

**BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, APRIL 8, 2025**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, April 8, 2025 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 3, 2025. Chairperson Morrow announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. County Attorney Shawn Eatherton was present.

REGULAR AGENDA

Moved by Higgins and seconded by Maendele to approve the March 25, 2025 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Higgins, Maendele, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Commissioner Loeffelholz read into the record a Proclamation of Gratitude. Moved by Kouba and seconded by Maendele to approve the Proclamation of Gratitude for all of the firefighters, emergency responders and personnel who played a role in mitigating the impact of the fire that broke out at 13775 Dove Hill Road on March 22, 2025 with following Resolution 2025-18. Upon roll call vote, the following Board members voted "Aye": Kouba, Maendele, Higgins, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

RESOLUTION 2025-18

PROCLAMATION OF GRATITUDE

WHEREAS, on March 22, 2025, a fire broke out at 13775 Dove Hill Road threatening the safety and wellbeing of our community; and

WHEREAS, the brave men and women of our local fire departments responded with swift action, professionalism, and an unwavering commitment to protecting lives and property; and

WHEREAS, despite the challenging conditions and danger they faced, our firefighters worked tirelessly around the clock to contain and extinguish the flames, preventing further destruction and ensuring the safety of all individuals in the area; and

WHEREAS, the collaborative efforts of these fire departments, as well as the invaluable support of emergency medical services, law enforcement, and local volunteers, contributed to the successful containment and resolution of this crisis; and

WHEREAS, the resilience, dedication, and bravery displayed by all members of the fire service deserve our deepest respect, appreciation, and admiration; and

WHEREAS, it is vital to recognize the selfless sacrifices made by these heroes who put their own lives at risk to safeguard our homes, businesses, and loved ones.

NOW, THEREFORE, the Buffalo County Board of Commissioners extend our heartfelt thanks to all firefighters, emergency responders, and personnel who played a role in mitigating the impact of the fire. Their courage and commitment exemplify the highest standard of service, and our community is forever grateful for their efforts.

Lieutenant Robert Tubbs, as well as Dispatchers Tracy Smalley and David Randal were present for the Proclamation of the National Public Safety Telecommunicators Week. Commissioner Lynch read the proclamation and thanked those who serve Buffalo County. Moved by Higgins and seconded by Loeffelholz to proclaim the week of April 13, 2025 through April 19, 2025 as “National Public Safety Telecommunicators Week” in Buffalo County with the following Resolution 2025-19. Upon roll call vote, the following Board members voted "Aye": Higgins, Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-19

**Name the Week April 13, 2025 through April 19, 2025 as “National Public Safety
Telecommunicators Week” in Buffalo County**

WHEREAS, every day, dedicated public safety telecommunicators serve the people of Buffalo County by answering their requests for emergency assistance and dispatching the appropriate law enforcement, fire, or emergency medical personnel as quickly as possible; and

WHEREAS, the professional public safety telecommunicator is that vital link between the citizens who call 9-1-1 and the law enforcement, fire and emergency personnel who may save their life or property in an emergency; and

WHEREAS, the safety of Buffalo County’s first responders depends on the quality and accuracy of information obtained by professional public safety telecommunicators and delivered via radio, telephone and computers services; and

WHEREAS, the critical functions performed by professional public safety telecommunicators also include those related to highway safety, road maintenance, public utilities and other services that affect the health and safety of our citizens; and

WHEREAS, emergencies can strike at any time, so we rely on the vigilance and preparedness of these individuals 24 hours a day, 365 days a year.

NOW, THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS that Buffalo County enjoys the highest standards of public health and safety, and we owe a great debt to the men and women who, by applying their expertise in telecommunications, help to make that achievement possible. During this special observance, we acknowledge that debt and extend a heartfelt thanks to each of them.

At 9:09 A.M. Deputy County Attorney Andrew Hoffmeister and Deputy County Attorney Josiah Davis arrived.

Moved by Higgins and seconded by Lynch to ratify the following April 4, 2025 payroll claims processed by the County Clerk.

Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Klein, Kouba, Loeffelholz, Maendele and Morrow.

Motion declared carried.

April 4, 2025 PAYROLL

GENERAL FUND			
NET PAYROLL			361,948.98
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	63,870.71
BUFFALO CO TREASURER	I	PREMIUMS	171,290.00
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	7,114.10
FIRST NATIONAL BANK	T	FEDERAL TAXES	121,298.29
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,161.84
MADISON NATIONAL	I	LT DISABILITY	309.76
METLIFE	E	DENTAL	4,307.09
NATIONWIDE RETIREMENT	R	DEFERRED COMP	3,257.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	18,925.20
VISION SERVICE PLAN	E	EMPE VSP EYE	1,254.08
ROAD FUND			
NET PAYROLL			71,616.44
AMERICAN FAMILY LIFE	I	PREMIUMS	1,068.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,413.91
BUFFALO CO TREASURER	I	PREMIUMS	3,743.00
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	21,713.08
MADISON NATIONAL	I	PREMIUMS	185.46
MADISON NATIONAL	I	LT DISABILITY	112.99
METLIFE	E	DENTAL	971.12
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,321.06
VISION SERVICE PLAN	E	EMPE VSP EYE	309.33
WEED FUND			
NET PAYROLL			5,728.20
RETIREMENT PLANS AMERITAS	R	EMPE RET	900.84
BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,789.55
MADISON NATIONAL	I	LT DISABILITY	3.94
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

Moved by Loeffelholz and seconded by Klein to approve the early claim submitted by the County Clerk as listed below. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

<u>ROAD FUND</u>			
State of NE Motor FUEL	F	FUELS TAX	2,772.00

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

Moved by Lynch and seconded by Klein to accept the Buffalo County Treasurer March 2025 Fund Balance Report. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Higgins, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Higgins to approve the First Concord Benefits Group Flexible Benefits Plan Amendment. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

ZONING

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

Chairperson Morrow opened the public hearing at 9:15 A.M. for an Administrative Subdivision filed by Evan Jasnowski, licensed land surveyor, on behalf of Heather Santiago, Member/Manager of Heather Santiago, L.L.C. for Administrative Subdivision to be known as “Harper Administrative Subdivision”. This property is located in Part of the Southeast Quarter of the Northeast Quarter and Part of the Northeast Quarter of the Southeast Quarter of Section Twenty-Four (24), Township Nine (9) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Heather Santiago was present to review the application and answer questions. Buffalo County residents Rema Hemmerling, Billy Rayburn and Terri Gonzales spoke in opposition and Buffalo County resident Roseana Salinas spoke in favor. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:45 A.M. Moved by Maendele and seconded by Kouba to approve the Administrative Subdivision to be known as “Harper Administrative Subdivision” with the following Resolution 2025-20. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

RESOLUTION 2025-20

WHEREAS, Evan Jasnowski, licensed land surveyor, on behalf of Heather Santiago, Member/Manager of Heather Santiago, L.L.C., hereinafter referred to as “applicant”, has filed for an Administrative Subdivision to be known as “Harper Administrative Subdivision”, with the Buffalo County Clerk and/or Zoning Administrator, and

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

WHEREAS, on April 8, 2025, this Board conducted a public hearing now and finds:

1. The proposed “Harper Administrative Subdivision” is in the Agricultural (AG) Zoning District for Buffalo County, Nebraska.
2. The tract, presently owned by Heather Santiago, Member/Manager of Heather Santiago, L.L.C., referred to as Parcels 620093001 & 620097001, and situated in Part of the Southeast Quarter of the Northeast Quarter and in part of the Northeast Quarter of the Southeast Quarter in Section Twenty-Four (24), Township Nine (9) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, has no remnant.
3. The proposed plat for this subdivision fulfills Buffalo County’s Subdivision Resolution requirements for administrative subdivisions specifically allowed under Section 3.02, together with other provisions applicable, thereto.
4. Keystone Road is a county-maintained, open public road and it abuts the subdivision on its west side. The width of Keystone Road meets this county’s minimum width standards.
5. Title search paperwork has been provided to the Buffalo County Attorney’s Office and that office has cleared title as concerns Buffalo County’s interests based upon the title search documents delivered to that office by applicant.
6. This proposed administrative subdivision should be approved.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that the plat of “Harper Administrative Subdivision”, an administrative located in Part of the Southeast Quarter of the Northeast Quarter and Part of the Northeast Quarter of the Southeast Quarter of Section Twenty-Four (24), Township Nine (9) North, Range Fifteen (15) 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.

REGULAR AGENDA

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

Moved by Maendele and seconded by Loeffelholz to recess the regular meeting of the Board of Commissioners at 9:50 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

BOARD OF EQUALIZATION

Chairperson Morrow called the Board of Equalization to order in open session. County Treasurer Brenda Rohrich and County Assessor Roy Meusch were present.

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 American Red Cross for a 2017 Dodge Caravan (30815) Passenger Car. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for New Life Assembly for a 2024 Chrysler Pacifica Touring L. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. 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 the University of Nebraska Foundation for a 2025 Toyota Camry Sedan. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Higgins, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Maendele and seconded by Higgins to approve Tax List Corrections numbered 5088 – 5092 and 5094 – 5096 submitted by County Assessor Meusch. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Moved by Maendele and seconded by Klein to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:52 A.M. Upon roll call vote, the following Board members voted "Aye": Maendele, Klein, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

ROAD DEPARTMENT

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

Moved by Klein and seconded by Higgins to accept the price quote from Nebraska Truck Center for \$149,451.00, this is Source Well Pricing. Upon roll call vote, the following Board members voted "Aye": Klein, Higgins, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

After discussion, it was moved by Maendele and seconded by Higgins to deny citizen request for placement of Engine Braking Sign north of the Wood River on Highway 10. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

REGULAR AGENDA

Chairperson Morrow called for Citizen’s forum, Sam Adams Project Manager of Tallgrass Energy gave a project update. No one else addressed the Board.

Chairperson Morrow reviewed the following correspondence. City of Kearney sent a letter regarding the Planning Commission Agenda for April 18, 2025. County Clerk added the last Planning Commission meeting minutes to the Board packets as requested by the Board. The Family of Jack Walls sent a thank you card for the flowers at his service. Chairperson Morrow called on each Board member present for committee reports and recommendations.

Chairperson Morrow asked if there was anything else to come before the Board at 10:14 A.M. before she declared the meeting adjourned until the regular meeting at 9:00 A.M. on Tuesday, April 22, 2025.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

(SEAL)

Heather A. Christensen
Buffalo County Clerk