

**BUFFALO COUNTY BOARD OF COMMISSIONERS  
BUFFALO COUNTY BOARD OF EQUALIZATION  
TUESDAY, FEBRUARY 25, 2025**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, February 25, 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 February 20, 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, Deputy County Attorney Josiah Davis and Deputy County Clerk Rachelle Warner were present.

Moved by Higgins and seconded by Lynch to approve the February 11, 2025 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

Vice-Chairperson Maendele read into the record Employee Recognitions for the following County Employees: Emma Frerichs for 1 year of Service, Michael Psota for 1 year of Service, Maria Hantla for 1 year of Service, Leslie Holman for 5 years of Service, Blake Power for 5 years of Service, Christie Luther for 20 years of Service and Bob Anderson for 46 years of Service.

Moved by Higgins and seconded by Loeffelholz to ratify the following February 21, 2025 payroll claims that were processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Higgins, Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

**FEBRUARY 21, 2025 PAYROLL**

<b>GENERAL FUND</b>			
NET PAYROLL			361,494.65
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	63,500.22
BUFFALO CO TREASURER	I	PREMIUMS	173,523.53
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	6,631.60
FIRST NATIONAL BANK	T	FEDERAL TAXES	120,043.40
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,179.71
MADISON NATIONAL	I	LT DISABILITY	309.82
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	4,285.55
NATIONWIDE RETIREMENT	R	DEFERRED COMP	2,232.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	18,690.33
VISION SERVICE PLAN	E	EMPE VSP EYE	1,238.54
<b>ROAD FUND</b>			
NET PAYROLL			73,047.73
AMERICAN FAMILY LIFE	I	PREMIUMS	1,068.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,730.00
BUFFALO CO TREASURER	I	PREMIUMS	4,288.00
BUFFALO CO COURT	E	GARNISHMENT	228.50
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	22,245.88
MADISON NATIONAL	I	PREMIUMS	188.65
MADISON NATIONAL	I	LT DISABILITY	118.95
METLIFE	E	DENTAL	1,013.82
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,370.87
VISION SERVICE PLAN	E	EMPE VSP EYE	323.90
<b>WEED FUND</b>			
NET PAYROLL			5,728.19
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	1,789.53
MADISON NATIONAL	I	LT DISABILITY	3.95
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

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

FROM	0100	GENERAL FUND	TO	5400	WEED DISTRICT FUND	\$25,000.00
------	------	--------------	----	------	--------------------	-------------

Moved by Loeffelholz and seconded by Lynch to approve the following February 2025 vendor claims submitted by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

<b>GENERAL FUND</b>			
ADAMS CO SHERIFF	E	FEES	88.36
ADVANCED CORRECTIONAL HEALTHCARE	MC	MEDICAL	19,995.47
AG LAND ATV INC	S	SVC	663.92
ALL MAKES OFFICE EQUIPMENT	SU	SUPPLIES	2,430.00
AMAZON CAPITAL SERVICES	SU	SUPPLIES	5,938.74
AMERICAN ELECTRIC COMPANY	SU	SUPPLIES	115.96
MANDI J AMY	RE	REIMBURSE	45.00
APPLE MARKET	SU	SUPPLIES	54.65
NATHAN AREHART	RE	REIMBURSE	45.00
AT&T MOBILITY	S	SVC	3,253.65
ATS	S	REPAIRS	505.08
MEGAN L BELLAMY	S	SVC	161.85
DREW BOHL	RE	REIMBURSE	45.00
BOYS TOWN	S	SVC	2,295.31
SCOTT BRADY	RE	REIMBURSE	12.60
NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	31.88
STANLEY BRODINE	RE	REIMBURSE	15.26
BRUNER FRANK SCHUMACHER	S	LEGAL	18,655.13
BRYCE RIESSLAND	S	SVC	825.00
BUFFALO CO COMMUNITY PARTNERS	S	YOUTH SVC	1,145.76
BUFFALO CO ATTORNEY	E	EXPENSES	33.00
BUFFALO CO ATTORNEY'S OFFICE	RE	REIMBURSE	578.37
BUFFALO CO CLERK	E	PER DIEM	841.00
BUFFALO CO COURT	E	FEE	3,609.17
BUFFALO CO SHERIFF	E	EXPENSES	1,008.96
BUFFALO CO SHERIFF	E	FEES	2,435.56
BUILDERS WAREHOUSE	SU	SUPPLIES	75.00
CANON SOLUTIONS AMERICA	S	MAINT	206.22
CAPITAL CITY TRANSFER SERVICE	E	TRANSPORT	1,612.40
MICHAEL D CARPER	S	LEGAL	1,425.00
CASH WA DISTRIBUTING	SU	SUPPLIES	39.00
CENTRAL MEDIATION CENTER	E	JV SVCS	1,058.00
CENTRAL NEBR CO ASSESSOR ASSOC	D	DUES	25.00
CENTURY LUMBER CENTER	SU	SUPPLIES	16.69
CHARTER COMMUNICATIONS	U	PHONE SVC	624.93
CHEROKEE BUILDING MATERIALS	SU	SUPPLIES	97.29
CHI HEALTH GOOD SAMARITAN	MC	MEDICAL	765.93
JENNIFER CHURCH	RE	REIMBURSE	116.40
CIOX HEALTH	E	EXPENSES	84.00
THE CITY OF HASTINGS	D	DUES	1,000.00
CITY OF KEARNEY	U	UTILITIES	3,572.21
CITY OF KEARNEY	AP	BUDGET	4,832.50
CITY OF KEARNEY	F	FUEL	79,021.50
CITY OF NORTH PLATTE	S	SVC	4,893.88
CLERK OF THE DISTRICT COURT	E	EXPENSES	1,817.00
CMH INTERIORS	SU	SUPPLIES	275.00
COCHRAN LAW PC	S	LEGAL	3,651.66

KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE PBC	A	PUBLICATION	716.75
COMFY BOWL, INC	RT	RENTAL	110.00
COMMERCIAL INDUSTRIAL SUPPLY CO.	S	PARTS	634.60
COMPASS FAMILY SUPPORT SERVICES	S	SVC	1,598.00
COPYCAT PRINTING CENTER	S	SVC	687.53
COUNTRY PARTNERS COOPERATIVE	U	UTILITIES	1,039.00
CULLIGAN OF KEARNEY	S	SVC	3,331.11
CUSTER CO SHERIFF	E	FEE	32.60
DAN'S SANITATION	S	SVC	22.25
DENNISE DANIELS	RE	REIMBURSE	45.00
HEIDI DARBY	RE	REIMBURSE	117.82
DAS ST ACCOUNTING	S	SVC	150.00
DAS STATE ACCTNG-CENTRAL FINANCE	S	SVCS	1,536.00
DATASHIELD CORPORATION	S	SVC	63.64
DAVE WAGGONER PLUMBING & HEATING	S	SVC	16,041.50
JOSIAH DAVIS	RE	REIMBURSE	45.00
DAWSON CO SHERIFF'S OFFICE	E	FEES	35.97
DAWSON PUBLIC POWER DISTRICT	U	UTILITIES	5,357.88
DEWALD DEEVER L'HEUREUX LAW FIRM	S	LEGAL	362.00
DIAMOND DRUGS, INC	MC	MEDICAL	6,689.91
DIER, OSBORN & COX, P.C., L.L.O.	S	LEGAL	2,413.00
DONKEY TOWING & TRANSFER	S	SVC	328.00
DOWHY TOWING & RECOVERY	S	SVC	162.40
JESSICA DREIER	S	SVC	1,427.10
DRY CREEK WIRELESS	S	SVC	384.00
BRANDON DUGAN LAW	S	LEGAL	5,080.00
DUNCAN THEIS CONSTRUCTION	C	CONSTRUCTION	22,061.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	13,157.39
SHAWN EATHERTON	RE	REIMBURSE	45.00
EATON CORPORATION	EQ	EQUIP	6,494.79
ELECTION SYSTEMS & SOFTWARE	E	EXPENSES	1,304.71
ELECTRONIC SYSTEMS	E	FEE	300.00
ENTERPRISE ELECTRIC	SU	SUPPLIES	709.03
FAMILY PRACTICE ASSOCIATES	S	SVC	91.00
MARSHA FANGMEYER, ESQ.	S	LEGAL	730.00
PAUL FARRELL	RE	REIMBURSE	45.00
FATHER FLANAGAN'S BOYS'HOME	E	EXPENSES	2,933.34
FLEETPRIDE	S	SVC	2,975.00
FRANKLIN CO SHERIFF	E	FEE	53.62
FRONTIER	U	PHONE SVC	3,882.47
FYE LAW OFFICE	S	LEGAL	10,258.57
GALLS, LLC	EQ	EQUIP	619.97
GARCIA CLINICAL LABORATORY	MC	MEDICAL	253.00
GARY MICHAELS CLOTHIERS	S	REPAIRS	60.00
CYNTHIA GEMBALA HUGG	S	SVC	342.00
GRAHAM TIRE CO	S	PARTS	30.19
GREAT PLAINS COMMUNICATIONS	S	SVC	1,293.61
HACKEL CONSTRUCTION	C	CONSTRUCTION	88,232.03
HALL CO SHERIFF'S OFFICE	E	FEES	22.38
HARLAN CO SHERIFF	E	FEE	21.50
HAYES CO SHERIFF	E	FEES	49.31
HOBBY LOBBY	SU	SUPPLIES	31.64
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOLMES PLUMBING & HEATING	SU	SUPPLIES	750.98
HOMETOWN LEASING	E	FEES	5,916.02
LISA R HUERTA	RE	REIMBURSE	45.00
INTERNATIONAL ASSOCIATION OF CHIEFS	D	MEMBERSHIP	660.00
IDEABANK MARKETING	S	SVC	5,677.00
ERIC INGEBRETSEN	RE	REIMBURSE	45.00
INTOXIMETERS,	EQ	EQUIP	186.50
JACK LEDERMAN CO	SU	SUPPLIES	698.75
JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIP	165.74
JACOBSEN ORR LAW FIRM	S	LEGAL	12,720.01
SHARON JOSEPH	RE	REIMBURSE	19.43
JUSTICE BENEFITS	E	EXPENSES	911.46
JUSTICE WORKS	E	EXPENSE	178.00

KEARNEY CO SHERIFF'S OFFICE	E	FEES	42.75
KEARNEY TOWING & REPAIR CENTER	S	SVC	245.00
KEARNEY WINNELSON CO	SU	SUPPLIES	1,368.51
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	37,733.00
JEFFREY C KNAPP	S	LEGAL	920.75
KODEX, INC	S	SVC	245.00
DOUG KRAMER	RE	REIMBURSE	82.32
KRONOS	S	SVC	1,292.64
LANCASTER CO SHERIFF	E	FEE	19.46
LANGUAGE LINE SERVICES	S	SVC	10.00
DR MICHAEL LAWSON	E	MH BOARD	100.00
LIESKE, LIESKE & ENSZ	S	LEGAL	3,104.28
LMN GRAPHICS	S	SVC	120.00
STEPHEN G LOWE	E	MB BOARD	2,050.00
MAKING CHOICES COUNSELING	S	SVC	250.00
MALLORY SAFETY & SUPPLY	EQ	EQUIP	1,572.60
JOHN MARSH	RE	REIMBURSE	45.00
LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	SU	SUPPLIES	32.94
SHARON MAULER	E	MH BOARD	100.00
REBECCA M. MCCracken	S	SVC	156.00
MCKESSON MEDICAL SURGICAL	SU	SUPPLIES	151.53
MENARDS	SU	SUPPLIES	2,140.10
MICROFILM IMAGING SYSTEMS	S	SVC	1,225.00
MIDWEST CONNECT	E	POSTAL SVC	6,713.94
MIDWEST EMERGENCY GRAND ISLAND	MC	MEDICAL	157.05
MIDWEST SPECIAL SERVICES	S	SVC	1,230.85
MIPS INC.	S	SVC	7,108.71
MICHELLE MITCHELL	RE	REIMBURSE	19.53
MOONLIGHT CUSTOM SCREENPRINT	S	SVC	264.00
KOLTON MORSE	RE	REIMBURSE	45.00
NACEB	D	DUES	100.00
NACO	E	REGISTRATION	150.00
NAPA AUTO PARTS	S	PARTS	1,337.10
NE ASSN OF CO CLERKS,REG DEEDS,ELEC	D	DUES	150.00
NE CENTRAL TELEPHONE CO	U	PHONE SVC	182.52
NE GENERATOR SERVICE	S	SVC	1,422.40
NE GLASS COMPANY	S	REPAIRS	39.95
NE HEALTH & HUMAN SERVICES	S	PT SVCS	930.00
NE LAW ENFORCEMENT	S	SVC	255.00
NE PUBLIC POWER DISTRICT	U	UTILITIES	14,542.99
NE INTERACTIVE	E	EXPENSES	42.50
OPTK NETWORKS	E	INTERNET SVC	1,253.24
NORTHWESTERN ENERGY	U	UTILITIES	10,072.11
OWENS EDUCATIONAL SERVICES	E	YOUTH SVC	806.00
PAPER TIGER SHREDDING	S	SVC	55.00
PARKER GROSSART BAHENSKY BEUCKE	S	LEGAL	4,809.54
PHELPS CO SHERIFF'S OFFICE	E	FEES	27.50
PHYSICIANS LABORATORY P.C.	S	SVC	14,870.00
PLATTE VALLEY COMMUNICATIONS	E	FEE	195.00
PLATTE VALLEY DENTAL CLINIC	MC	MEDICAL	1,290.00
POLICE OFFICERS ASSOCIATION	SU	SUPPLY	14.00
ANA POST	RE	REIMBURSE	45.90
QUILL CORPORATION	SU	SUPPLIES	263.73
KANE M RAMSEY	RE	REIMBURSE	45.00
RAPID FIRE PROTECTION	S	SVC	525.00
THE RAVENNA NEWS	A	PUBLICATION	300.00
REBECCA RILEY	RE	REIMBURSE	45.00
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	RE	REIMBURSE	45.00
JEREMY SEDLACEK	RE	REIMBURSE	3.50
SHERWIN WILLIAMS	SU	SUPPLIES	105.58
SIRCHIE ACQUISITION COMPANY	EQ	EQUIP	139.70
CRAIG SLEICHER	RE	REIMBURSE	45.00
MARTI SLEISTER	RE	REIMBURSE	45.00
TRENTON SNOW, LLC	RT	RENTAL	1,000.00

CHERYL STABENOW	RE	REIMBURSE	45.00
STAMM ROMERO & ASSOC	S	LEGAL	15,163.80
STATE OF NEBR PROBATION DIST 9	E	EXPENSES	4,428.53
THOMAS S STEWART	S	LEGAL	2,923.30
STITCH 3 LLC	S	REPAIRS	75.00
SCOTT STUBBLEFIELD	RE	REIMBURSE	26.60
SUMMIT FOOD SERVICE	S	SVC	24,855.87
MICHAEL J SYNEK	S	LEGAL	3,595.24
THE BEACON OBSERVER	A	PUBLICATION	300.00
THOMSON REUTERS - WEST	E	SUBSCRIPTION	5,049.41
THOMSON REUTERS-WEST	E	SUBSCRIPTION	891.28
THOMSON REUTERS - WEST	E	SUBSCRIPTION	869.96
TK ELEVATOR CORPORATION	S	SVC	371.70
TURNER BODY SHOP	S	SVC	125.00
REBECCA TVRDIK ANDERSON	S	LEGAL	2,875.00
TYE & ROWLING	S	LEGAL	1,330.00
TYLER TECHNOLOGIES	S	SVC	1,347.00
U.S. BANK	E	EXPENSES	18,720.90
U.S. BANK	E	EXPENSES	923.44
UNK ACADEMIC ADVISING & CAREER DEV	S	SVC	200.00
MARC VACEK	RE	REIMBURSE	41.30
VERIZON	U	TRACKERS	837.97
VERIZON WIRELESS	E	FEES	715.33
VILLAGE OF MILLER	U	UTILITIES	25.00
VILLAGE UNIFORM	RT	RENTAL	104.08
THE WALDINGER CORPORATION	S	REPAIRS	9,603.02
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	69.47
WELLS FARGO	E	EXPENSES	4,341.10
WELLS FARGO	E	EXPENSES	140.00
WELLS FARGO	E	EXPENSES	145.99
WELLS FARGO	SU	SUPPLIES	228.75
AARON WENTZ	RE	REIMBURSE	45.00
WILKINS ARCHITECTURE DESIGN	S	RENOVATION	10,157.50
MELISSA L WILLIS	RE	REIMBURSE	45.00
JEFF WIRTH	RE	REIMBURSE	50.00
LOYE WOLFE	RE	REIMBURSE	46.20
WOODS & AITKEN	S	SVC	375.00
WPCI	S	SVC	62.00
YORK CO SHERIFF	E	FEE	20.68
YOUNG ELECTRIC	S	SVC	7,500.00
MELANIE R YOUNG	RE	REIMBURSE	45.00
ERIC ZIKMUND	RE	REIMBURSE	45.00
<b>ROAD/ HWY DEPT</b>			
ACE HARDWARE & GARDEN CENTER	S	REPAIRS	121.96
AMAZON CAPITAL SERVICES	EQ	TOOLS	289.10
ASK SUPPLY CO	SU	SUPPLIES	595.65
AUSSIE HYDRAULICS	S	REPAIRS	748.01
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	SUPPLIES	4,598.89
BARCO MUNICIPAL PRODUCTS	SU	SUPPLIES	924.77
BOSSELMAN ENERGY	F	FUEL	469.10
CENTRAL AUTO ELECTRIC	S	REPAIRS	638.71
CFP-C-T	F	FUEL	77.00
COLUMN SOFTWARE PBC	A	PUBLICATION	46.44
COMFY BOWL	F	FUEL	105.00
CONSTRUCTION RENTAL	S	REPAIRS	682.80
DPF ALTERNATIVES/DUECK ENTERPRISES	S	SVC	705.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	84.28
FARM PLAN	S	REPAIRS	2,851.30
FARMERS CO-OP ASSOCIATION	F	FUEL	159.00
FRIESEN CHEVROLET	S	REPAIRS	437.91
GARRETT TIRES & TREADS	S	REPAIRS	6,147.52
GLASS DOCTOR OF CENTRAL NE	S	REPAIRS	320.53
JACK LEDERMAN CO	SU	SUPPLIES	423.44
JIM HAWK TRUCK TRAILERS	S	REPAIRS	815.40
KEARNEY EQUIPMENT	S	REPAIRS	209.04
KELLY SUPPLY COMPANY	RE	REPAIR	48.71
KIMBALL MIDWEST	SU	SUPPLIES	657.43

MARLATT PRECISION	S	LABOR	59.00
MASTERS TRUE VALUE	SU	SUPPLIES	3.32
MATHESON TRI-GAS	SU	SUPPLIES	364.06
MENARDS	EQ	TOOLS	514.43
MIDWEST SERVICE & SALES CO	SU	SUPPLIES	6,192.00
MURPHY TRACTOR AND EQUIPMENT CO	S	REPAIRS	450.00
NAPA AUTO PARTS	S	REPAIRS	60.26
NMC, INC.	S	REPAIRS	13,191.22
POSTLE INDUSTRIES, INC	SU	SUPPLIES	990.30
POWERPLAN-MURPHY TRACTOR	S	REPAIRS	939.35
SAHLING KENWORTH INC	S	REPAIRS	64.10
SOUTHWEST GRAVEL PRODUCTS	G	GRAVEL	8,281.90
U.S. BANK	E	EXPENSES	3,678.28
VILLAGE OF RIVERDALE	S	REPAIRS	573.00
WILKE'S TRUE VALUE	S	REPAIRS	128.20
WINZER	SU	SUPPLIES	738.63
<b><u>VISITOR'S PROMOTION</u></b>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	55,156.00
<b><u>VISITOR'S IMPROVEMENT</u></b>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	55,156.00
<b><u>DEEDS PRESERVATION</u></b>			
MIPS INC.	S	PRESERVATION	259.60
MORRIS PRESS	E	PUBLISHING	444.46
<b><u>HEALTH INSURANCE FUND</u></b>			
BCBS HEALTH CLAIM EXPENSE	MC	HEALTH	410,143.19
HM LIFE MELLON GLOBAL CASH MGNT	MC	HEALTH	68,824.08
<b><u>VETERAN'S RELIEF</u></b>			
CO VETERANS AID FUND	E	RELIEF	3,200.00
<b><u>DRUG FORFEITURES</u></b>			
U.S. BANK	E	EXPENSES	301.01
<b><u>WEED DISTRICT FUND</u></b>			
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	SUPPLIES	185.15
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	27.98
U.S. BANK	E	EXPENSES	95.00
<b><u>911 EMERGENCY SERVICE</u></b>			
CENTURYLINK	E	INTERNET	1,806.60
FIBER PLATFORM	S	SVC	255.58
FRONTIER	U	PHONE SVC	835.44
GREAT PLAINS COMMUNICATIONS	S	SVC	573.60
LANGUAGE LINE SERVICES	S	SVC	96.20
NE CENTRAL TELEPHONE CO	U	PHONE SVC	109.99
PLATTE VALLEY COMMUNICATIONS	S	MAINT	1,417.67

President of Nebraska Keno, Inc. Michael Nevriy presented the Sales Outlet Contractor Agreement between Nebraska Keno formerly known as Hastings Keno and The Ridge, LLC dba Buffalo Ridge Golf Course. After discussion it was moved by Higgins and seconded by Maendele to approve the Sales Outlet Contractor Agreement to allow Hastings Keno at Buffalo Ridge Golf Course with the following Resolution 2025-07. Upon roll call vote, the following Board members voted "Aye": Higgins, Maendele, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

#### **RESOLUTION 2025-07**

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6), the County has the power to do all acts in relation to the concerns of the county necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103, the powers of the County as a body are exercised by the County Board; and, WHEREAS, THE RIDGE, LLC, doing business as the Buffalo Ridge Golf Course, located at 7335 N Avenue, Kearney Nebraska, has applied to be a keno satellite location for Hastings Keno, Inc., a Nebraska Corporation, and said application paperwork is appropriate and reasonable.

NOW, THEREFORE, BE IT RESOLVED, by the Buffalo County Board of Commissioners that the Chairman of this County Board is hereby authorized and empowered to sign the County Lottery Sales Outlet Location Application of THE RIDGE, LLC., a satellite location of behalf of this Board and to perform all other acts as are necessary to effectuate this Resolution.

Chairperson Morrow reviewed the following correspondence. Nebraska Department of Transportation (NDOT) sent a letter about NDOT Projects: NH-80-5(83) Odessa – Kearney (EB); C.N. 42852 & NH-80-5(84) Odessa – Kearney East Crossover; C.N. 42852A.

Construction for Odessa- Kearney (EB) is tentatively scheduled to begin as early as spring 2026 and to be completed as early as fall 2027. The proposed Odessa-Kearney East Crossover is tentatively scheduled to begin construction in fall of 2025. Included is also a Public Outreach Survey. City of Kearney sent an Annual TIF Report Required by Section 18-2117.02 of LB 874. Nebraska Intergovernmental Risk Management Association (NIRMA) sent a letter letting the Board know that Denise Hardison is retiring as NIRMA's workers' compensation claims manager effective February 28, 2025. Also included is a 2025 NIRMA Employment Practices Seminar Agenda. Wilkins Architecture Design and Planning sent a post card invite to their Open House on Thursday, February 27, 2025. Buffalo County Justice Center sent an invitation for the Oath of Office for Kane M. Ramsey on Friday, February 28, 2025. Chairperson Morrow called on each Board member present for committee reports and recommendations.

## ZONING

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

Chairperson Morrow opened the a public hearing at 9:19 A.M. for code amendments to The Buffalo County Zoning Regulations, with renumbering as necessary, in the following sections: Section 11.1, General Amendment, Section 11.2, Submission to Planning Commission for Amendments, Section 11.3, Amendment Consideration and Adoption, regarding the binding recommendations of the planning commission; Buffalo County Subdivision Regulations, Section 9.03, Amendments, regarding the procedural nature of subdivision resolution amendments; Buffalo County Subdivision Regulations, Section 4.11, regarding road and street design, AND Buffalo County Zoning Regulations, Section 6.6 Livestock Confinement Facilities regarding minimum distance setbacks for livestock confinement operations. Zoning Administrator Daniels presented the code amendments. No one addressed the Board. Chairperson Morrow closed the hearing at 9:27 A.M.

Moved by Maendele and seconded by Higgins to approve the proposed amendments under Buffalo County Zoning Regulations, as presented, under Sections 11.1, 11.2 & 11.3 regarding the binding recommendation of the planning commission with the following Resolution 2025-08. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

## RESOLUTION 2025-08

WHEREAS, on January 16, 2025, the Buffalo County Planning and Zoning Commission held a public hearing for amendments to the Buffalo County Zoning Regulations, Section 11.1 General; Section 11.2, Submission to Planning Commission; Section 11.3, Notice, with renumbering as necessary, regarding the binding recommendation of The Planning Commission.

That Commission voted favorably, but with reluctance, on a 5-0 vote, with one absence and no abstentions, to recommend that this Board adopt the proposed amendment, and

WHEREAS, no protests have been filed with the Buffalo County Clerk against such proposed amendments, and

WHEREAS, on February 25, 2025, this Board conducted a public hearing concerning proposed amendments to Buffalo County's Zoning Regulations and no parties appeared to oppose such proposed amendment,

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that the following amendment is adopted and added to the final draft of the proposed Zoning and Subdivision Resolutions, where applicable.

**Amend the proposed Buffalo County Zoning Regulations with amendments noted in strikethrough for deletion of, red letters being the revisions recommended by The Planning Commission, and underlining for added and renumbering as necessary, as follows:**

"11.1 GENERAL The regulations, restrictions and boundaries set forth in this Resolution may from time to time be amended, supplemented, changed or repealed, provided however that no such action may be taken until after public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least ten days' notice of the time and place of such hearing shall be published in a newspaper of general circulation in the county.

### 11.2 SUBMISSION TO PLANNING COMMISSION

An amendment may be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of Commissioners. The County Board of Commissioners shall act on any petition prior to ~~90~~ 120 days of date of receipt. Having once considered a petition, the County Board of Commissioners will not consider substantially the same petition or proposal for one year from date of rejection. If the amendment request is not acted upon by the County Board after ~~90~~ 120 days of receipt, the proposal shall be deemed to be denied by the County Board.

All proposed amendments, except those initiated by the Planning Commission, shall be submitted to the Planning Commission for study and recommendation. The Planning Commission shall study the proposals to determine:

- A. The need and justification for the change.
- B. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property and on surrounding properties.

- C. When pertaining to a change in the district classification of property, the amount of undeveloped land in the general area and in the county having the same district classification as requested.
- D. The relationship of the proposed amendment to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purpose of this Resolution and the Comprehensive Plan.

Within 45 60 days from the date that any proposed amendment is referred to it (unless a longer period shall have been established by mutual agreement between the County Board of Commissioners and the Planning Commission in the particular case), the Planning Commission shall submit its report and recommendation to the County Board of Commissioners.

A vote either for or against an amendment by a majority of all the Planning Commission members present shall constitute a recommendation of the Commission; whereas a vote either for or against an amendment by less than a majority of the Planning Commission present constitutes a failure to recommend. When amending zoning district boundaries, the Planning Commission and County Board where applicable and authorized may place conditions upon property sought to be re-zoned. (Resolution 9-14-04)

When the Planning Commission submits a recommendation of approval or disapproval of the proposed amendment, and the County Board agrees with the recommendation of the Planning Commission, then the County Board, may by simple majority vote, adopt the recommendation of approval or denial of the proposed all done by resolution.

When the Planning Commission submits a recommendation of approval or disapproval of the proposed amendment, and the County Board does not agree with the recommendation of the Planning Commission, then the County Board, by no less than two-thirds majority vote may modify the Planning Commission's recommendation and adopt the amendment as modified by the Board all done by resolution.

When the Planning Commission submits a failure to recommend ~~or to disapprove an amendment~~ then the County Board may take such action as it deems appropriate with the final decision of the County Board done by resolution.

If the amendment shall affect the boundaries of any district, the resolution shall define the change or the boundary as amended, shall order the Official Zoning Map(s) to be changed to reflect such amendment, and shall amend the section of the resolution incorporating the same and reincorporate such Map as amended.

### 11.3 Notice:

Notice of hearing for an amendment for hearing at the Planning Commission and/or Board of County Commissioners shall fix the time and place for the amendment hearing and contain a statement regarding the proposed changes in regulations or restrictions or in the boundary of any district. If the proposed amendment is not a general revision of an existing provision of this resolution, and will affect specific property, it shall be designated by legal description and general street location. In addition to such publication notice, written notice of such proposed amendment shall be mailed to all owners of lands located within three hundred (300) feet of the area proposed to be altered and an opportunity granted to interested parties to be heard. Also, in addition to the proposed notices, notice of the hearing shall also be posted ten (10) days in advance of the public hearing(s) concerning the property in a conspicuous place on or near the property to seeking action in the public hearing."

Moved by Lynch and seconded by Higgins to approve the proposed amendments under Buffalo County Subdivision Regulations, as presented, under Section 9.03 regarding the procedural nature of subdivision resolution amendments with the following Resolution 2025-09. Upon roll call vote, the following Board members voted "Aye": Lynch, Higgins, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

## **RESOLUTION 2025-09**

WHEREAS, on January 16, 2025, the Buffalo County Planning and Zoning Commission held a public hearing for amendments to the Buffalo County Subdivision Regulations, Section 9.03, Amendments, regarding the procedural nature of subdivision resolution amendments.

That Commission voted favorably, on a 6-0 vote, with one absence and no abstentions, to recommend that this Board adopt the proposed amendment, and

WHEREAS, no protests have been filed with the Buffalo County Clerk against such proposed amendments, and

WHEREAS, on February 25, 2025, this Board conducted a public hearing concerning proposed amendments to Buffalo County's Subdivision Regulations and no parties appeared to oppose such proposed amendment,

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that the following amendment is adopted and added to the final draft of the proposed Zoning and Subdivision Resolutions, where applicable.

**Amend the proposed Buffalo County Subdivision Regulations with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as follows:**

"Sec. 9.03 AMENDMENTS. Amendments to substantive issues in this Resolution and fees are amended as follows: The procedure for the consideration and adoption of any such proposed amendments, excepting changes for fees, shall be in like manner as that required for the consideration and adoption of the resolution except herein before or herein after modified.

A. Subdivision Resolution Amendments for matters other than fees: Suggested amendments to this subdivision resolution shall be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of



Commissioners by written application, filed in the Office of the County Clerk, or Office of the Zoning Administrator. Upon receipt of such application, the Zoning Administrator shall forward the application to amend to the Planning Commission for its recommendation. Upon public hearing with notice as prescribed in this Resolution, the Planning Commission shall forward its recommendation to the County Board, within ~~thirty (30)~~ sixty (60) days. Upon public hearing, the County Board may allow, deny, or allow with modifications, the proposed amendment all done in resolution form.

B. Fee Amendment Fees referred to this Resolution can be reviewed and amended by County Board at public hearing without need of submission of the same to the Planning Commission.”

Moved by Loeffelholz and seconded by Higgins to approve the proposed amendments under Buffalo County Subdivision Regulations, as presented, under Section 4.11 regarding road and street design with the following Resolution 2025-10. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

**RESOLUTION 2025-10**

WHEREAS, on February 25, 2025, this Board conducted a public hearing concerning proposed amendments to the Buffalo County’s Subdivision Regulations, Section 4.11, Road and Street Design, regarding road and street design, and no parties appeared to oppose such proposed amendment.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that the following amendment is added to the final draft of the proposed Zoning and Subdivision Resolutions, where applicable.

**Amend the proposed Buffalo County Subdivision Regulations with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary as follows:**

Sec. 4.11 STREET AND ROAD DESIGN Rural Local Classification Standard 2 Conformance Streets and roads, whether private as allowed in Chapter 4 or public, within a subdivision shall minimally conform to the Nebraska State Board of Public Roads Classification Local Road RL-2 as published by the Nebraska Department of Roads, Board of Public Roads Classifications & Standards, 2008 edition <https://govdocs.nebraska.gov/epubs/R6000/R010-2008> as to design, grade, maximum grade, tangent sight, traveled width of the road, shoulder width, and other particulars addressed in State Board of Public Road regulations regarding street layout with the dedicated road right of way, unless otherwise specifically excepted to in this Resolution . (See attachment # for reference) As an exception of RL-2 Standards, no street within a subdivision as concerns the traveled portion of the road, shall exceed six (6) percent change in elevation in any portion of the street. Also, street layout and design shall consider snow control and minimization of the adverse effects of drifting snow, on the streets to be dedicated. Abatements of snow drifting and snow control as proposed by the developer are subject to review and decision of the Highway Superintendent. That review and/or inspection by the Highway Superintendent may include, but or not limited to: a need for decreased angle or widening of backslope for cuts and fills within and outside of the dedicated street(s) of the subdivision to abate snow drifting hazards.

Moved by Maendele and seconded by Lynch to approve the proposed amendments under Buffalo County Zoning Regulations, as presented, under Section 6.6 regarding livestock confinement operations with the following Resolution 2025-11. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

**RESOLUTION 2025-11**

WHEREAS, on February 25, 2025, this Board conducted a public hearing concerning proposed amendments to Buffalo County’s Zoning Regulations, Section 6.6 Livestock Confinement Facilities, regarding minimum distance setbacks for livestock confinement operations and no parties appeared to oppose such proposed amendment.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that the following amendment is added to the final draft of the proposed Zoning and Subdivision Resolutions, where applicable.

**Amend the proposed Buffalo County Zoning Regulations, Section 6.6 (1C), with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as follows:**

C. MINIMUM DISTANCE REQUIREMENTS (Resolution 7-10-12)

	<b>General Farming/Ranching Classification</b>	<b>Class I</b>	<b>Class II</b>	<b>Class III</b>	<b>Class IV</b>
<b>Total Animal Units Allowed</b>	1-299	300-1,000	1,001-2,500	2,501-5,000	5,001 and above
<b>Minimum Distance Required</b>	No Minimum Requirement	<del>1/2 mile</del> <u>1/4 mile</u>	<del>3/4 mile</del> <u>1/2 mile</u>	<del>1 mile</del> <u>3/4 mile</u>	<del>1 mile,</del> <u>3/4 mile</u> plus 1 foot per every 2 animal units in excess of 5,000 (Maximum Amount: 2 Miles)

Moved by Lynch and seconded by Loeffelholz to set Tuesday, March 25, 2025 at 9:15 A.M. for the Adoption of the Final Draft of the Proposed Zoning and Subdivision Resolutions with amendments contained therein and proposed amendments to the zoning map all of which will be posted to the Buffalo County website for public display. 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 Maendele to recess the regular meeting of the Board of Commissioners at 9:28 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Maendele, 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 Assessor Roy Meusch was present.

County Treasurer Brenda Rohrich was not present for the reading of the Vehicle Tax Exemption renewal for the Catholic High School of Kearney for a 2022 Ford Expedition Max XLT 4x4. This item will be moved to the next Board meeting on Tuesday, March 11, 2025 at 9:30 A.M.

Permissive Exemption applications were heard by the Board and County Assessor Meusch presented his recommendations for each application. Moved by Loeffelholz and seconded by Lynch to approve the following list of Permissive Exemption Applications for each of the foregoing organizations as presented and as determined by the County Board to meet the statutory rules as required for exemption status. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Name of Organization	Parcel #
<b>EDUCATIONAL</b>	
BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA	604538000
BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA	604535000
BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA	602459000
BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA	604537000
BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA	602458000

Moved by Lynch and seconded by Klein to approve the following list of Permissive Exemption Applications for each of the foregoing organizations as presented and as determined by the County Board to meet the statutory rules as required for exemption status. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Higgins, Kouba, Maendele and Morrow. Abstain: Loeffelholz. Motion declared carried.

Name of Organization	Parcel #
<b>RELIGIOUS</b>	
FAITH UNITED CHURCH	640081101
ST JAMES CHURCH OF KEARNEY	603764000

Moved by Loeffelholz and seconded by Klein to approve the following list of Permissive Exemption Applications for each of the foregoing organizations as presented and as determined by the County Board to meet the statutory rules as required for exemption status. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Name of Organization	Parcel #
<b>CHARITABLE</b>	
BRYAN HOSPITAL KEARNEY	605739000
KEARNEY COMMUNITY SUSTAINABLE HOUSING	606071201
KPT&G LLC	580072990
THE AMBRY ASSOCIATION, INC	605427100

Moved by Maendele and seconded by Kouba to approve the following list of Permissive Exemption Applications for each of the foregoing organizations as presented and as determined by the County Board to meet the statutory rules as required for exemption status. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

Name of Organization	Parcel #
<b>PERSONAL PROPERTY</b>	
CHRISTIANS FOR CHRISTIAN EDUCATION, INC: FAITH CHRISTIANS SCHOOL	310002677
CLASSIC CAR COLLECTION: THE AMERICAN AUTOMOBILE EXPERIENCE	310008947

Moved by Lynch and seconded by Klein to approve the following list of Permissive Exemption Applications for each of the foregoing organizations as presented and as determined by the County Board to meet the statutory rules as required for exemption status.

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

Name of Organization	Parcel #
<b>451 Nursing Facility</b>	
KINSHIP POINE KEARNEY NORTHRIDGE	580147300
MEL - WEL INVESTORS, LLC	560335220
SENECA SUNRISE LLC	040391010
SENECA SUNRISE LLC	040391000
SENECA SUNRISE LLC	040070000

County Attorney Eatherton left the meeting at 9:38 A.M.

Moved by Maendele and seconded by Loeffelholz to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:41 A.M. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

**ROAD/HIGHWAY DEPT**

Highway Superintendent John Maul and Assistant Highway Superintendent Cory Jensen was present for the following agenda items.

Highway Superintendent Maul requested an extension on the report regarding Spruce Hollow West Second Subdivision Road maintenance. After discussion it was moved by Maendele and seconded by Klein to give an extension on the report regarding Spruce Hollow West Second Subdivision Road maintenance for 30 days. Upon roll call vote, the following Board members voted "Aye": Maendele, Klein, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Chairperson Morrow instructed County Clerk Christensen to open and read aloud the submitted gravel bids for the period of April 1, 2025 through March 31, 2026. Gravel Bids were submitted from the following companies: Broadfoot Sand and Gravel Co. Inc., Mid Nebraska Aggregate Inc., Southwest Gravel Products, Paulsen Inc. and Ed Broadfoot & Sons Sand & Gravel Inc. Highway Superintendent Maul, Assistant Highway Superintendent Jensen and the Road Committee will review the bids and come back with recommendations at the next meeting on Tuesday, March 11, 2025.

**REGULAR AGENDA**

Facilities Director Stephen Gaasch was present for the discussion of the proposed Amendment to the Professional Services Agreement with Wilkins Architecture. After discussion it was moved by Higgins and seconded by Maendele to approve the Amendment to the Professional Services Agreement with Wilkins Architecture. Upon roll call vote, the following Board members voted "Aye": Higgins, Maendele, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Facilities Director Gaasch reviewed the current construction projects in Buffalo County with the Board.

Chairperson Morrow called for Citizen’s forum. Joe Maul, Buffalo County Republican Party Chairperson congratulated Commissioners Loeffelholz, Lynch and Maendele on their recent election. Maul also shared his thoughts on property tax in Buffalo County. No one else addressed the Board.

At 10:14 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, March 11, 2025.

ATTEST:

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

(SEAL)

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