

**BUFFALO COUNTY BOARD OF COMMISSIONERS
TUESDAY, JANUARY 28, 2025**

The Buffalo County Board of Commissioners met on Tuesday, January 28, 2025 at 9:00 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 January 23, 2025. In accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. Deputy County Attorney Andrew Hoffmeister, Deputy County Attorney Josiah Davis and Deputy County Clerk Rachelle Warner were present.

Moved by Maendele and seconded by Lynch to approve the January 14, 2025 Board meeting minutes with the following Amendment, to correct a scrivener's error to the approved depository listing of Bruner Bank to Bruning State Bank. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

Vice-Chairperson Maendele read into the record Employee Recognitions for the following County Employees: Mark Bydalek for 1 year of Service, Carmela Shubert for 1 year of Service, Cameron Wells for 1 year of Service, Josiah Davis for 1 year of Service, Theresa Fitzsimmons for 1 year of Service, Heather Christensen for 5 years of Service, Terry Braden for 35 years of Service and Neil Miller for 46 years of Service.

Moved by Loeffelholz and seconded by Klein to ratify the following January 24, 2025 payroll claims that were processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

JANUARY 24, 2025 PAYROLL

GENERAL FUND			
NET PAYROLL			368,311.18
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	65,217.18
BUFFALO CO TREASURER	I	PREMIUMS	173,494.50
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	150.00
FIRST CONCORD	E	FLEX FUNDS	6,631.60
FIRST NATIONAL BANK	T	FEDERAL TAXES	124,230.42
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,164.67
MADISON NATIONAL	I	LT DISABILITY	308.77
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	4,257.77
NATIONWIDE RETIREMENT	R	DEFERRED COMP	2,232.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	19,360.01
VISION SERVICE PLAN	E	EMPE VSP EYE	1,233.73
ROAD FUND			
NET PAYROLL			68,614.02
AMERICAN FAMILY LIFE	I	PREMIUMS	1,084.14
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,007.26
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	20,317.01
MADISON NATIONAL	I	PREMIUMS	181.45
MADISON NATIONAL	I	LT DISABILITY	125.26
METLIFE	E	DENTAL	1,041.03
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,049.18
VISION SERVICE PLAN	E	EMPE VSP EYE	333.55
WEED FUND			
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 Loeffelholz and seconded by Lynch to approve the following January 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.

GENERAL FUND			
ADVANCED CORRECTIONAL HEALTHCARE	MC	MEDICAL	19,520.75
AMAZON CAPITAL SERVICES	E	EXPENSES	7,177.86
AMERICAN CORPORATE SERVICE OF TEXAS	SU	SUPPLIES	2,020.00
AMERICAN ELECTRIC COMPANY	U	UTILITIES	215.72
MANDI J AMY	RE	REIMBURSE	45.00
APPLE MARKET	SU	SUPPLIES	38.70
NATHAN AREHART	RE	REIMBURSE	45.00
AT&T MOBILITY	S	SVC	3,253.59
ATS	S	REPAIRS	285.35
MARVCO ENTERPRISED	EQ	EQUIP	209.52
RICHARD BEECHNER	E	MH BOARD	100.00
DREW BOHL	RE	REIMBURSE	45.00
BOMGAARS SUPPLY	SU	SUPPLIES	31.48
BOYS TOWN	S	SVC	1,665.63
NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	20.78
STANLEY BRODINE	RE	REIMBURSE	15.26
BRUNER FRANK SCHUMACHER	S	LEGAL	13,026.80
BUFFALO CO ATTORNEY	SU	SUPPLIES	10.00
BUFFALO CO ATTORNEY'S OFFICE	RE	REIMBURSE	316.35
BUFFALO CO CLERK	E	PER DIEM	846.50
BUFFALO CO COURT	E	EXPENSES	22.65
BUFFALO CO COURT	E	FEES	2,755.04
BUFFALO CO FACILITIES	E	EXPENSES	2,752.49
BUFFALO CO PUBLIC DEFENDER	E	EXPENSES	369.00
BUFFALO CO SHERIFF	E	EXPENSES	229.06
BUFFALO CO SHERIFF	E	FEES	2,490.11
BUILDERS WAREHOUSE INC	SU	SUPPLIES	364.81
CANON SOLUTIONS AMERICA	EQ	EQUIP	206.22
CAPITAL CITY TRANSFER SERVICE	E	TRANSPORT	3,223.00
MICHAEL D CARPER	S	LEGAL	1,195.00
CENTRAL MEDIATION CENTER	S	JV SVCS	1,370.50
CENTRAL NE RENTALS	RT	RENT	410.00
CENTRAL NE REPORTING	S	SVC	400.00
CENTURY LUMBER CENTER	SU	SUPPLIES	503.95
PAUL CHANDLER	E	FEES	20.00
CHARTER COMMUNICATIONS	U	PHONE SVC	624.93
JENNIFER CHURCH	RE	REIMBURSE	45.00
CITY OF HASTINGS	E	EDUCATION	150.71
CITY OF KEARNEY	U	UTILITIES	3,305.72
CITY OF KEARNEY	S	SVC	1,500.00
CITY OF KEARNEY	E	EXPENSES	96,911.34
CITY OF KEARNEY	EQ	EQUIP	159.98
CLERK OF THE DISTRICT COURT	S	LEGAL	2,107.00
CLERK OF THE DISTRICT COURT	E	FEE	14.33
CMH INTERIORS	SU	SUPPLIES	130.00
COCHRAN LAW PC	S	LEGAL	4,960.00
KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE PBC	A	PUBLICATION	1,329.63
COMFY BOWL	RT	RENTAL	110.00
COMPASS FAMILY SUPPORT SERVICES	S	SVC	1,241.00
BUFFALO CO COMMUNITY PARTNERS	S	YOUTH SVC	556.75
COUNTRY PARTNERS COOPERATIVE	U	UTILITIES	1,114.42
DR. ANTHONY TATMAN	MC	MEDICAL	25.00
CULLIGAN OF KEARNEY	S	SVC	800.64

WENDY C CUTTING	S	SVC	305.90
DAN'S SANITATION	S	SVC	22.25
DENNISE DANIELS	RE	REIMBURSE	45.00
DAS ST ACCOUNTING	SU	SUPPORT	150.00
DAS STATE ACCTNG-CENTRAL FINANCE	S	SVC	1,536.00
DATASHIELD CORPORATION	S	SVC	54.53
JOSIAH DAVIS	RE	REIMBURSE	45.00
DAWSON PUBLIC POWER DISTRICT	U	UTILITIES	4,537.44
DEWALD DEAVER L'HEUREUX LAW FIRM	S	LEGAL	20.00
DIAMOND DRUGS	MC	MEDICAL	6,527.96
DIER, OSBORN & COX	S	LEGAL	1,314.00
DONKEY TOWING & TRANSFER LLC	E	TOWING	210.00
DOUBLE J PLUMBING & CONTRACTING	S	SVC	1,726.47
DOUGLAS CO SHERIFF	E	FEES	70.00
DOWHY TOWING & RECOVERY	E	TOWING	380.68
BRANDON DUGAN LAW	S	LEGAL	6,150.00
DUNCAN THEIS CONSTRUCTION	C	CONSTRUCTION	98,956.45
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	3,299.05
SHAWN EATHERTON	RE	REIMBURSE	143.00
EGAN SUPPLY COMPANY	SU	SUPPLIES	7,155.32
ENTERPRISE ELECTRIC	U	UTILITIES	3,299.39
JEFFREY EVANS	RE	REIMBURSE	50.80
FAMILY PRACTICE ASSOCIATES	S	SVC	228.00
FARMERS AND MERCHANTS BANK	E	BOX RENT	65.00
PAUL FARRELL	RE	REIMBURSE	45.00
FATHER FLANAGAN'S BOYS'HOME	E	EXPENSES	2,933.33
FBINAA	D	DUES	130.00
FRONTIER	U	PHONE SVC	3,880.43
FYE LAW OFFICE	S	LEGAL	10,336.12
GALLS	EQ	EQUIP	605.99
GARCIA CLINICAL LABORATORY	MC	MEDICAL	153.50
GARRETT TIRES & TREADS	S	REPAIRS	126.40
CYNTHIA GEMBALA HUGG	S	SVC	78.95
GIBBON VOLUNTEER DEPARTMENT	S	SVC	200.00
GREAT PLAINS COMMUNICATIONS	S	SVC	1,293.61
GREAT PLAINS UNIFORMS	EQ	EQUIP	926.10
HACKEL CONSTRUCTION	C	CONSTRUCTION	90,857.63
HALL CO SHERIFF'S OFFICE	E	FEES	112.40
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOLMES MURPHY & ASSOCIATES	S	CONSULTING	4,494.00
HOMETOWN LEASING	EQ	LEASE	5,916.02
HORNER, LIESKE, MCBRIDE & KUHL	E	TRANSPORT	1,200.00
LISA R HUERTA	RE	REIMBURSE	45.00
ERIC INGEBRETSEN	RE	REIMBURSE	45.00
INTEGRATED CONTROLS	S	SVC	165.00
INTEGRATED SECURITY SOLUTIONS	S	SVC	1,000.00
JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIP	1,011.34
JACOBSEN ORR LAW FIRM	S	LEGAL	15,602.12
JOHNSTONE SUPPLY	SU	SUPPLIES	51.92
TERESA JONES	E	FEE	20.00
JUSTICE WORKS	S	DEFENDER DATA	178.00
KEARNEY AREA CHAMBER OF COMMERCE	D	MEMBERSHIP	875.00
KEARNEY CRETE & BLOCK CO	SU	SUPPLIES	330.40
KEARNEY TOWING & REPAIR CENTER INC	E	TOWING	300.00
KEARNEY WINNELSON CO	SU	SUPPLIES	2,162.07
KELLY KENNEDY	RE	REIMBURSE	25.00
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	32,585.00
JEFFREY C KNAPP	S	LEGAL	1,119.25
DOUG KRAMER	RE	REIMBURSE	45.00
KRONOS	S	SVC	1,300.14
LANGUAGE LINE SERVICES	S	SVC	38.00
DR MICHAEL LAWSON	E	MH BOARD	100.00
LIESKE, LIESKE & ENSZ	S	LEGAL	3,727.40
LOGAN CONTRACTORS SUPPLY	SU	SUPPLIES	1,812.50
STEPHEN G LOWE	E	MH BOARD	1,350.00
MADISON CO SHERIFF	E	FEE	23.90
JOHN MARSH	RE	REIMBURSE	45.00

LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	SU	SUPPLIES	184.31
MATTHEW BENDER & CO	SU	SUPPLIES	3,597.80
SHARON MAULER	E	MH BOARD	100.00
JENNIFER R MCCARTER REPORTING	S	SVC	137.50
MCKESSON MEDICAL SURGICAL	SU	SUPPLIES	815.92
MENARDS	SU	SUPPLIES	1,403.70
MANDY M MEYER	E	MH BOARD	100.00
MICROFILM IMAGING SYSTEMS	S	SVC	730.00
MID NE INDIVIDUAL SERVICES	AP	ALLOCATION	50,084.00
MIDWAY CHEVROLET	S	REPAIRS	867.37
MIDWEST CARD & ID SOLUTIONS	E	EXPENSES	375.01
MIDWEST CONNECT	S	POSTAL SVC	19,134.24
MIPS INC.	S	SUPPORT	6,866.23
MIRROR IMAGE CAR WASH	S	SVC	325.39
MOONLIGHT CUSTOM SCREENPRINT	EQ	UNIFORM	521.00
KOLTON MORSE	RE	REIMBURSE	45.00
MOTOROLA SOLUTIONS	EQ	EQUIP	685.00
NACO	E	REGISTRATION	320.00
NACO PLANNING AND ZONING	D	DUES	40.00
NAPA AUTO PARTS	SU	SUPPLIES	1,992.51
NATIONAL COLLEGE FOR DUI DEFENSE	D	DUES	50.00
NE ASSOC OF CO ASSESSORS	D	DUES	100.00
NE ASSN OF CO TREASURERS	D	DUES	75.00
NE CENTRAL TELEPHONE CO	U	PHONE SVC	183.20
NEBR CLERKS OF DISTRICT COURT ASSN	D	DUES	50.00
NE GENERATOR SERVICE	EQ	EQUIP	3,658.30
NE GLASS COMPANY	S	REPAIRS	89.90
NE HEALTH & HUMAN SERVICES	S	PT SVCS	1,070.36
NE PUBLIC POWER DISTRICT	U	UTILITIES	11,955.50
NE INTERACTIVE	E	EXPENSES	17.00
OPTK NETWORKS	S	SVC	1,253.24
NELSEN LAW OFFICE	S	LEGAL	870.60
NIRMA	AP	DEDUCT	3,095.70
NORTHEAST NE JUVENILE SER	S	JUV. SVC	9,455.00
NORTHWESTERN ENERGY	U	UTILITIES	8,039.60
O'BRIEN STRAATMANN REDINGER FUNERAL	E	TRANSPORT	700.00
OVERHEAD DOOR CO	SU	SUPPLIES	596.00
OWENS EDUCATIONAL SERVICES	S	YOUTH SVC	3,277.82
PAPER TIGER SHREDDING	S	SVC	533.85
PARKER GROSSART BAHENSKY BEUCKE	S	LEGAL	115.69
DEBORAH SUE PENNY	RE	REIMBURSE	21.98
PHELPS CO SHERIFF'S OFFICE	E	FEES	40.40
PHYSICIANS LABORATORY P.C.	S	SVC	3,774.00
PLATTE VALLEY COMMUNICATIONS	E	FEES	6,198.95
POLICE OFFICERS ASSOCIATION	D	MEMBERSHIP	840.00
PRAIRIE VIEW ROOFING	SU	SUPPLIES	5,520.00
PRIME SECURED	SU	SUPPLIES	3,642.70
PSYCHOLOGICAL RESOURCES	MC	MEDICAL	300.00
QUILL CORPORATION	SU	SUPPLIES	100.98
KANE M RAMSEY	RE	REIMBURSE	45.00
RAVENNA SANITATION	S	SVC	1,094.00
REDWOOD TOXICOLOGY LABORATORY	S	SCREENING	395.42
REGION III BEHAVIORAL HEALTH SVCS	S	SVC	58,470.12
RELENTLESS LLC DBA DESERT SNOW	E	EDUCATION	699.00
REBECCA RILEY	RE	REIMBURSE	45.00
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	SU	SUPPLIES	390.98
RUDOLPH LAW	S	LEGAL	2,270.00
SCHNEIDER GEOSPATIAL	S	SVC	774.00
CONNIE S SCHUMAN	S	SVC	350.00
SHERWIN WILLIAMS	S	SUPPLIES	2,015.05
CRAIG SLEICHER	RE	REIMBURSE	45.00
MARTI SLEISTER	RE	REIMBURSE	45.00
TRENTON SNOW, LLC	RT	RENTAL	1,000.00
SOUTH CENTRAL ECONOMIC DEVELOPMENT	D	DUES	5,000.00
CHERYL STABENOW	RE	REIMBURSE	45.00
STAMM ROMERO & ASSOC	S	LEGAL	11,884.20

THOMAS S STEWART	S	LEGAL	4,135.78
STITCH 3	S	REPAIRS	120.00
SUMMIT FOOD SERVICE	E	FOOD SVC	39,996.22
MICHAEL J SYNEK	S	LEGAL	2,327.79
TEK84	S	SVC	11,225.00
THE LOCKMOBILE	SU	SUPPLIES	3.25
THOMSON REUTERS - WEST	E	SUBSCRIPTION	5,049.41
THOMSON REUTERS-WEST	E	SUBSCRIPTION	891.28
THOMSON REUTERS - WEST	E	SUBSCRIPTION	813.05
TITAN MACHINERY	SU	SUPPLY	1,880.43
TRI CO GLASS	S	REPAIRS	432.00
REBECCA TVRDIK ANDERSON	S	LEGAL	5,475.00
TYE & ROWLING	S	LEGAL	2,840.00
U S POSTMASTER	S	POSTAL SVC	1,370.00
U.S. BANK	E	EXPENSES	10,397.45
U.S DEPARTMENT OF AGRICULTURE	AP	ALLOCATION	11,734.41
MARCUS VASQUEZ	E	FEES	50.80
VERIZON	EQ	TRACKERS	834.87
VERIZON WIRELESS	S	SVC	715.33
VILLAGE OF MILLER	U	UTILITIES	25.00
VILLAGE UNIFORM	RT	RENTAL	131.60
THE WALDINGER CORPORATION	S	REPAIRS	7,758.39
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	69.53
WELLS FARGO	E	EXPENSES	75.30
WELLS FARGO	E	EXPENSES	140.00
WELLS FARGO	E	EXPENSES	116.08
WELLS FARGO	SU	SUPPLIES	341.06
AARON WENTZ	RE	REIMBURSE	45.00
WILKINS ARCHITECTURE DESIGN	S	ARCHITECT	3,871.51
MELISSA L WILLIS	RE	REIMBURSE	45.00
JEFF WIRTH	RE	REIMBURSE	65.00
WPCI	S	DRUG SCREEN	189.00
YELLOW ROBE CONSULTING	S	LEGAL	1,800.00
MELANIE R YOUNG	RE	REIMBURSE	45.00
ERIC ZIKMUND	RE	REIMBURSE	45.00
ROAD/ HWY DEPT			
ACE HARDWARE & GARDEN CENTER	SU	SUPPLIES	49.96
AMAZON CAPITAL SERVICES	E	EXPENSES	295.43
AUSSIE HYDRAULICS	EQ	EQUIP	428.00
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	SUPPLIES	6,466.63
BARCO MUNICIPAL PRODUCTS	E	EXPENSES	1,717.75
BOSELMAN ENERGY	F	FUEL	567.00
BUFFALO CO CLERK	E	PER DIEMS	600.00
CENTRAL AG AND SHOP SUPPLY	SU	SUPPLIES	745.67
CFP-C-T	F	FUEL	50.94
COMFY BOWL	EQ	EQUIP	105.00
CONSTRUCTION RENTAL	SU	SUPPLIES	106.55
CORNHUSKER CLEANING SUPPLY	SU	SUPPLIES	960.74
CULLIGAN OF KEARNEY	SU	SUPPLIES	32.00
KRISTOPHER DELEHANT	E	REGISTRATION	33.50
ED BROADFOOT & SONS SAND & GRAVEL	G	GRAVEL	22,222.75
FARM PLAN	S	REPAIRS	3,812.96
FARMERS CO-OP ASSOCIATION	F	FUEL	67.00
FLEETPRIDE	S	REPAIRS	403.01
FRIESEN CHEVROLET	S	REPAIRS	370.10
GARRETT TIRES & TREADS	S	REPAIRS	3,355.31
GLASS DOCTOR OF CENTRAL NE	S	REPAIRS	709.59
JACK LEDERMAN CO	SU	SUPPLIES	165.00
KELLY SUPPLY COMPANY	S	REPAIRS	12.21
KIMBALL MIDWEST	SU	SUPPLIES	810.51
JOHN WILLIAM KING	R	RETIRMENT	34.62
KONECRANES	S	REPAIRS	2,176.55
LOGAN CONTRACTORS SUPPLY	SU	SUPPLIES	1,597.50
MASTERS TRUE VALUE	SU	SUPPLIES	120.64
MENARDS	SU	SUPPLIES	853.64
NAPA AUTO PARTS	S	REPAIRS	12.99
NMC, INC.	S	REPAIRS	7,794.11
OAK CREEK ENGINEERING	S	ENGINEERING	36,934.38

POWERPLAN-MURPHY TRACTOR	S	REPAIRS	8,926.45
SOUTHWEST GRAVEL PRODUCTS	G	GRAVEL	6,003.23
STERN OIL COMPANY	F	FUEL	9,548.30
THE TIRE GUYS	S	REPAIRS	3,782.50
TJS AUTO GLASS	S	REPAIRS	605.26
TRAUSCH DYNAMICS	S	REPAIRS	280.50
TROTTER	S	REPAIRS	25.00
U.S. BANK	E	EXPENSES	79.46
WILKE'S TRUE VALUE	E	EXPENSES	9.49
WINZER	SU	SUPPLIES	503.01
ZELLER REPAIR	S	REPAIRS	443.77
<u>VISITOR'S PROMOTION</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	68,966.00
<u>VISITOR'S IMPROVEMENT</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	68,966.00
<u>DEEDS PRESERVATION & MODERNIZATION</u>			
MIPS INC.	S	PRESERVATION	259.60
<u>HEALTH INSURANCE FUND</u>			
BCBS HEALTH CLAIM EXPENSE	MC	HEALTH	395,823.22
HM LIFE MELLON GLOBAL CASH MGNT	MC	HEALTH	67,353.48
<u>DRUG FORFEITURES</u>			
MOTOROLA SOLUTIONS	EQ	EQUIP	19,619.00
<u>COVID AMERICAN RESCUE PLAN</u>			
CHIEF ROAD SUPPLY	EQ	EQUIP	26,300.00
MICHAEL TODD & COMPANY	EQ	EQUIP	10,898.58
MURPHY TRACTOR AND EQUIPMENT CO	EQ	EQUIP	38,050.00
MYERS CONSTRUCTION	C	DEMO	145,897.55
TITAN MACHINERY	SU	SUPPLY	687.57
<u>INHERITANCE TAX</u>			
OAK CREEK ENGINEERING	S	ENGINEERING	4,261.01
<u>KENO LOTTERY</u>			
BUFFALO CO BOARD OF COMMISSIONERS	T	TAX	3,203.00
<u>WEED DISTRICT FUND</u>			
NE WEED CONTROL ASSOC	D	DUES	385.00
<u>911 EMERGENCY SERVICE</u>			
BIDDLE CONSULTING GROU	S	MAINT	780.53
CENTURYLINK	S	SVC	1,801.90
DAWSON PUBLIC POWER DISTRICT	RT	RENT	4,950.00
FIBER PLATFORM	EQ	EQUIP	255.58
FRONTIER	U	PHONE SVC	833.62
GREAT PLAINS COMMUNICATIONS	S	SVC	573.60
LANGUAGE LINE SERVICES	S	SVC	170.61
NE CENTRAL TELEPHONE CO	U	PHONE SVC	109.99
PLATTE VALLEY COMMUNICATIONS	S	MAINT	1,417.67

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	2700	INHERITANCE FUND	\$387,622.35
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Moved by Lynch and seconded by Klein to approve the Application of Depositories for County Monies for First Interstate Bank. 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 Lynch to re-appoint Paul Farrell as IT Director for 2025. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

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

Moved by Klein and seconded by Loeffelholz to accept the Buffalo County Treasurer Semi-Annual Report, a copy will be on file with the County Clerk. Upon roll call vote, the following Board members voted "Aye": Klein, Loeffelholz, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Weed Superintendent Bret Stubbs presented the 2024 Weed Control Annual Report. After discussion, it was moved by Higgins and seconded by Loeffelholz to approve the 2024 Weed Control Annual Report, a copy will be on file with the County Clerk. Upon roll

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

County Attorney Shawn Eatherton arrived at 9:14 A.M.

Executive Director of Kearney Visitors Bureau Roger Jasnoch was present to recommend Yousef Ghamedi as the new member to the Kearney Visitors Bureau Board of Directors. After discussion, it was moved by Higgins and seconded by Kouba to approve Yousef Ghamedi to a 3-year term to the Kearney Visitors Bureau Board of Directors. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Craig Bennett of Miller & Associates presented a Road Maintenance petition to the Board. Moved by Loeffelholz and seconded by Higgins to acknowledge receipt of the Road Maintenance petition for Spruce Hollow West Second Subdivision submitted by Craig Miller and forward this petition to Highway Superintendent John Maul. Superintendent Maul will conduct a study and report back to this Board within 30 days. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Following discussion, it was moved by Loeffelholz and seconded by Klein to appoint Tim Kreutzer as a member of the Planning and Zoning Commission for a three-year term. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Chairperson Morrow announced that there is no correspondence at this time. Chairperson Morrow called on each Board member present for committee reports and recommendations.

ZONING

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

Mitch Humphrey, a licensed land surveyor, spoke about the Building Restriction Agreement for LOMR-F. No one else addressed the Board. Following discussion, it was moved by Maendele and seconded by Higgins to authorize Chairperson Morrow to sign the Building Restriction Agreement for LOMR-F for the property described as part of the Southeast Quarter of the Southwest Quarter of Section 3, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska with the following Resolution 2025-03. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

RESOLUTION 2025-03

WHEREAS, in 1986 Buffalo County, Nebraska adopted and enacted floodplain regulations and has amended the regulations at various times in the past, and

WHEREAS, there has been a request submitted to the Buffalo County Floodplain Administrator for a Letter of Map Revision on the basis of fill (LOMR-F) for property sought to be removed from the Special Flood Hazards Area, as defined in Buffalo County's Floodplain Regulations Resolution, hereinafter referred to as the "subject property", and

WHEREAS, the request and engineer certifications that accompany the LOMR-F application that were submitted to the Floodplain Administrator fulfill the necessary local standards and findings concerning structures and fill placed on the subject property as required by the Federal Emergency Management Administration (FEMA) for the applicant seeking LOMR-F from FEMA, and

WHEREAS, this Board deems it prudent to enter into a Development Restriction Agreement concerning future development in and upon the subject property and the Buffalo County Attorney's Office has reviewed and approved a proposed agreement to be executed on behalf of Buffalo County and the party seeking the LOMR-F.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF BUFFALO COUNTY THAT the structure and development now existing on the subject property as certified by a professional engineer, fulfill the required local government standards and findings for structures and fill placed on the subject property, and the Chairperson of this Board is authorized to execute on behalf of Buffalo County, the proposed Development Restriction Agreement, and

IT IS RESOLVED the subject property is legally described as:

A tract of land being part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Three (3), Township Nine (9) North, Range Sixteen (16) West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter of said Section 3 and assuming the South line of said Southwest Quarter as bearing WEST and all bearings contained therein are relative thereto; thence WEST on the aforesaid South line of the Southwest Quarter a distance of 1,144.21 feet; thence N 00°19'28" E a distance of 377.98 feet to a point on the existing south bank of Wood River; thence N 37°53'23" E a distance of 45.03 feet to a point on the approximate centerline of Wood River; thence downstream and on the aforesaid approximate centerline of Wood River S 88°29'23" E a distance of 112.8 feet; thence N 67°17'55" E a distance of 65.77 feet; thence N 21°01'42" E a distance of 79.23 feet; thence N 04°18'07" W a distance of 120.68 feet; thence N 15°45'29" W a distance of 140.56 feet; thence N 24°23'09" E a distance of 259.02 feet; thence N 58°29'52" E a distance of 106.03 feet; thence S 68°34'29" E a distance of 122.26 feet; thence S 36°33'25" E a distance of 427.18 feet; thence S 43°45'40" E a distance of 572.82 feet to a point that intersects on the East line

of the Southwest Quarter of said Section 3; thence leaving said approximate centerline of Wood River S 00°28'47" W and on the East line of the Southwest Quarter of said section a distance of 255.38 feet to the place of beginning.

TOGETHER WITH rights of ingress and egress over and across a 30.0 foot strip of land, with said 30.0 foot strip of land being more particularly described as being the South 30.0 feet of the West 1,491.29 feet of the Southwest Quarter of Section 3, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

IT IS FURTHER RESOLVED that a copy of this Resolution shall be filed with the Development Restriction Agreement against the subject property.

Chairperson Morrow opened the a public hearing at 9:32 A.M. that was continued from December 23, 2024 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, C. Jane Meyer, Don Leeds, and Gary Hazzard as well as Sherman County Residents Jim Fletcher and Jeff Kort spoke in favor of amendment. Residents of Buffalo County Michelle Widger, Sam Widger, Josh Chaney, Jennifer Chaney, Roger Bissell, Kyle Paben, Leroy Korus, Shawn Cudaback, Jami Cudaback, Trent Delehant, Brett Harsh and Marcus Witter spoke against the amendment. No one else addressed the Board and Chairperson Morrow closed the hearing at 10:52 A.M. Moved by Loeffelholz and seconded by Lynch to deny 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) with the following Resolution 2025-04. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-04

WHEREAS, on October 22, 2024, Craig A. 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, LLC., a Minnesota Limited Liability Company, hereinafter referred to as “Applicant(s)” or “The Applicant(s), filed an Application for Zoning Map Amendment with the Buffalo County Zoning Administrator. The Applicant is requesting a zoning map amendment from the AGR (Agricultural Residential) to the C (Commercial) Zoning District. The legal description of the property in the application, hereinafter simply referred to as “subject property”, to wit:

The North 1000.00 feet of the West Half of the Northwest Quarter (W1/2NW1/4) of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth P.M., Buffalo County, Nebraska, comprising roughly 30.13 acres, more or less.

The northwest corner of the subject property is situated at the intersection of Cotton Mill Road and West 100th Street, with it being situated a little more than one-half mile south of Riverdale, and

WHEREAS, on November 21, 2024, the Buffalo County Planning and Zoning Commission, hereafter simply referred to as “Commission” or “the Commission”, conducted a public hearing on Applicant’s proposed Application for Change of Zoning. At conclusion of the public hearing on the Application for Change of Zoning held that date, the Buffalo County Planning and Zoning Commission on a 6 to 1 vote, with one absence and no abstentions, together with the following condition: any structure shall have a minimum setback of 90 feet from the center of Cotton Mill Avenue and the center of 100th Street, recommended approval of the proposed zoning map amendment.

WHEREAS, no protests were filed with the Buffalo County Clerk following the Commission’s recommendation, and

WHEREAS, on December 23, 2024, and January 28, 2025, the Buffalo County Board of County Commissioners, hereafter simply referred to as “Board” or “the Board”, held public hearings for this zoning map amendment. Prior to the January 28, 2025, public meeting, the Applicant submitted an amendment to the original request that decreased the area sought to be rezoned. The County Attorney’s Office stated that this decrease in area was allowable and the Application for Change of Zoning as subsequently amended by the applicant, should proceed to further public hearing before the County Board without the need of further public hearings before the Commission prior to this Board’s review on the now amended Application, and

WHEREAS, the area of requested zoning map amendment before this Board as presented at the January 28, 2025, meeting is as follows:

The North 900.00 feet of the West 850.0 feet the West Half of the Northwest Quarter (W1/2NW1/4) of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth P.M., Buffalo County, Nebraska, comprising roughly 17.56 acres, more or less.

The legal description of the property, as now amended, shall hereinafter be referred to as the “subject property”, with the request being to change the zoning district of the subject property, as now amended, from the AGR (Agricultural Residential) to the C (Commercial) Zoning District, and

WHEREAS, at the public hearings, various members of the public spoke for and against the proposed change in zoning district designation. One party who spoke supportive of this application before the Commission, spoke in opposition before this Board, and gave reasons for the change. Although not required of, nor binding upon the Applicant(s), the Applicant(s) in a request to change zoning district, the Applicant(s) proposed that if the subject tract were rezoned to Commercial, it was planned to place a hay grinding machine repair facility, comprised of about 30,000 square feet, all as laid out on his application. The Applicant(s) estimated that this facility would produce approximately nine full time employment opportunities. At present, the repair facility is located in Arcadia. The Applicant(s) wanted this location because it was more centered to the customer base and this area had a larger population base to acquire suitable employees and access to shipped parts. Additionally, the subject property abuts the private airport that could be accessed and used to commute to the home office in Minnesota and other locations. The Applicant(s), based upon traffic at the Arcadia site, estimated that this facility, when completed, would increase semi-mounted grinder truck traffic in the area to one to three trucks entering or exiting the property each day of operation. Also, there would be a few, i.e. less than five customer visits daily to the facility from small trucks or cars. Mr. Bennett, of Miller and Associates, noted that this commercial facility would be an alternative to increased residential traffic from the subject property and surrounding lands that the Applicant held in ownership interest. Other parties speaking in opposition to the zoning change noted that Cotton Mill Road from U.S. Highway #30 to State Highway #40, was a paved road and had no turning lanes. Also, they noted that it is a heavily used other arterial rural road that has a usual width right of way of 66 feet. Others in opposition noted that the future use of the area is more rural residential growth as stated in the last three Comprehensive Plans adopted by this Board. The business growth as proposed would have detrimental effects on property values in the vicinity of the subject property. Other property owners, some of whom owned land abutting the existing airport use land, did not object to the rezoning.

WHEREAS, at both public hearings this Board took notice of Buffalo County’s Comprehensive Plan as last adopted by this Board on March 14, 2023, Buffalo County’s Zoning Map, Buffalo County’s Zoning Regulations; the minutes of the Buffalo County Planning and Zoning Commission for meeting held November 21, 2024; and the Application for Zoning Map Amendment and supporting materials provided by the Applicant, and

WHEREAS, the Board makes the following findings:

1. That the following uses exist for lands generally surrounding the subject property: To the immediate south to south east, there exists a privately operated Airport and agricultural use lands. The operation of this airport pre-exists Buffalo County’s adoption of zoning regulations. In the Agricultural – Residential District Zoning Resolution, airports are allowed by Special Use Permit. Lands to the east, other than the privately operated airport, are generally used for crop and grassland purposes. Two residence use parcels are situated to the east of the subject property on the north side of West 100th Road and are possibly within 300 feet of the original application’s subject property description. As now amended, they are not within 300 feet of the perimeter of the zoning map amendment application.
2. The subject property on its’ west, north, and south sides, at the intersection of Cotton Mill Road and West 100th Street, abuts pivot-irrigated farm ground. Other than the two above-mentioned dwellings, for a radius distance of three-eighths of a mile extended from the northwest corner of the subject property, are no residential use property in Buffalo County’s Zoning Jurisdiction. If that radius were extended to one-half mile, a few more residential use properties would be added, to the south and southwest, most of which pre-date zoning. When a one-mile radius is used, many more residences are within the arc, mostly on lands subdivided or otherwise developed in the past fifteen years. Of note, commencing at a point one-half mile south from the subject property’s northwest corner along the west side of Cotton Mill, there is continuous subdivision and dwelling development that extends to about another mile southward. On the east side of Cotton Mill, across from this recent development, there are small parcels that abut Cotton Mill and that development extends southward for also about three-quarters of a mile with residential and subdivision development. Many of these improvements and smaller parcels came into existence after Buffalo County adopted zoning. This shows that rural residential dwelling use is expanding in the area of this property zoning amendment.
3. According to maps reviewed by the Commission and this Board, mostly consisting of County GIS derived data, the subject property is within a one-mile radius of the Village of Riverdale and about one and one half miles from the City of Kearney’s

extra-territorial zoning jurisdiction. That Village exercises extraterritorial jurisdiction for one-half mile outside of its' municipal jurisdiction. The Board in review of this application considers the bulk, if not all, of the subject property to be situated outside of the Village of Riverdale's zoning jurisdiction.

4. Buffalo County Comprehensive Plan 2010 adopted January 23, 2001 and Comprehensive Plan Update 2022 adopted June 12, 2012 stated that the planned future use of the subject property was for Agricultural Residential use. That would mean the primary use of the district is for ruralized housing together with some agricultural uses, with limited commercial uses. Buffalo County's zoning resolution as it is now in effect, allows limited commercial use by special use permit in the Agricultural – Residential District, as outlined in Sec. 5.34, subsection 1, which was specifically read into the meeting of January 28, 2025, which allows by Special Use Permit in the Agricultural – Residential Zoning District: "Agricultural service establishments primarily engaged in performing agricultural, animal husbandry, or horticultural services." Additionally, the last adopted Comprehensive Plan, adopted March 14, 2023 has designated the Subject Property and Surrounding lands to become a newly created Agricultural – Residential 2 Zoning District. The proposed Agricultural – Residential 2, or AGR-2, District yet to be adopted by this Board, but being considered for adoption by this Board after being reported out by the Commission, does not plan a future use of commercial use in that proposed zoning district. The proposed AGR-2 District would also allow by special use permit, multifamily housing. Applicant's proposed zoning map amendment runs contrary to all of this development planning. That is not to state that a Comprehensive Plan cannot be changed. However, some degree of the public's reliance of a Comprehensive Plan is eroded when and if that Plan is changed where existing evidence of area growth would indicate that the adopted Plans are in accordance with the now adopted Plan.
5. The proposed Zoning Map Amendment to change the Zoning District of the Subject Property as originally submitted, and subsequent amended, is not in accordance with the previously adopted Comprehensive Plans.
6. The proposed commercial use will further intensify usage of Cotton Mill Road. That Road is an all-weather other arterial road that is a well-used link between U.S. Highway #30 and State Highway #40, together will north-south access to West 56th Street which links to the Buffalo County/City of Kearney Landfill. Absent significant widening and improvements being made to Cotton Mill, it is not in the public's interests and not in conformance with the Comprehensive Plan to have more traffic on Cotton Mill, particularly with heavier vehicles.
7. In accordance with the now existing Zoning Resolution, this Board rejects the favorable recommendation of the Commission and denies Applicant's proposed Zoning Map Amendment to change the Zoning District of the Subject Property from Agricultural Residential (AGR) Zoning District to the Commercial (C) Zoning District, all as originally submitted, and subsequently amended, with a copy of this Resolution to be given to the Commission.

ROAD/HIGHWAY DEPT

Moved by Loeffelholz and seconded by Lynch to set bid date of February 25, 2025 at 9:00 A.M. for the 2025-2026 Gravel Bids. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

REGULAR AGENDA

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

Chairperson Morrow called for Citizen's forum. Tom McCoy spoke and stated that Veteran Service Officer Kollin Forney has completed his training. No one else addressed the Board.

At 11:02 A.M., Chairperson Morrow asked if there was anything else to come before the Board before she declared the meeting adjourned following the quarterly jail inspection until the regular meeting at 9:00 A.M. on Tuesday, February 11, 2025.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

(SEAL)

Heather A. Christensen
Buffalo County Clerk