

**BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
MONDAY, DECEMBER 23, 2024**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Monday, December 23, 2024 at 9:00 A.M. and 9:30 A.M. Chairperson Klein called the meeting to order and led those present in the Pledge of Allegiance. The following Board members responded to roll call: Timothy Higgins, Myron Kouba, Ronald Loeffelholz, Daniel Lynch, Bill Maendele, Sherry Morrow and Ivan Klein. 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 December 19, 2024. Chairperson Klein announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. County Attorney Shawn Eatherton and Deputy County Attorney Josiah Davis were present.

REGULAR AGENDA

Moved by Maendele and seconded by Kouba to approve the December 10, 2024 Board meeting minutes. Upon roll call vote, the following Board members voted “Aye”: Maendele, Kouba, Higgins, Loeffelholz, Lynch, Morrow and Klein. Motion declared carried.

Chairperson Klein read into the record Employee Recognitions for the following County Employees: Anthony Faz for 1 year of service, Branigann Stalder for 1 year of Service, David Randel for 5 years of service, Evan Schmidt for 5 years of Service Joshua Spellman for 10 years of Service and Harly Amy for 20 years of Service.

Chairperson Klein read into the record the Resolution of Commendation for Peggy Nelson. Moved by Loeffelholz and seconded by Morrow to approve the following Resolutions 2024-55. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Morrow, Higgins, Kouba, Lynch, Maendele and Klein. Motion declared carried.

RESOLUTION 2024-55

WHEREAS, Peggy K. Nelson began her employment as Clerk with the Buffalo County Treasurers Office on February 11, 2013, and

WHEREAS, Peggy K. Nelson has now served Buffalo County for 11 years

NOW, THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS that Peggy K. Nelson be commended with a unanimous vote of appreciation for her dedicated and loyal service to Buffalo County for 11 years as a Clerk for the Buffalo County Treasurer’s Office.

BE IT FURTHER RESOLVED that good wishes for health, happiness and prosperity be extended to Peggy K. Nelson from this date forward.

Deputy County Attorney Andrew Hoffmeister entered at 9:06 A.M.

Moved by Morrow and seconded by Lynch to ratify the following December 13, 2024 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted “Aye”: Morrow, Lynch, Higgins, Kouba, Loeffelholz, Maendele and Klein. Motion declared carried.

DECEMBER 13, 2024 PAYROLL

GENERAL FUND			
NET PAYROLL			367,989.69
AMERICAN FAMILY LIFE	I	PREMIUMS	1,371.10
RETIREMENT PLANS AMERITAS	R	EMPE RET	66,083.38
BUFFALO CO TREASURER	I	PREMIUMS	160,768.89
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	7,029.64
FIRST NATIONAL BANK	T	FEDERAL TAXES	127,478.35
KEARNEY UNITED WAY	E	DONATIONS	55.00
MADISON NATIONAL	I	PREMIUMS	1,147.31
MADISON NATIONAL	I	LT DISABILITY	308.66
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	3,775.07
NATIONWIDE RETIREMENT	R	DEFERRED COMP	4,032.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	21,350.94

VISION SERVICE PLAN	E	EMPE VSP EYE	1,190.13
ROAD FUND			
NET PAYROLL			65,375.75
AMERICAN FAMILY LIFE	I	PREMIUMS	718.22
RETIREMENT PLANS AMERITAS	R	EMPE RET	10,289.10
BUFFALO CO TREASURER	I	PREMIUMS	4,110.14
BUFFALO CO COURT	G	GARNISHMENT	459.50
FIRST CONCORD	E	FLEX FUNDS	816.24
FIRST NATIONAL BANK	T	FEDERAL TAXES	19,339.07
MADISON NATIONAL	I	PREMIUMS	181.36
MADISON NATIONAL	I	LT DISABILITY	112.14
METLIFE	E	DENTAL	906.84
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,006.77
VISION SERVICE PLAN	E	EMPE VSP EYE	290.03
WEED FUND			
NET PAYROLL			5,594.49
RETIREMENT PLANS AMERITAS	R	EMPE RET	889.44
BUFFALO CO TREASURER	I	PREMIUMS	320.65
FIRST CONCORD	E	FLEX FUNDS	104.16
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,760.07
MADISON NATIONAL	I	LT DISABILITY	3.94
METLIFE	E	DENTAL	56.94
STATE OF NE	T	STATE TAXES	272.88
VISION SERVICE PLAN	E	EMPE VSP EYE	4.81

Moved by Morrow and seconded by Loeffelholz to approve the following December 2024 vendor claims submitted by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Morrow, Loeffelholz, Higgins, Kouba, Lynch, Maendele and Klein. Motion declared carried.

DECEMBER 2024 VENDOR CLAIMS

GENERAL FUND			
ABM SUPPLY	E	EQUIP	155.60
ACCURATE CONTROLS	E	EQUIP	51,301.73
ADAMS CO SHERIFF	E	FEES	57.20
ADVANCED CORRECTIONAL HEALTHCARE	MC	MEDICAL	19,520.75
ALL SAFE INDUSTRIES	SU	SUPPLIES	288.99
AMAZON CAPITAL SERVICES	E	EXPENSES	2,040.67
MANDI J AMY	RE	REIMBURSE	45.00
APPLE MARKET	SU	SUPPLIES	14.04
NATHAN AREHART	RE	REIMBURSE	45.00
AT&T MOBILITY	U	PHONE SVCS	3,253.59
ATS	S	REPAIRS	466.90
B & S CONCRETE	S	REPAIR	4,760.00
MELODIE TURNER BELLAMY	S	LEGAL	390.00
BLUE360 MEDIA	E	SUBSCRIPTION	1,446.75
DREW BOHL	RE	REIMBURSE	45.00
BOMGAARS SUPPLY	SU	SUPPLIES	46.95
BOYS TOWN	S	SVC	446.88
SCOTT BRADY	RE	REIMBURSE	12.06
NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	19.90
STANLEY BRODINE	RE	REIMBURSE	14.61
BRUNER FRANK SCHUMACHER, LLC	S	LEGAL	13,191.55
BUFFALO CO COMMUNITY PARTNERS	S	SVC	737.99
BUFFALO CO ATTORNEY	SU	SUPPLIES	12.00
BUFFALO CO ATTORNEY'S OFFICE	RE	REIMBURSE	757.25
BUFFALO CO CLERK	E	PER DIEMS	665.50
BUFFALO CO COURT	E	FEES	3,397.18
BUFFALO CO FACILITIES	E	EXPENSES	235.71
BUFFALO CO HISTORICAL SOCIETY	AP	ALLOCATION	78,030.00
BUFFALO CO SHERIFF	E	EXPENSES	2,738.40
BUILDERS WAREHOUSE	SU	SUPPLIES	1,442.44

CANON SOLUTIONS AMERICA	S	MAINT	206.22
MICHAEL D CARPER	S	LEGAL	720.00
CENTRAL MEDIATION CENTER	S	SVC	1,127.00
CENTURY LUMBER CENTER	SU	SUPPLIES	11.90
CHARTER COMMUNICATIONS	S	SVC	1,124.05
CHEMSEARCHFE	S	SVC	928.70
CHEROKEE BUILDING MATERIALS	SU	SUPPLIES	406.97
JENNIFER CHURCH	RE	REIMBURSE	85.87
CITY OF HASTINGS	E	EXPENSES	467.15
CITY OF KEARNEY	U	UTILITIES	3,263.42
CITY OF KEARNEY	E	EXPENSES	271,658.00
CLERK OF THE DISTRICT COURT	S	LEGAL	2,432.00
CLERK OF THE DISTRICT COURT	E	FEES	78.01
CLERK OF THE SUPREME COURT	E	COURT COSTS	260.00
CNA SURETY	E	NOTARY	40.00
COCHRAN LAW PC	S	LEGAL	4,999.99
KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE PBC	A	PUBLICATION	1,002.04
COMFY BOWL	RT	RENT	310.00
COMPASS FAMILY SUPPORT SERVICES	S	JUV SVCS	646.00
COMPSYCH CORPORATION	E	EXPENSES	1,821.60
COPYCAT PRINTING CENTER	SU	SUPPLIES	224.84
COUNTRY PARTNERS COOPERATIVE	F	FUEL	536.58
DR. ANTHONY TATMAN	MC	MEDICAL	50.00
CULLIGAN OF KEARNEY	S	SVC	517.50
WENDY C CUTTING	E	TRANSCRIPT	164.40
DAN'S SANITATION	S	SVC	22.25
DENNISE DANIELS	RE	REIMBURSE	45.00
DAS ST ACCOUNTING	S	SUPPORT	150.00
DAS STATE ACCTNG-CENTRAL FINANCE	S	DAS	1,536.00
DATASHIELD CORPORATION	S	SVC	56.13
JOSIAH DAVIS	RE	REIMBURSE	45.00
DAWSON PUBLIC POWER DISTRICT	U	UTILITIES	4,005.50
DEWALD DEEVER L'HEUREUX LAW FIRM	S	LEGAL	160.00
DIAMOND DRUGS	MC	MEDICAL	3,371.62
DIER, OSBORN & COX, P.C., L.L.O.	S	LEGAL	1,544.00
DONKEY TOWING & TRANSFER	S	TOWING	290.00
DOUGLAS CO SHERIFF	E	FEES	48.40
DOWHY TOWING & RECOVERY	S	TOWING	289.00
BRANDON DUGAN LAW	S	LEGAL	3,730.00
DUNCAN THEIS CONSTRUCTION	C	CONSTRUCTION	308,129.50
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	4,336.39
SHAWN EATHERTON	RE	REIMBURSE	45.00
EATON CORPORATION	S	MAINT	11,435.05
EEA TECHNOLOGIES	S	SERVICE	11,849.00
FAMILY PRACTICE ASSOCIATES	E	EXPENSE	480.00
MARSHA FANGMEYER, ESQ.	S	LEGAL	510.00
FARMERS COOPERATIVE ASSOCIATION	F	FUEL	40.95
PAUL FARRELL	RE	REIMBURSE	45.00
FATHER FLANAGAN'S BOYS'HOME	S	JUV SVCS	2,933.33
FIRST CARE MEDICAL PC	MC	MEDICAL	242.85
FR CUSTOMS	SU	SUPPLIES	7,641.45
FRONTIER	U	PHONE SVC	3,880.28
FYE LAW OFFICE	L	LEGAL	15,745.37
GALLS	EQ	EQUIP	240.45
RODNEY GANGWISH	RE	REIMBURSE	24.12
GARRETT TIRES & TREADS	SU	REPAIRS	171.90
GARY MICHAELS CLOTHIERS	S	SVC	120.00
CYNTHIA GEMBALA HUGG	S	SVC	4,944.15
MICHELLE GERDES	RE	REIMBURSE	358.20
GIBBON VOLUNTEER DEPARTMENT	S	SVC	100.00
GRAHAM TIRE CO	S	REPAIRS	30.00
GRAND KUBOTA	S	REPAIR	889.68
GREAT PLAINS COMMUNICATIONS	S	SVC	1,293.61

GREAT PLAINS UNIFORMS	EQ	EQUIP	264.37
HACKEL CONSTRUCTION	C	CONSTRUCTION	83,179.98
REBECCA HANCOCK	RE	REIMBURSE	340.11
LARRY HARDESTY	RE	REIMBURSE	36.85
HARLAN CO SHERIFF	E	FEES	55.00
HAYES & ASSOCIATES	S	SVC	10,000.00
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOLIDAY INN	E	EXPENSE	7,072.58
HOMETOWN LEASING	EQ	LEASE	5,916.02
LISA R HUERTA	RE	REIMBURSE	45.00
IHS PHARMACY	MC	MEDICAL	113.68
ERIC INGEBRETSEN	RE	REIMBURSE	45.00
INSIGHT PUBLIC SECTOR	E	SUBSCRIPTION	52.95
INTERSTATE ALL BATTERY CENTER	SU	SUPPLIES	105.00
ISAAC CONSTRUCTION	RT	RENTAL	350.00
JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIP	280.83
JACOBSEN ORR LAW FIRM	S	LEGAL	16,185.90
EVE JARBOBE	RE	REIMBURSE	384.92
JOHNSTONE SUPPLY	SU	SUPPLIES	1,133.84
SHARON JOSEPH	RE	REIMBURSE	22.55
JUSTICE WORKS	S	DEFENDER DATA	150.00
KEARNEY CRETE & BLOCK CO	S	SVC	30.95
KEARNEY RADIOLOGISTS, P.C.	MC	MEDICAL	50.66
KEARNEY TOWING & REPAIR CENTER	S	TOWING	168.20
KEARNEY WINNELSON CO	SU	SUPPLIES	740.77
WILLIE KEEP	RE	REIMBURSE	22.78
KELLY KENNEDY	RE	REIMBURSE	25.00
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	33,016.73
JEFFREY C KNAPP	S	LEGAL	1,108.25
DOUG KRAMER	RE	REIMBURSE	45.00
KRONOS	S	SVC	1,291.96
LANCASTER CO SHERIFF	E	FEES	6.00
LINCOLN JOURNAL STAR	A	PUBLICATION	117.30
LIESKE, LIESKE & ENSZ	S	LEGAL	3,134.50
LINCOLN CO SHERIFF	E	FEES	79.60
LIPS PRINTING SERVICE	SU	SUPPLIES	244.07
LMN GRAPHICS	S	SVC	2,770.00
STEPHEN G LOWE	S	LEGAL	1,225.00
AMBER LUBBEN	E	FEES	107.10
LUTHERAN FAMILY SERVICES	RE	REIMBURSE	963.00
MAGNET FORENSICS	E	EXPENSE	48,665.00
MAKING CHOICES COUNSELING	S	LEGAL	250.00
JOHN MARSH	RE	REIMBURSE	45.00
LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	SU	SUPPLIES	255.12
JENNIFER R MCCARTER REPORTING	E	TRANSCRIPT	878.70
REBECCA M. MCCRACKEN	E	TRANSCRIPT	85.80
MCKESSON MEDICAL SURGICAL	SU	SUPPLIES	178.45
MENARDS	SU	SUPPLIES	1,445.70
MICROFILM IMAGING SYSTEMS	S	SVC	730.00
MIDWEST CONNECT	E	POSTAGE	6,819.54
MIDWEST SPECIAL SERVICES	E	TRANSPORT	1,050.80
MIPS INC.	S	SVC	5,961.03
MIRROR IMAGE CAR WASH	S	SVC	252.27
MICHELLE MITCHELL	RE	REIMBURSE	29.80
KOLTON MORSE	RE	REIMBURSE	45.00
MOTOROLA SOLUTIONS, INC	EQ	EQUIP	1,072.57
NATIONAL ASSOCIATION OF COUNTIES	D	DUES	1,002.00
NAPA AUTO PARTS	SU	SUPPLIES	1,065.82
NE CENTRAL TELEPHONE CO	U	TELE SVCS	183.20
NE EMERGENCY MGMT AGENCY	E	EXPENSES	230.00
NE FLOODPLAIN & STORMWATER	E	MEMBERSHIP	35.00
NE GLASS COMPANY	SU	SUPPLIES	49.95

NE HEALTH & HUMAN SERVICES	S	PT SVCS	1,241.15
NE PUBLIC POWER DISTRICT	U	UTILITIES	15,720.00
NE SECRETARY OF STATE	E	NOTARY	30.00
NE SHERIFF'S ASSOC	D	DUES	1,450.00
NE STATE FIRE MARSHAL	E	EXPENSES	192.00
NE INTERACTIVE	S	SVC	35.00
OPTK NETWORKS	U	ETHERNET SVC	1,253.24
NMC, INC.	RT	RENTAL	4,650.00
NORTHEAST NE JUVENILE SER	S	JUV SVC	7,548.75
NORTHWESTERN ENERGY	U	UTILITIES	4,265.32
NOVUS WINDSHIELD REPAIR	S	REPAIRS	50.00
O'BRIEN STRAATMANN REDINGER FUNERAL	E	TRANSPORT	1,000.00
OWENS EDUCATIONAL SERVICES	S	JUV SVCS	5,150.59
PAPER TIGER SHREDDING	S	SVC	55.00
PARKER GROSSART BAHENSKY BEUCKE	S	LEGAL	370.69
JODY PETERSON	E	FEE	20.00
PHELPS CO SHERIFF'S OFFICE	E	FEE	39.00
PHYSICIANS LABORATORY P.C.	MC	MEDICAL	3,195.00
PLATINUM AWARDS & GIFTS	SU	SUPPLIES	50.45
PLATTE VALLEY COMMUNICATIONS	E	FEES	1,894.85
POWER DMS	E	SUBSCRIPTION	7,641.40
QISOFT	S	SVC	8,000.00
QUADIENT LEASING USA	E	LEASE	214.53
QUILL CORPORATION	SU	SUPPLIES	1,213.89
KANE M RAMSEY	RE	REIMBURSE	45.00
REBECCA RILEY	RE	REIMBURSE	45.00
RUBEN RIVERA	E	FEE	80.30
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	RE	REIMBURSE	45.00
RUDOLPH LAW	S	LEGAL	1,020.00
JEREMY SEDLACEK	RE	REIMBURSE	3.35
SHERWIN WILLIAMS	SU	SUPPLIES	89.58
CRAIG SLEICHER	RE	REIMBURSE	45.00
MARTI SLEISTER	RE	REIMBURSE	45.00
TRENTON SNOW, LLC	RT	RENTAL	1,000.00
SOLID WASTE AGENCY LANDFILL	E	DEMO	23.10
CHERYL STABENOW	RE	REIMBURSE	45.00
STAMM ROMERO & ASSOC, P.C., L.L.O.	S	LEGAL	8,800.80
THOMAS S STEWART	S	LEGAL	2,909.13
SCOTT STUBBLEFIELD	RE	REIMBURSE	25.46
SUBURBAN FIRE PROTECTION DIST #1	S	SVC	358.75
SUMMIT FOOD SERVICE	E	FOOD SVC	32,223.71
MICHAEL J SYNEK	S	LEGAL	2,439.57
THE LAWN BUILDERS	SU	SUPPLIES	991.11
THE LOCKMOBILE	SU	SUPPLIES	10.00
THOMAS CO SHERIFF'S OFFICE	E	FEE	104.00
THOMSON REUTERS - WEST	E	SUBSCRIPTION	5,028.67
THOMSON REUTERS-WEST	E	SUBSCRIPTION	891.28
THOMSON REUTERS - WEST	E	SOFTWARE	813.05
TK ELEVATOR CORPORATION	S	MAINT	123.90
TRI CO GLASS INC	SU	SUPPLIES	10,190.00
REBECCA TVRDIK ANDERSON	S	LEGAL	250.00
TWO RIVERS PUBLIC HEALTH DEPT	S	SVC	2,110.00
U S POSTMASTER	E	FEES	436.00
U.S. BANK	E	EXPENSES	13,565.52
VERIZON	U	PHONE SVC	1,669.74
VERIZON WIRELESS	U	TELE SVC	715.33
VILLAGE OF MILLER	U	UTILITIES	25.00
VILLAGE UNIFORM	RT	RENTAL	106.08
THE WALDINGER CORPORATION	SU	SUPPLIES	18,960.13
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	69.57
WELLS FARGO	E	EXPENSES	506.36
WELLS FARGO	E	EXPENSES	290.00
WELLS FARGO	E	EXPENSES	548.95

WELLS FARGO	E	EXPENSES	54.73
AARON WENTZ	RE	REIMBURSE	45.00
RICH WHITE	RE	REIMBURSE	6.70
WILKE'S TRUE VALUE	AU	SUPPLIES	38.77
WILKINS ARCHITECTURE DESIGN	S	ARCHITECH	3,752.20
MELISSA L WILLIS	RE	REIMBURSE	45.00
WINZER	SU	SUPPLIES	233.11
LOYE WOLFE	RE	REIMBURSE	115.24
WOODS & AITKEN LLP	S	CONSULT	900.00
WPCI	S	SCREENING	435.00
MELANIE R YOUNG	RE	REIMBURSE	45.00
ERIC ZIKMUND	RE	REIMBURSE	45.00
<u>ROAD/HWY DEPT</u>			
AERO INDUSTRIES	S	REPAIRS	1,596.62
AUSSIE HYDRAULICS	S	REPAIRS	720.99
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	S	REPAIRS	2,844.97
BARCO MUNICIPAL PRODUCTS	SU	SUPPLIES	2,158.01
BOSSELMAN ENERGY	F	FUEL	193.46
BROADFOOT SAND & GRAVEL CO	G	GRAVEL	8,964.00
COMFY BOWL	RT	RENT	105.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	47.33
ED BROADFOOT & SONS SAND & GRAVEL	G	GRAVEL	6,145.58
FARM PLAN	S	PARTS	50.48
FARMERS CO-OP ASSOCIATION	F	FUEL	201.50
FRIESEN CHEVROLET	SU	SUPPLIES	240.66
GARRETT TIRES & TREADS	S	REPAIRS	13,258.51
HALL CO HIGHWAY DEPT	S	REPAIRS	282.87
HANSEN INTERNATIONAL TRUCK	S	REPAIRS	710.63
JACK LEDERMAN CO	SU	SUPPLIES	188.00
KELLY SUPPLY COMPANY	S	REPAIRS	370.89
KIMBALL MIDWEST	SU	SUPPLIES	291.44
AMAZON CAPITAL SERVICES	S	REPAIRS	94.98
MASTERS TRUE VALUE	S	REPAIRS	272.76
MATHESON TRI-GAS	SU	SUPPLIES	436.58
MENARDS	SU	SUPPLIES	960.46
MID NE AGGREGATE	G	GRAVEL	2,839.45
MIDWAY CHEVROLET	S	REPAIRS	284.60
MIDWEST SERVICE & SALES CO	SU	SUPPLIES	5,007.00
NAPA AUTO PARTS	S	REPAIRS	280.82
NMC, INC.	S	REPAIRS	1,515.91
POWERPLAN-MURPHY TRACTOR	S	REPAIRS	3,881.39
SOUTHWEST GRAVEL PRODUCTS	G	GRAVEL	17,253.77
TRUCK CENTER COMPANIES	S	REPAIRS	1,883.04
U.S. BANK	E	EXPENSES	659.12
VONTZ PAVING	G	GRAVEL	40,774.50
WILKE CONTRACTING CORP	S	SVC	7,472.05
WINZER	SU	SUPPLIES	989.72
<u>VISITOR'S PROMOTION</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	79,972.00
<u>VISITOR'S IMPROVEMENT</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	79,971.00
<u>DEEDS PRESERVATION & MODERNIZATION</u>			
MIPS INC.	S	PRESERVATION	259.60
<u>HEALTH INSURANCE FUND</u>			
BCBS HEALTH CLAIM EXPENSE	I	HEALTH	206,192.45
HM LIFE MELLON GLOBAL CASH MGNT	I	HEALTH	60,554.52
<u>VETERAN'S RELIEF</u>			
CO VETERANS AID FUND	E	RELIEF	2,947.84
<u>DRUG FORFEITURES</u>			
EAKES OFFICE SOLUTIONS	EQ	FURNITURE	67,740.98
U.S. BANK	E	DRUG FORF.	1,440.59
<u>COVID AMERICAN RESCUE PLAN</u>			
ENVIRONMENTAL DIRECT	S	SVC	10,500.00
QUAD C CONSULTING	S	SVC	280.00

<u>WEED DISTRICT FUND</u>			
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	SUPPLIES	31.31
<u>911 EMERGENCY SERVICE</u>			
CENTURLINK	U	PHONE SVC	1,801.70
FIBER PLATFORM	EQ	EQUIP	255.58
FRONTIER	U	PHONE SVCS	834.60
GREAT PLAINS COMMUNICATIONS	U	TELE SVCS	545.60
LANGUAGE LINE SERVICES	U	TELE SVCS	90.22
NE CENTRAL TELEPHONE CO	U	TELE SVCS	109.99
PLATTE VALLEY COMMUNICATIONS	EQ	EQUIPMENT	1,417.67

Moved by Loeffelholz and seconded by Maendele to accept the November 2024 Community Action R.Y.D.E. Report. Upon roll call vote, the following Board members voted “Aye”: Loeffelholz, Maendele, Higgins, Kouba, Lynch, Morrow and Klein. Motion declared carried.

After discussion, it was determined that the Funds Transfer agenda item was not necessary this month.

Moved by Morrow and seconded by Maendele to approve the additional pledged collateral in the amount of \$1,000,000.00 to Bruning Bank for the Buffalo County Treasurer. Upon roll call vote, the following Board members voted “Aye”: Morrow, Maendele, Higgins, Kouba, Loeffelholz, Lynch and Klein. Motion declared carried.

Chief Deputy Sheriff Dan Schleusener was present to discuss the purchase of two Dodge Durango’s. After discussion it was moved by Maendele and seconded by Lynch to authorize the purchase of two patrol vehicles by State contract for the Sheriff’s office. Upon roll call vote, the following Board members voted “Aye”: Maendele, Lynch, Higgins, Kouba, Loeffelholz, Morrow and Klein. Motion declared carried.

Chairperson Klein reviewed the following correspondence. Kearney Police Department sent a Holiday greeting card. Buffalo County. Emergency Manager (Darrin Lewis) sent a Holiday greeting card including a NIMS (National Incident Management System) training reminder. Buffalo County Community Partners sent a letter giving the option to send donation to strengthen the well-being of the community. Regional Planning Commission of Hall County sent a letter regarding the 2024 Hall County Comprehensive Development Plan Adoption, the next Hall County Board of Commissioners meeting is December 31, 2024. State of Nebraska Board of Engineers and Architects sent a letter stating their Board has revoked the architecture and professional engineering licenses of Mr. Tobias S. Gay of Columbus Nebraska. Wilkins Architecture Design Planning sent a Christmas card to the Board. Chairperson Klein called on each Board member present for committee reports and recommendations.

Deputy County Attorney Hoffmeister presented the contract regarding County property located along Keystone Road north of the I-80. After discussion it was moved by Higgins and seconded by Loeffelholz to approve the contract regarding County property located along Keystone Road north of the I-80. Upon roll call vote, the following Board members voted “Aye”: Higgins, Loeffelholz, Kouba, Lynch, Maendele, Morrow and Klein. Motion declared carried.

ZONING

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

Chairperson Klein opened a public hearing at 9:17 A.M. for a Zoning Map Amendment filed by Chad Dixon, Licensed Land Surveyor, on behalf of Brian Stittle, member of Poole Ranch Developer, L.L.C. for property described as All of Government Lot 1, Part of the Northeast Quarter of the Northwest Quarter, Part of Government Lot 2, Part of the Southeast Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 73.26 Acres, more or less, from Agriculture (AG) to Agricultural – Residential (AGR). Licensed Land Surveyor Dixon and Brian Stittle were present to review the application and answer questions. Jeff Albers and Tom Hongsermeier residents of Buffalo County spoke in favor. No one else addressed the Board and Chairperson Klein closed the hearing at 9:27 A.M. Moved by Maendele and seconded by Higgins to approve the Zoning Map Amendment with the following Resolution 2024-56 based on the following findings, the zoning map amendment: abuts a paved road, is within close proximity of the city of Ravenna, has immediate availability of utilities, and supplements a need for housing. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Kouba, Loeffelholz, Lynch, Morrow and Klein. Motion declared carried

RESOLUTION 2024-56

WHEREAS, on October 22, 2024, Chad Dixon, licensed land surveyor, on behalf of Brian Stittle, member of Poole Ranch Developer, L.L.C., 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:

A tract of land being all of Government Lot 1, part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), part of Government Lot 2, part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) and part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14) West of the 6th Principal Meridian, Buffalo County, Nebraska, and more particularly described as follows:

BEGINNING at a 5/8” rebar at the Northwest corner of Section 19; thence N 89°33’01” E on the North line of the Northwest Quarter of said Section 19, and all bearings contained herein are relative thereto, a distance of 2570.47 feet to a concrete post at the Northwest corner of the Northeast Quarter of said Section 19; thence N 89°32’23” E on the North line of said Northeast Quarter a distance of 226.41 feet to a 5/8” rebar w/cap; thence S 00°27’37” E a distance of 361.94 feet to a 5/8” rebar w/cap; thence S 54°10’09” W a distance of 1712.63 feet to a 5/8” rebar w/cap; thence S 84°36’19” W a distance of 1423.13 feet to the West line of said Northwest Quarter; thence N 00°13’08” E on said West line a distance of 1476.31 feet to the Point of Beginning.

Containing 73.26 acres more or less, hereinafter referred to as “subject property”, be changed from the Agricultural (AG) District to the Agricultural – Residential (AGR) District. The property is in the name of Poole Ranch Developer, L.L.C.

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 November 21, 2024, 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 one absence and no abstentions, based on the following findings, the zoning map amendment: abuts a paved road, is within close proximity of the city of Ravenna, has immediate availability of utilities, and supplements a need for housing, and

WHEREAS, on December 23, 2024, 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 such change in zoning designation would have minimal adverse effect on surrounding properties.
- c. That the intended uses of the Agricultural – Residential (AGR) District are consistent with property use in the surrounding area.
- d. This amendment is consistent with the growth and development of Buffalo County and the overall Comprehensive Plan adopted by Buffalo County, Nebraska, and
- e. The subject property is situated close to already existing public improvements, such as sufficient utilities and an all-weather road and within close proximity of the city of Ravenna so that the map amendment with its attendant changes in uses will not cause additional public costs to function effectively.

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 (AG) District to the Agricultural – Residential (AGR) 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.

Chairperson Klein opened the public hearing at 9:28 A.M. for a Preliminary Plat Application filed by Chad Dixon, Licensed Land Surveyor on behalf of Brian Stittle, member of Poole Ranch Developer, L.L.C. This property is for a Preliminary Subdivision previously known as “Riverview Estates Subdivision”, now known as “Poole Ranch Subdivision”. This property is described as All of Government Lot 1, Part of the Northeast Quarter of the Northwest Quarter, Part of Government Lot 2, Part of the Southeast Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Licensed Land Surveyor Dixon and Brian Stittle were present to answer questions. Jeff Albers and Tom Hongsermeier residents of Buffalo County spoke in favor. No one else addressed the Board and Chairperson Klein closed the hearing at 9:34 A.M. Moved by Loeffelholz and seconded by Morrow to approve the

Application for Preliminary Subdivision with the following Resolution 2024-57 for a Preliminary Subdivision previously known as “Riverview Estates Subdivision”, now known as “Poole Ranch Subdivision”, described as All of Government Lot 1, Part of the Northeast Quarter of the Northwest Quarter, Part of Government Lot 2, Part of the Southeast Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska together with the following conditions: safe entry point for the subdivision residents and the travelling public, which is established by the Buffalo County Highway Superintendent, a 10-year road maintenance agreement, and a safety study in consideration given to road design. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Morrow, Higgins, Kouba, Lynch, Maendele and Klein. Motion declared carried.

RESOLUTION 2024-57

WHEREAS, on November 21, 2024, the Buffalo County Planning & Zoning Commission, after public hearing gave a favorable recommendation to “Riverview Estates Subdivision”, now known as “Poole Ranch Subdivision”, a proposed subdivision of land, together with the following conditions: safe entry point for the subdivision residents and the travelling public, which will be established by the Buffalo County Highway Superintendent, a 10-year road maintenance agreement, and a safety study with consideration given to road design, as well as listed deviations, all as stated in the minutes of that meeting of the Commission that have been forwarded to this Board, and reviewed by this Board, and

WHEREAS, on December 23, 2024, this Board, after public hearing, considered approval of the preliminary plat for “Riverview Estates Subdivision”, now known as “Poole Ranch Subdivision”, and

WHEREAS, the plan of development appears to be compliant with Buffalo County’s Subdivision Resolution, with the following deviations:

1. Sec. 4.03 STREET, ROAD AND OTHER RIGHT-OF-WAY “In all cases of permanent dead-end streets and roads, cul-de-sac rights-of-way shall be dedicated. Streets and roads ending in a cul-de-sac shall not be longer than six hundred (600) feet. This may be extended when the topographical rise and fall of the cul-de-sac street does not exceed six (6) feet from the highest elevation to the lowest elevation of the road measured from the center of the street at the intersection of entry to the cul-de-sac road to the furthest point of cul-de-sac from the intersection.”
2. Sec. 4.06 BLOCKS “No block shall be longer than thirteen hundred twenty (1,320) feet. This may be extended when the topographical rise and fall of the street does not exceed six (6) feet from the highest elevation to the lowest elevation of the block measured from the center of intersections of intersecting streets at opposite ends of the block.”
3. Sec. 4.07.F Access to highways, streets, and roads channeled through interior lots “Residential lot arrangement shall be, whenever feasible and possible, such that no lot directly accesses a highway, street, or road, and shall access an interior subdivision road that combines access to highways, streets, and roads through interior subdivision roads. Excepted to this access limitation is a lot for a single-family dwelling that has existed for five (5) years as a primary residence associated with a farm, which meets the minimum housing and health codes, and has a previously approved access to the highway, street, or road.”

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 “Riverview Estates Subdivision”, now known as “Poole Ranch Subdivision” a subdivision located in All of Government Lot 1, Part of the Northeast Quarter of the Northwest Quarter, Part of Government Lot 2, Part of the Southeast Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

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

Chairperson Klein opened a public hearing at 9:35 A.M. for a Zoning Map Amendment filed by Craig Bennett, of Miller & Associates Consulting Engineers, P.C, on behalf of Mark H. Meyer and C. Jayne Meyer, also known as Claudia Jayne Meyer, and Loren Bakko, Manager of Bakko Land, L.L.C, for property described as part of the West Half of the Northwest Quarter of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 30.13 Acres, more or less, from Agricultural – Residential (AGR) to Commercial (C). Craig Bennett along with Loren Bakko were present to review the application and answer questions. Resident of Buffalo County Mark Meyer and Barbara Buchholz of Arcadia, Nebraska spoke in favor. Residents of Buffalo County Scott Fitzke, Jerry Muhlbach, Rob Talon, Shawn Cudaback, Joseph & Elizabeth Terzi, Rylee Fish and John Gibbens spoke against. No one else addressed the Board and Chairperson Klein paused the hearing at 10:14 A.M. Moved by Maendele and seconded by Kouba to recess the Public hearing for the Zoning Map Amendment filed by Craig Bennett, of Miller & Associates Consulting Engineers, P.C, on behalf of Mark H. Meyer and C. Jayne Meyer, also known as Claudia Jayne

Meyer, and Loren Bakko, Manager of Bakko Land, L.L.C, for property described as part of the West Half of the Northwest Quarter of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 30.13 Acres, more or less, from Agricultural – Residential (AGR) to Commercial (C) until Tuesday, January 28, 2025. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Loeffelholz, Lynch, Morrow and Klein. Motion declared carried.

Chairperson Klein called for a break at 10:30 A.M. to return at 10:35 A.M.

REGULAR AGENDA

Moved by Loeffelholz and seconded by Morrow to recess the regular meeting of the Board of Commissioners at 10:35 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Morrow, Higgins, Kouba, Lynch, Maendele and Klein. Motion declared carried.

BOARD OF EQUALIZATION

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

Moved by Loeffelholz and seconded by Maendele to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Faith United Methodist Church for a 2012 United Enclosed Trailer. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Maendele, Higgins, Kouba, Lynch, Morrow and Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for First United Methodist for a 1996 Ford Cutaway Van, a 2010 Ford Cutaway Van, a 2013 Chevrolet Express G3500 and a 2015 Ford Turtle Top Shuttle. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Kouba, Maendele, Morrow and Klein. Motion declared carried.

Moved by Lynch and seconded by Loeffelholz to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Great Plains Annual Conference of The United Methodist Church for a 2018 Toyota Rav4 SUV. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Kouba, Maendele, Morrow and Klein. Motion declared carried.

Moved by Lynch and seconded by Maendele to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Mount Carmel for a 2005 Toyota Camry, a 2013 Ford Passenger Van, a 2017 Ford Pickup Supercab and a 2019 Dodge Passenger Van. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Higgins, Kouba, Loeffelholz, Morrow and Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Maendele to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Prairie View Gardens for a 2019 Dodge Grand Caravan. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Maendele, Higgins, Kouba, Lynch, Morrow and Klein. Motion declared carried.

Moved by Maendele and seconded by Higgins to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for R.Y.D.E. Transit for two 2008 Chevy Uplanders, three 2010 Dodge Grand Caravans, two 2010 Ford Cutaways, two 2010 Ford Expeditions, a 2012 Chevy Crew Cab, a 2014 Chevy G2500, a 2014 Dodge Grand Caravan, two 2014 Ford Cutaways, a 2014 Dodge Caravan, three 2016 Ford Cutaways, six 2017 Ford E450 Cutaways, a 2017 Chevrolet Express Van, three 2018 Dodge Caravans, a 2021 Ford Cutaway, three 2021 Ford E450 Cutaways, a 2022 Chrysler Voyager LX and a 2022 Ford E450 Cutaway. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Loeffelholz, Lynch, Morrow and Klein. Abstain: Kouba. Motion declared carried.

Moved by Higgins and seconded by Lynch to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Sonshine World for a 2010 Ford Econoline Van E350, 2013 Ford Econoline Van, 2015 Ford Transit Wagon. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Kouba, Loeffelholz, Maendele, Morrow and Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Maendele to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Vetter Senior Living Kearney for a 2002 Ford Van, a 2017 Chevrolet Sedan, a 2019 Dodge Van and a 2024 Ford Van. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Maendele, Higgins, Kouba, Lynch, Morrow and Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Higgins to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 10:41 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Kouba, Lynch, Maendele, Morrow and Klein. Motion declared carried.

REGULAR AGENDA

County Assessor Roy Meusch presented an office update to the Board. A copy of the presentation will be on file with the County Clerk.

Commissioner Maendele left the meeting at 10:50 A.M.

Deputy County Clerk Rachelle Warner took over proceedings at 10:55 A.M. and County Clerk Christensen left the meeting.

HIGHWAY/ROAD DEPT

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

A road petition to widen 340th road between Pleasanton and Ravenna was received and will be on file with the County Clerk's Office.

FACILITIES

Facilities Director Gaasch presented a review of the Current Construction Projects in Buffalo County with the Board.

REGULAR AGENDA

Chairperson Klein called for Citizen's forum and no one addressed the Board.

Chairperson Klein asked if there was anything else to come before the Board at 11:10 A.M before he declared the meeting adjourned sine die until the reorganization meeting on Tuesday, January 14, 2024 at 9:00 A.M. and instructed County Clerk to publish notice for the same according to Nebraska Law.

ATTEST:

Ivan H. Klein, Chairperson
Buffalo County Board of Commissioners

Heather A. Christensen
Buffalo County Clerk

(SEAL)