

**BUFFALO COUNTY BOARD OF COMMISSIONERS  
BUFFALO COUNTY BOARD OF EQUALIZATION  
TUESDAY, MAY 26, 2026**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, May 26, 2026 at 9:00 A.M. and 9:45 A.M. Chairperson Morrow called the meeting to order and led those present in the Pledge of Allegiance. The following Board members responded to roll call: Ivan Klein, Myron Kouba, Daniel Lynch, Bill Maendele and Sherry Morrow. Absent: Timothy Higgins and Ronald Loeffelholz. A copy of the acknowledgment and receipt of notice and agenda by the Board of Commissioners is attached to these minutes. Public notice of this meeting was published/posted in the Kearney Hub, on the Buffalo County website, and the bulletin boards located outside the County Clerk's office and County Board Room on May 21, 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. Deputy County Attorney Josiah Davis was present.

**REGULAR AGENDA**

Moved by Maendele and seconded by Lynch to approve the May 12, 2026 minutes. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Klein, Kouba and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Sheriff Neil Miller administered the oath of office to Deputy Sheriff Hunter Kraus while Trevor Kraus pinned the badge.

Sheriff Miller administered the oath of office to Captain Paul Koerner while Ana Koerner pinned the badge.

At 9:02 A.M. County Attorney Shawn Eatherton arrived.

Commissioner Maendele read into the record Employee Recognitions for the following County Employees: Jorge Espita (Jail) for 1 year of service, Lydia Davis (County Attorney) for 1 year of service, Tamara Frizane (County Attorney) for 1 year of service, Corinna Horkey (Dispatch) for 1 year of service, Tammy Leonard (Facilities) for 1 year of service, Joshua Pinkham (IT) for 1 year of service, Brian Schippert (Sheriff's Office) for 1 year of service, Kylee Stuhr (Dispatch) for 1 year of service and Cheryl Stabenow (District Court) for 40 years of service.

Moved by Lynch and seconded by Maendele to ratify the following May 15, 2026 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Klein, Kouba and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

**MAY 15, 2026 PAYROLL**

<b>GENERAL FUND</b>			
NET PAYROLL			384,670.74
AMERICAN FAMILY LIFE	I	PREMIUMS	1,185.56
RETIREMENT PLANS AMERITAS	R	EMPE RET	67,242.62
BUFFALO CO TREASURER	I	PREMIUMS	182,659.00
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	7,493.54
FIRST NATIONAL BANK	T	FEDERAL TAXES	124,403.69
KEARNEY UNITED WAY	E	DONATIONS	40.00
MADISON NATIONAL	I	PREMIUMS	1,259.63
MADISON NATIONAL	I	LT DISABILITY	337.30
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	17,437.79
VISION SERVICE PLAN	E	EMPE VSP EYE	1,253.27
<b>ROAD FUND</b>			
NET PAYROLL			69,083.07
AMERICAN FAMILY LIFE	I	PREMIUMS	873.38
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,047.36
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	19,633.25
MADISON NATIONAL	I	PREMIUMS	221.65
MADISON NATIONAL	I	LT DISABILITY	101.21
METLIFE	E	DENTAL	1,029.14
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50

STATE OF NE	T	STATE TAXES	2,678.37
VISION SERVICE PLAN	E	EMPE VSP EYE	324.66
<b>WEED FUND</b>			
NET PAYROLL			6,048.96
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 Klein and seconded by Lynch to approve the following May 2026 vendor claims submitted by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Klein, Lynch, Kouba, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

<b>GENERAL FUND</b>			
ADVANCED CORRECTIONAL HEALTHCARE	MC	MEDICAL	20,717.42
AKRS EQUIPMENT RAVENNA JOHN DEERE	SU	PARTS	154.30
AMAZON CAPITAL SERVICES	E	EXPENSES	4,533.54
AMERICAN ELECTRIC COMPANY	SU	SUPPLIES	421.38
MANDI J AMY	RE	REIMBURSE	45.00
APPLE MARKET	SU	SUPPLIES	167.02
NATHAN AREHART	RE	REIMBURSE	45.00
AT&T MOBILITY	U	PHONE SVC	3,002.16
ATS	SU	PARTS	775.01
JOHN AUPPERLE	RE	REIMBURSE	90.00
AUTO VALUE PARTS STORE	SU	SUPPLIES	36.50
BANNER SOLUTIONS	SU	SUPPLIES	581.88
RICHARD BEECHNER	E	MH BOARD	100.00
BENCHMARK GOVERNMENT SOLUTIONS	S	FOOD SVC	547.75
BF MEDICAL PHYSICS	EQ	EQUIP	400.00
BOB BARKER COMPANY	SU	SUPPLIES	829.00
DREW BOHL	RE	REIMBURSE	45.00
BOKF, NA	AP	BUDGET	10,677.50
BOMGAARS SUPPLY	SU	SUPPLIES	218.89
BOYS TOWN	S	JUV SVC	2,640.64
NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	21.53
STANLEY BRODINE	RE	REIMBURSE	13.05
BRUNER FRANK SCHUMACHER	S	LEGAL	32,579.88
BUFFALO CO COMMUNITY PARTNERS	S	YOUTH SVC	577.22
BUFFALO CO	D	DUES	200.00
BUFFALO CO ATTORNEY	E	EXPENSES	60.00
BUFFALO CO CLERK	E	EXPENSES	1,687.00
BUFFALO CO COURT	E	EXPENSES	3,088.58
BUFFALO CO FACILITIES	E	EXPENSES	220.09
BUFFALO CO PUBLIC DEFENDER	E	EXPENSES	461.03
BUFFALO CO SHERIFF	E	EXPENSES	4,032.14
BUILDERS WAREHOUSE	SU	SUPPLIES	26.19
CANON U.S.A.	EQ	MAINT	230.97
CAPITAL CITY TRANSFER SERVICE	E	TRANSPORT	1,094.25
MICHAEL D CARPER	S	LEGAL	1,070.00
CENTRAL NEBRASKA RENTALS	RT	RENT	330.00
CENTURY LUMBER CENTER	SU	SUPPLIES	142.64
CHARTER COMMUNICATIONS	S	SVC	987.31
CHEROKEE BUILDING MATERIALS	SU	SUPPLIES	23.25
JENNIFER CHURCH	RE	REIMBURSE	360.38
CITY OF KEARNEY	U	UTILITIES	5,544.14
CITY OF KEARNEY	E	EXPENSES	192,817.62
CLERK OF THE DISTRICT COURT	S	LEGAL	7,248.00
CLERK OF THE DISTRICT COURT	E	FEES	488.88
CLERK OF THE SUPREME COURT	S	LEGAL	181.00

CNA SURETY	S	SVC	80.00
COCHRAN LAW	S	LEGAL	5,313.32
KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE	A	PUBLICATION	661.29
COMFY BOWL	RT	RENT	110.00
CONSTRUCTION RENTAL INC	EQ	EQUIP	39.00
COPYCAT PRINTING CENTER	E	PRINTING	62.33
DR. ANTHONY TATMAN	S	SVC	50.00
CULLIGAN OF KEARNEY	S	SVC	528.00
DAN'S SANITATION	S	SVC	23.25
DENNISE DANIELS	RE	REIMBURSE	45.00
HEIDI DARBY	E	EXPENSES	108.42
DAS STATE ACCTNG-CENTRAL FINANCE	S	NETWORK SVC	1,536.00
DATASHIELD CORPORATION	S	SVC	63.71
DATAVANT	E	FEES	40.00
JOSIAH DAVIS	RE	REIMBURSE	45.00
LYDIA DAVIS	RE	REIMBURSE	45.00
DAWSON PUBLIC POWER DISTRICT	U	UTILITIES	3,557.42
DIAMOND DRUGS	MC	MEDICAL	6,494.47
DIER, OSBORN & COX	S	LEGAL	2,814.40
DOUGLAS CO SHERIFF	E	FEES	117.35
DOUGLAS TRADE SERVICE & CREMATORY	E	TRANSPORT	464.85
JESSICA DREIER	S	SVC	415.00
BRANDON DUGAN LAW	S	LEGAL	3,450.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	25,543.30
SHAWN EATHERTON	RE	REIMBURSE	276.13
EGAN SUPPLY COMPANY	SU	SUPPLIES	2,008.66
ELECTION SYSTEMS & SOFTWARE	E	PRINTING	12,183.30
ENT PHYSICIANS OF KEARNEY	MC	MEDICAL	75.46
EVERBRIDGE	E	SOFTWARE	12,978.00
FAMILY ADVOCACY NETWORK	E	SUBSCRIPTION	2,000.00
FAMILY PRACTICE ASSOCIATES	MC	MEDICAL	182.00
FARMERS AND MERCHANTS BANK	S	SVC	120.00
FARMERS COOPERATIVE ASSOCIATION	F	FUEL	55.32
PAUL FARRELL	RE	REIMBURSE	45.00
FATHER FLANAGAN'S BOYS'HOME	S	SUPPORT	7,519.76
FILLMORE COUNTY SHERIFF	E	FEES	46.54
FRESHWORKS	S	SVC	2,101.99
FRITSON PSYCHOLOGICAL SERVICES	MC	MEDICAL	4,600.00
TAMARA FRIZANE	RE	REIMBURSE	365.45
FRONTIER	U	PHONE SVC	4,187.86
FURNAS COUNTY SHERIFF	E	FEES	39.22
FYE LAW OFFICE	S	LEGAL	7,956.21
GALLS	S	SVC	223.98
GARCIA CLINICAL LABORATORY	MC	MEDICAL	45.00
GARY MICHAELS CLOTHIERS	S	SVC	150.00
CYNTHIA GEMBALA HUGG	S	SVC	237.60
GO PHYSICAL THERAPY	MC	MEDICAL	475.02
GOVERNMENT FORMS AND SUPPLIES	SU	SUPPLIES	1,459.20
GOVERNMENTAL LAW	E	FEES	213.30
GRAHAM TIRE CO	S	SVC	152.38
GREAT PLAINS COMMUNICATIONS	S	SVC	1,207.25
GREAT PLAINS UNIFORMS	EQ	EQUIP	1,122.68
HALL CO SHERIFF'S OFFICE	E	FEES	86.63
HAYES & ASSOCIATES	S	SVC	5,000.00
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOMETOWN LEASING	EQ	AGREEMENT	5,916.02
LISA R HUERTA	RE	REIMBURSE	45.00
IDEABANK MARKETING	S	SVC	177.00
IDEAL PROFESSIONAL CLEANERS	S	SVC	113.50
ERIC INGEBRETSEN	RE	REIMBURSE	45.00
INSIGHT PUBLIC SECTOR	EQ	EQUIP	64,059.98
INTEGRATED SECURITY SOLUTIONS	SU	SUPPLIES	316.00
JACK LEDERMAN CO	S	REPAIR	23.00

JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIP	731.77
JACOBSEN ORR LAW FIRM	S	LEGAL	13,246.17
JOHNSTONE SUPPLY	SU	SUPPLIES	1,370.14
JONES AUTOMOTIVE	EQ	EQUIP	22,788.25
JUSTICE WORKS	E	SUBSCRIPTION	150.00
KEARNEY AG & AUTO REPAIR	S	REPAIRS	9,784.87
KEARNEY HOUSING AGENCY	RT	RENT	700.00
KEARNEY UROLOGY CENTER	MC	MEDICAL	113.74
KEARNEY WINNELSON CO	EQ	EQUIP	1,705.43
KIESLER POLICE SUPPLY	EQ	EQUIP	962.00
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	24,617.00
JEFFREY C KNAPP	S	LEGAL	500.75
DOUG KRAMER	RE	REIMBURSE	339.35
KRONOS	S	SVC	1,369.11
LANCASTER COUNTY SHERIFF	S	SVC	34.53
LANGUAGE LINE SERVICES	S	SVC	118.00
LARSEN ELECTRIC	S	REPAIR	110.00
DR MICHAEL LAWSON	E	MH BOARD	500.00
LINCOLN JOURNAL STAR	A	PUBLISHING	474.88
LIESKE, LIESKE & ENSZ	S	LEGAL	2,999.26
LIND EYE CARE	MC	MEDICAL	568.00
STEPHEN G LOWE	S	MH BOARD	2,075.00
JOHN MARSH	RE	REIMBURSE	45.00
MARSHALL & SWIFT/BOECKH	E	SUBSCRIPTION	1,454.94
LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	SU	SUPPLIES	59.06
SHARON MAULER	S	MH BOARD	400.00
JENNIFER R MCCARTER REPORTING	S	SVC	3,281.05
MCKESSON MEDICAL SURGICAL	SU	SUPPLIES	402.90
MENARDS	SU	SUPPLIES	1,792.80
MICRO KEY SOLUTIONS	S	SUPPORT	3,072.59
MICROFILM IMAGING SYSTEMS	S	SVC	1,225.00
MID NEBRASKA AGGREGATE	SU	SUPPLIES	309.40
MIDWAY CHEVROLET	S	REPAIRS	268.64
MIDWAY CHRYSLER DODGE JEEP	S	SVC	235.65
MIDWEST CONNECT	S	MAIL SVC	7,703.60
MIPS INC.	E	SUPPORT	6,128.66
MIRROR IMAGE CAR WASH	S	SVC	458.50
DEREK & RUTH MITCHELL	U	UTILITIES	440.18
MOONLIGHT CUSTOM SCREENPRINT	S	SVC	245.00
KOLTON MORSE	RE	REIMBURSE	45.00
MUSCATINE CO SHERIFF'S OFFICE	E	FEES	67.50
NACO	E	REGISTRATION	250.00
NAPA AUTO PARTS	SU	PARTS	866.70
NE CENTRAL TELEPHONE CO	U	PHONE SVC	221.31
NE CRIMINAL DEFENSE ATTORNEY	E	REGISTRATION	400.00
NE GENERATOR SERVICE	S	MAINT	3,458.00
NE HEALTH & HUMAN SERVICES	MC	PT SVC	1,748.44
NE LAW ENFORCEMENT	E	TRAINING	240.00
NE PUBLIC POWER DIST	E	UTILITIES	660.00
NE PUBLIC POWER DISTRICT	U	UTILITIES	14,292.44
NE INTERACTIVE	E	EXPENSES	148.00
OPTK NETWORKS	E	ETHERNET SVC	1,253.24
NEKE VALLEY MHP	RT	RENT	290.00
NEW WEST SPORTS MEDICINE	MC	MEDICAL	35.53
NMC, INC.	E	EXPENSES	2,800.00
NORTHWESTERN ENERGY	U	UTILITIES	2,455.71
O'BRIEN STRAATMANN REDINGER FUNERAL	E	TRANSPORT	400.00
OWENS EDUCATIONAL SERVICES	S	YOUTH SVC	1,316.98
PARKER GROSSART BAHENSKY BEUCKE	S	LEGAL	381.18
GRANT M. PASCHKE	S	LEGAL	800.00
PHELPS CO SHERIFF'S OFFICE	E	FEES	58.65
PHYSICIANS LABORATORY	MC	MEDICAL	2,875.00

PLAINS RADIOLOGY	MC	MEDICAL	187.12
PLATTE VALLEY AUTO	S	REPAIRS	27,432.98
PLATTE VALLEY COMMUNICATIONS	E	FEES	2,022.74
PLATTE VALLEY DENTAL CLINIC	MC	MEDICAL	460.00
PLUMBING & HEATING WHOLESALE	S	REPAIRS	1,152.54
ANA POST	RE	REIMBURSE	20.97
PSYCHOLOGICAL RESOURCES	MC	MEDICAL	250.00
PYE-BARKER FIRE & SAFETY	S	SVC	1,580.00
QUILL CORPORATION	SU	SUPPLIES	479.85
KANE M RAMSEY	RE	REIMBURSE	45.00
RAVENNA SANITATION	S	SVC	1,128.00
REDMAN'S SHOES	SU	SUPPLIES	700.00
REGION III BEHAVIORAL HEALTH SVCS	E	EXPENSES	674.93
RESPONDER TRAINING ENTERPRISES	E	TRAINING	3,750.00
ROBERT RICH	RE	REIMBURSE	45.00
REBECCA RILEY	RE	REIMBURSE	45.00
RMV CONSTRUCTION	C	CONTRACT	36,794.70
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	RE	REIMBURSE	45.00
RICHARD SERR	RE	REIMBURSE	45.00
SHERWIN WILLIAMS	SU	SUPPLIES	1,326.42
SHI INTERNATIONAL CORP	SU	SUPPLIES	109,658.70
JACOB SINDT	RE	REIMBURSE	45.00
DERIC SINSEL	RE	REIMBURSE	45.00
MARTI SLEISTER	RE	REIMBURSE	45.00
SARAH SMITH	RE	REIMBURSE	45.00
TRENTON SNOW, LLC	RT	RENTAL	1,000.00
ROBERT SOHL	RE	REIMBURSE	45.00
SOLID WASTE AGENCY LANDFILL	C	DEMO	52.40
CHERYL STABENOW	RE	REIMBURSE	45.00
STAMM ROMERO & ASSOC	S	LEGAL	12,686.80
STEINBRINK LANDSCAPING	SU	SUPPLIES	344.96
STERICYCLE	S	SVC	83.01
THOMAS S STEWART	S	MH BOARD	2,076.18
SUBURBAN FIRE PROTECTION DIST #1	E	TRAINING	424.35
SUMMIT FOOD SERVICE	S	FOOD SVC	33,208.44
MICHAEL J SYNEK	S	LEGAL	1,522.15
THE EMBLEM AUTHORITY	SU	SUPPLIES	388.50
THE LAWN BUILDERS	SU	SUPPLIES	1,139.49
THE LOCKMOBILE	S	SVC	110.45
THOMSON REUTERS - WEST	E	SUBSCRIPTION	4,657.84
THOMSON REUTERS - WEST	E	SUBSCRIPTION	654.15
THOMSON REUTERS-WEST	E	SUBSCRIPTION	1,354.63
THOMSON REUTERS - WEST	E	SUBSCRIPTION	930.86
TK ELEVATOR CORPORATION	S	MAINT	384.48
TRANSIT WORKS	E	SOFTWARE	235.00
REBECCA TVRDIK ANDERSON	S	LEGAL	1,950.00
TYE & ROWLING	S	LEGAL	180.00
U.S. BANK	E	EXPENSES	25,076.28
REGAN VAN MATRE	RE	REIMBURSE	45.00
TIM VANCE	RE	REIMBURSE	45.00
VANDALAY INDUSTRIES	RT	RENT	290.00
VERIZON	E	EXPENSES	1,268.93
VERIZON WIRELESS	U	PHONE SVC	695.57
VILLAGE OF MILLER	U	UTILITIES	25.00
VILLAGE UNIFORM	SU	SUPPLIES	161.63
THE WALDINGER CORPORATION	S	REPAIRS	4,153.09
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	70.02
WELLS FARGO	E	EXPENSES	2,667.90
WELLS FARGO	E	EXPENSES	640.00
WELLS FARGO	E	EXPENSES	359.84
WELLS FARGO	E	EXPENSES	774.03
AARON WENTZ	RE	REIMBURSE	45.00
WILKE'S TRUE VALUE	SU	SUPPLIES	474.01

WILKINS ARCHITECTURE DESIGN	S	SVC	962.37
MELISSA L WILLIS	RE	REIMBURSE	45.00
WINZER	SU	SUPPLIES	142.04
WOODS & AITKEN	S	SVC	494.00
WPCI	E	EXPENSES	129.00
YANDA'S MUSIC	EQ	EQUIP	402.50
YOUNG ELECTRIC	S	SVC	4,575.00
MELANIE R YOUNG	RE	REIMBURSE	45.00
ZOUL PROPERTIES	RT	RENT	410.00
4IMPRINT	SU	SUPPLIES	1,159.10
5GSTORE.COM	SU	SUPPLIES	1,391.60
<b><u>ROAD FUND</u></b>			
ACE HARDWARE & GARDEN CENTER	SU	TOOLS	184.19
AMAZON CAPITAL SERVICES	E	EXPENSES	862.00
ASK SUPPLY CO	SU	SUPPLIES	407.10
AUSSIE HYDRAULICS	S	REPAIRS	57.70
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	SUPPLIES	4,132.93
BARCO MUNICIPAL PRODUCTS	SU	SUPPLIES	25,332.00
BOSELMAN ENERGY	F	FUEL	1,837.30
CENTRAL AG AND SHOP SUPPLY	EQ	TOOLS	399.90
CFP-C-T	F	FUEL	109.03
COMFY BOWL	RT	RENT	105.00
CONSTRUCTION RENTAL	S	REPAIRS	63.40
CORNHUSKER CLEANING SUPPLY	SU	SUPPLIES	376.02
CUMMINS SALES AND SERVICE	S	REPAIRS	1,446.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	306.55
ED BROADFOOT & SONS SAND & GRAVEL	G	GRAVEL	418.10
F & A CONCRETE FINISH	C	CONCRETE	47,025.00
FARM PLAN	S	REPAIRS	484.07
FARMERS CO-OP ASSOCIATION	F	FUEL	78.27
FLOYD'S TRUCK CENTER	S	REPAIRS	7,068.42
FRIESEN CHEVROLET	S	REPAIRS	163.33
GARRETT TIRES & TREADS	S	REPAIRS	1,702.73
GLASS DOCTOR OF CENTRAL NE	S	SVC	380.00
GRAHAM TIRE CO	S	REPAIR	60.37
INGERSOLL RAND CO INDUSTRIAL TECH	S	SVC	1,906.26
INLAND TRUCK PARTS & SERVICE CO	S	REPAIRS	180.95
KELLY SUPPLY COMPANY	S	REPAIRS	275.43
KIMBALL MIDWEST	SU	REPAIRS	332.48
MAINTAINER CORPORATION OF IA	S	REPAIRS	45.58
MASTERS TRUE VALUE	EQ	TOOLS	142.46
MENARDS	E	EXPENSES	194.04
MID STATE ENGINEERING & TESTING	S	SVC	120.00
MIDWEST SERVICE & SALES CO	SU	SUPPLIES	7,319.70
MURPHY TRACTOR AND EQUIPMENT CO	EQ	EQUIP	64,768.00
NAPA AUTO PARTS	S	REPAIRS	372.31
NIPPON SANZO MATHESON	EQ	EQUIP	3,710.51
NMC, INC.	SU	PARTS	4,927.03
SIMON CONTRACTORS	C	CONCRETE	77,576.55
TJS AUTO GLASS	S	REPAIRS	605.73
U.S. BANK	E	EXPENSES	5,016.20
VONTZ PAVING	C	ASPHALT	115,980.54
<b><u>VISITOR'S PROMOTION</u></b>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	61,313.00
<b><u>VISITOR'S IMPROVEMENT</u></b>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	61,312.00
<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	224,683.76
HM LIFE MELLON GLOBAL CASH MGNT	I	HEALTH	101,737.12
<b><u>DRUG FORFEITURES</u></b>			
SHAWN EATHERTON	RE	REIMBURSE	691.30
U.S. BANK	E	EXPENSES	3,202.60

WELLS FARGO	E	EXPENSES	1,790.95
<b><u>911 WIRELESS SVC FUND</u></b>			
BUFFALO CO TREASURER	E	EXPENSES	124,197.68
<b><u>WEED DISTRICT FUND</u></b>			
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	SUPPLIES	152.19
U.S. BANK	E	EXPENSES	90.00
<b><u>911 EMERGENCY SERVICE</u></b>			
CENTURYLINK	S	911 SVC	1,790.66
FIBER PLATFORM	S	SVC	255.90
FRONTIER	U	PHONE SVC	400.67
GREAT PLAINS COMMUNICATIONS	S	SVC	440.00
LANGUAGE LINE SERVICES	S	SVC	60.49
NE CENTRAL TELEPHONE CO	U	PHONE SVC	109.99
NE GENERATOR SERVICE	S	EQUIP	29,470.00
PLATTE VALLEY COMMUNICATIONS	S	MAINT	1,417.67

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

FROM	0100	GENERAL FUND	TO	0200	ROAD FUND	\$700,000.00
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Moved by Kouba and seconded by Maendele to approve the addition of pledged collateral in the amount of \$22,516.86 to Firstier Bank for the Buffalo County Treasurer. Upon roll call vote, the following Board members voted "Aye": Kouba, Maendele, Klein, Lynch and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Moved by Kouba and seconded by Lynch to approve the addition of pledged collateral in the amount of \$2,895.53 to Firstier Bank for the Buffalo County Treasurer. Upon roll call vote, the following Board members voted "Aye": Kouba, Lynch, Klein, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

After discussion, it was moved by Maendele and seconded by Klein to approve the Chairperson's signature on the Ballot for Election to Nebraska Regional Interoperability Network (NRIN) Board of Directors – South Central Region. Upon roll call vote, the following Board members voted "Aye": Maendele, Klein, Kouba, Lynch and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

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

After discussion, it was moved by Lynch and seconded by Klein to ratify the actions taken by Buffalo County Clerk Christensen to approve the Special Designated License for Stockman's Bar and Grill for an event at 7 Hidden Creek Road, Amherst, NE on May 23, 2026. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Kouba, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Following discussion, it was moved by Maendele and seconded by Lynch to approve the Special Designated License for Kearney Investment Corp for an event at Knobel Barn located at 3070 Odessa Road, Kearney, NE on June 25, 2026. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Klein, Kouba and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

After discussion, it was moved by Lynch and seconded by Klein to approve the Special Designated License for The Wandering Well for an event at Knobel Barn located at 3070 Odessa Road, Kearney, NE on June 5, 2026. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Kouba, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Succeeding discussion, it was moved by Klein and seconded by Maendele to approve the Manager application for Alice Rabbe in connection with the liquor license for Gibbon Valley View Golf Course, 14155 Pawnee Road, Gibbon, Nebraska. Upon roll call vote, the following Board members voted "Aye": Klein, Maendele, Kouba, Lynch and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Weed Superintendent Bret Stubbs was present for the following agenda items. Following discussion, it was moved by Maendele and seconded by Kouba to approve the Resolution regarding Fees associated with 10-to-15-day notices for Noxious Weed Control with the following Resolution 2026-21. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Lynch, Klein and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

**RESOLUTION 2026-21**

**A RESOLUTION FOR FEES ASSOCIATED WITH OFFICIAL 10 AND 15 DAY NOTICES FOR NOXIOUS WEED CONTROL**

RESOLVED, BY THE BUFFALO COUNTY BOARD in and for Buffalo County, Nebraska, that the Buffalo County Weed Control Authority acting by and through the Buffalo County Board of Commissioners does hereby set the Official Fee Schedule for 10 and 15 Day Noxious Weed Official Notices.

<b>MANAGEMENT FEE</b> - This fee includes, but is not limited to: Filing fees, postage and delivery service fees, pre and post inspection costs. This fee will be assessed per parcel.	\$250.00
<b>LABOR/MACHINE HIRE/SPRAYING</b> will be charged the normal fee <b>TIMES TWO</b> . For example, if a commercial applicator or contractor charges \$50.00 per hour/acre, the charges to the landowner will be \$100.00 per hour/acre. If an aerial applicator is used and the fee is \$20.00 per acre the charges to the landowner will be \$40.00 per acre.	RATE TIMES <b><u>TWO</u></b>
<b>MILEAGE</b> - per mile. <b>If charged by the commercial applicator, mileage will be charged at the commercial applicator's rate, plus.</b>	20%
<b>OTHER MISCELLANEOUS EXPENSES</b> relating to the control of noxious weeds on noted property. This can include, but is not necessarily limited to: Court Costs; laboratory testing, and other associated expenses and costs not listed above.	

**ZONING**

Zoning Administrator Dennise Daniels was present for the following Zoning agenda items.

Chairperson Morrow opened the public hearing at 9:31 A.M. for the Application for Vacation, the Application for Zoning Map Amendment and the Application for Preliminary Subdivision, filed by Joshua Gilbertson, licensed land surveyor, on behalf of Scott R. Phillips, Successor Co-Trustee of the Lee Nell Phillips Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Gary D. Phillips, Successor Co-Trustee of the Lee Nell Phillips Trust Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Douglas E. Welliver, Christine A. Welliver, and Golfside Estates Subdivision Homeowners Association, Inc. Surveyor Gilbertson and Scott Phillips were present to review the application and answer questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:35 A.M. Moved by Klein and seconded by Kouba to vacate Golfside Estates, Lots 23-24 and Lots 26-31, also known as a tract of land being part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska with the following Resolution 2026-22. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Lynch, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

**RESOLUTION 2026-22**

WHEREAS, Joshua Gilbertson, licensed land surveyor, of Oak Creek Engineering, on behalf of Scott R. Phillips, Successor Co-Trustee of the Lee Nell Phillips Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Gary D. Phillips, Successor Co-Trustee of the Lee Nell Phillips Trust Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Douglas E. Welliver, Christine A. Welliver, and Golfside Estates Subdivision Homeowners Association, Inc., collectively, are owners of:

Lots 23, 24, 26, 27, 28, 29, 30, and 31 of Golfside Estates, a subdivision being part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska.

being hereinafter referred to as the "described property".

Have filed to vacate the described property with the Buffalo County Clerk and/or Zoning Administrator, and

WHEREAS, on April 16, 2026, the Buffalo County Planning and Zoning Commission conducted a public hearing on such Application for Vacation and on a 9-0 vote with no absences and no abstentions, voted to forward this application to the County Commissioners with a recommendation to approve the vacation of the described property, and

WHEREAS, on May 26, 2026, this Board conducted a public hearing considering this request and finds:

1. The described property is situated in the Agriculture (AG) Zoning District of Buffalo County, Nebraska. An Application for Zoning Map Amendment, inventoried as Permit #2026-014, was subsequently filed to rezone the described property to Agricultural – Residential 1 (AGR – 1).
2. Furthermore, an Application for Preliminary Plat, inventoried as Permit #2026-015, was also subsequently filed to re-plat the subject property.
3. The proposed vacation as described, fulfills Buffalo County’s Subdivision Resolution requirements for vacation of a subdivision as specifically allowed under Section 3.22, together with other provisions applicable thereto.
4. No public utilities occupy the land sought to be vacated.
5. The proposed vacation of the described property should be approved.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS that the proposed vacation of this subdivision be approved.

RESOLVED FURTHER, that a copy of this Resolution, when it is filed with the Buffalo County Register of Deeds against the above-named legal description, shall cause the vacation of previously subdivided land.

Moved by Maendele and seconded by Kouba to approve the Application for Zoning Map Amendment for Golfside Estates, Lots 23-24 and Lots 26-31, also known as a tract of land being part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, to rezone approximately 4.29 Acres, more or less, from Agriculture (AG) to Agricultural – Residential 1 (AGR - 1) with the following Resolution 2026-23. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Klein, Lynch, and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

#### **RESOLUTION 2026-23**

WHEREAS, on February 26, 2026, Joshua Gilbertson, licensed land surveyor, of Oak Creek Engineering, on behalf of Scott R. Phillips, Successor Co-Trustee of the Lee Nell Phillips Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Gary D. Phillips, Successor Co-Trustee of the Lee Nell Phillips Trust Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Douglas E. Welliver, Christine A. Welliver, and Golfside Estates Subdivision Homeowners Association, Inc., collectively, has 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”, to wit:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 16 WEST OF THE SIXTH PRINCIPAL MERIDIAN BUFFALO COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:  
REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 36, THENCE S89°09'53"W (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36 A DISTANCE OF 2647.60 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE S0°50'07"E A DISTANCE OF 3511.37 FEET; THENCE S89°09'53"W A DISTANCE OF 1127.37 FEET TO THE POINT OF BEGINNING; THENCE S11°43'00"W A DISTANCE OF 24.97 FEET; THENCE ON A 900.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 199.58 FEET (LONG CHORD BEARS S18°04'10"W, A DISTANCE OF 199.17 FEET); THENCE S24°25'20"W A DISTANCE OF 28.67 FEET; THENCE N65°34'57"W A DISTANCE OF 18.16 FEET; THENCE N65°34'57"W A DISTANCE OF 121.90 FEET; THENCE S60°36'46"W A DISTANCE OF 21.53 FEET; THENCE S23°52'48"W A DISTANCE OF 166.57 FEET; THENCE S43°28'29"W A DISTANCE OF 17.73 FEET; THENCE N46°34'40"W A DISTANCE OF 163.73 FEET; THENCE N46°34'40"W A DISTANCE OF 10.00 FEET; THENCE ON A 900.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 89.80 FEET (LONG CHORD BEARS N49°26'10"W, A DISTANCE OF

89.76 FEET); THENCE N52°17'40"W A DISTANCE OF 195.06 FEET; THENCE N17°55'20"E A DISTANCE OF 18.87 FEET; THENCE S89°34'40"E A DISTANCE OF 124.46 FEET; THENCE S0°25'20"W A DISTANCE OF 18.00 FEET; THENCE ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 137.16 FEET (LONG CHORD BEARS N70°46'28"E, A DISTANCE OF 134.48 FEET); THENCE ON A 200.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 26.90 FEET (LONG CHORD BEARS N47°16'31"E, A DISTANCE OF 26.88 FEET); THENCE N43°25'20"E A DISTANCE OF 55.38 FEET; THENCE N43°25'20"E A DISTANCE OF 75.01 FEET; THENCE ON A 600.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 38.82 FEET (LONG CHORD BEARS N41°34'08"E, A DISTANCE OF 38.81 FEET); THENCE ON A 600.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 65.90 FEET (LONG CHORD BEARS N36°34'08"E, A DISTANCE OF 65.87 FEET); THENCE N33°25'20"E A DISTANCE OF 39.69 FEET; THENCE ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 191.99 FEET (LONG CHORD BEARS N88°25'20"E, A DISTANCE OF 163.83 FEET); THENCE S36°34'40"E A DISTANCE OF 24.64 FEET; THENCE ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 81.16 FEET (LONG CHORD BEARS S21°04'40"E, A DISTANCE OF 80.17 FEET); THENCE S5°34'40"E A DISTANCE OF 35.59 FEET; THENCE ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 45.28 FEET (LONG CHORD BEARS S3°04'10"W, A DISTANCE OF 45.11 FEET); THENCE S11°43'00"W A DISTANCE OF 40.78 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.29 ACRES (187,156.92 SQUARE FEET) MORE OR LESS AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, PREVIOUSLY KNOWN AS PART OF GOLFSIDE ESTATES, LOTS 23, 24, 26, 27, 28, 29, 30, AND 31, A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 16 WEST OF THE 6<sup>TH</sup> P.M., BUFFALO COUNTY, NEBRASKA.

Containing 4.29 acres more or less, hereinafter referred to as "subject property", be changed from the Agriculture (AG) District to the Agricultural Residential 1 (AGR – 1) District.

The property is in the following names, Scott R. Phillips, Successor Co-Trustee of the Lee Nell Phillips Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Gary D. Phillips, Successor Co-Trustee of the Lee Nell Phillips Trust Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Douglas E. Welliver, Christine A. Welliver, and Golfside Estates Subdivision Homeowners Association, Inc., and

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 April 16, 2026, the Buffalo County Planning and Zoning Commission, following public hearing with notice as required, recommended approval of such proposed change in zoning on a 9-0 vote with no absences and no abstentions, and

WHEREAS, on May 26, 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 finds:

- a. No letters of opposition against the amendment.
- b. That the intended uses of the Agricultural Residential 1 (AGR – 1) District are consistent with property use in the surrounding area and the subject property is situated close to already existing public improvements, such as sufficient utilities and an all-weather road, which is not and will not be maintained by Buffalo County, so that the map amendment with its attendant changes in uses will not cause additional public costs to function effectively.
- c. That such change in zoning designation would have minimal adverse effect on surrounding properties.
- d. The proposed change in zoning designation is congruent with developed and/or subdivided land with similar district classifications across the county.
- e. This amendment is consistent with the growth and development of Buffalo County and the overall Comprehensive Plan adopted by Buffalo County, Nebraska, and

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 the application for zoning map amendment to change the subject property from the Agriculture (AG) District to Agricultural Residential – 1 (AGR – 1) 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.

Moved by Klein and seconded by Lynch to approve the Application for the Preliminary Subdivision for a tract of land being part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, also known as Golfside Estates, Lots 23-24 and Lots 26-31 with the following Resolution 2026-24. Upon roll call vote, the following Board members voted "Aye": Klein, Lynch, Kouba, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

#### **RESOLUTION 2026-24**

WHEREAS, on or around February 26, 2026, The Buffalo County Zoning Office received an Application for Preliminary Plat for "Golfside #5 Subdivision", filed by Joshua Gilbertson, licensed land surveyor, of Oak Creek Engineering, on behalf of Scott R. Phillips, Successor Co-Trustee of the Lee Nell Phillips Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Gary D. Phillips, Successor Co-Trustee of the Lee Nell Phillips Trust Revocable Trust Dated December 4, 1990 and Successor Co-Trustee of the Ercil D. Phillips Family Trust also known as The Phillips Family Trust, Douglas E. Welliver, Christine A. Welliver, and Golfside Estates Subdivision Homeowners Association, Inc., collectively, for a tract of land being part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska, previously known as part of Golfside Estates, Lots 23, 24, 26, 27, 28, 29, 30, and 31, a subdivision located in the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska, inventoried as Permit #2026-015, in the Buffalo County Zoning Records, and

WHEREAS, on, or around December 23, 2025, during the regular meeting of the Buffalo County Board of Commissioners, The Buffalo County Zoning Administrator, denied the Application for Final Plat, known as "Golfside #5 Subdivision". Thereafter the Board, by simple majority, voted in favor of The Buffalo County Zoning Administrator's recommendation of denial, and

WHEREAS, on February 12, 2026, at the request of the applicant for subdivision, the Buffalo County Board of Adjustment, considered, and approved, the following requests for relaxation:

1. Buffalo County Subdivision Regulations, Section 1.05, requiring all subdivided lands abut a dedicated and maintained public street, public road, or private street; and
2. Buffalo County Subdivision Regulations, Sec. 2.23 (a), defining a lot; and
3. Buffalo County Subdivision Regulations, Section 2.35, defining a street; and
4. Buffalo County Subdivision Regulations, Section 4.02 (E), requiring all lots have a minimum width of twenty-five feet along a street or road; and
5. Buffalo County Subdivision Regulations, Sec. 4.03, requiring all roads ending in a cul-de-sacs be less than 600 feet in length and have a 66-foot radius; and
6. Buffalo County Subdivision Regulations, Sec 4.07 (C) requiring a lot area or width more than the zoning resolution."; and
7. Buffalo County Subdivision Regulations, Sec 4.07 (E) requiring all lots front upon and have access to a public street or road; and
8. Buffalo County Subdivision Regulations, Section 4.11, regarding minimum requirements for road design; and
9. Buffalo County Subdivision Regulations, Section 4.12 (A), requiring all subdivisions have access via dedicated public streets or roads; and

10. Buffalo County Subdivision Regulations, Section 4.12 (B), which require a minimum street width of sixty-six feet; and
11. Buffalo County Subdivision Regulations, Section 5.01, states, which require all subdivisions be graded to the standards as set out in Chapter 4; and
12. Buffalo County Zoning Regulations, Section 5.12 (8), requiring residences abut an improved road; and
13. Buffalo County Zoning Regulations, Section 5.16 (2)(A) requiring the minimum lot area of three acres; and
14. Buffalo County Zoning Regulations, Section 5.16 (3) requiring a minimum of twenty-five feet abutment along a street or road; and
15. Buffalo County Zoning Regulations, Section 5.17 requiring a front yard of not less than the greater of a depth of fifty (50) feet from the right-of-way of street or eighty-three (83) feet from the center of right-of-way.”.

WHEREAS, The Buffalo County Board of Adjustment, as part of the relaxation process, wanted it noted that that the proposed ingress-egress easement shown on the proposed plat is private and will not be maintained by the county until such time that the easement is approved and dedicated to the public as a private street or public road and is brought to the applicable Buffalo County public street improvement requirements standards and that the lots, created in the plat, are comprised of less than three acres and are subject to the review as to adequate size by the State of Nebraska Department of Water, Energy and Environment for sanitation purpose, and

WHEREAS, on April 16, 2026, the Buffalo County Planning & Zoning Commission, after public hearing, gave a favorable recommendation for the preliminary plat for subdivision of land, together with various suggestions and recommendations, all as stated in the minutes of that meeting of the Commission that have been forwarded to this Board, and reviewed by this Board, together with amendments to that Resolution adopted, with this Board incorporating all findings of that resolution into this Resolution as if fully set forth herein, and

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS, in regular session with a quorum present, that Buffalo County, on a preliminary basis, approves the proposed “Golfside #5 Subdivision”, a subdivision located in part of the Southwest Quarter of Section 36, Township 11 North, Range 16 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska, and

FURTHER RESOLVED that this resolution is not an approval of a Final Plat and a copy is not to be filed against the foregoing real estate until the Final Plat is approved.

Chairperson Morrow opened the public hearing at 9:37 A.M. for a Final Plat, filed by Trenton Snow, licensed land surveyor, on behalf of Brent M. Carmody, Managing Member of Carmody Farms, L.L.C., for a tract of land located in part of the South Half of the Northeast Quarter and Part of the North Half of the Southeast Quarter of Section Twenty-Seven (27), Township Nine (9) North, Range Seventeen (17) West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska. Surveyor Snow and Brent Carmody were present to review the application and answer questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:39 A.M. Moved by Maendele and seconded by Lynch to approve the Application for the Final Plat for a tract of land located in part of the South Half of the Northeast Quarter and Part of the North Half of the Southeast Quarter of Section Twenty-Seven (27), Township Nine (9) North, Range Seventeen (17) West of the 6<sup>th</sup> p.m., Buffalo County, Nebraska with the following Resolution 2026-25. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Klein, Kouba and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

#### **RESOLUTION 2026-25**

WHEREAS, this Board has received a request for Final Plat approval for Eagle Hill Estates First Subdivision Addition, and

WHEREAS, on August 13, 2024, via Resolution 2024-34, this Board accepted and approved the preliminary plat, Eagle Hill Estates First Subdivision Addition, together with amendments to that Resolution adopted, with this Board incorporating all findings of that resolution into this Resolution as if fully set forth herein, and

WHEREAS, the plan of development appears to be compliant with Buffalo County’s Subdivision Resolution, with no additional relaxations, and

WHEREAS, the developer has made the required minimum improvements upon part of the land sought to be subdivided, and

WHEREAS, the Developer has entered into satisfactory agreements with the county for continued road surface maintenance, and

WHEREAS, the required minimum improvements have been completed on the land sought to have final plat approval, and

WHEREAS, Eagle Road, which is a section line open public road, abuts the proposed subdivision on its east side. The width of Eagle Road, after dedication, complies with minimum width standards required by the Buffalo County's Subdivision Resolution, and

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that Buffalo County, on a final basis, approves the proposed Eagle Hill Estates First Subdivision Addition, a subdivision located in part of the South Half of the Northeast Quarter and Part of the North Half of the Southeast Quarter of Section Twenty-Seven (27), Township Nine (9) North, Range Seventeen (17) West of the 6<sup>th</sup> p.m., Buffalo County, Nebraska., containing 86.60 acres, more or less.

IT Director Paul Farrell was present for the following agenda items. Following discussion, it was moved by Maendele and seconded by Kouba to approve the contract for a web-based Permitting & Licensing Platform with Schneider Geospatial (Beacon). Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Klein, Lynch and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Moved by Klein and seconded by Kouba to recess the regular meeting of the Board of Commissioners at 9:43 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Lynch, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

### **BOARD OF EQUALIZATION**

Chairperson Morrow called the Board of Equalization to order in open session. County Treasurer Rohrich was present.

Moved by Lynch and seconded by Klein to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Crane River Theater for a 2014 Ram Truck 2500 ST. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Kouba, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Moved by Klein and seconded by Kouba to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for New Life Assembly for a 2014 Sharp Enclosed Trailer, 2017 Ford Transit Wagon T-35, 2017 Ram 2500 ST Pickup, 2021 Ford Transit Wagon, and 2024 Chrysler Pacifica Touring L. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Lynch, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Moved by Maendele and seconded by Lynch to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:46 A.M. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Klein, Kouba and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

### **FACILITIES**

Facilities Director Stephen Gaasch presented a review of the current construction projects in Buffalo County with the Board.

Following discussion, it was moved by Maendele and seconded by Kouba to approve the renewal of a 3-year service agreement with The Waldinger Corporation. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Klein, Lynch and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

County Clerk Christensen requested to reconvene as a Board of Equalization. Moved by Maendele and seconded by Kouba to recess the regular meeting of the Board of Commissioners at 9:53 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Klein, Lynch and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

### **BOARD OF EQUALIZATION**

Moved by Klein and seconded by Lynch to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for New Life Assembly for the remaining 1990 Homemade Pickup Box Trailer, 1995 Ford Club Wagon, 1996 Ford El Dorado Bus E350, 2003 International 47 Passenger Bus, 2005 Homemade Utility Trailer, 2006 Royal Enclosed Trailer, 2008 H&H Enclosed Trailer and 2012 Ford 12 Passenger Shuttle. Upon roll call vote, the following Board members voted "Aye": Klein, Lynch, Kouba, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

Moved by Klein and seconded by Kouba to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:55 A.M. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Lynch, Maendele and Morrow. Absent: Higgins and Loeffelholz. Motion declared carried.

**REGULAR AGENDA**

Chairperson Morrow reviewed the following correspondence. The Tax Equalization & Review Commission (TERC) sent a notice and finds that the levels of value for real property in Buffalo County for tax year 2026 meet the requirements of law. Chairperson Morrow called on each Board member present for Committee reports and recommendation.

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

At 9:59 A.M., Chairperson Morrow asked if there was anything else to come before the Board before she declared the meeting adjourned until the regular meeting at 9:00 A.M. on Tuesday, June 9, 2026.

ATTEST:

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

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

(SEAL)