

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

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, March 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 March 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 Andrew Hoffmeister and Deputy County Attorney Josiah Davis were present.

Moved by Higgins and seconded by Maendele to approve the March 11, 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.

Vice-Chairperson Maendele read into the record and presented the Achievement Award to University of Nebraska at Kearney's Wrestling team for Division II 2025 Men's National Championship.

Vice-Chairperson Maendele read into the record and presented the Achievement Award to Dalton Jensen for the National Wrestling Coaches Association Division II Men's National Tournament Coach of the Year.

Commissioner Kouba read into the record Employee Recognitions for the following County Employees: Cory Burns for 1 year of service, Tim Bennett for 1 year of service, Mariah Zapata for 1 year of service, Joseph Alumit for 5 years of service, Nathan Brecht for 5 years of service and Adrienne Springer for 5 years of service.

Hayes and Associates shareholder Austin Hanke appeared via zoom to present the 2023-2024 Annual Audit report. Moved by Lynch and seconded by Maendele to accept the Annual Audit for 2023-2024 completed by Hayes and Associates for the fiscal year ending June 30, 2024. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

Lieutenant Robert Tubbs was present for the following agenda item. After discussion it was moved by Higgins and seconded by Klein to award the bid from Kidwell for the support and maintenance of Mitel Phone system for the Buffalo County offices and City of Kearney/Buffalo County Law Enforcement Center with a 5-year agreement. Upon roll call vote, the following Board members voted "Aye": Higgins, Klein, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Highway Superintendent John Maul spoke about the delay of the Spruce Hollow Road Maintenance Petition Highway Superintendent report. Moved by Loeffelholz and seconded by Higgins to approve 30-day extension of Highway Superintendent report on Spruce Hollow Road Maintenance Petition. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Deputy County Attorney Hoffmeister presented the request for road name change for 63rd Street Place, as named in Hawthorne Heights. No one else addressed the Board. Thereafter the Board considered request for road name change for 63rd Street Place, as named in Hawthorne Heights, a subdivision located in the North Half of the Northeast Quarter of the Southeast Quarter of Section Twenty (20), Township Nine (9) North, Range Sixteen (16) West of the 6th P.M., Buffalo County, Nebraska. Public hearing was opened and no one was present to object or support this request. Thereafter the public meeting was closed and the Board discussed the proposed name change. Moved by Loeffelholz and seconded by Maendele to approve the request for road name change for 63rd Street Place, as named in Hawthorne Heights and that the following Resolution 2025-13 be adopted. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Maendele, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

RESOLUTION 2025-13

WHEREAS, a request has been made to this Board to consider changing the name of an east to west cul-de-sac county road, that is situated in a subdivision known as Hawthorne Heights, located in the North Half of the Northeast Quarter of the Southeast Quarter of Section Twenty (20), Township Nine (9) North, Range Sixteen (16) West of the 6th P.M., Buffalo County, Nebraska, from "West 63rd Street Place" to "West 62nd Street Place" at a point from its intersection on its' east intersection with 46th Avenue, thence extending west to the west end of the cul-de-sac, and

WHEREAS, the requested road name change is located within the zoning jurisdiction of the City of Kearney, but jurisdiction of 911 addressing in areas outside of the municipal limits of a city is a county matter, and

WHEREAS, this Board is authorized to consider and adopt this name change after review of 911 addressing issues and multi-governmental zoning issues concerning this street name change, and

WHEREAS, this street renaming for 911 addressing does not constitute a re-platting of Hawthorne Heights, it's simply a 911 addressing change for purposes of public safety.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS that "West 63rd Street Place" as it is named in Hawthorne Heights, effective immediately, shall have a 911 name/addressing classification of "West 62nd Street Place" from its intersection with 46th Avenue on its' east side thence extending west to the west edge of the cul-de-sac.

Moved by Higgins and seconded by Loeffelholz to ratify the following March 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.

MARCH 21, 2025 PAYROLL

GENERAL FUND			
NET PAYROLL			353,775.06
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	62,425.73
BUFFALO CO TREASURER	I	PREMIUMS	173,272.50
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	6,664.10
FIRST NATIONAL BANK	T	FEDERAL TAXES	117,898.03
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,196.94
MADISON NATIONAL	I	LT DISABILITY	310.07
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	4,361.30
NATIONWIDE RETIREMENT	R	DEFERRED COMP	2,207.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	18,373.62
VISION SERVICE PLAN	E	EMPE VSP EYE	1,275.19
ROAD FUND			
NET PAYROLL			63,093.82
AMERICAN FAMILY LIFE	I	PREMIUMS	1,068.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	10,117.22
BUFFALO CO TREASURER	I	PREMIUMS	3,937.00
BUFFALO CO COURT	E	GARNISHMENT	220.50
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	18,495.77
MADISON NATIONAL	I	PREMIUMS	185.54
MADISON NATIONAL	I	LT DISABILITY	113.03
METLIFE	E	DENTAL	971.12
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,742.10
VISION SERVICE PLAN	E	EMPE VSP EYE	309.43
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 Maendele and seconded by Loeffelholz to approve the following transfer of County funds all per budget. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

FROM	0100	GENERAL FUND	TO	5400	WEED DISTRICT FUND	\$25,000.00
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Moved by Lynch and seconded by Higgins to accept Community Action Partnership of Mid-Nebraska's February 2025 RYDE report. Upon roll call vote, the following Board members voted "Aye": Lynch, Higgins, Klein, Loeffelholz, Maendele and Morrow. Abstain: Kouba. Motion declared carried.

Moved by Loeffelholz and seconded by Klein to approve the following March 2025 vendor claims submitted 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.

GENERAL FUND			
ACCURATE CONTROLS	S	SVC	51,389.42
ADAMS CO SHERIFF	E	FEES	141.26
ADVANCED CORRECTIONAL HEALTHCARE	MC	MEDICAL	19,520.75
AMAZON CAPITAL SERVICES	E	EXPENSES	5,747.06
AMERICAN ELECTRIC COMPANY	SU	SUPPLIES	39.12
MANDI J AMY	RE	REIBURSE	45.00
APFEL FUNERAL HOME	E	CREMATION	1,500.00
APPLE MARKET	SU	SUPPLIES	87.14
APPLIED CONCEPTS	E	EXPENSES	3,986.00
AREA SERVICES INC	S	SVC	487.50
NATHAN AREHART	RE	REIMBURSE	45.00
AT&T MOBILITY	S	SVC	3,253.65
ATS	S	REPAIRS	309.67
AUTO VALUE PARTS STORE	SU	SUPPLIES	217.33
BANNER SOLUTIONS	SU	SUPPLIES	604.90
RICHARD BEECHNER	E	MH BOARD	100.00
BENCHMARK GOVERNMENT SOLUTIONS	E	FOOD SVC	643.45
DREW BOHL	RE	REIMBURSE	45.00
BOMGAARS SUPPLY	SU	SUPPLIES	150.97
BOYS TOWN	S	YOUTH SVCS	1,868.75
SCOTT BRADY	RE	REIMBURSE	12.60
NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	207.42
STANLEY BRODINE	RE	REIMBURSE	15.26
BRUNER FRANK SCHUMACHER	S	LEGAL	19,082.47
BRYCE RIESSLAND	S	SVC	1,150.00
BUFFALO CO COMMUNITY PARTNERS	S	YOUTH SVCS	711.47
BUFFALO CO ATTORNEY	SU	SUPPLIES	20.00
BUFFALO CO CLERK	E	PER DIEM	1,054.00
BUFFALO CO COURT	SU	SUPPLIES	26.65
BUFFALO CO COURT	E	FEES	4,055.11
BUFFALO CO FACILITIES	E	EXPENSES	1,644.72
BUFFALO CO PUBLIC DEFENDER	SU	SUPPLIES	5.00
BUFFALO CO SHERIFF	E	EXPENSES	415.59
BUFFALO CO SHERIFF	E	FEES	2,978.68
BUILDERS WAREHOUSE INC	SU	SUPPLIES	5.79
CANON SOLUTIONS AMERICA	S	MAINT	206.22
MICHAEL D CARPER	S	LEGAL	910.00
CENTURY LUMBER CENTER	SU	SUPPLIES	39.09
JOSHUA CHANEY	RE	REIMBURSE	14.00
CHARTER COMMUNICATIONS	U	PHONE SVC	2,955.46
CHEMSEARCHFE	S	SVC	957.29
CHEROKEE BUILDING MATERIALS	SU	SUPPLIES	99.79
JENNIFER CHURCH	RE	REIMBURSE	86.30
CIOX HEALTH	S	SVC	40.00
CITY OF KEARNEY	U	UTILITIES	3,486.43
CITY OF KEARNEY	F	FUEL	240,925.58
CLERK OF THE DISTRICT COURT	E	EXPENSES	2,183.00
CLERK OF THE DISTRICT COURT	E	FEES	103.96

COCHRAN LAW PC	S	LEGAL	4,035.00
KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE PBC	A	PUBLICATION	656.97
COMFY BOWL	RT	RENTAL	110.00
COMMERCIAL INDUSTRIAL SUPPLY CO.	S	SVC	415.00
COMPASS FAMILY SUPPORT SERVICES	S	FAMILY SVCS	2,805.00
COMPSYCH CORPORATION	E	EXPENSES	1,882.32
COUNTRY PARTNERS COOPERATIVE	F	FUEL	1,119.29
CROWDSOURCED GEOFENCING SOLUTIONS	E	SUBSCRIPTION	5,000.00
CULLIGAN OF KEARNEY	S	SVC	1,233.21
CUSTER CO SHERIFF	E	FEES	147.12
DAN'S SANITATION	S	SVC	22.25
DENNISE DANIELS	RE	REIMBURSE	45.00
HEIDI DARBY	RE	REIMBURSE	15.44
DAS ST ACCOUNTING	S	SVC	150.00
DAS STATE ACCTNG-CENTRAL FINANCE	S	SVC	1,536.00
DAVE WAGGONER PLUMBING & HEATING	S	SVC	890.00
JOSIAH DAVIS	RE	REIMBURSE	45.00
DAWSON PUBLIC POWER DISTRICT	U	UTILITIES	5,133.50
DEPARTMENT OF REVENUE	D	REGISTRATION	600.00
DESIGNER CRAFT WOODWORKING	SU	SUPPLIES	187.00
DEWALD DEEVER L'HEUREUX LAW FIRM	S	LEGAL	80.00
DIAMOND DRUGS	MC	MEDICAL	4,191.16
DIER, OSBORN & COX, P.C., L.L.O.	S	LEGAL	952.00
DONKEY TOWING & TRANSFER	S	SVC	345.00
DOUBLE J PLUMBING & CONTRACTING	S	SVC	396.00
DOWHY TOWING & RECOVERY	S	SVC	162.80
JESSICA DREIER	S	SVC	109.20
DRIVERS LICENSE GUIDE CO	SU	SUPPLIES	33.95
BRANDON DUGAN LAW	S	LEGAL	2,820.00
DUNCAN THEIS CONSTRUCTION	C	CONSTRUCTION	35,000.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	4,084.46
SHAWN EATHERTON	RE	REIMBURSE	287.20
EGAN SUPPLY COMPANY	SU	SUPPLIES	2,995.00
ELECTION SYSTEMS & SOFTWARE	E	EXPENSES	722.39
ELECTRONIC SYSTEMS	E	FEES	300.00
KERRY ELSEN	RE	REIMBURSE	19.99
ENTERPRISE ELECTRIC KEARNEY	U	UTILITIES	217.87
FARMERS UNION CO-OP ASSN	F	FUEL	19.00
FARMERS COOPERATIVE ASSOCIATION	F	FUEL	33.11
PAUL FARRELL	RE	REIMBURSE	45.00
FATHER FLANAGAN'S BOYS'HOME	E	EXPENSES	2,933.33
FIRST CARE MEDICAL PC	MC	MEDICAL	256.37
KOLLIN FORNEY	RE	REIMBURSE	90.30
FR CUSTOMS	SU	SUPPLIES	7,050.20
FRONTIER	U	PHONE SVC	3,897.62
FYE LAW OFFICE	S	LEGAL	10,389.16
GALLS	EQ	EQUIP	331.06
GARCIA CLINICAL LABORATORY	MC	MEDICAL	286.50
GARY MICHAELS CLOTHIERS	S	SVC	40.00
CYNTHIA GEMBALA HUGG	S	SVC	294.85
GIBBON VOLUNTEER DEPARTMENT	S	SVC	100.00
GREAT PLAINS COMMUNICATIONS	E	INTERNET	1,293.61
HACKEL CONSTRUCTION	C	CONSTRUCTION	66,130.56
HALL CO SHERIFF'S OFFICE	E	FEES	179.75
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOLMES PLUMBING & HEATING	SU	SUPPLIES	7.28
HOMETOWN LEASING	S	SVC	5,916.02
HORNER, LIESKE, MCBRIDE & KUHL	E	CREMATION	1,500.00
LISA R HUERTA	RE	REIMBURSE	45.00
RICKY HUFFMAN	E	FEES	20.00
IHS PHARMACY	MC	MEDICAL	265.33
INDIAN SPRINGS MANUFACTURING CO	SU	SUPPLIES	15,551.01
ERIC INGEBRETSEN	RE	REIMBURSE	45.00

JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIP	574.43
JACOBSEN ORR LAW FIRM	S	LEGAL	18,404.65
JOHN DEERE FINANCIAL	S	REPAIRS	1,613.27
JOHNSON CO SHERIFF	E	FEES	20.68
JOHNSTONE SUPPLY	SU	SUPPLIES	1,198.91
JONES AUTOMOTIVE	SU	SUPPLIES	15,760.36
JUSTICE WORKS	E	SUBSCRIPTION	176.00
KANSAS TURNPIKE AUTHORITY	E	FEES	9.54
KEARNEY COUNSELING ASSOCIATES	S	SVC	250.00
KEARNEY CO SHERIFF'S OFFICE	E	FEES	18.75
KEARNEY HOUSING AGENCY	RT	RENT	200.00
KEARNEY PLAZA TOWNHOMES	RT	RENT	410.00
KEARNEY WINNELSON CO	SU	SUPPLIES	254.80
WILLIE KEEP	RE	REIMBURSE	23.80
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	22,839.00
JEFFREY C KNAPP	S	LEGAL	603.46
DOUG KRAMER	RE	REIMBURSE	45.00
TIM KREUTZER	RE	REIMBURSE	14.00
KRONOS	E	SOFTWARE	1,287.87
LANGUAGE LINE SERVICES	S	SVC	46.00
DR MICHAEL LAWSON	E	MH BOARD	100.00
LINCOLN JOURNAL STAR	A	PUBLICATION	597.05
LIESKE, LIESKE & ENSZ, PC LLO	S	LEGAL	2,498.75
STEPHEN G LOWE	E	MH BOARD	1,700.00
LYON FAMILY DENTISTRY	MC	MEDICAL	328.00
MADISON CO SHERIFF	E	FEES	18.41
MALLORY SAFETY & SUPPLY	E	EXPENSES	2,974.86
JOHN MARSH	RE	REIMBURSE	45.00
MARSHALL & SWIFT/BOECKH	SU	SUPPLIES	503.95
LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	SU	SUPPLIES	122.96
JENNIFER R MCCARTER REPORTING	S	SVC	663.45
MCKESSON MEDICAL SURGICAL	SU	SUPPLIES	478.62
JUDY MEADOWS LP	RT	RENT	290.00
MENARDS	SU	SUPPLIES	1,363.07
MERIT MEDICAL EVALUATIONS	S	SVC	3,425.00
MICROFILM IMAGING SYSTEMS	S	SVC	730.00
MID-STATES ORGANIZED CRIME	D	MEMBERSHIP	200.00
MIDWAY CHRYSLER DODGE JEEP	S	REPAIRS	82.39
MIDWEST CARD & ID SOLUTIONS	SU	SUPPLIES	17,145.00
MIDWEST CONNECT	E	POSTAL SVC	19,015.88
MIDWEST SPECIAL SERVICES	S	SVC	809.90
MIPS INC.	S	SVC	6,036.03
MIRROR IMAGE CAR WASH	S	SVC	766.48
MITYLITE, INC	SU	SUPPLIES	1,326.72
MOONLIGHT CUSTOM SCREENPRINT	S	SVC	253.00
MORRIS PRESS	SU	SUPPLIES	267.00
KOLTON MORSE	RE	REIMBURSE	45.00
NACO	D	REGISTRATION	50.00
NAPA AUTO PARTS	SU	SUPPLIES	1,502.98
NE CENTRAL TELEPHONE CO	U	PHONE SVC	182.70
NE GLASS COMPANY	S	REPAIRS	49.95
NE HEALTH & HUMAN SERVICES	S	PT SVCS	2,167.61
NE LAW ENFORCEMENT	E	FEES	75.00
NE PLANNING & ZONING ASSOC	D	REGISTRATION	1,645.00
NE PUBLIC POWER DIST	U	UTILITIES	159.05
NE PUBLIC POWER DISTRICT	U	UTILITIES	13,979.08
NE SECRETARY OF STATE	SU	SUPPLIES	40.00
NE STATE PATROL	E	FEES	1,125.00
NE SUPREME COURT	SU	SUPPLIES	330.40
NE INTERACTIVE LLC	SU	SUPPLIES	86.00
OPTK NETWORKS	E	INTERNET	1,253.24
NEW WEST SPORTS MEDICINE	MC	MEDICAL	79.52

NMC, INC.	EQ	EQUIP	1,680.00
NORTHEAST NE JUVENILE SER	S	JUV. SVCS	2,897.50
NORTHWESTERN ENERGY	U	UTILITIES	10,041.73
O'BRIEN STRAATMANN REDINGER FUNERAL	S	SVC	500.00
OWENS EDUCATIONAL SERVICES	S	SVC	442.00
PHELPS CO SHERIFF'S OFFICE	E	FEES	18.50
PHYSICIANS LABORATORY P.C.	S	SVC	4,184.50
PLATTE VALLEY COMMUNICATIONS	E	FEES	2,700.64
PLATTE VALLEY DENTAL CLINIC	MC	MEDICAL	1,250.00
BRENT PLUGGE	RE	REIMBURSE	82.72
LISA POFF	RE	REIMBURSE	64.40
PRO-TINT	SU	SUPPLIES	7,699.00
PSYCHOLOGICAL RESOURCES	MC	MEDICAL	150.00
QUADIENT LEASING USA	EQ	LEASE	214.53
QUILL CORPORATION	SU	SUPPLIES	303.73
KANE M RAMSEY	RE	REIMBURSE	45.00
RAVENNA SANITATION	S	SVC	1,094.00
RESOURCE SOFTWARE INTERNATIONAL LTD	E	EXPENSE	1,425.00
REBECCA RILEY	RE	REIMBURSE	45.00
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	RE	REIMBURSE	45.00
RUDOLPH LAW	S	LEGAL	990.00
SCHUMACHER FENCING	SU	SUPPLIES	1,212.00
JEREMY SEDLACEK	RE	REIMBURSE	3.50
RICHARD SERR	RE	REIMBURSE	45.00
SHERWIN WILLIAMS	SU	SUPPLIES	2,679.39
SHI INTERNATIONAL CORP	E	EXPENSES	6,321.00
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, P.C., L.L.O.	S	LEGAL	11,775.36
MATTHEW STARKEY	RE	REIMBURSE	80.48
THOMAS S STEWART	S	LEGAL	5,672.40
SCOTT STUBBLEFIELD	RE	REIMBURSE	26.60
SUMMIT FOOD SERVICE	E	FOOD SVC	41,698.53
SUNSET LAW ENFORCEMENT	SU	SUPPLIES	12,718.00
MICHAEL J SYNEK	S	LEGAL	1,845.54
THE NE CREMATION SOCIETY	E	CREMATION	1,500.00
THOMSON REUTERS - WEST	E	SUBSCRIPTION	5,049.41
THOMSON REUTERS-WEST	E	SUBSCRIPTION	891.28
THOMSON REUTERS - WEST	E	SUBSCRIPTION	869.96
THURMAN PSYCHOLOGICAL	S	SERVICE	1,750.00
TK ELEVATOR CORPORATION	S	MAINT	123.90
REBECCA TVRDIK ANDERSON	S	LEGAL	2,825.00
TYE & ROWLING	S	LEGAL	420.00
U S POSTMASTER	E	POSTAL SVC	610.00
U.S. BANK	E	EXPENSES	15,456.82
UNIVERSITY OF NE-LINCOLN	EQ	EQUIP	5,659.24
MARC VACEK	RE	REIMBURSE	41.30
VERIZON	E	SUBSCRIPTION	866.83
VERIZON WIRELESS	S	SVC	715.33
VILLAGE OF MILLER	U	UTILITIES	25.00
VILLAGE UNIFORM	RT	RENTAL	127.60
THE WALDINGER CORPORATION	S	REPAIRS	6,026.24
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	69.60
WELLS FARGO	E	EXPENSES	326.16
WELLS FARGO	E	EXPENSES	1,232.99
WELLS FARGO	E	EXPENSES	175.84
WELLS FARGO	SU	SUPPLIES	325.56
WELLS FARGO	E	FEES	35.00
AARON WENTZ	RE	REIMBURSE	45.00
WILKE'S TRUE VALUE	SU	SUPPLIES	23.98
WILKINS ARCHITECTURE DESIGN	S	RENOVATION	34,939.80

MELISSA L WILLIS	RE	REIMBURSE	45.00
WINZER	SU	SUPPLIES	108.63
LOYE WOLFE	RE	REIMBURSE	46.20
WOODS & AITKEN	S	SVC	598.00
WPCI	S	SVC	67.00
YANDA'S MUSIC	E	EXPENSES	30.00
YOUNG ELECTRIC	S	SVC	8,270.00
MELANIE R YOUNG	RE	REIMBURSE	45.00
ERIC ZIKMUND	RE	REIMBURSE	45.00
ZOUL PROPERTIES	RT	RENT	290.00
<u>ROAD/HWY DEPT</u>			
ACE HARDWARE & GARDEN CENTER	S	REPAIRS	60.99
AMAZON CAPITAL SERVICES	SU	SUPPLIES	374.16
AUSSIE HYDRAULICS	S	REPAIRS	142.63
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	S	REPAIRS	6,681.38
BARCO MUNICIPAL PRODUCTS	SU	SUPPLIES	1,519.27
BOSELMAN ENERGY	F	FUEL	1,468.44
BROADFOOT SAND & GRAVEL CO	G	GRAVEL	11,718.00
CORNHUSKER CLEANING SUPPLY	SU	SUPPLIES	154.34
CULLIGAN OF KEARNEY	SU	SUPPLIES	32.00
FARM PLAN	S	REPAIRS	8,406.44
FARMERS CO-OP ASSOCIATION	F	FUEL	235.01
FASTENAL COMPANY	SU	SUPPLIES	1,222.41
FRIESEN CHEVROLET	F	FUEL	507.72
GARRETT TIRES & TREADS	S	REPAIRS	8,353.13
GRAHAM TIRE CO	S	REPAIRS	483.35
INLAND TRUCK PARTS & SERVICE CO	S	REPAIRS	17,047.31
INTEGRATED SECURITY SOLUTIONS	EQ	EQUIPMENT	2,401.00
JIM HAWK TRUCK TRAILERS	S	REPAIRS	475.08
KELLY SUPPLY COMPANY	S	REPAIRS	68.25
KIMBALL MIDWEST	S	REPAIRS	470.64
LIGHT AND SIREN	SU	SUPPLIES	674.62
MASTERS TRUE VALUE	SU	SUPPLIES	3.32
MENARDS	SU	SUPPLIES	1,854.49
MIDWEST SERVICE & SALES CO	SU	SUPPLIES	2,320.00
NAPA AUTO PARTS	SU	SUPPLIES	538.19
NE TRUCK CENTER	SU	SUPPLIES	1,020.78
NMC, INC.	S	REPAIRS	9,090.61
POWERPLAN-MURPHY TRACTOR	S	REPAIRS	5,521.10
RIVER STOP CONVENIENCE PLAZA	F	FUEL	28.99
SAHLING KENWORTH	S	REPAIRS	1,864.62
TRUCK CENTER COMPANIES	S	REPAIRS	4,723.71
U.S. BANK	E	EXPENSES	300.68
WINZER	SU	SUPPLIES	949.82
<u>VISITOR'S PROMOTION</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	57,400.00
<u>VISITOR'S IMPROVEMENT</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	57,401.00
<u>DEEDS PRESERVATION & MODERNIZATION</u>			
MIPS INC.	S	PRESERVATION	259.60
<u>HEALTH INSUANCE FUND</u>			
BCBS HEALTH CLAIM EXPENSE	MC	HEALTH	207,685.77
HM LIFE MELLON GLOBAL CASH MGNT	MC	HEALTH	69,412.32
<u>DRUG FORFEITURES</u>			
MAGNET FORENSICS	D	DUES	34,760.00
<u>WEED DISTRICT FUND</u>			
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	SUPPLIES	951.61
GRAHAM TIRE CO	EQ	EQUIP	423.12
INTEGRATED SECURITY SOLUTIONS	EQ	EQUIPMENT	160.00
MENARDS	SU	SUPPLIES	34.60
NE WEED CONTROL ASSOC	E	REGISTRATION	150.00
<u>911 EMERGENCY SERVICE</u>			
APCO INTERNATIONAL	E	SOFTWARE	17,717.22
CENTURYLINK	S	SVC	1,806.61

FIBER PLATFORM	S	SVC	255.58
FRONTIER	U	PHONE SVC	849.86
GREAT PLAINS COMMUNICATIONS	S	SVC	573.60
LANGUAGE LINE SERVICES	S	SVC	46.22
NE CENTRAL TELEPHONE CO	U	PHONE SVC	109.99
PLATTE VALLEY COMMUNICATION	S	MAINT	1,417.67

Moved by Maendele and seconded by Klein to approve the addition of pledged collateral in the amount of \$4,894,754.37 for the Buffalo County Treasurer at First National Bank of Omaha. Upon roll call vote, the following Board members voted "Aye": Maendele, Klein, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Buffalo County Treasurer Brenda Rohrich was present for the following agenda items. Moved by Loeffelholz and seconded by Kouba to approve the following Resolution 2025-14 to instruct County Treasurer Rohrich, to issue Tax Sale Certificates in the name of the County. The list of legal descriptions mentioned in the Resolution are on file with the Buffalo County Clerk's office. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Kouba, Higgins, Klein, Lynch, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-14

WHEREAS, The Revised Statutes of Nebraska, Sec. 77-1809 and 77-1918, provides that upon the direction of the County Board of Commissioners, for the County Treasurer to issue Tax Sales Certificates in the name of the County, and

WHEREAS, the following list of legal descriptions have either delinquent taxes for the years 2020, 2021, 2022, 2023 and have been offered for sale at Public Sale, and have remained unsold for want of bidders,

NOW THEREFORE BE IT RESOLVED, that the Buffalo County Board directs the County Treasurer of Buffalo County, to place Tax Sale Certificates on all delinquent taxes and special assessments for 2020, 2021, 2022, 2023 and to maintain such Certificates in her custody, and to purchase all subsequent taxes thereon as the same may become delinquent.

ZONING

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

Chairperson Morrow opened the a public hearing at 9:23 A.M. for Application for Special Use Permit, filed by Jay Sporer, of Sporer Land Development, Inc., on behalf of Neil Hinrichsen, of Rockin' H Trucking and Cattle Inc., to operate a Crushed Concrete Processing/Storage Site, on part of tax parcel 500099000, described as Part of Government Lot 7 and part of Government Lot 8, situated in Section Five (5), Township Eight (8) North, Range Eighteen (18) West of the Sixth Principal Meridian, Buffalo County, Nebraska. No one addressed the Board. Chairperson Morrow closed the hearing at 9:27 A.M. Moved by Higgins and seconded by Lynch to approve the Application for Special Use Permit, filed by Jay Sporer, of Sporer Land Development, Inc., on behalf of Neil Hinrichsen, of Rockin' H Trucking and Cattle Inc., to operate a Crushed Concrete Processing/Storage Site, on part of tax parcel 500099000 with the following Resolution 2025-15. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-15

WHEREAS, Jay Sporer, of Sporer Land Development, Inc., on behalf of Neil Hinrichsen, of Rockin' H Trucking and Cattle Inc., property owner, has filed for a Special Use Permit, with the Buffalo County Clerk and/or Zoning Administrator.

WHEREAS, one application, which shows an application date of January 13, 2025, was filed with the Zoning Administrator on January 15, 2025, to operate a Crushed Concrete Processing/Storage Site on the below-described legal description.

All that part of Lots Five (5), Six (6), Seven (7), and Eight (8) in Section Five (5), Township Eight (8) North, Range Eighteen (18) West of the 6th P.M., Buffalo County Nebraska lying North of Interstate Highway No. 80 and West of U.S. Highway No. 183, EXCEPT a tract of land lying in Lot Eight (8) in the Northeast Quarter of the Southeast Quarter of said Section Five (5), more particularly described as beginning at a ¾ inch iron pipe on the West boundary of U.S. Highway 183, this point being 341.4 feet West and 33 feet South of the Northeast corner of said Lot Eight (8), said Northeast corner of Lot Eight (8) being the East quarter corner of said Section Five (5); thence West 897.8 feet on a line which is 33 feet South of and parallel to the North line of said Lot Eight (8) to a ¾ inch iron pipe; thence South 729 feet at right angles to said North line to a ¾ inch iron pipe on the North boundary of U.S. Interstate Highway 80 Right of Way; thence Northeasterly along said highway boundary to a ½ inch iron pipe at the junction of the boundaries of Interstate 80 and U.S. 183; thence north 67 feet along said West Boundary of U.S. 183 to the place of beginning.

hereinafter referred to as the “subject property”.

WHEREAS, on February 20, 2025, the Buffalo County Planning and Zoning Commission conducted a public hearing on the Special Use Permit Application. Thereafter, that Commission on an 9-0 vote with no absences and no abstentions, voted to forward this application to the County Commissioners with a “favorable” recommendation, all of which this Board had approved as set out later in this Resolution, and

WHEREAS, on March 25, 2025, the Buffalo County Board of Commissioners held a public hearing on this Special Use Permit and,

WHEREAS, two exhibits were attached to the application:

1. The Application of the Special Use Permit.
2. Last Deed of Record

WHEREAS, only a simple majority is required by this Board to approve this Special Use Permit because no protests against issuance of this permit have been filed, and

WHEREAS, the Board, after public hearing and review of the Special Use application, finds that the application should be approved, based upon the following findings and conditions:

- All concrete inventory must be removed from the site by the end of five years from date of this meeting.
- The subject property abuts on the south side of Buffalo Creek Road, which is a county-maintained road and abuts on the north side of Interstate 80, which is a state-maintained road.
- The applicant will be required to enter into a Road Maintenance/Improvement Agreement with Buffalo County to improve, if needed, and maintain with its’ own equipment and materials, the county road(s) that the applicant intends to use. The road used by the applicant is identified as Buffalo Creek Road, being located from its’ intersection with Turkey Creek Road, extending east to the intersection of Highway 183.
- Applicant’s proposed entry access to state or county highways on its application are subject to and under the directions and approval of the appropriate state engineer or county staff.
- All crushing machinery, equipment of applicant, and inventory shall be set back 50-foot from the south right of way of Buffalo Creek Road and any property line.
- Applicant or its’ successor shall construct a sign at the entryway of the premises on Buffalo Creek Road. The sign should state the street address of this operation for public safety reasons. That address is 5015 Buffalo Creek Road. The sign shall also state the owner of the operation and provide contact numbers for the operator.
- All areas must be restored to its original state after cessation of concrete crushing and selling of inventory.

WHEREAS, this special use permit complies with Section 6.2 of Buffalo County’s Zoning Regulations because with the below stated conditions contained in this Resolution, the requested use/structure(s) would:

1. Be compatible with and similar to the use permitted in the district, and
2. Not be a matter which should require re-zoning of the property, and
3. Not be detrimental to adjacent property, and
4. Not tend to depreciate the value of the surrounding structures or property, and
5. Be compatible with the stated intended use of the district, and
6. Not change the character of the district, and
7. Be in accordance with the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED THAT BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS by a majority vote of its members, approves the applicants’ requested Special Use Permit, subject, however, to the following:

1. The applicant and operation shall adhere to the conditions as previously set out in this Resolution.
2. The applicant and operation shall remain in compliance with any and all State and Federal regulations.

BE IT FURTHER RESOLVED that this Board reserves the power to revoke such special use permit for failure to comply with such terms, conditions and requirements, or take such other action as it may deem necessary to obtain compliance. If the Zoning Administrator or any two members of this Board find at any time that the terms, conditions and requirements of this special use permit have not been complied with, or that any phase thereof has not been completed within the time required under said special use permit or any amendment thereto, the Zoning Administrator or any two members of this Board shall report this fact to the County Commissioners, and thereafter this Board may conduct review of compliance by public hearing with notice given to applicant(s) and/or entity using the subject property. Following such public meeting, this Board may take any action it may deem necessary to secure compliance including revocation and termination of this special use permit.

RESOLVED FURTHER that a copy of this Resolution shall be filed against the subject property as described above.

Chairperson Morrow opened the public hearing at 9:28 A.M. for Application for Final Plat, “Heritage Hills Subdivision”, filed by Mitch Humphrey, licensed land surveyor, on behalf of Tyler R. Wilterding and Karmen M. Wilterding and Ryan S. Rodehorst and Rutheah A. Rodehorst, for a tract of land located in part of the North Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the 6th p.m., Buffalo County, Nebraska. No one addressed the Board. Chairperson Morrow closed

the hearing at 9:32 A.M. Moved by Loeffelholz and seconded by Kouba to approve the Application for Final Plat, “Heritage Hills Subdivision”, filed by Mitch Humphrey, licensed land surveyor, on behalf of Tyler R. Wilterding and Karmen M. Wilterding and Ryan S. Rodehorst and Rutheah A. Rodehorst, for a tract of land located in part of the North Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the 6th p.m., Buffalo County, Nebraska with the following Resolution 2025-16. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Kouba, Higgins, Klein, Lynch, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-16

WHEREAS, on February 21, 2025, The Buffalo County Zoning Administrator received a request for Final approval for “Heritage Hills Subdivision”, and

WHEREAS, on, or around October 22, 2024, during the regular meeting of the Buffalo County Board of Commissioners, The Buffalo County Zoning Administrator, denied the Application for Final Plat, known as “Heritage Hills Subdivision”. Thereafter the Board, by simple majority, voted in favor of The Buffalo County Zoning Administrator’s recommendation of denial, and

WHEREAS, on December 12, 2024, at the request of the applicant for subdivision, the Buffalo County Board of Adjustment, considered, and approved, the following requests for relaxation:

1. Relaxation of Buffalo County Subdivision Regulations, Section 1.05, requiring all subdivided lands abut a dedicated and maintained public street, public road, or private street; and
2. Relaxation of Buffalo County Subdivision Regulations, Section 2.35, defining a street; and
3. Relaxation of Buffalo County Subdivision Regulations, Section 4.02 (E), requiring all lots have a minimum width of twenty-five feet along a street or road; and
4. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring all roads ending in a cul-de-sacs be less than 600 feet in length; and
5. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring cul-de-Sacs to have a 66-foot radius; and
6. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring the minimum right-of-way widths to be “66 feet”; and
7. Relaxation of Buffalo County Subdivision Regulations, Section 4.11, regarding minimum requirements for road design; and
8. Relaxation of Buffalo County Subdivision Regulations, Section 4.12 (A), requiring all subdivisions have access via dedicated public streets or roads; and
9. Relaxation of Buffalo County Subdivision Regulations, Section 4.12 (B), which require a minimum street width of sixty-six feet; and
10. Relaxation of Buffalo County Subdivision Regulations, Section 5.01, which require all subdivisions be graded to the standards as set out in Chapter 4; and
11. Relaxation of Buffalo County Zoning Regulations, Section 5.32 (2), requiring residences abut an improved road.

WHEREAS, The Buffalo County Board of Adjustment, as part of the relaxation process made a recommendation to rename the existing access easement to “East 106th Street Place” to avoid duplication of street names in a subdivision to the south.

WHEREAS, on January 16, 2025, the Buffalo County Planning & Zoning Commission, after public hearing, gave a favorable recommendation for the preliminary plat for subdivision of land, together with various suggestions and recommendations, all as stated in the minutes of that meeting of the Commission that have been forwarded to this Board, and reviewed by this Board, and

WHEREAS, on February 11, 2025, The Buffalo County Board of Commissioners, after public hearing, with no opposition, approved the proposed preliminary plat, under Resolution 2025-06, with the following relaxations:

1. Relaxation of Buffalo County Subdivision Regulations, Section 1.05, requiring all subdivided lands abut a dedicated and maintained public street, public road, or private street; and
2. Relaxation of Buffalo County Subdivision Regulations, Section 2.35, defining a street; and
3. Relaxation of Buffalo County Subdivision Regulations, Section 4.02 (E), requiring all lots have a minimum width of twenty-five feet along a street or road; and
4. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring all roads ending in a cul-de-sacs be less than 600 feet in length; and
5. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring cul-de-Sacs to have a 66-foot radius; and
6. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring the minimum right-of-way widths to be “66 feet”; and
7. Relaxation of Buffalo County Subdivision Regulations, Section 4.11, regarding minimum requirements for road design; and
8. Relaxation of Buffalo County Subdivision Regulations, Section 4.12 (A), requiring all subdivisions have access via dedicated public streets or roads; and
9. Relaxation of Buffalo County Subdivision Regulations, Section 4.12 (B), which require a minimum street width of sixty-six feet; and
10. Relaxation of Buffalo County Subdivision Regulations, Section 5.01, which require all subdivisions be graded to the standards as set out in Chapter 4; and
11. Relaxation of Buffalo County Zoning Regulations, Section 5.32 (2), requiring residences abut an improved road.

WHEREAS, The Buffalo County Board of Commissioners reinforced The Board of Adjustment’s recommendation to rename the existing access easement to “East 106th Street Place” to avoid duplication of street names in a subdivision to the south.

WHEREAS, the plan for development appears to be compliant with Buffalo County's Subdivision Resolution and The Board approved the proposed final plat with the following relaxations:

1. Relaxation of Buffalo County Subdivision Regulations, Section 1.05, requiring all subdivided lands abut a dedicated and maintained public street, public road, or private street; and
2. Relaxation of Buffalo County Subdivision Regulations, Section 2.35, defining a street; and
3. Relaxation of Buffalo County Subdivision Regulations, Section 4.02 (E), requiring all lots have a minimum width of twenty-five feet along a street or road; and
4. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring all roads ending in a cul-de-sacs be less than 600 feet in length; and
5. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring cul-de-Sacs to have a 66-foot radius; and
6. Relaxation of Buffalo County Subdivision Regulations, Section 4.03, requiring the minimum right-of-way widths to be "66 feet"; and
7. Relaxation of Buffalo County Subdivision Regulations, Section 4.11, regarding minimum requirements for road design; and
8. Relaxation of Buffalo County Subdivision Regulations, Section 4.12 (A), requiring all subdivisions have access via dedicated public streets or roads; and
9. Relaxation of Buffalo County Subdivision Regulations, Section 4.12 (B), which require a minimum street width of sixty-six feet; and
10. Relaxation of Buffalo County Subdivision Regulations, Section 5.01, which require all subdivisions be graded to the standards as set out in Chapter 4; and
11. Relaxation of Buffalo County Zoning Regulations, Section 5.32 (2), requiring residences abut an improved road.

WHEREAS, the land is in the Agricultural – Residential (AGR) Zoning District for Buffalo County, Nebraska,

WHEREAS, the tract, presently owned by Tyler R. Wilterding and Karmen M. Wilterding and Ryan S. Rodehorst and Rutheah A. Rodehorst and described in a Corporation Warranty Deed, recorded as Inst. 2022-04803 and filed in the Buffalo County Register of Deeds office, will be entirely encompassed within the proposed subdivision and there will be no remainderment after the subdivision of land is approved.

WHEREAS, one or more of the access easements(s) shown on the plat does not meet state and/or county standards for inclusion in the secondary road system. The access easement(s) will not be maintained by Buffalo County. However, as part of the final plat process, the applicant shall rename the existing access easement to "East 106th Street Place" to avoid duplication of street names in a subdivision to the south.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS, in regular session with a quorum present, that Buffalo County, on a final basis, approves the proposed Heritage Hills Subdivision, a subdivision being part of the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Chairperson Morrow opened the public hearing at 9:32 A.M. for the approval of the Buffalo County Zoning and Subdivision Regulations and Buffalo County Zoning District Map as part of the Buffalo County Comprehensive Plan, or the general plan for the improvement and development of the county outside of the jurisdiction of any city or village, as required per Neb. Rev. Stat. §23-174.06. Deputy County Hoffmeister highlighted several portions of the document with the Board, along with an amendment outlined in the resolution. No one else addressed the Board. Chairperson Morrow closed the hearing at 9:48 A.M. Moved by Loeffelholz and seconded by Lynch to approve the Buffalo County Zoning and Subdivision Regulations and Buffalo County Zoning District Map as part of the Buffalo County Comprehensive Plan, or the general plan for the improvement and development of the county outside of the jurisdiction of any city or village, as required per Neb. Rev. Stat. §23-174.06. with the following Resolution 2025-17 to shall be referred to as the "BUFFALO COUNTY ZONING RESOLUTION as enacted March 25, 2025" and the "BUFFALO COUNTY LAND SUBDIVISION RESOLUTION as enacted March 25, 2025". Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-17

WHEREAS, Buffalo County, Nebraska has previously adopted a Comprehensive Plan of Development, Zoning District Map, and Zoning Regulations, and

WHEREAS, the last revised Comprehensive Plan of Development was approved by this Board on March 14, 2023, and

WHEREAS, pursuant to and as a part of general zoning and subdivision review, the Buffalo County Planning and Zoning Commission, after several public meetings, submitted to this Board a proposed amended Zoning Resolution, amended Subdivision Resolution, and suggestions of amendment to the Buffalo County Zoning District Map, all done for the orderly development and planning of land development in Buffalo County, under the guidelines set out in the 2023 adopted Comprehensive Plan, and

WHEREAS, on March 25, 2025, after public notice as required by law, this Board conducted a public hearing for public input to adopt the proposed amended Zoning Resolution, amended Subdivision resolution, and proposed change to the Buffalo County Zoning District Map, and this Board finds that the following language shall be adopted as the newly revised Buffalo County Zoning and Subdivision Resolution, and

WHEREAS, the proposed changes to the Buffalo County Zoning District Map as reported by the Planning and Zoning Commission to this Board are as follows:

1. To create two zoning districts within the existing and contiguous AGR Zoning District that the now existing zoning map reflects as surrounding Kearney, Riverdale, and Amherst. One District has been designated as Agricultural Residential Zoning District -1 (AGR1). The other District has been designated as Agricultural Residential Zoning District-2 (AGR2).
2. The described dimensions of the AGR2 Zoning District, as set out in the last adopted Comprehensive Plan should be codified into meaningful descriptions so that the County’s Zoning Map can be accurately be amended to reflect this new Zoning District on the existing Buffalo County Zoning District Map.
3. The described dimensions of the AGR-2 Zoning District, as set out in the Comprehensive Plan Map (Page 4.19) are as follows:
Commencing where the Zoning jurisdiction of the City of Kearney on its’ west side intersection the north boundary of Interstate-80 on its’ north side, thence west to the centerline of Evergreen Street, then north extending to one-half mile south of 56th Street, thence west one and one-half miles, thence north one mile, thence east to the centerline of Evergreen Street, thence north to where Evergreen Street intersects with 85th Street, thence east one-half mile, thence north one mile to the centerline of 100th Street, thence east one-half mile, thence north to the centerline of 115th Street, thence east on 115th Street to one-half mile east of Cherry Avenue, thence south to the zoning jurisdiction of the City of Kearney.
4. All now zoned lands within now-existing AGR District not within the above description of AGR-2 shall now be designated and become the AGR-1 District.
5. The Board agrees that the above dimensions for the newly created AGR-2 District should be approved. It is noted that there will be a one-half mile of the AGR-1 District to the east of this described AGR-2 District south of 115th Street and one-half mile west of Sweetwater Road. Based upon existing roads in that area, the zoning district designation, and parameters thereof, look proper.

WHEREAS, THE BUFFALO COUNTY BOARD OF COMMISSIONERS recommended that the following amendment be added to the final draft of the proposed Zoning and Subdivision Resolutions and adopted in the following sections of the Buffalo County Zoning Regulations: Agriculture District, Section 5.14 (7), Agricultural – Residential District 1 (AGR 1) Section 5.34 (6), and Agricultural – Residential District 2 (AGR 2) Section 5.44 (2).

Amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as follows:

“Churches and places of worship. Should any Church and place of worship exceed an exterior size of 5,000 square feet, it shall abut and have access to an existing paved road;”

WHEREAS, THE BUFFALO COUNTY BOARD OF COMMISSIONERS also recommended to retain and adopt the following section of the Buffalo County Zoning Regulations: Section 6.6 (1) (C) Livestock Confinement Facilities/Operations, in red font:

	<u>General Farming/Ranching Classification</u>	<u>Class I</u>	<u>Class II</u>	<u>Class III</u>	<u>Class IV</u>
<u>Total Animal Units Allowed</u>	<u>1-299</u>	<u>300-1,000</u>	<u>1,001-2,500</u>	<u>2,501-5,000</u>	<u>5,001 and above</u>
<u>Minimum Distance Required</u>	<u>No Minimum Requirement</u>	<u>¼ mile</u>	<u>½ mile</u>	<u>¾ mile</u>	<u>¾ mile plus 1 foot per every 2 animal units in excess of 5,000 (Maximum Amount: 2 Miles)</u>

WHEREAS, based upon state law, and advice of the County Attorney’s Office, the Amended Zoning Resolution, and amended Subdivision Resolution, as now amended by this Resolution does not need to be published in full within the minutes of this meeting, or as a separate legal publication. It is the opinion of that office that this Resolution, and reference to printed pamphlets is sufficient public notice as required by Sec. 23-173, NEB.REV.STAT.

NOW THEREFORE BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS THAT

1. The official Zoning District Map of Buffalo County shall be amended reflect the foregoing mentioned Zoning District Map amendment, with the portions of the existing AGR Zoning District divided to either the AGR-1 or AGR-2 Zoning Districts as delineated above.
2. Buffalo County’s Zoning and Subdivision Resolutions, and their attachments, together with suggested amendments, as presented to the Board, shall be and hereby are adopted by Buffalo County, Nebraska.
3. The now amended Zoning and Subdivision Resolutions, shall be available to the public in the form of two pamphlets, with the official copy of each to be filed with the Buffalo County Clerk. Thereafter, each Resolution shall be referred to as the “BUFFALO COUNTY ZONING RESOLUTION as enacted March 25, 2025” and the “BUFFALO COUNTY LAND SUBDIVISION RESOLUTION as enacted March 25, 2025”, all done as referenced to in the minutes of this meeting in this Resolution, all done in compliance with Sec. 23-173, NEB.REV.STAT.

Moved by Loeffelholz and seconded by Lynch to recess the regular meeting of the Board of Commissioners at 9:49 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, Lynch, Higgins, Klein, Kouba, Maendele 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 Higgins and seconded by Kouba that Buffalo County Board of Equalization Confesses Judgment in Tax Equalization & Review Commission Case #24C 0242 in appeal concerning GCP II KEARNEY SENIOR LIVING, LLC., Appellant, and Buffalo County, Appellee, for property identified as tax parcel # 580073515 and that the Buffalo County Attorney's Office be, and hereby is, authorized to confess judgment on behalf of this Board, that for tax year 2024 that this property had an assessed valuation of \$13,630,000. Upon roll call vote, the following Board members voted "Aye": Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Loeffelholz, Lynch, 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 Evangelical Free Church of Kearney for a 2018 Ford Extended P Van. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Moved by Lynch and seconded by Maendele to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Community Action Partnership of Mid-Nebraska for a 2022 Chevy Equinox, a 2019 Ford Fusion and a 2019 Kia Optima. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Higgins, Klein, Loeffelholz and Morrow. Abstain: Kouba. Motion declared carried.

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

REGULAR AGENDA

Chairperson Morrow reviewed the following correspondence. City of Kearney sent a letter regarding Annexation of Meadows Second Subdivision with Resolution 2025-25. Chairperson Morrow called on each Board member present for committee reports and recommendations.

FACILITIES/ BUILDING AND GROUNDS

Jacob Sertich Managing Principal/Architect of Wilkins Architecture Design and Planning and Facilities Director Steve Gaasch were present for the following agenda items.

Moved by Maendele and seconded by Higgins to set a bid date of Tuesday, April 22, 2025 for Request for Public Finance Proposals on New Law Enforcement Center. 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 Higgins to set a bid date of Tuesday, April 22, 2025 for Request for Construction Manager Proposals on New Law Enforcement Center. 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. Saun Patterson of Family Heritage life insurance spoke to the Board requesting to speak to the Buffalo County Human Resource Committee to offer his product to Buffalo County employees. 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, April 8, 2025.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

(SEAL)

Heather A. Christensen
Buffalo County Clerk