAL	198.37
ERIC INGEBRETSSEN	RE	REIMBURSE	45.00
INTEGRATED SECURITY SOLUTIONS	SU	SUPPLIES	2,418.00
JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIP	1,346.84
JACOBSEN ORR LAW FIRM	S	LEGAL	11,595.93
MIKE JOHANNSEN	E	FEES	20.00
JOHN DEERE FINANCIAL	SU	SUPPLIES	115.17
JOHNSON CO SHERIFF	E	FEES	20.80
JOHNSTONE SUPPLY	SU	SUPPLIES	481.89
SHARON JOSEPH	RE	REIMBURSE	10.05
JUSTICE WORKS	E	SUBSCRIPTION	172.00
K & B PARTS	SU	SUPPLIES	46.16
KEARNEY AG & AUTO REPAIR	S	REPAIRS	505.06
KEARNEY CO SHERIFF'S OFFICE	E	FEES	285.75
KEARNEY TOWING & REPAIR CENTER	S	SVC	95.00
KEARNEY WINNELSON CO	SU	SUPPLIES	1,729.11
WILLIE KEEP	RE	REIMBURSE	130.50
KIDWELL	EQ	EQUIP	7,810.72
KIESLER POLICE SUPPLY	SU	SUPPLIES	284.54
SHANE KILLION	E	FEES	20.00
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	27,594.00
JEFFREY C KNAPP	S	LEGAL	1,255.85
DOUG KRAMER	RE	REIMBURSE	255.98
TIM KREUTZER	RE	REIMBURSE	23.20

KRONOS	S	SVC	1,379.03
LANCASTER CO SHERIFF	E	FEES	21.02
DR MICHAEL LAWSON	S	MH BOARD	200.00
LINCOLN JOURNAL STAR	A	PUBLICATION	376.32
LIESKE, LIESKE & ENSZ	S	LEGAL	4,147.17
LINCOLN CO SHERIFF	E	FEES	21.78
LINCOLN REGIONAL CENTER	E	EXPENSES	22.00
LIND EYE CARE	MC	MEDICAL	458.00
STEPHEN G LOWE	S	MH BOARD	1,725.00
BILL MAENDELE	RE	REIMBURSE	188.50
JOHN MARSH	RE	REIMBURSE	45.00
LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	SU	SUPPLIES	117.00
MATHEW MATTESON	E	FEES	20.00
MATTHEW BENDER & CO	SU	SUPPLIES	2,206.72
SHARON MAULER	S	MH BOARD	200.00
JENNIFER R MCCARTER REPORTING	S	SVC	669.75
MCKESSON MEDICAL SURGICAL	SU	SUPPLIES	131.58
MENARDS	SU	SUPPLIES	5,931.07
MICROFILM IMAGING SYSTEMS	S	SVC	730.00
MIDDLETON ELECTRIC	S	SVC	1,253.74
MIDWAY CHRYSLER DODGE JEEP	EQ	EQUIP	692.09
MIDWEST CARD & ID SOLUTIONS	E	SOFTWARE	19,021.20
MIDWEST CONNECT	S	MAIL SVC	5,537.45
MIDWEST ENCOURAGEMENT & COUNSEL CTR	S	SVC	335.00
MIDWEST SEPTIC	S	SVC	475.00
MIPS INC.	E	SUPPORT	6,128.66
MIRROR IMAGE CAR WASH	S	SVC	458.58
DEREK & RUTH MITCHELL	U	UTILITIES	110.18
MORRIS PRESS	SU	SUPPLIES	201.00
KOLTON MORSE	RE	REIMBURSE	45.00
MOTOROLA SOLUTIONS	EQ	EQUIP	20,064.56
NACO	E	REGISTRATION	500.00
NAPA AUTO PARTS	S	REPAIRS	2,044.13
NATIONAL SHERIFF'S ASSOCIATION	E	CONFERENCE	1,050.00
NE DEPT OF HEALTH AND HUMAN SERVICE	S	SVC	200.00
NE CENTRAL TELEPHONE CO	S	TELE SVC	213.65
NE CRIMINAL DEFENSE ATTORNEY	E	REGISTRATION	250.00
NE GENERATOR SERVICE	S	REPAIRS	828.00
NE GLASS COMPANY	S	REPAIRS	39.95
NE HEALTH & HUMAN SERVICES	MC	PT SVC	2,178.17
NE PUBLIC POWER DIST	E	UTILITIES	958.36
NE PUBLIC POWER DISTRICT	U	UTILITIES	12,792.07
NE STATE FIRE MARSHAL	S	SVC	72.00
NE UC FUND	E	FEES	13,494.00
NE INTERACTIVE	E	EXPENSES	63.00
OPTK NETWORKS	E	INTERNET	1,253.24
NEW WEST SPORTS MEDICINE	MC	MEDICAL	342.14
NMC, INC.	E	SUBSCRIPTION	280.00
NORTHEAST NE JUVENILE SER	S	JUV SVC	13,877.50
NORTHWESTERN ENERGY	U	UTILITIES	5,187.82
O'BRIEN STRAATMANN REDINGER FUNERAL	E	CREMATION	1,500.00
OWENS EDUCATIONAL SERVICES	S	YOUTH SVC	200.00
PAPER TIGER SHREDDING	S	SVC	58.00
PARKER GROSSART BAHENSKY BEUCKE	S	LEGAL	526.56
PHELPS CO SHERIFF'S OFFICE	E	FEES	63.68
PHYSICIANS LABORATORY	MC	MEDICAL	5,249.00
PLATINUM AWARDS & GIFTS	SU	SUPPLIES	357.45
PLATTE VALLEY AUTO	EQ	EQUIP	120.64
PLATTE VALLEY COMMUNICATIONS	S	PHONE SVC	5,048.66
PLATTE VALLEY DENTAL CLINIC	MC	MEDICAL	560.00
PLUMBING & HEATING WHOLESALE	SU	SUPPLIES	1,484.15
ANA POST	RE	REIMBURSE	32.92
PIERCE CO SHERIFF'S OFFICE	E	FEES	29.68

PYE-BARKER FIRE & SAFETY	S	SVC	3,316.24
QUILL CORPORATION	SU	SUPPLIES	409.50
KANE M RAMSEY	RE	REIMBURSE	45.00
REGION III BEHAVIORAL HEALTH SVCS	S	SVC	39,760.51
REMEDY ROAD	S	YOUTH SVC	1,288.00
ROBERT RICH	RE	REIMBURSE	45.00
REBECCA RILEY	RE	REIMBURSE	45.00
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	RE	REIMBURSE	260.17
SCOTTS BLUFF CO SHERIFF	E	FEES	22.38
JEREMY SEDLACEK	RE	REIMBURSE	3.63
RICHARD SERR	RE	REIMBURSE	45.00
SHERWIN WILLIAMS	SU	SUPPLIES	1,532.94
MARTI SLEISTER	RE	REIMBURSE	45.00
TRENTON SNOW, LLC	RT	RENTAL	1,000.00
SOLID WASTE AGENCY LANDFILL	E	LANDFILL	66.75
LISA SPLITTGERBER	S	SVC	403.35
CHRISTOPHER STAAB	RE	REFUND	150.00
CHERYL STABENOW	RE	REIMBURSE	45.00
STAMM ROMERO & ASSOC	S	LEGAL	15,362.55
STATE OF NEBR PROBATION DIST 9	E	EXPENSES	4,802.22
THOMAS S STEWART	S	MH BOARD	3,868.87
SCOTT STUBBLEFIELD	RE	REIMBURSE	55.10
SUMMIT FOOD SERVICE	S	FOOD SVC	42,709.24
SUNSET LAW ENFORCEMENT	SU	SUPPLIES	21,044.50
MICHAEL J SYNEK	S	LEGAL	3,210.66
THE EMBLEM AUTHORITY	SU	SUPPLIES	747.00
THE LAWN BUILDERS	S	SVC	14,678.94
THE LOCKMOBILE	S	SVC	8.00
THOMSON REUTERS - WEST	E	SUBSCRIPTION	4,657.84
THOMSON REUTERS - WEST	E	SUBSCRIPTION	654.15
THOMSON REUTERS-WEST	E	SUBSCRIPTION	1,210.35
THOMSON REUTERS - WEST	E	SUBSCRIPTION	930.86
TK ELEVATOR CORPORATION	S	SVC	384.48
TRI COUNTY GLASS	SU	SUPPLIES	377.00
TURNER BODY SHOP OF KEARNEY	S	SVC	79.95
REBECCA TVRDIK ANDERSON	S	LEGAL	2,475.00
TYE & ROWLING	S	LEGAL	100.00
U.S. BANK	E	EXPENSES	27,993.00
U.S. BANK	E	EXPENSES	9,390.40
UNIVERSITY OF NE-LINCOLN	EQ	EQUIP	6,511.00
U.S.D.A.	AP	ALLOCATION	4,223.70
MARC VACEK	RE	REIMBURSE	85.56
REGAN VAN MATRE	RE	REIMBURSE	45.00
TIM VANCE	RE	REIMBURSE	45.00
VERIZON	E	EXPENSES	1,296.01
VERIZON WIRELESS	S	TELE SVC	639.17
VILLAGE OF MILLER	U	UTILITIES	25.00
VILLAGE UNIFORM	RT	RENTAL	161.63
THE WALDINGER CORPORATION	S	SVC	8,222.87
WASHINGTON CO SHERIFF	E	FEES	18.50
WATKINS	SU	SUPPLIES	66.00
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	70.03
WELLS FARGO	E	EXPENSES	1,045.95
WELLS FARGO	E	EXPENSES	3,863.00
WELLS FARGO	E	EXPENSES	449.00
WELLS FARGO	SU	SUPPLIES	628.98
AARON WENTZ	RE	REIMBURSE	45.00
WILKE'S TRUE VALUE	SU	SUPPLIES	407.89
WILKINS ARCHITECTURE DESIGN	S	SVC	962.37
MELISSA L WILLIS	RE	REIMBURSE	45.00
WINZER	SU	SUPPLIES	395.77
LOYE WOLFE	RE	REIMBURSE	189.66
WOODS & AITKEN	E	EXPENSES	420.00

YELLOW ROBE CONSULTING	S	CONSULT	1,800.00
YOUNG ELECTRIC	S	SVC	250.00
MELANIE R YOUNG	RE	REIMBURSE	45.00
ZOUL PROPERTIES	RT	RENT	330.00
<b><u>ROAD FUND</u></b>			
ACE HARDWARE & GARDEN CENTER	S	REPAIRS	173.13
AMAZON CAPITAL SERVICES	SU	SUPPLIES	116.24
APPLIED INDUSTRIAL TECHNOLOGIES	S	REPAIRS	60.72
AUSSIE HYDRAULICS	S	REPAIRS	129.59
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	S	REPAIRS	4,756.39
BARCO MUNICIPAL PRODUCTS	SU	SUPPLIES	178.94
BOSELMAN ENERGY INC	F	FUEL	635.68
BUILDERS WAREHOUSE	S	REPAIRS	79.96
CFP-C-T	F	FUEL	43.93
COMFY BOWL	RT	RENTAL	105.00
CONSTRUCTION RENTAL	EQ	TOOLS	589.10
CORNHUSKER CLEANING SUPPLY	SU	SUPPLIES	143.88
DAKOTA FLUID POWER	S	LABOR	1,192.90
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	77.09
ENNIS PAINT CO	S	SVC	56,664.58
FARM PLAN	S	REPAIRS	5,153.02
FARMERS CO-OP ASSOCIATION	F	FUEL	163.51
FRIESEN CHEVROLET	S	REPAIRS	818.15
GARRETT TIRES & TREADS	S	REPAIRS	999.70
GRABTEC	S	REPAIRS	113.00
GRAHAM TIRE CO	S	REPAIRS	296.65
HANSEN INTERNATIONAL TRUCK	S	REPAIRS	586.61
INTEGRATED SECURITY SOLUTIONS	SU	SUPPLIES	2,196.00
JIM HAWK TRUCK TRAILERS	S	REPAIRS	1,958.05
KEARNEY TRAILERS	S	REPAIRS	175.80
KELLY SUPPLY COMPANY	S	REPAIRS	190.40
KIMBALL MIDWEST	SU	SUPPLIES	883.20
MENARDS	SU	SUPPLIES	170.33
MID STATE ENGINEERING & TESTING	S	LABOR	120.00
MIDWAY CHEVROLET	S	REPAIRS	82.24
MURPHY TRACTOR AND EQUIPMENT CO	EQ	EQUIP	659,000.00
NACO	E	REGISTRATION	180.00
NAPA AUTO PARTS	S	REPAIRS	514.48
NIPPON SANSO MATHESON	SU	SUPPLIES	450.16
NMC, INC.	S	REPAIRS	9,134.79
OAK CREEK ENGINEERING	S	ENGINEERING	11,216.95
POTTERS INDUSTRIES	S	SVC	18,570.00
POWERPLAN-MURPHY TRACTOR	EQ	EQUIP	1,478.57
SAHLING KENWORTH INC	S	REPAIRS	76.58
SIMON CONTRACTORS	C	CONCRETE	208,301.40
TRUCK CENTER COMPANIES	S	REPAIRS	51.71
U.S. BANK	E	EXPENSES	8,911.09
VONTZ PAVING	C	ASPHALT	743,089.92
WILKE'S TRUE VALUE	S	SUPPLIES	111.22
WINZER	S	SUPPLIES	2,844.96
<b><u>VISITOR'S PROMOTION</u></b>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	64,015.00
<b><u>VISITOR'S IMPROVEMENT</u></b>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	64,016.00
<b><u>DEEDS PRESERVATION &amp; MODERNIZATION</u></b>			
MIPS INC.	S	CONVERSION	294.19
<b><u>HEALTH INSURANCE FUND</u></b>			
BCBS HEALTH CLAIM EXPENSE	I	HEALTH	359,505.89
HM LIFE MELLON GLOBAL CASH MGNT	I	HEALTH	102,610.40
<b><u>DRUG FORFEITURES</u></b>			
BUFFALO CO CLERK	RE	PER DIEM	405.00
<b><u>KENO LOTTERY</u></b>			
BUFFALO CO BOARD OF COMMISSIONERS	T	TAX	6,208.00
<b><u>WEED DISTRICT FUND</u></b>			

INTEGRATED SECURITY SOLUTIONS	S	SUPPLIES	160.00
U.S. BANK	E	EXPENSES	213.54
<b><u>911 EMERGENCY SERVICE</u></b>			
CENTURYLINK	S	SVC	1,796.30
FIBER PLATFORM	S	SVC	255.90
FIRST WIRELESS	SU	SUPPLIES	8,244.00
FRONTIER	U	PHONE SVC	1,452.34
GREAT PLAINS COMMUNICATIONS	S	ETHERNET SVC	440.00
LANGUAGE LINE SERVICES	S	SVC	112.23
NE CENTRAL TELEPHONE CO	U	PHONE SVC	109.99
PLATTE VALLEY COMMUNICATIONS	S	MAINT	1,417.67

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

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

Trevor Lee, President of the Development Council for Buffalo County was present for the discussion of the Chairperson's signature on a Letter of Support for an application by Development Council for Buffalo County to redesignate Buffalo County's two Opportunity Zone census tracts. Following discussion, it was moved by Higgins and seconded by Lynch to approve the Chairpersons signature on Letter of Support for an application by Development Council for Buffalo County to redesignate Buffalo County's two Opportunity Zone census tracts. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

After discussion, it was moved by Klein and seconded by Higgins to approve the Special Designated License for BrixBar at Knobel Barn located at 3070 Odessa Rd, Kearney, NE on May 16, 2026. Upon roll call vote, the following Board members voted "Aye": Klein, Higgins, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

City of Gibbon Administrator Matt Smallcomb and Jess Hurlbert with Olsson Engineering were present for the discussion of the City of Gibbon County right-of-way use for potential water transmission project. Succeeding discussion, it was moved by Maendele and seconded by Lynch to approve the start of the survey process for the City of Gibbon County right-of-way use for potential water transmission project. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

Following discussion, it was moved by Lynch and seconded by Higgins to approve the Two Rivers Public Health Resolution Supporting and Implementation of a Local Retail Food Establishment Inspection Program with the following Resolution 2026-16. Upon roll call vote, the following Board members voted "Aye": Lynch, Higgins, Klein, Kouba, Loeffelholz, Maendele, and Morrow. Motion declared carried.

### **RESOLUTION 2026-16**

**WHEREAS**, the Buffalo County Board of Commissioners recognizes the importance of protecting public health through effective food safety practices and regulatory oversight of retail food establishments; and

**WHEREAS**, retail food safety inspection and education are foundational environmental health services commonly administered by local public health departments; and

**WHEREAS**, the Two Rivers Public Health Department (TRPHD) has demonstrated capacity and a strong track record in implementing environmental health programs, including the successful administration of a district-wide swimming pool inspection program; and

**WHEREAS**, TRPHD maintains a highly trained environmental health workforce with the expertise necessary to administer a retail food inspection and education program in a manner that emphasizes customer service, education, and partnership with local businesses; and

**WHEREAS**, the Board of Health for the Two Rivers Public Health Department has previously taken action to advance food safety efforts through support of food safety certification for managers and operators; and

**WHEREAS**, current retail food inspection services administered at the state level may present limitations in local connection, communication, and responsiveness to community needs; and

**WHEREAS**, a locally administered program provides the opportunity to better align services with community values, strengthen relationships with local food establishments, and enhance both compliance and public health outcomes; and

**WHEREAS**, Buffalo County is among the fastest-growing counties in Nebraska, creating increased demand for responsive, locally accessible services to support retail food establishments and economic development; and

**WHEREAS**, TRPHD proposes to initiate a **Buffalo County pilot program** for retail food establishment inspection and education, with the intent to evaluate effectiveness and consider future expansion across the district; and

**WHEREAS**, the proposed program is intended to be **fee-supported and financially sustainable**, requiring **no county or municipal tax dollars**; and

**WHEREAS**, the Nebraska Department of Agriculture has been in communication with TRPHD and has expressed its readiness to collaborate in support of coordinated and effective program implementation;

**NOW, THEREFORE, BE IT RESOLVED** that the Buffalo County Board of Commissioners hereby expresses its **support** for the development and implementation of a local retail food establishment inspection and certification program by the Two Rivers Public Health Department; and

**BE IT FURTHER RESOLVED** that the Board recognizes the value of locally administered environmental health services that are responsive to community needs, supportive of local businesses, and protective of public health; and

**BE IT FURTHER RESOLVED** that the Board acknowledges the proposed Buffalo County pilot approach as a prudent and measured strategy to evaluate program effectiveness prior to any broader expansion; and

**BE IT FURTHER RESOLVED** that this resolution does **not** constitute a commitment of county funding, but rather reflects policy-level support for continued development, collaboration, and implementation planning; and

**BE IT FURTHER RESOLVED** that the Board encourages continued coordination between TRPHD, state partners, and local stakeholders to ensure successful implementation of the program.

After discussion, it was moved by Higgins and seconded by Kouba to approve Sonya Petersen to the Planning and Zoning Commission effective August 8, 2026. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele, and Morrow. Motion declared carried.

Chairperson Morrow reviewed the following correspondence. The Legislative Research Office (LRO) sent a flyer regarding Wildfire Recovery Resources for Nebraskans. The Nebraska Department of Transportation sent a letter regarding the Surface Transportation Program and the Statewide Transportation Improvement Plan, requesting review and input for our community.

## **ZONING**

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

Chairperson Morrow opened the public hearing at 9:30 A.M. for a Zoning Map Amendment filed by Dave Wilke for property described as a tract of land located in the Northwest Quarter of Section Two (2), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 7.28 Acres, more or less, from Agricultural - Residential 2 (AGR - 2) to Commercial (C). Realtor Ryan Ohri and Charlie Isaac were present in support. Dave Wilke and Realtor Adam Marshall were present to answer any questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:35 A.M. Moved by Lynch and seconded by Maendele to approve the Zoning Map Amendment with the following Resolution 2026-17. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Higgins, Klein, Kouba, Loeffelholz, and Morrow. Motion declared carried.

## **RESOLUTION 2026-17**

**WHEREAS**, on January 20, 2026, Dave Wilke applied for a Zoning Map Amendment with the Buffalo County Zoning Administrator, requesting that the following real estate property, hereinafter referred to as the "subject property", be changed from the Agricultural – Residential 2 (AGR - 2) District to the Commercial (C) District, to wit:

A tract of land in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Two (2), Township Nine (9) North, Range Sixteen (16) West of the 6<sup>th</sup> P.M., Buffalo County Nebraska, and more particularly described as follows: Beginning at the Northwest corner of said Section 2, and running thence Easterly along the North line of said Section a distance of 760.1 feet; thence with a deflection angle to the Right of 90°42'30", a distance of 417.4 feet; thence Westerly parallel to the North line of said Section a distance of 760.9 feet to a point on the West line of said Northwest Quarter (NW1/4), and thence Northerly on said West line a distance of 417.5 feet to the place of beginning. Containing 7.28 acres more or less.

The tract, as described above, hereinafter will be referred to as "subject property". The property is in the name of David L. Wilke and Karen J. Wilke.

WHEREAS, this is solely a zoning map amendment request and the subject property would or could have other land use regulations that would apply to it above and beyond the zoning map amendment sought at this meeting, and

WHEREAS, on March 19, 2026, the Buffalo County Planning and Zoning Commission, following public hearing with notice as required, recommended approval of such proposed change in zoning on an 5-2 vote with two absences and no abstentions, and

WHEREAS, on April 28, 2026, this Board conducted a public hearing and considered this Zoning Map Amendment, the minutes of the Planning and Zoning Commission considering this amendment, Buffalo County Zoning Regulations, and Comprehensive Plan, and has reviewed and considered the following items:

- a. No letters of opposition against the amendment.
- b. The need and justification for the change.
- c. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property and on surrounding properties.
- d. When pertaining to a change in the district classification of property, the amount of undeveloped land in the general area and in the county having the same district classification as requested.
- e. The relationship of the proposed amendment to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purpose of this Resolution and the Comprehensive Plan.

WHEREAS, no protest (s) against such amendment have been filed with the Buffalo County Clerk within seven days of conclusion of public hearing of such Commission as allowed under Section 11.4, and

WHEREAS, the votes in favor of adoption of this resolution need only be by majority of members to this Board of Commissioners.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS that application for zoning map amendment to change the subject property from the Agricultural – Residential 2 (AGR - 2) District to Commercial (C) District is approved, and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed in the Register of Deed's office against subject property and any parcel situated partially or entirely within such legal description, and that the County Clerk shall make amendment to Buffalo County Zoning District Map originally adopted on or about September 10, 2002.

Following discussion, it was moved by Loeffelholz and seconded by Kouba to approve Chairperson Morrow's signature to the Nebraska Department of Transportation (NDOT) in regards to the proposed highway project known as "District 4 RWIS Updates" and inventoried as project number "ITS-NH-STP-D4(111)" for the removal and replacement of RWIS sensor suites in the Shelton and Elm Creek Townships in Buffalo County, Nebraska with a copy filed in the Clerk's office. 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 Lynch to recess the regular meeting of the Board of Commissioners at 9:38 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 was 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 First Baptist Church of Kearney for a 2020 Ford Transit. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow. 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 Good Samaritan Hospital for a 2026 Ford E450 Ambulance. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch and Morrow. Abstain: Maendele. Motion declared carried.

Moved by Kouba and seconded by Maendele to have the Buffalo County Board of Equalization hear the 2026 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, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:40 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

**REGULAR AGENDA**

Facilities Director Stephen Gaasch provided an update on the 610 project to the Board. Commissioner Higgins was designated as the contact person for the 610 project.

After discussion, it was moved by Kouba and seconded by Klein to approve the reconsideration of the Pickleball bid from the April 14, 2026 meeting in the amount of \$201,490.00 from Tarkett Sports for the Ravenna Lake Recreation Area with additional funding on the condition of no additional taxpayer money be used for the project. Upon roll call vote, the following Board members voted "Aye": Kouba, Klein, Higgins, Loeffelholz, Lynch and Morrow. "Nay": Maendele. Motion declared carried.

Following discussion, it was moved by Klein and seconded by Kouba to approve the new hire as per the employee handbook. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Loeffelholz and Morrow. "Nay": Higgins, Lynch and Maendele. Motion declared carried.

Chairperson Morrow called on each Board member present for committee reports and recommendations.

Chairperson Morrow called for Citizen's forum. Chief Deputy Schleusener formally invited the Board to a Law Enforcement Officer Memorial being held at 5:30 P.M. on Thursday, May 7, 2026 at the Law Enforcement Center (LEC). Sheriff Miller informed the Board of a lightning strike on a communications tower. No one else addressed the Board.

Chairperson Morrow asked if there was anything else to come before the Board at 10:17 A.M. before she declared the meeting adjourned following the quarterly jail inspection until the regular meeting at 9:00 A.M. on Tuesday, May 12, 2026. Commissioners Klein and Lynch accompanied LT. Hunt to conduct the quarterly inspection of the Buffalo County Jail.

ATTEST:

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

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

(SEAL)



## PROCLAMATION

### Name the Week of May 10, 2026 through May 16, 2026 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 10<sup>th</sup> through May 16<sup>th</sup> 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.

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF MAY, 2026

ATTEST:

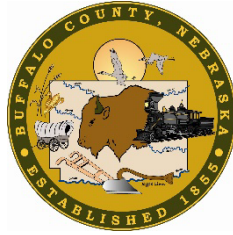
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Sherry L. Morrow, Chairperson  
Buffalo County Board of Commissioners

(SEAL)

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Heather A. Christensen  
Buffalo County Clerk



## PROCLAMATION

### **Name the Week of May 17, 2026 through May 23, 2026 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**, 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 fills healthcare gaps 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 the Emergency Medical Services Week;

**NOW THEREFORE, BE IT RESOLVED** that the Buffalo County Commissioners in recognition of this event do hereby proclaim the week of May 17 - 23, 2026, as “Emergency Medical Services Week.” The 52nd anniversary of EMS Week theme is EMS WEEK: Improving Outcomes, Together. All Buffalo County citizens are encouraged to observe this week with appropriate programs, ceremonies, and activities in honor of the EMS profession and the essential service it provides.

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF MAY, 2026

ATTEST:

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Sherry L. Morrow, Chairperson  
Buffalo County Board of Commissioners

(SEAL)

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Heather A. Christensen  
Buffalo County Clerk

## MAY 1, 2026 PAYROLL

<b><u>GENERAL FUND</u></b>			
NET PAYROLL			391,646.05
AMERICAN FAMILY LIFE	I	PREMIUMS	1,185.56
RETIREMENT PLANS AMERITAS	R	EMPE RET	68,483.11
BUFFALO CO TREASURER	I	PREMIUMS	182,659.00
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	8,198.54
FIRST NATIONAL BANK	T	FEDERAL TAXES	128,003.63
KEARNEY UNITED WAY	E	DONATIONS	40.00
MADISON NATIONAL	I	PREMIUMS	1,192.10
MADISON NATIONAL	I	LT DISABILITY	334.70
METLIFE	E	DENTAL	4,540.78
NATIONWIDE RETIREMENT	R	DEFERRED COMP	2,382.00
NE CHILD SUPPORT	E	CHILD SUPPORT	876.50
STATE OF NE	T	STATE TAXES	17,997.05
VISION SERVICE PLAN	E	EMPE VSP EYE	1,252.91
<b><u>ROAD FUND</u></b>			
NET PAYROLL			69,234.75
AMERICAN FAMILY LIFE	I	PREMIUMS	873.38
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,071.70
BUFFALO CO TREASURER	I	PREMIUMS	5,266.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	1,087.46
FIRST NATIONAL BANK	T	FEDERAL TAXES	19,696.18
MADISON NATIONAL	I	PREMIUMS	221.56
MADISON NATIONAL	I	LT DISABILITY	101.14
METLIFE	E	DENTAL	1,029.14
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,687.75
VISION SERVICE PLAN	E	EMPE VSP EYE	324.54
<b><u>WEED FUND</u></b>			
NET PAYROLL			6,048.95
RETIREMENT PLANS AMERITAS	R	EMPE RET	952.19
BUFFALO CO TREASURER	I	PREMIUMS	423.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,861.61
MADISON NATIONAL	I	LT DISABILITY	4.18
METLIFE	E	DENTAL	66.92
STATE OF NE	T	STATE TAXES	252.48

APS6090  
 4/30/26  
 9:35:49

BUFFALO  
 JOURNAL ENTRIES BY DATE  
 FROM 04/01/2026 TO 04/30/2026

Journal#	Description	Account #		Amount	Offset	Total
2604001	RECLASSIY ATTN CENTER PAYROLL APRIL	0100-970-00-2-2414	JUVENILE JUSTICE	25,863.41	YES	
		0100-970-00-1-0802	HEALTH INSURANCE	4,432.00-	YES	
		0100-970-00-1-0803	LIFE (MADISON NATION	10.35-	YES	
		0100-652-00-1-0900	RETIREMENT	1,270.60-	YES	
		0100-652-00-1-1000	OASI	1,326.60-	YES	
		0100-652-00-1-0305	CLERICAL SALARY	18,823.86-	YES	.00
2604002	RECLASSIFY INMATE TRANSPORT JAILER	0100-970-00-2-2557	ADULT INMATE TRANSP	309.23	YES	
		0100-671-00-1-0500	OVERTIME	267.96-	YES	
		0100-671-00-1-0900	RETIREMENT	20.50-	YES	
		0100-671-00-1-1000	OASI	20.77-	YES	
		0100-970-00-2-2557	ADULT INMATE TRANSP	842.25		
		0100-671-00-1-0500	OVERTIME	729.85-		
		0100-671-00-1-0900	RETIREMENT	56.56-		
		0100-671-00-1-1000	OASI	55.84-		.00
2604003	RECLASSIFY INMATE TRANSPORT DEPUTY	0100-970-00-2-2557	ADULT INMATE TRANSP	55.64	YES	
		0100-651-00-1-0500	OVERTIME	48.21-	YES	
		0100-651-00-1-0900	RETIREMENT	3.74-	YES	
		0100-651-00-1-1000	OASI	3.69-	YES	.00
2604004	RECLASSIFY INMATE TRANSPORT DISPATC	0100-970-00-2-2557	ADULT INMATE TRANSP	192.38	YES	
		0100-653-00-1-0500	OVERTIME	166.71-	YES	
		0100-653-00-1-0900	RETIREMENT	12.92-	YES	
		0100-653-00-1-1000	OASI	12.75-	YES	.00
2604005	RECLASSIFY JAIL DEPUTY CADIDATE	0100-671-00-1-0317	CORRECTIONAL-JAILER'	4,307.20	YES	
		0100-671-00-1-0315	CORRECTIONAL-JAILERS	4,307.20-	YES	.00
2604006	VOIDED CHECK 2603254	0100-652-00-2-2600	COURT COSTS	21.65-	YES	21.65-
2604007	VOIDED CHECK 2603359	0100-602-00-3-0101	OFFICE SUPPLIES	35.00-	YES	35.00-
2604008	FUND TRANSFER TO ROAD FROM GENERAL	0100-970-00-7-0200	INTER FUND TRANSFERS	1,500,000.00	YES	
		0200-101-00-0-0000	CASH ACCOUNT	1,500,000.00-	YES	.00



**Buffalo**  
**FUND BALANCE LISTING**  
**4/30/2026**

Fund	Fund Name	Beginning Balance	Collections	Disbursements	Fund Transfers	Ending Balance
0100	COUNTY GENERAL	6,602,020.04	10,396,503.66	-2,407,350.49	-1,500,000.00	13,091,173.21
0200	COUNTY ROAD	257,585.31	455,406.50	-1,968,810.54	1,500,000.00	244,181.27
0650	HIGHWAY BRIDGE BUYBACK	1,718,975.46	0.00	0.00	0.00	1,718,975.46
0900	VISITOR'S PROMOTION	64,015.87	61,312.89	-64,015.00	0.00	61,313.76
0995	VISITOR'S PROMOTION IMPROVEMENT	64,016.08	61,312.87	-64,016.00	0.00	61,312.95
1150	DEEDS PRESERVATION & MODERNIZATION	249,531.40	2,409.00	-294.19	0.00	251,646.21
1275	HEALTH RESERVE FUND	733,341.68	375,528.00	-462,116.29	0.00	646,753.39
1500	COUNTY RELIEF	0.00	0.00	0.00	0.00	0.00
1700	COUNTY INSTITUTIONS	0.00	0.00	0.00	0.00	0.00
1900	VETERAN'S AID	32,225.71	9,736.74	0.00	0.00	41,962.45
2356	STOP PROGRAM	36,841.64	570.00	0.00	0.00	37,411.64
2360	DRUG FORFEITURE	373,322.31	0.00	-405.00	0.00	372,917.31
2370	FEDERAL EQUITABLE SHARING	177.06	0.00	0.00	0.00	177.06
2500	COUNTY FEDERAL GRANTS	22,767.64	0.00	0.00	0.00	22,767.64
2575	DISASTER FUND	0.00	0.00	0.00	0.00	0.00
2580	COVID AMERICAN RESCUE PLAN	0.00	0.00	0.00	0.00	0.00
2605	COMMUNITY DEVELOPMENT GRANT	0.00	0.00	0.00	0.00	0.00
2650	RECOVERY ZONE REBATE FUND	0.00	0.00	0.00	0.00	0.00
2700	INHERITANCE TAX	3,190,717.51	29,985.36	0.00	0.00	3,220,702.87
2750	COUNTY SINKING	210,000.00	0.00	0.00	0.00	210,000.00
2850	KENO LOTTERY	249,000.50	7,971.32	-6,208.00	0.00	250,763.82
2913	911 WIRELESS SERVICE FUND	99,358.16	12,419.77	0.00	0.00	111,777.93
3700	COUNTY BOND LEVY	608,128.82	643,945.69	0.00	0.00	1,252,074.51
3800	RECOVERY ZONE BOND PAYMENT	0.00	0.00	0.00	0.00	0.00
5400	COUNTY WEED	119,308.01	0.00	-19,658.86	0.00	99,649.15
5907	911 EMERGENCY SERVICES	654,917.07	0.00	-13,828.43	0.00	641,088.64
6001	STATE GENERAL	279,514.50	283,832.01	-279,514.50	0.00	283,832.01
6009	STATE SALES TAX MV	947,711.81	968,085.45	-947,711.81	0.00	968,085.45
6016	REVENUE SALES TAX ROAD DEPARTMENT	48.61	0.00	0.00	0.00	48.61
6021	STATE TIRE TAX	814.00	948.00	-814.00	0.00	948.00
6101	SD101 SEM GENERAL	28,437.45	309,896.70	-28,437.45	0.00	309,896.70
6102	SD2 GIBBON GENERAL	372,005.20	2,272,815.20	-372,005.20	0.00	2,272,815.20
6103	SD119 AMHERST GENERAL	111,876.59	1,251,751.12	-111,876.59	0.00	1,251,751.12
6105	SD105 PTOWN GENERAL	123,356.05	1,536,173.69	-123,356.05	0.00	1,536,173.69
6107	SD7 KEARNEY GENERAL	2,689,283.49	17,423,463.60	-2,689,283.49	0.00	17,423,463.60
6109	SD9 ELM CREEK GENERAL	103,919.03	1,430,102.59	-103,919.03	0.00	1,430,102.59
6110	SD100 CENTURA GENERAL	10,823.90	137,567.28	-10,823.90	0.00	137,567.28
6119	SD19 SHELTON GENERAL	164,701.02	1,363,973.17	-164,701.02	0.00	1,363,973.17
6144	SD44 ANSLEY GENERAL	139.06	24,689.32	-139.06	0.00	24,689.32
6169	SD69 RAVENNA GENERAL	261,904.86	1,822,554.46	-261,904.86	0.00	1,822,554.46
6201	SD101 SEM BOND	3,334.71	29,094.30	-3,334.71	0.00	29,094.30
6202	SD2 GIBBON BOND	58,303.77	286,294.40	-58,303.77	0.00	286,294.40
6203	SD119 AMHERST BOND	22,290.82	178,960.15	-22,290.82	0.00	178,960.15
6205	SD105 PTOWN BOND	19,324.60	187,208.52	-19,324.60	0.00	187,208.52
6207	SD7 KEARNEY BOND 2013	417,844.26	2,434,883.60	-417,844.26	0.00	2,434,883.60
6209	SD9 ELM CREEK BOND	17,574.75	227,145.87	-17,574.75	0.00	227,145.87
6210	SD100 CENTURA BOND	0.00	0.00	0.00	0.00	0.00
6219	SD19 SHELTON BOND	11,479.16	69,033.67	-11,479.16	0.00	69,033.67

# Tax Increment Financing Annual Report: Highlights of 2025 TIF in Ravenna



Pavia Heights Lot 1



Pavia Heights Lot 2



Pavia Heights Lot 3



Pavia Heights Lot 4



Pavia Heights Lot 5



Pavia Heights Lot 6



Pavia Heights Lot 7



Pavia Heights Lot 8



Seneca Sunrise  
(Phase 2)

April 2026

**City of Ravenna, Nebraska Community Redevelopment Authority**

**2025 Annual Tax Increment Financing Report.**

**Introduction:**

Pursuant to Nebraska Revised Statute §18-2117.02 the City of Ravenna, Nebraska Community Redevelopment Authority submits this annual report. This report was created to provide information related to the approval and progress of ongoing TIF redevelopment projects through the year 2025.

**TIF Projects:**

(1) The total number of active redevelopment projects within the city that have been financed in whole or in part through the division of taxes as provided in section [18-2147](#) include:

**Seneca Sunrise phase 2**

**Pavia Heights Subdivision Lot 6**

**Pavia Heights Subdivision Lot 7**

**Pavia Heights Subdivision Lot 3**

**Pavia Heights Subdivision Lot 4**

**Pavia Heights Subdivision Lot 5**

**Pavia Heights Subdivision Lot 1**

**Solar Subdivision Lot 1**

**Solar Second Subdivision Lot 1**

(2) The total estimated project costs for all such redevelopment projects;

<b>Project name</b>	<b>Total Estimated project costs</b>
Seneca Sunrise Phase 2	\$ 1,143,940.00
Pavia Heights Subdivision Lot 6	\$ 48,000.00
Pavia Heights Subdivision Lot 7	\$ 50,000.00
Pavia Heights Subdivision Lot 3	\$ 55,000.00
Pavia Heights Subdivision Lot 4	\$ 37,000.00

Pavia Heights Subdivision Lot 5	\$ 25,000.00
Pavia Heights Subdivision Lot 1	\$29,000.00
Solar Subdivision Lot 1	\$66,000.00
Solar Second Subdivision Lot 1	\$50,000.00

(3) A comparison between the initial projected valuation of property included in each such redevelopment project as described in the redevelopment contract and the assessed value of the property included in each such redevelopment project as of January 1 of the year of the report;

<b>Seneca Sunrise 2:</b>	Valuation Projected <u>\$548,686.00</u>	2025 <u>\$922,580.00</u>
<b>Pavia Heights Subdivision Lot 6:</b>	Valuation Projected <u>\$48,000.00</u>	2025 <u>\$265,890.00</u>
<b>Pavia Heights Subdivision Lot 7:</b>	Valuation Projected <u>\$50,000.00</u>	2025 <u>\$245,870.00</u>
<b>Pavia Heights Subdivision Lot 3:</b>	Valuation Projected <u>\$55,000.00</u>	2025 <u>\$262,395.00</u>
<b>Pavia Heights Subdivision Lot 4:</b>	Valuation Projected <u>\$37,000.00</u>	2025 <u>\$366,255.00</u>
<b>Pavia Heights Subdivision Lot 5:</b>	Valuation Projected <u>\$25,000.00</u>	2025 <u>\$238,910.00</u>
<b>Pavia Heights Subdivision Lot 1:</b>	Valuation Projected <u>\$29,000.00</u>	2025 <u>\$4,345.00</u>
<b>Solar Subdivision Lot 1 :</b>	Valuation Projected <u>\$66,000.00</u>	2025 <u>\$4,600.00</u>
<b>Solar Second Subdivision Lot 1:</b>	Valuation Projected <u>\$50,000.00</u>	2025 <u>\$4,980.00</u>

(4) The number of such redevelopment projects for which financing has been paid in full during the previous calendar year and for which taxes are no longer being divided pursuant to section [18-2147](#);

- None

(5) The number of such redevelopment projects approved by the governing body in the previous calendar year;

- Solar Subdivision Lot 1
- Solar Second Subdivision Lot 1

(6) Information specific to each such redevelopment project approved by the governing body in the previous calendar year, including the project area, project type, amount of financing approved, and total estimated project costs;

- Solar Subdivision Lot 1
  - Project area- Redevelopment Area 4
  - Project type- Residential Subdivision Infrastructure
  - Amount of financing approved - \$66,000.00
  - Total estimated project costs – \$81,051.52
- Solar Second Subdivision Lot 1
  - Project Area- Redevelopment Area 4
  - Project type- Residential Subdivision Infrastructure
  - Amount of financing approved - \$50,000.00
  - Total estimated project costs- \$65,053.00

(7) The percentage of the city that has been designated as blighted.

- 42.15 %

**Potential Future TIF projects:**

There is currently two project going through the process of submitting notice to divide and approval to receive tax increment financing for the financing of individual lots. These projects include lots for the Solar Subdivision project and the Pavia Heights Subdivision project.

**REGIONAL GOVERNING BOARD FOR REGION 3  
BEHAVIORAL HEALTH SERVICES**

**and**

**BUFFALO COUNTY**

**LETTER OF AGREEMENT**

I. Purpose

The Regional Governing Board for Region 3 Behavioral Health Services, hereinafter referred to as Region 3, enters into the following agreement with Buffalo County, hereinafter referred to as County. This agreement shall become effective for the period of July 1, 2026 through June 30, 2028.

The Behavioral Health Service Act (Mental Health Commitment Act) mandates that people alleged to be mentally ill and dangerous shall not be placed in jail but shall be referred to hospital facilities. The Act also mandates that counties shall be responsible for implementing the provision of this law by contracting with facilities located in first class cities either in or outside the county.

Since the County belongs to Region 3 by supporting it with tax match, and has a representative on its governing board and since Region 3 has the planning and administrative capacity to manage emergency protective custody services, it is proposed that Region 3 continue the responsibility to act on behalf of the County by contracting with Richard Young Behavioral Health (RYBH), the primary facility to provide Emergency Protective Custody services, or with Mary Lanning Healthcare (MLH) as the principal overflow facility, both institutions capable of providing temporary emergency psychiatric care for individuals brought to said facilities by law enforcement from County.

Therefore, Region 3 and the County enter into an agreement for the purpose of ensuring proper care of those who are alleged to be mentally ill and dangerous, under the conditions described in the Behavioral Health Service Act (Mental Health Commitment Act).

II. Responsibilities of Region 3

Region 3 shall be responsible for coordinating the Emergency Protective Custody (EPC) service by working with RYBH, MLH, law enforcement agencies, mental health commitment boards and others in its service area. Region 3 and RYBH or MLH shall follow the provisions as set forth in the contract for EPC services.

Region 3 shall be responsible to oversee the financial and programmatic practices of the EPC program housed at RYBH and MLH as set forth in the contract between Region 3 and said hospitals.

Region 3 and RYBH or MLH shall be responsible for the cost of the emergency protective custody services of those medically stable indigent individuals EPC'd from County as set forth in the contract between Region 3 and RYBH and MLH.

III. Responsibilities of the County

County shall work with Region 3 to secure local tax funds to match state funds needed for EPC services.

County shall work with Region 3 by encouraging its law enforcement agencies to refer alleged mentally ill and dangerous persons to RYBH to care for such persons. The County shall also encourage its law enforcement agencies to follow prescribed EPC procedures and carry out these procedures in a timely manner.

County shall work with Region 3 by encouraging its county attorney and appropriate mental

health commitment board to conduct necessary Mental Health Board hearings within 60 hours (2.5 days) after the 36 hour determination made by RYBH or MLH that in their judgment an individual is found to be mentally ill and dangerous.

County shall be responsible to adhere to all relevant confidentiality and privacy laws and regulations, have in place reasonable administrative, technical, and physical safeguards to ensure security and confidentiality of Protected Health Information, and a corrective action plan will be developed by the County to address and remediate any breach of confidentiality.

IV. Other Provisions

This agreement may be modified by mutual consent if all signatories are in agreement and its terms are subject to change, in accordance with amendments applicable to state statutes, regulations, and/or available funding.

Inquiries regarding this agreement or the EPC process shall be directed to Tiffany Gressley, Regional Administrator, Region 3 Behavioral Health Services, P.O. Box 2555, Kearney, NE 68848, 308-237-5113, ext. 237 or via email at [tgressley@region3.net](mailto:tgressley@region3.net).

IN WITNESS THEREOF, the parties hereto have duly executed this Agreement, and each party acknowledges receipt from the other party of a duly executed copy of this Agreement with original signatures.

\_\_\_\_\_  
Chairperson, Region 3 Governing Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Regional Administrator, Region 3 Behavioral Health Services

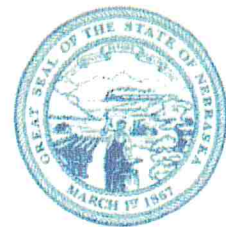
\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairperson, Buffalo County Board

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buffalo County Attorney

\_\_\_\_\_  
Date



MEMO TO: County Weed Control Authority

FROM: Trevor Johnson, Program Manager  
Nebraska Department of Agriculture, Noxious Weed Program

SUBJECT: Reports and Requirements

Please find the enclosed Reports and Requirements sheet. The Nebraska Department of Agriculture (NDA) monitors and evaluates each County Weed Control Authority throughout the calendar year. The enclosed report is for the year 2025. This report uses a scoring system to evaluate if a county is meeting the requirements of the Nebraska Noxious Weed Control Act. The report is worth 3400 points which means a county has met the requirements set forth in the Nebraska Noxious Weed Control Act. If your county total score is less than 3400 points, then the county has deficiencies and steps need to be taken to correct.

The report is broken down into four sections: inspections, office evaluation, county reports and continuing education.

- Inspections consist of Survey Results and County Follow-up
  - NDA employees physically inspect survey sections that are randomly generated. These surveys are looking for the existence or non-existence of state designated noxious weeds. If uncontrolled noxious weeds are found those results are reported to the county.
  - Follow-up inspections will continue to be conducted, by NDA inspectors, on known infestations. The score reflects the control or lack thereof.
- Office Evaluation.
  - NDA staff inspect and review all paperwork and actions as outlined in the Noxious Weed Control Act.
- County Reports
  - This is the five required annual reports that your county submits each year on or before January 31.
- Continuing Education
  - County Weed Control Superintendents are required to attend a minimum of 20 hours of continuing education each year. These hours are obtained by attending training provided by the Nebraska Weed Control Association.

Please take time to discuss this report with the Control Authority Board and County Weed Control Superintendent during a regular meeting. If you would like to discuss further with your NDA inspector their contact information is on the summary page.

**Reports and Requirements Summary**  
BUFFALO County

**Survey Results:** NO DEFICIENCIES

**County Follow-up:** There were 6 open files at the close of 2025

**Office Evaluation:** NO DEFICIENCIES

**County Reports,**

**Roster:** NO DEFICIENCIES

**Budget:** NO DEFICIENCIES

**Activity:** NO DEFICIENCIES

**Infestation:** NO DEFICIENCIES

**Control Plan:** NO DEFICIENCIES

**Continuing Education:** NO DEFICIENCIES

**Return a dated and signed copy of this summary to the address or email below.**

Reviewed during a regular County Weed Control Authority Board meeting.

Date: \_\_\_\_\_

Chairperson: \_\_\_\_\_

Weed Superintendent: \_\_\_\_\_

Paul Moyer Inspector  
122 W 6<sup>th</sup> St  
Minden NE. 68959  
[paul.moyer@nebraska.gov](mailto:paul.moyer@nebraska.gov)  
402-416-5587

2/24/26  
8:49:22

NEBRASKA DEPARTMENT OF AGRICULTURE  
Bureau of Plant Industry  
P.O. Box 94756, LINCOLN, NE 68509-4756  
402 471-2394

PAGE 1  
NW1074

REPORTS AND REQUIREMENTS

County: Buffalo

Year: 2025

	Score	Subtotal	Possible
<hr/>			
INSPECTIONS			
Survey results	500		500
County followup	100		500
		600	1000
<hr/>			
OFFICE EVALUATION		1000	1000
<hr/>			
	Timeliness	Factor	
COUNTY REPORTS			
Roster	100	1.00000	100
Budget	50	1.00000	50
Activity	200	1.00000	200
Infestation	250	1.00000	250
Control plan	400	1.00000	400
		1000	1000
<hr/>			
CONTINUING EDUCATION		400	400
<hr/>			
TOTAL SCORE FOR YEAR:		3000	3400

Nebraska Department of Agriculture  
Bureau of Plant Industry  
P.O. Box 94756  
Lincoln, NE 68509  
(402) 471-2394

### County Noxious Weed Program Evaluation

For: Buffalo County District: 2

Evaluation date: 10/23/25

Inspector: Paul Moyer

Weed superintendent name: Bret Stubbs

Weed superintendent address: 2806 W 37th Kearney NE 68845

Control authority chairperson name: Iva Klein

Control authority chairperson address: iklein@buffalocounty.ne.gov

**Instructions to evaluator: Maximum points should be given for all criteria met by the control authority that is substantiated by inspections. Circle points given; strike out points not given. Total points available = 1,000**

#### NDA Certification - 200 points maximum

- 1. County weed superintendent is certified by NDA as a commercial applicator ..... (100)  
Card number: 088872 Expiration Date: 4/15/26
- a. Agricultural pest control plant ..... (50)
- b. Right-of-way pest control ..... (50)
- SUBTOTAL ..... 200

#### Noxious Weed Inspections and Inspection Reports - 300 points maximum

- 2. The county is annually inspected with substantiating records kept of noxious weed infestations ..... (50)
- 3. All reported noxious weed violations are investigated and documented with inspection reports ..... (50)
- 4. Uncontrolled noxious weed infestations are:
  - a. Documented with inspection reports ..... (35)
  - b. Reported to the landowner or controller with appropriate notification requiring control measures ..... (35)
  - c. Reinspected following notification of required control measures and documented with an inspection report ..... (35)
  - d. For the most part, being brought under control ..... (35)
- 5. All inspection reports:
  - a. Contain the following information:
    - (1) Location (county, township, range, and section) ..... (5)
    - (2) Date of inspection ..... (5)
    - (3) Purpose of inspection (if none, so state) ..... (5)
    - (4) Weed names (if none, so state) ..... (5)
    - (5) Signature of inspector ..... (5)

- (6) Landowner name (and tenant, known) ..... 5
  - (7) Number of acres inspected ..... 5
  - (8) Number of acres infested ..... 5
  - (9) Severity of infestation ..... 5
  - (10) Type of land ..... 5
  - b. Are retained in a record file for at least three years ..... 10
- SUBTOTAL ..... 300

*Individual Notices and Noxious Weed Enforcement - 300 points maximum*

- 6. Individual notices:
    - a. Issued promptly as needed ..... 35
    - b. Supported by an initial inspection report ..... 35
    - c. Supported by a follow-up inspection report ..... 35
    - d. Properly completed with the name of the owner of record, names of the noxious weeds requiring control, and specific instructions for control included ..... 35
  - 7. A disposition report is completed for each individual notice issued ..... 50
  - 8. When force control work is done:
    - a. The landowner is advised of the control costs incurred following such work ..... 20
    - b. Unpaid control work is filed as an assessment against the property and with the county register of deeds ..... 20
    - c. Weed assessments unpaid after two months are certified as such to the county treasurer, making such expense a lien on the property ..... 20
  - 9. The county attorney is notified and provided with all supporting documentation when a 15-day notice is sent ..... 50
- SUBTOTAL ..... 300

*General Notice - 100 points maximum*

- 10. General notices were for the preceding year:
    - a. Published prior to May 1 ..... 20
    - b. Published between August 1 and October 1 ..... 20
    - c. Published in a size of at least four inches by six inches or 24 square inches ..... 20
    - d. Published, using the format provided as a minimum standard ..... 20
    - e. Available for inspection within 15 days of publication ..... 20
- SUBTOTAL ..... 100

*Miscellaneous - 100 points maximum*

- 11. All books, papers, files, records, and reports dealing with noxious weeds are available for inspection ..... 50
  - 12. When requested, the county weed superintendent:
    - a. Provides article inspection services ..... 25
    - b. Provides noxious weed control information ..... 25
- SUBTOTAL ..... 100

TOTAL SCORE ..... 1000

**Date: April 30<sup>th</sup>, 2026**

**To: Buffalo County Board**

**Subject: Tax List Corrections**

**Approved by action of the County Board: on This \_\_\_\_\_ Day of \_\_\_\_\_, 2026.**

---

**Chairperson**

**3 – Personal Property**

- #5222 – Accelerate 2026 tax, owner getting out of farming, sold equipment 4/1/26
- #5223 – Accelerate 2026 tax, selling all assets – hopes to close 4/30/2026
- #5224 – Accelerate 2026 tax, selling business/assets April 2026

**2 – Real Estate**

- #5225 – Tax List Correction – Exempt property sold 10/21/2025, should have stayed exempt for 2025, will be taxable for 2026
- #5226 – Homestead Exemption – 2025 State Audit 0% to 10% after redetermination

**5 Corrections for the month of April 2026**

# Tax List Correction

**BUFFALO County, Nebraska**

Property ID: 759000709 - PP

Date: 04-03-2026

No: 5222

Name and Address:  
KLINGELHOEFER, CHASE

Description of Property:

Tax Year: 2025

590 School: 10-0119

District: 590 TAX DISTRICT

4 REDWOOD DRIVE  
KEARNEY, NE 68845

Stmnt No: 1765

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit		Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount										
Corrected Amount										
Additional Amount	63,725	1.23007400	783.86	0.00		0.00	0.00	391.93	391.93	783.86
Deducted Amount										

Reason for Correction: ACCELERATE 2026 TAXES - EQUIPMENT SOLD

I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
County Assessor - County Clerk

By \_\_\_\_\_  
Deputy



# Tax List Correction

**BUFFALO County, Nebraska**

Property ID: 710702500 - PP

Date: 04-15-2026

No: 5223

Name and Address:  
LEWIS FEED LOT

Description of Property:

Tax Year: 2025

900 School: 10-0007

District: 900 TAX DISTRICT

A KANSAS GENERAL PARTNERSHIP  
PO BOX 248  
KEARNEY, NE 68848-0248

Stmnt No: 1766

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit		Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount										
Corrected Amount										
Additional Amount	870,077	1.50956000	13,134.34	0.00		0.00	0.00	6,567.17	6,567.17	13,134.34
Deducted Amount										

Reason for Correction: ACCELERATE 2026 TAXES AS ITEMS WILL BE SOLD

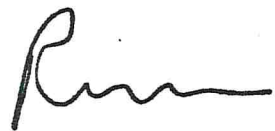
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
County Assessor - County Clerk

By \_\_\_\_\_  
Deputy



# Tax List Correction

**BUFFALO County, Nebraska**

Property ID: 318502780 - PP

Date: 04-16-2026

No: 5224

Name and Address:  
NRG MEDIA, LLC

Description of Property:  
2223 CENTRAL AVE

Tax Year: 2025

1000 School: 10-0007

District: 1000 KEARNEY CITY

DBA: KGFV  
1065 N CENTER POINT RD  
HIAWATHA, IA 52233

Stmnt No: 1767

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit		Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount										
Corrected Amount										
Additional Amount	34,788	1.66252400	578.36	0.00		0.00	0.00	289.18	289.18	578.36
Deducted Amount										

Reason for Correction: ACCELERATE 2026 TAXES - BUSINESS/ITEMS SELLING APRIL 2026

I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
County Assessor - County Clerk

\_\_\_\_\_  
By \_\_\_\_\_ Deputy

\*318502780\*

# Tax List Correction

# BUFFALO County, Nebraska

Property ID: 120115000 - RE (120115000)

Date: 04-16-2026

No: 5225

Name and Address:  
RURAL FIRE DIST 4

Description of Property:  
O T PL LTS 1 & 2 BLK 10

Tax Year: 2025  
290 School: 10-0105  
District: 290 PLEASANTON VILLAGE

TAX EXEMPT  
PLEASANTON, NE 68866

Stmnt No: 18950

\* Tax Credit of 391.52 consists of 133.56 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 257.96 in School Credit, and 0.00 in Unused School.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	112,225	1.83092200	2,054.76	391.52	0	0.00	0.00	831.62	831.62	1,663.24
Corrected Amount	0	1.83092200	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00
Additional Amount										
Deducted Amount	112,225		2,054.76	391.52				831.62	831.62	1,663.24

Reason for Correction: SOLD 10/21/25 - EXEMPT TO TAXABLE - SHOULD HAVE STAYED EXEMPT FOR 2025

I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
County Assessor - County Clerk

  
\*120115000\*

By \_\_\_\_\_  
Deputy

# Tax List Correction

**BUFFALO County, Nebraska**

Property ID: 603011000 - RE (603011000)

Date: 04-17-2026

No: 5226

Name and Address:  
ROGERS, EMILY J

Description of Property:  
K L & I 1ST ADD KY W1/2 LTS 11 & 12 BLK  
14

Tax Year: 2025  
1000 School: 10-0007  
District: 1000 KEARNEY CITY

422 W 17TH ST  
KEARNEY, NE 68845

Stmnt No: 18659

\* Tax Credit of 560.18 consists of 176.56 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 383.62 in School Credit, and 0.00 in Unused School.

\* Tax Credit of 560.18 consists of 176.56 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 383.62 in School Credit, and 0.00 in Unused School.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	148,360	1.66252400	2,466.52	560.18	0	0.00	0.00	953.17	953.17	1,906.34
Corrected Amount	148,360	1.66252400	2,466.52	560.18	14,836	246.66	0.00	829.84	829.84	1,659.68
Additional Amount					14,836	246.66				
Deducted Amount								123.33	123.33	246.66

Reason for Correction: HOMESTEAD EXEMPTION 2025 STATE AUDIT 0% TO 10% AFTER REDETERMINATION

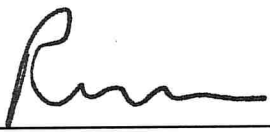
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
County Assessor - County Clerk

\_\_\_\_\_  
\*603011000\*

By \_\_\_\_\_  
Deputy

COUNTY BOARD MEETING  
MAY 12, 2026

1. Discussion and Decision on new 2026 John Deere 335P Skid Loader

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_  
to approve the purchase of one new 2026 John Deere 335P Skid Loader from Murphy Tractor of Grand Island, NE. Total purchase price of \$115,768.00 less trade in of one 2023 JCB 3TS8T skid loader for \$51,000.00. Total price after trade in is \$64,768.00. This is through Sourcewell.

2. Discussion and Decision on new 2026 John Deere 6130M Tractor

Motion by \_\_\_\_\_ Seconded by \_\_\_\_\_  
to approve the purchase of one new 2026 John Deere 6130M Tractor from Akrs Equipment of Ravenna, NE. Total purchase price of \$150,412.07 less trade in of one 2002 John Deere 6420 Tractor for \$24,700.00. Total price after trade in is \$125,712.07. This is through Sourcewell.



**BUFFALO COUNTY ZONING & FLOODPLAIN**  
Buffalo County Courthouse  
1512 Central Avenue  
PO Box 1270  
Kearney, NE 68848  
Phone: (308) 236-1998  
Fax: (308) 236-1870  
Email: [zoning@buffalocounty.ne.gov](mailto:zoning@buffalocounty.ne.gov)

---

## **ZONING AGENDA ITEM #1**

---

**MEETING DATE:** May 12, 2026

**AGENT:** Mitch Humphrey, licensed land surveyor, on behalf of Timothy K. Erickson and Kathleen J. Erickson

**SUBJECT:** Application for Administrative Subdivision, “Erickson Second Administrative Subdivision”, located in Part of Government Lot 14, Section Seven (7), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska

Discussion:

According to Subdivision Regulations, Section 3.02 (Administrative Subdivision), when a tract of land 10.00 acres or less is split, the applicant(s) must file an Administrative Subdivision.

The proposed subdivision, “Erickson Second Administrative Subdivision”, is arranged with two lots, containing, approximately, 3.20 acres each. The proposed subdivision is situated east of Dove Hill Avenue and north of W. 85<sup>th</sup> Street. The affected Parcel ID is: 560385190. Zoning District: Agricultural – Residential 2 (AGR – 2).

No opposition was received regarding “Erickson Second Administrative Subdivision”.

Attachments:

- Administrative Subdivision Application
- Administrative Subdivision Survey
- Administrative Subdivision Legal Description
- Remnant Acres
- Proof of Title
- Locational/Zoning/Floodplain Aerial Map

# Zoning Agenda

Item #1

7-9-16  
Riverdale

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO COUNTY SUBDIVISION REGULATIONS

Buffalo County Zoning Office  
1512 Central Ave., PO Box 1270 Kearney, NE 68848  
308-236-1998 www.buffalogo.org

Type of Plat Administrative Sub XX Preliminary Plat \_\_\_\_\_ Final Plat \_\_\_\_\_  
Vacation of Plat \_\_\_\_\_ Variance \_\_\_\_\_

The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Subdivision name: ERICKSON SECOND ADMINISTRATIVE SUBDIVISION Date APRIL 6, 2026

Owner's name: TIMOTHY K. ERICKSON AND KATHLEEN J. ERICKSON

Owner's home address: 9035 DOVE HILL AVENUE, KEARNEY, NE 68845

Telephone number(home): \_\_\_\_\_ (daytime) 308-237-3785

*Mitchell W. Humphrey, agent*

Developer's name: TIMOTHY K. ERICKSON AND KATHLEEN J. ERICKSON

Developer's address: 9035 DOVE HILL AVENUE, KEARNEY, NE 68845

Engineer's name and address: BUFFALO SURVEYING CORP., MITCHELL W. HUMPHREY, PLS 492  
5308 PARKLANE DR., Ste. 3, P.O. BOX 905, KEARNEY, NE 68848-0905

List all people who own, have liens and other interest TIMOTHY K. ERICKSON AND  
KATHLEEN J. ERICKSON

Present use of property: PASTURE LAND

Desired use of property: RURAL RESIDENTIAL Present Zoning AGRICULTURAL RESIDENTIAL

Legal Description of property: SEE ATTACHD SHEET

Area of property(square feet and/or acres) 6.91 ACRES

Number of lots or parcels: TWO (2)

School District \_\_\_\_\_ Fire District \_\_\_\_\_

Please attach exhibits (plat, easements, water courses, surveyor's certificate with legal description, copy of covenants, DEQ permits, etc if applicable)

The above requested information is, to the best of my knowledge, true and accurate.

Signature of Owner: *Timothy K. Erickson* Printed Name Timothy K. Erickson

And agent: *Mitchell W. Humphrey* Printed Name Mitchell W. Humphrey, PLS 492

Preliminary Plat approval date: \_\_\_\_\_

Office Use Only	
Permit Number <u>2026-059</u>	Receipt # <u>975188</u>
Filing Fee <u>480.00</u>	Zoning Classification <u>AGR-2</u>
Floodplain Yes or No <u>(No)</u>	Date <u>4/6/26</u> Initial <u>rw</u>
8/09	

Action Taken:  
P & Z Recommendation: \_\_\_\_\_ approved \_\_\_\_\_ disapproved Date: \_\_\_\_\_  
County Commissioners: \_\_\_\_\_ approved \_\_\_\_\_ disapproved Date: \_\_\_\_\_

Legal Desc: Erickson Second Administrative Subd., Pt. Gov't Lot 14 located in Sect. 7, T 9 N, R 16 W of the 6th P.M.,  
Buffalo County, NE  
Client: Timothy K. Erickson and Kathleen J. Erickson  
Prepared By: Mitchell Humphrey  
Date: April 6, 2026  
BSC Project No.: 250158

## ATTACHMENT TO THE APPLICATION FOR SUBDIVISION

### (ERICKSON SECOND ADMINISTRATIVE SUBDIVISION)

#### LEGAL DESCRIPTION

A tract of land being part of Government Lot Fourteen (14) located in Section Seven (7), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of Government Lot 14 located in Section 7 and assuming the West line of Government Lot 14 located in Section 7 as bearing N 00°00'49" W and all bearings contained herein are relative thereto; thence on the West line of said Government Lot 14 located in Section 7, N 00°00'49" W a distance of 552.28 feet; thence leaving said West line of Government Lot 14 located in Section 7, S 89°46'56" E a distance of 366.89 feet; thence S 32°31'00" E a distance of 145.68 feet; thence S 44°00'00" E a distance of 162.00 feet; thence S 21°45'00" E a distance of 333.00 feet to a point on the South line of said Government Lot 14 located in Section 7; thence on the South line of said Government Lot 14 located in Section 7, S 89°48'49" W a distance of 681.00 feet to the place of beginning. Containing 6.91 acres, more or less.



**ERICKSON SECOND ADMINISTRATIVE SUBDIVISION**  
**AN ADMINISTRATIVE SUBDIVISION BEING PART OF GOVERNMENT LOT FOURTEEN (14), LOCATED IN SECTION SEVEN (7),**  
**TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN,**  
**BUFFALO COUNTY, NEBRASKA**

LEGAL DESCRIPTION

A tract of land being part of Government Lot Fourteen (14) located in Section Seven (7), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of Government Lot 14 located in Section 7 and assuming the West line of Government Lot 14 located in Section 7 as bearing N 00°00'49" W and all bearings contained herein are relative thereto; thence on the West line of said Government Lot 14 located in Section 7, N 00°00'49" W a distance of 552.28 feet; thence leaving said West line of Government Lot 14 located in Section 7, S 89°46'56" E a distance of 366.89 feet; thence S 32°31'00" E a distance of 145.68 feet; thence S 44°00'00" E a distance of 162.00 feet; thence S 21°45'00" E a distance of 333.00 feet to a point on the South line of said Government Lot 14 located in Section 7; thence on the South line of said Government Lot 14 located in Section 7, S 89°48'49" W a distance of 681.00 feet to the place of beginning. Containing 6.91 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Timothy K. Erickson and Kathleen J. Erickson, husband and wife, being the sole owners of the land described hereon, have caused the same to be surveyed, subdivided and platted and designated as "ERICKSON SECOND ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of Government Lot Fourteen (14) located in Section Seven (7), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owners hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the public road right-of-way (street) and utility easements as shown on said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**Timothy K. Erickson**

\_\_\_\_\_  
 By: Timothy K. Erickson,  
 husband of Kathleen J. Erickson

**Kathleen J. Erickson**

\_\_\_\_\_  
 By: Kathleen J. Erickson,  
 wife of Timothy K. Erickson

ACKNOWLEDGEMENTS

STATE OF NEBRASKA     )  
                                   ) ss:  
 COUNTY OF BUFFALO    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by **Timothy K. Erickson**, husband of Kathleen J. Erickson.

(S E A L)

\_\_\_\_\_  
 Notary Public

My commission expires \_\_\_\_\_.

STATE OF NEBRASKA     )  
                                   ) ss:  
 COUNTY OF BUFFALO    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by **Kathleen J. Erickson**, wife of Timothy K. Erickson.

(S E A L)

\_\_\_\_\_  
 Notary Public

My commission expires \_\_\_\_\_.

RESOLUTION NO. \_\_\_\_\_

BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA, in regular session with quorum present, that the plat of "ERICKSON SECOND ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of Government Lot Fourteen (14) located in Section Seven (7), Township Nine (9) North, Range Sixteen (16) 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: \_\_\_\_\_  
 (Print Name)

Seconded by: \_\_\_\_\_  
 (Print Name)

that the foregoing resolution be adopted. Said Motion carried on \_\_\_\_\_ vote(s).

STATE OF NEBRASKA     )  
                                   ) ss:  
 COUNTY OF BUFFALO    )

I, Heather A. Christensen, County Clerk in and for Buffalo County, Nebraska, being duly qualified, do hereby certify that the above is a true and correct copy of the resolution as passed by the Buffalo County Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

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





# Erickson Second Admin. Sub. - Remnancy

Created by: null

- Parcels
- Parcel Numbers
- Roads
- Townships
- Sections



## Nebraska Title Company

Date: **04/09/2026** Buyer(s): **Andrew T. Hostetler and Joanna Hostetler**  
Order No.: **NEKEA2624** Seller(s): **Timothy K. Erickson and Kathleen J. Erickson**  
Issuing Office: **Nebraska Title Company** Property Address: **Lots 1 & 2, Two 3+/- Acre Tracts Being Part Of Government Lot 14 In 7-9-16, Buffalo County, Kearney, NE 68845**  
**208 W 29th Street**  
**Suite B**  
**Kearney, NE 68845**

Title Insurance Fees	
ALTA 2021 Owners Policy (\$160,000.00)	\$577.50
Closing Protection Letter (Buyer)	\$25.00
	<b>Total \$602.50</b>
If Nebraska Title Company will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
<b>Thank you for your order!</b>	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

### Vesting Documents:

[Buffalo county recorded 09/24/1999 under reception no. 1999-7718](#)

[Buffalo county recorded 08/27/1999 under reception no. 1999-6969](#)

### Tax Information:

[560385190 \(PP\)](#)

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions*

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: **Nebraska Title Company**  
 Issuing Office: **208 W 29th Street, Kearney, NE 68845**  
 Issuing Office's ALTA Registry ID: **0048818**  
 Loan ID Number:  
 Commitment Number: **NEKEA2624**  
 Property Address: **Lots 1 & 2, Two 3+/- Acre Tracts Being Part Of Government Lot 14 In 7-9-16, Buffalo County, Kearney, NE 68845**

**SCHEDULE A**

**1. Commitment Date:**

04/08/2026 at 8:00 AM

**2. Policy to be issued:**

ALTA 2021 Owners Policy	\$160,000.00
Premium:	\$577.50
Proposed Insured:	
Andrew T. Hostetler and Joanna Hostetler	
The estate or interest to be insured: Fee Simple	

Endorsements to be issued:

**3. The estate or interest in the Land at the Commitment Date is:**

Fee Simple

**4. The Title is, at the Commitment Date, vested in:**

Timothy K. Erickson and Kathleen J. Erickson

**5. The Land is described as follows:**

A tract of land being part of Government Lot 14 located in Section 7, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of Government Lot 14 located in Section 7 and assuming the West line of Government Lot 14 located in Section 7 as bearing N 00° 00' 49" W and all bearings contained herein are relative thereto; thence on the West line of said Government Lot 14 located in Section 7, N 00° 00' 49" W a distance of 552.28 feet; thence leaving said West line of Government Lot 14 located in Section 7, S 89° 46' 56" E a distance of 366.89 feet; thence S 32° 31' 00" E a distance of 145.68 feet; thence S 44° 00' 00" E a distance of 162.00 feet; thence S 21° 45' 00" E a distance of 333.00 feet to a point on the South line of said Government Lot 14 located in Section 7; thence on the South line of said Government Lot 14 located in Section 7, S 89° 48' 49" W a distance of 681.00 feet to the place of beginning.

FINAL LEGAL DESCRIPTION to be determined by the approved and executed Administrative Plat recorded in the office of the Register of Deeds of Buffalo County, Nebraska.

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**SCHEDULE B I  
COMMITMENT**

**REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **Effective March 1, 2026, the U. S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the buyer(s) and seller(s) must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. If the required information is not fully and timely provided, Nebraska Title Company expressly reserves the right to withdraw as the settlement agent for the transaction. Additional information regarding FinCEN's reporting requirements is available at <https://www.fincen.gov/rre/>**
6. **Properly approved and executed Administrative Plat for subject property to be filed in the office of the Register of Deeds of Buffalo County, Nebraska.**
7. **Warranty Deed from Timothy K. Erickson and Kathleen J. Erickson, a married couple to Andrew T. Hostetler and Joanna Hostetler.**
8. **Execution of Residential Affidavit by the Seller(s).**

**INFORMATIONAL NOTE:**

The Land may be subject to a tax credit under the Nebraska Property Tax Credit Act, Nebraska Rev. St. 77-4209 to 77-4212. If we are requested to provide settlement services and it is the intent of the parties to use a basis for tax proration adjustment or for reimbursement that is other than as set forth in the real estate contract between seller and buyer, we must be furnished mutual written instructions prior to the date of settlement. We will assume no liability or responsibility for readjustment of tax prorations or for reimbursements after the date of settlement.

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## SCHEDULE B II COMMITMENT

### EXCEPTIONS FROM COVERAGE

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

#### Standard Exceptions

2. (a) Rights or claims of parties in possession not shown by the public records.  
(b) Easements, or claims of easements, not shown by the public records.  
(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.  
(d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.

#### Special Exceptions

**General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):**

3. **Parcel ID Number 560385190 (includes other land):**  
  
**2024 General Real Estate Taxes, \$2,465.22 - Paid.**  
**2025 General Real Estate Taxes, \$2,543.90 - Not Paid.**  
  
**2025 Taxes due and payable December 31, 2025; First Half Delinquent May 1, 2026; Second Half Delinquent September 1, 2026.**
4. **Special assessments not yet certified to the Office of the County Treasurer. (Note: No special assessments are shown in the Office of the County Treasurer at date hereof.) Further, closing agent should check with the appropriate taxing authority prior to closing. This company can only certify to special assessments to the Office of the County Treasurer of said County.**
5. **Rights of the public, the United States of America, the State of Nebraska and/or Buffalo County in and to any portion of land taken or used for highways, roads, streets or alleys whether by easement or fee title.**
6. **Rights or claims of tenants under unrecorded leases, if any, as tenants only.**

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**ALTA COMMITMENT FOR TITLE INSURANCE**  
**issued by**  
**Old Republic National Title Insurance Company**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

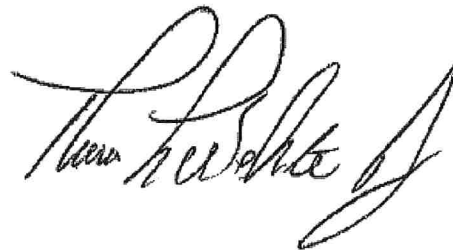
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By  President

Attest  Secretary

**Issuing Agent: Nebraska Title Company**

Countersigned:



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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
  3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    - a. the Notice;
    - b. the Commitment to Issue Policy;
    - c. the Commitment Conditions;
    - d. Schedule A;
    - e. Schedule B, Part I—Requirements; and
    - f. Schedule B, Part II—Exceptions ; and
    - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the

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delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

- i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
  - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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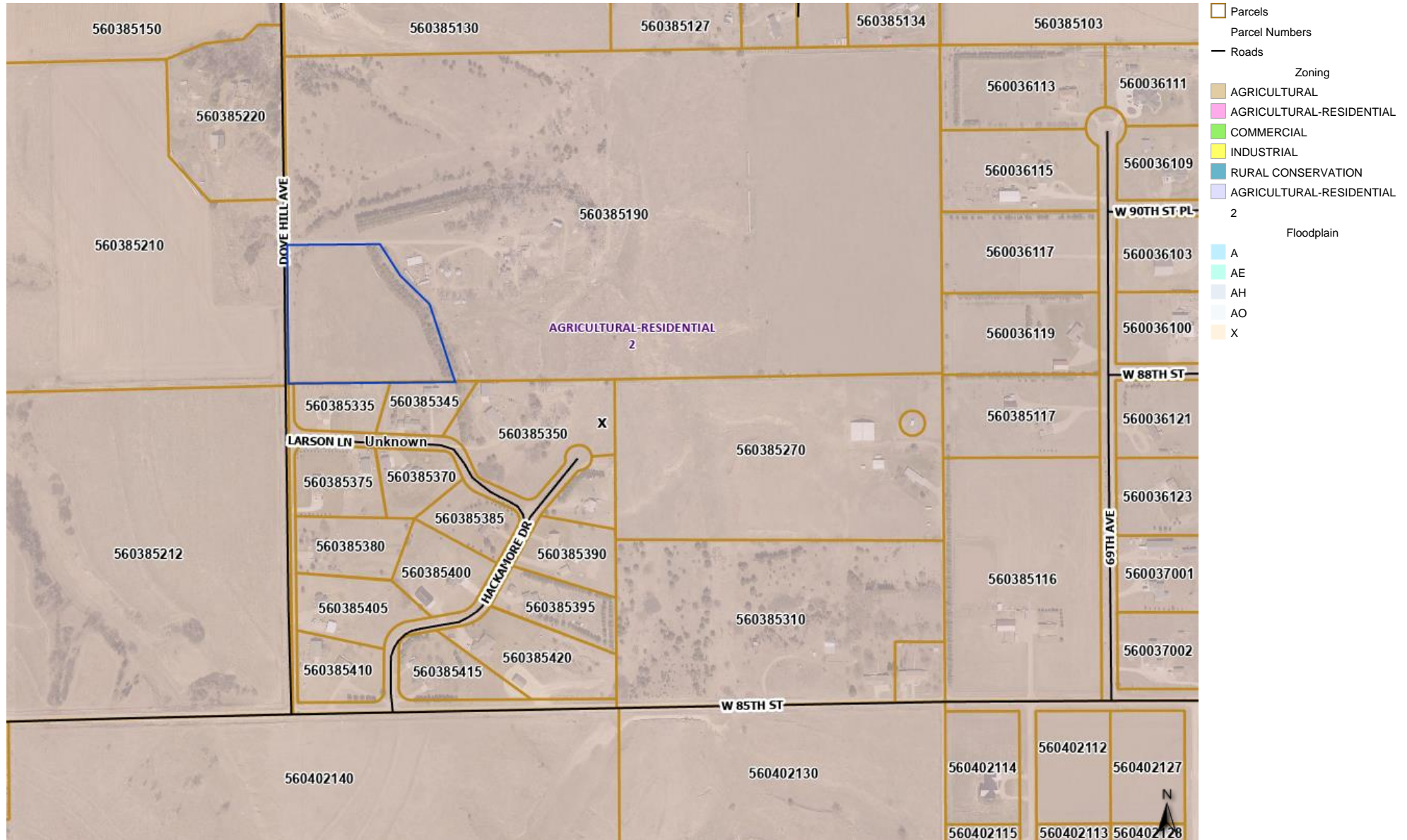




Buffalo County, NE

# Erickson Second Admin Sub Zoning/Floodplain

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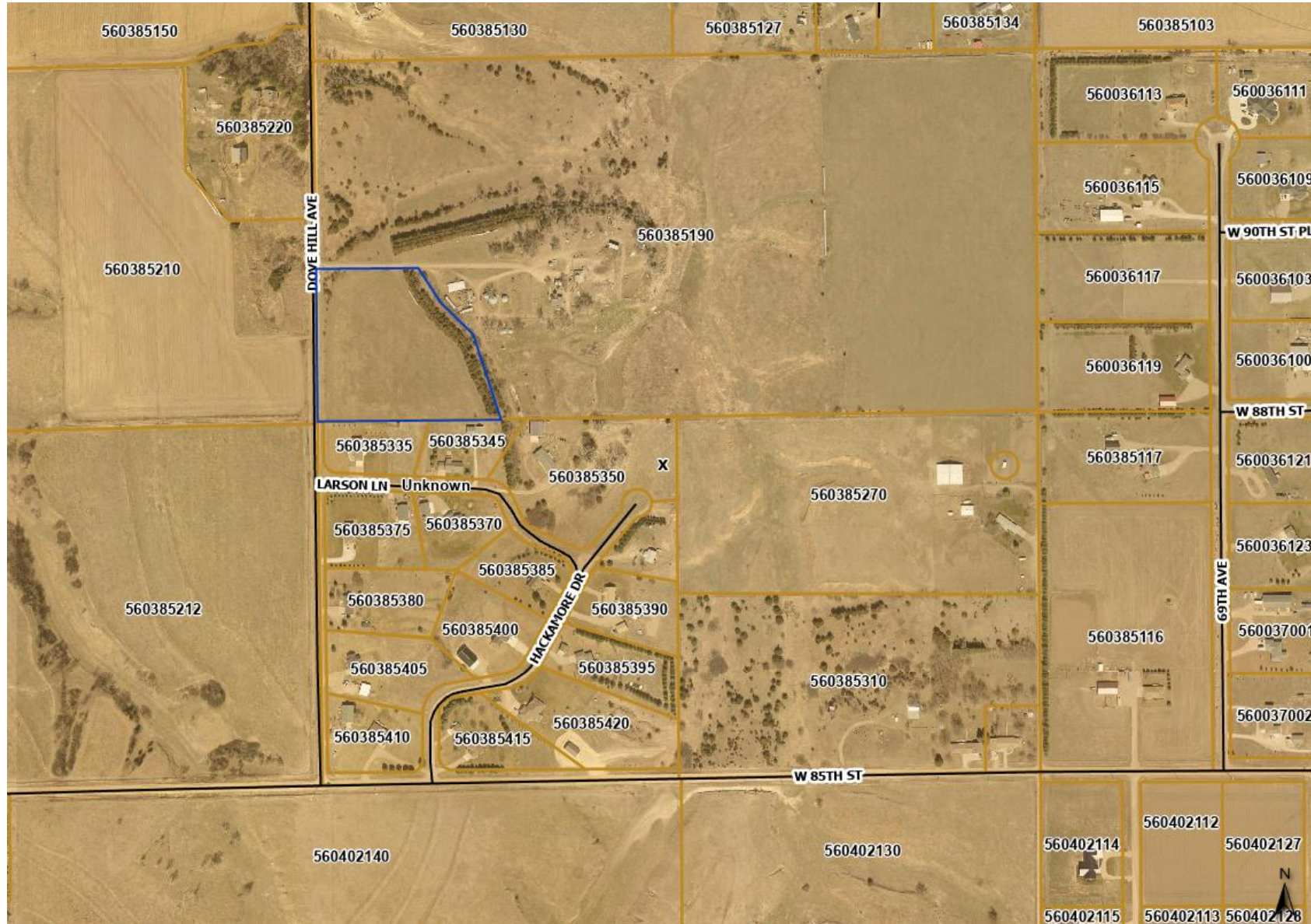




Buffalo County, NE

# Erickson Second Admin Sub Aerial/Floodplain

Created by: null



Parcels  
 Parcel Numbers  
 Roads  
 Floodplain

	A
	AE
	AH
	AO
	X

