

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

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

REGULAR AGENDA

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

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

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

RESOLUTION 2024-55

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

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

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

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

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

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

DECEMBER 13, 2024 PAYROLL

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

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

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

DECEMBER 2024 VENDOR CLAIMS

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

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

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

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

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

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

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

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

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

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

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

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

ZONING

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

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

RESOLUTION 2024-56

WHEREAS, on October 22, 2024, Chad Dixon, licensed land surveyor, on behalf of Brian Stittle, member of Poole Ranch Developer, L.L.C., has applied for a Zoning Map Amendment with the Buffalo County Zoning Administrator, requesting that the following real estate property, hereinafter referred to as the “subject property”, to wit:

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

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

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

WHEREAS, this is solely a zoning map amendment request and the subject property would or could have other land use regulations that would apply to it above and beyond the zoning map amendment sought at this meeting, and

WHEREAS, on November 21, 2024, the Buffalo County Planning and Zoning Commission, following public hearing with notice as required, recommended approval of such proposed change in zoning on an 5-2 vote with one absence and no abstentions, based on the following findings, the zoning map amendment: abuts a paved road, is within close proximity of the city of Ravenna, has immediate availability of utilities, and supplements a need for housing, and

WHEREAS, on December 23, 2024, this Board conducted a public hearing and considered this Zoning Map Amendment, the minutes of the Planning and Zoning Commission considering this amendment, Buffalo County Zoning Regulations, and Comprehensive Plan, and finds:

- a. No letters of opposition against the amendment.
- b. That such change in zoning designation would have minimal adverse effect on surrounding properties.
- c. That the intended uses of the Agricultural – Residential (AGR) District are consistent with property use in the surrounding area.
- d. This amendment is consistent with the growth and development of Buffalo County and the overall Comprehensive Plan adopted by Buffalo County, Nebraska, and
- e. The subject property is situated close to already existing public improvements, such as sufficient utilities and an all-weather road and within close proximity of the city of Ravenna so that the map amendment with its attendant changes in uses will not cause additional public costs to function effectively.

WHEREAS, no protest (s) against such amendment have been filed with the Buffalo County Clerk within seven days of conclusion of public hearing of such Commission as allowed under Section 11.4, and

WHEREAS, the votes in favor of adoption of this resolution need only be by majority of members to this Board of Commissioners.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS that application for zoning map amendment to change the subject property from the Agricultural (AG) District to the Agricultural – Residential (AGR) District is approved, and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed in the Register of Deed’s office against subject property and any parcel situated partially or entirely within such legal description, and that the County Clerk shall make amendment to Buffalo County Zoning District Map originally adopted on or about September 10, 2002.

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

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

RESOLUTION 2024-57

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

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

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

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

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that Buffalo County, on a preliminary basis, approves the proposed “Riverview Estates Subdivision”, now known as “Poole Ranch Subdivision” a subdivision located in All of Government Lot 1, Part of the Northeast Quarter of the Northwest Quarter, Part of Government Lot 2, Part of the Southeast Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

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

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

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

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

REGULAR AGENDA

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

BOARD OF EQUALIZATION

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

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

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

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

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

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

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

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

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

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

REGULAR AGENDA

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

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

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

HIGHWAY/ROAD DEPT

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

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

FACILITIES

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

REGULAR AGENDA

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

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

ATTEST:

Ivan H. Klein, Chairperson
Buffalo County Board of Commissioners

Heather A. Christensen
Buffalo County Clerk

(SEAL)

DECEMBER 27, 2024 PAYROLL

<u>GENERAL FUND</u>			
NET PAYROLL			347,307.41
AMERICAN FAMILY LIFE	I	PREMIUMS	1,371.10
RETIREMENT PLANS AMERITAS	R	EMPE RET	61,865.32
BUFFALO CO TREASURER	I	PREMIUMS	161,798.36
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	6,594.64
FIRST NATIONAL BANK	T	FEDERAL TAXES	117,056.16
KEARNEY UNITED WAY	E	DONATIONS	55.00
MADISON NATIONAL	I	PREMIUMS	1,153.38
MADISON NATIONAL	I	LT DISABILITY	309.02
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	3,775.58
NATIONWIDE RETIREMENT	R	DEFERRED COMP	4,032.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	19,455.15
VISION SERVICE PLAN	E	EMPE VSP EYE	1,190.55
<u>ROAD FUND</u>			
NET PAYROLL			65,753.86
AMERICAN FAMILY LIFE	I	PREMIUMS	749.16
RETIREMENT PLANS AMERITAS	R	EMPE RET	10,352.47
BUFFALO CO TREASURER	I	PREMIUMS	4,110.16
BUFFALO CO COURT	G	GARNISHMENT	228.50
FIRST CONCORD	E	FLEX FUNDS	816.24
FIRST NATIONAL BANK	T	FEDERAL TAXES	19,451.07
MADISON NATIONAL	I	PREMIUMS	181.45
MADISON NATIONAL	I	LT DISABILITY	125.26
METLIFE	E	DENTAL	964.62
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,029.67
VISION SERVICE PLAN	E	EMPE VSP EYE	309.42
<u>WEED FUND</u>			
NET PAYROLL			5,594.45
RETIREMENT PLANS AMERITAS	R	EMPE RET	889.44
BUFFALO CO TREASURER	I	PREMIUMS	320.65
FIRST CONCORD	E	FLEX FUNDS	104.16
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,760.07
MADISON NATIONAL	I	LT DISABILITY	3.95
METLIFE	E	DENTAL	56.97
STATE OF NE	T	STATE TAXES	272.88
VISION SERVICE PLAN	E	EMPE VSP EYE	4.81

JANUARY 10, 2025 PAYROLL

GENERAL FUND			
NET PAYROLL			384,739.54
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	68,686.00
BUFFALO CO TREASURER	I	PREMIUMS	172,409.50
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	7,076.60
FIRST NATIONAL BANK	T	FEDERAL TAXES	132,792.78
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,155.08
MADISON NATIONAL	I	LT DISABILITY	306.20
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	20,687.38
VISION SERVICE PLAN	E	EMPE VSP EYE	1,233.35
ROAD FUND			
NET PAYROLL			64,198.47
AMERICAN FAMILY LIFE	I	PREMIUMS	1,053.20
RETIREMENT PLANS AMERITAS	R	EMPE RET	10,317.59
BUFFALO CO TREASURER	I	PREMIUMS	4,288.00
BUFFALO CO COURT	G	GARNISHMENT	228.50
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	18,793.93
MADISON NATIONAL	I	PREMIUMS	181.36
MADISON NATIONAL	I	LT DISABILITY	112.14
METLIFE	E	DENTAL	986.61
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,789.27
VISION SERVICE PLAN	E	EMPE VSP EYE	314.14
WEED FUND			
NET PAYROLL			5,728.20
RETIREMENT PLANS AMERITAS	R	EMPE RET	900.84
BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,789.53
MADISON NATIONAL	I	LT DISABILITY	3.94
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

Form 74 - Nebraska Motor Fuels Use Tax Return

Returns must be filed every quarter even if there is no tax due.

Federal Employer Identification Number:
476006436
Nebraska Identification Number: 00596914
Filer Name: **BUFFALO COUNTY HIGHWAY DEPARTMENT**

Tax Period

Oct-Dec ▼

2024

Round to Whole Gallons

Round down all amounts less than .50 and round up all amounts .50 to .99

1	Total gallons of dyed diesel fuel used in a licensed motor vehicle Nebraska government entities ONLY	10546
2	Total gallons of untaxed blending agents blended with fuel used in a licensed motor vehicle	0
3	Total gallons of gasoline/ethanol blends subject to tax due to inventory/sales variance If less than zero, enter zero	0
4	Total gallons of diesel/diesel blends subject to tax due to inventory/sales variance If less than zero, enter zero	0
5	Total gallons subject to tax	10546
6	Total Fuel Tax Line 5 multiplied by tax rate	\$ 3122

John Maul

Form 74 - Nebraska Motor Fuels Use Tax Return Receipt

Filing Accepted!

File: L000596914.edn

Your Nebraska EDI file has been submitted to the Nebraska Department of Revenue, Motor Fuels Division. Please save this email as a receipt of your transmission.

Date: Mon Jan 06 2025 10:05:58
CST

Confirmation Number

25006RJDWQK

Filing Period

Oct-Dec, 2024

Buffalo County Highway Department

Vendor Claim Form

MAIL STUB

January 15, 2025

WARRANT & CLAIM NO. _____

PAYABLE TO:

2054

State of NE-Motor Fuels

P.O. Box 94759

Lincoln, NE 68509-4759

AGAINST Buffalo County Highway Department

For: Machinery & Equipment Fuel

DATE	DESCRIPTION	AMOUNT
1/15/2024	Fuel	3,122.00

LINE ITEM # 302.09 \$3,122.00

\$3,122.00

\$3,122.00

Amount: \$3,122.00

I do solemnly swear that the above account is just and true and that neither the same nor any part thereof has been paid.

PAYABLE TO:

By: _____

HIGHWAY

Department

APPROVED BY

ELECTED or APPOINTED OFFICIAL'S SIGNATURE

Audited and allowed by the County board, with the Clerk ordered to issue a warrant in payment of this claim on the

ROAD - _____

FUND

PAID ON WARRANT NO. _____

Basic A/C
TDS

Buffalo
FUND BALANCE LISTING
12/31/2024

Fund	Fund Name	Beginning Balance	Collections	Disbursements	Fund Transfers	Ending Balance
0100	COUNTY GENERAL	3,855,335.45	3,982,901.43	-2,829,725.96	0.00	5,008,510.92
0200	COUNTY ROAD	1,185,004.51	557,385.52	-335,199.13	0.00	1,407,190.90
0650	HIGHWAY BRIDGE BUYBACK	681,713.87	0.00	0.00	0.00	681,713.87
0900	VISITOR'S PROMOTION	79,972.25	68,966.21	-79,972.00	0.00	68,966.46
0995	VISITOR'S PROMOTION IMPROVEMENT	79,971.53	68,966.21	-79,971.00	0.00	68,966.74
1150	DEEDS PRESERVATION & MODERNIZATION	220,881.71	2,486.50	-259.60	0.00	223,108.61
1275	HEALTH RESERVE FUND	559,760.40	331,428.85	-266,746.97	0.00	624,442.28
1500	COUNTY RELIEF	0.00	0.00	0.00	0.00	0.00
1700	COUNTY INSTITUTIONS	0.00	0.00	0.00	0.00	0.00
1900	VETERAN'S AID	15,796.98	3,738.61	-2,947.84	0.00	16,587.75
2356	STOP PROGRAM	29,205.39	0.00	0.00	0.00	29,205.39
2360	DRUG FORFEITURE	557,175.69	0.00	-69,181.57	0.00	487,994.12
2370	FEDERAL EQUITABLE SHARING	177.06	0.00	0.00	0.00	177.06
2500	COUNTY FEDERAL GRANTS	25,404.05	0.00	0.00	0.00	25,404.05
2575	DISASTER FUND	0.00	0.00	0.00	0.00	0.00
2580	COVID AMERICAN RESCUE PLAN	232,613.70	0.00	-10,780.00	0.00	221,833.70
2605	COMMUNITY DEVELOPMENT GRANT	0.00	0.00	0.00	0.00	0.00
2650	RECOVERY ZONE REBATE FUND	0.00	0.00	0.00	0.00	0.00
2700	INHERITANCE TAX	2,862,970.20	162,746.47	0.00	0.00	3,025,716.67
2850	KENO LOTTERY	149,825.69	6,467.87	0.00	0.00	156,293.56
2913	911 WIRELESS SERVICE FUND	40,272.08	10,068.02	0.00	0.00	50,340.10
3700	COUNTY BOND LEVY	2,037,580.54	209,112.20	-1,837,833.79	0.00	408,858.95
3800	RECOVERY ZONE BOND PAYMENT	0.00	0.00	0.00	0.00	0.00
5400	COUNTY WEED	30,999.85	0.00	-18,046.07	0.00	12,953.78
5907	911 EMERGENCY SERVICES	648,283.63	4,848.66	-5,055.36	0.00	648,076.93
6001	STATE GENERAL	211,747.81	281,452.47	-211,747.81	0.00	281,452.47
6009	STATE SALES TAX MV	845,204.46	868,351.17	-845,204.46	0.00	868,351.17
6016	REVENUE SALES TAX ROAD DEPARTMENT	108.95	6.18	0.00	0.00	115.13
6021	STATE TIRE TAX	927.00	1,051.00	-927.00	0.00	1,051.00
6101	SD101 SEM GENERAL	3,579.82	81,937.72	-3,579.82	0.00	81,937.72
6102	SD2 GIBBON GENERAL	44,029.51	619,545.86	-44,029.51	0.00	619,545.86
6103	SD119 AMHERST GENERAL	41,905.74	358,340.99	-41,905.74	0.00	358,340.99
6105	SD105 PLEASANTON GENERAL	28,078.26	474,336.79	-28,078.26	0.00	474,336.79
6107	SD7 KEARNEY GENERAL	484,348.70	3,946,355.06	-484,348.70	0.00	3,946,355.06
6109	SD9 ELM CREEK GENERAL	28,887.98	397,310.03	-28,887.98	0.00	397,310.03
6110	SD100 CENTURA GENERAL	1,007.15	15,653.09	-1,007.15	0.00	15,653.09
6119	SD19 SHELTON GENERAL	18,084.37	294,213.59	-18,084.37	0.00	294,213.59
6144	SD44 ANSLEY GENERAL	0.00	0.00	0.00	0.00	0.00
6169	SD69 RAVENNA GENERAL	22,657.84	390,300.12	-22,657.84	0.00	390,300.12
6201	SD101 SEM K-12 BOND	6.11	14,427.19	-6.11	0.00	14,427.19
6202	SD2 GIBBON K-12 BOND	3,080.35	121,645.09	-3,080.35	0.00	121,645.09
6203	SD119 AMHERST K-12 BOND	6,509.59	98,414.43	-6,509.59	0.00	98,414.43
6205	SD105 PLEASANTON K-12 BOND	1,429.99	100,858.31	-1,429.99	0.00	100,858.31
6207	SD7 KEARNEY K-12 BOND	24,189.33	808,210.53	-24,189.33	0.00	808,210.53
6209	SD9 ELM CREEK K-12 BOND	4,563.54	105,347.94	-4,563.54	0.00	105,347.94
6210	SD100 CENTURA K-12 BOND	0.00	0.00	0.00	0.00	0.00
6219	SD19 SHELTON K-12 BOND	366.76	21,514.90	-366.76	0.00	21,514.90
6257	SD7 KEARNEY K-12 BOND	0.00	0.00	0.00	0.00	0.00

Print

Reset

Application for Exemption

from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

FORM

457

File with Your
County Treasurer

• Read instructions on reverse side.

Name of Organization CHRISTIAN STUDENT FELLOWSHIP		Tax Year 2025	Value of Motor Vehicles
Name of Owner of Property 2310 14th Ave		County Name Buffalo	State Where Incorporated Nebraska
Street or Other Mailing Address		Contact Name Justin Raulston	Phone Number (402) 515-0608
City Kearney	State NE	Zip Code 68845	Email Address justin@csfneb.org

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Justin Raulston	Director	406 Oak Drive, Wayne, NE 68787
Rachel Sanderson	Director of Operations	407 Garrison, Bonesteel, SD 57317

Description of the Motor Vehicles				
• Attach an additional sheet, if necessary.				
Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, if Newly Purchased
FORD	2018	TRANSIT 350 VAN	1FBZX2ZG1JKA29760	01/2020

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the motor vehicle:

To transport students

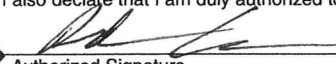
Are the motor vehicles used exclusively as indicated? (see instructions)

YES NO

If No, give percentage of exempt use:

_____ %

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.


sign here 
Authorized Signature

Campus Minister - UNK **12/30/24**
Title Date

For County Treasurer Recommendation

Approval Denial

Comments: _____

 **12-30-24**
Signature of County Treasurer Date

For County Board of Equalization Use Only

Approved Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member Date

File with Your
County Treasurer

Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

• Read Instructions on reverse side.

FORM
457

Name of Organization GOOD SAMARITAN HOSPITAL		Tax Year 2025	Value of Motor Vehicles \$35,000
Name of Owner of Property GOOD SAMARITAN HOSPITAL		County Name BUFFALO	State Where Incorporated NE
Street or Other Mailing Address 10 E 31ST STREET		Contact Name BRENDA DUNKEL	Phone Number 308-865-7855
City KEARNEY	State NE	Zip Code 68847	Email Address BRENDA.DUNKEL@COMMONSPIRIT.ORG

Type of Ownership
 Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
		SEE ATTACHED

Description of the Motor Vehicles • Attach an additional sheet, if necessary.				
Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, if Newly Purchased
CHEV	2015	AMBULANCE	1GB6G5CL5F1272043	01/2025
FORD	2008	AMBULANCE	1FDXE45P88DA54885	01/2025
FORD	1999	CUTAWAY VAN	1FDXE40F5XHA71567	01/2025
FORD	2002	CUTAWAY VAN	1FTRE14W32HB10445	01/2025
CHEV	2010	AMBULANCE	1GB9G5B66A1125599	01/2025

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):
 Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Are the motor vehicles used exclusively as indicated? (see instructions)

Give a detailed description of the use of the motor vehicle:

All vehicles are used to support the mission of Good Samaritan Hospital in improving the health of the people and communities we serve. Vehicles include ambulances, community program vehicles, inpatient rehab program and department support vehicles.

YES NO

If No, give percentage of exempt use:

_____ %

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign
here

Authorized Signature

Title

Date

[Signature]

VP Finance

1/8/25

For County Treasurer Recommendation

Approval

Denial

Comments: _____

[Signature]
Signature of County Treasurer

1-8-25
Date

For County Board of Equalization Use Only

Approved

Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member

Date

Please retain a copy for your records.

File with Your
County Treasurer

Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

• Read Instructions on reverse side.

FORM
457

Name of Organization GOOD SAMARITAN HOSPITAL	Tax Year 2025	Value of Motor Vehicles \$35,000
Name of Owner of Property GOOD SAMARITAN HOSPITAL	County Name BUFFALO	State Where Incorporated NE
Street or Other Mailing Address 10 E 31ST STREET	Contact Name BRENDA DUNKEL	Phone Number 308-865-7855
City KEARNEY	State NE	Zip Code 68847
Email Address BRENDA.DUNKEL@COMMONSPIRIT.ORG		

Type of Ownership
 Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
		SEE ATTACHED

Description of the Motor Vehicles
• Attach an additional sheet, if necessary.

Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, If Newly Purchased
CHEV	2018	EXPRESS VAN	1HA6GUCG0JN002076	01/2025
CHEV	2000	1/2 TON PICKUP	1GCGK24R5YR103192	01/2025
CHEV	2005	3/4 TON PICKUP	1GCHK24U05E100096	01/2025
MCCOY MILLER	2012	AMBULANCE	1GB6G5CL6C1149248	01/2025
CHEV	2013	AMBULANCE	1GB6G5CL0D1192873	01/2025

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):
 Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the motor vehicle:
 All vehicles are used to support the mission of Good Samaritan Hospital in improving the health of the people and communities we serve. Vehicles include ambulances, community program vehicles, inpatient rehab program and department support vehicles.

Are the motor vehicles used exclusively as indicated? (see instructions)
 YES NO
 If No, give percentage of exempt use:
 _____ %

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

Authorized Signature: *Lisa Webb* Title: *VP Finance* Date: *1/8/25*

For County Treasurer Recommendation

Approval
 Denial

Comments: _____

Signature of County Treasurer: *Brenda R. Rebnick* Date: *1-8-25*

For County Board of Equalization Use Only

Approved
 Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member _____ Date _____

Please retain a copy for your records.

File with Your
County Treasurer

Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

• Read Instructions on reverse side.

FORM
457

Name of Organization GOOD SAMARITAN HOSPITAL		Tax Year 2025	Value of Motor Vehicles \$35,000
Name of Owner of Property GOOD SAMARITAN HOSPITAL		County Name BUFFALO	State Where Incorporated NE
Street or Other Mailing Address 10 E 31ST STREET		Contact Name BRENDA DUNKEL	Phone Number 308-865-7855
City KEARNEY	State NE	Zip Code 68847	Email Address BRENDA.DUNKEL@COMMONSPIRIT.ORG

Type of Ownership

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
		SEE ATTACHED

Description of the Motor Vehicles

• Attach an additional sheet, if necessary.

Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, if Newly Purchased
DODGE	2001	RAM PICKUP	3B6MC366X1M244568	01/2025
BUICK	2008	LACROSSE	2G4WC582481273460	01/2025
CHEV	2011	EXPRESS VAN	1GAZG1FG0B1150693	01/2025
FORD	2012	F450	1FDUF4HT8CEA17718	01/2025
GMC	2014	CARAVAN	1GTS7AF46E1117569	01/2025

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Are the motor vehicles used exclusively as indicated? (see instructions)

YES NO

If No, give percentage of exempt use:

_____ %

Give a detailed description of the use of the motor vehicle:

All vehicles are used to support the mission of Good Samaritan Hospital in improving the health of the people and communities we serve. Vehicles include ambulances, community program vehicles, inpatient rehab program and department support vehicles.

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here

Authorized Signature Lisa Webb

Title VP Finance

Date 1/8/25

For County Treasurer Recommendation

Approval
 Denial

Comments: _____

Signature of County Treasurer Brenda R. Rehlich

Date 1-8-25

For County Board of Equalization Use Only

Approved
 Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member _____

Date _____

Please retain a copy for your records.

File with Your
County Treasurer

Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

• Read Instructions on reverse side.

FORM
457

Name of Organization GOOD SAMARITAN HOSPITAL			Tax Year 2025	Value of Motor Vehicles \$35,000
Name of Owner of Property GOOD SAMARITAN HOSPITAL			County Name BUFFALO	State Where Incorporated NE
Street or Other Mailing Address 10 E 31ST STREET			Contact Name BRENDA DUNKEL	Phone Number 308-865-7855
City KEARNEY	State NE	Zip Code 68847	Email Address BRENDA.DUNKEL@COMMONSPIRIT.ORG	

Type of Ownership
 Agricultural and Horticultural Society
 Educational Organization
 Religious Organization
 Charitable Organization
 Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
		SEE ATTACHED

Description of the Motor Vehicles
 • Attach an additional sheet, if necessary.

Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, If Newly Purchased
FORD	2003	AMBULANCE	1FDWE35L13HA25779	01/2025
PONT	2003	MONTANA VAN	1GMDV13E23D192580	01/2025
FORD	2003	BUS	1FBNE31L03HB89700	01/2025
FORD	2007	EXPLORER	1FMEU73E27UB03820	01/2025

Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes):
 Agricultural and Horticultural Society
 Educational
 Religious
 Charitable
 Cemetery

Give a detailed description of the use of the motor vehicle:
 All vehicles are used to support the mission of Good Samaritan Hospital in improving the health of the people and communities we serve. Vehicles include ambulances, community program vehicles, inpatient rehab program and department support vehicles.

Are the motor vehicles used exclusively as indicated? (see instructions)
 YES NO

If No, give percentage of exempt use:
 _____ %

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here
 Authorized Signature: *Lisa Webb*
 Title: VP Finance
 Date: 7/8/25

For County Treasurer Recommendation

Approval Denial

Comments: _____

Brenda R. Rohrich 1-8-25
 Signature of County Treasurer Date

For County Board of Equalization Use Only

Approved Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Signature of County Board Member _____ Date _____

Please retain a copy for your records.

CHI Health Board of Directors - FY25

Director	Board Position	Company
Kevin FitzGerald, SJ, PhD, Mdiv	Chair	Creighton University School of Medicine
William (Kent) Barney	Vice Chair	Retired Businessman, Kearney, Nebraska
Kirtibala (Kirti) Gupta, MD, PhD, FAAP	Secretary	Physician, Internal Medicine & Pediatrics, CHI Health Clinic
Mardell Wilson, EdD	Treasurer	Creighton University Provost
Maurita Soukup, RSM	Director	Nurse Consultant/Researcher Sister of Mercy of Americas
William (Bill) T. Yates	Director	TD Ameritrade Omaha, NE
Kelly Bacon	Director	Gallup Inc.
Cindy Alloway	Director	Retired Hospital President, Community Philanthropist
Kate Cutler	Director	Retired, Community Philanthropist,
L.G. Searcey	Director	Senior VP of Business Loans & Financing Union Bank, Lincoln, Nebraska
Dave Taylor	Director	Senior Leader Bosselman Tank & Trailer, Inc.
Sr. Nadine Heimann, OSF	Director	Provincial/President, Sisters of St. Francis
Heather Morgan, MD	Director	Physician, Geriatric Medicine & Family Medicine, CHI Health Clinic
Tim Bricker	Ex-Officio	President & CEO, CommonSpirit Health's Midwest and Southwest region
John Petersdorf	Ex-Officio	SVP Operational Finance, CommonSpirit Health

Application for Exemption from Motor Vehicle Taxes by Qualifying Organizations

• Read instructions on reverse side.

Name of Organization GOODWILL INDUSTRIES OF GREATER NEBRASKA, INC.		Tax Year 2025	Value of Motor Vehicles 86,000
Name of Owner of Property		County Name BUFFALO	State Where Incorporated NEBRASKA
Street or Other Mailing Address PO BOX 1863 (DOM 3906 4TH AVE KEARNEY NE)		Contact Name Tami Nabower	Phone Number (308) 384-7896
City GRAND ISLAND	State NE	Zip Code 68802-1863	Email Address
Type of Ownership: <input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery <input type="checkbox"/> For-profit Nursing Facilities			
Charitable Organizations: Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes): <input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery			
Charitable and For-Profit Organizations, please answer the following: If No, give percentage of exempt use: Are the motor vehicles used exclusively as indicated? (see instructions) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO _____%			
For-profit Nursing/Assisting Living Facilities, please select the applicable box: What percentage of occupied beds have been provided to <input type="checkbox"/> Nursing Facility <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Assisted-Living Facility medicaid beneficiaries over the most recent three-year period? _____%			

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
SEE ATTACHED		

Description of the Motor Vehicles
• Attach an additional sheet, if necessary.

Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, if Newly Purchased
CHRYSLER	2021	VOYAGER	2C4RC1AGXMR500307	12/12/2024
CHRYSLER	2024	VOYAGER	2C4RC1CG5RR146846	12/23/2024
SEE ATTACHMENT				

Give a detailed description of the use of the motor vehicle:

Used for picking up and taking home clients. Also used for support of clients activities and training.

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here ▶

Christy Adams
Authorized Signature

Director of Finance
Title

12/20/24
Date

For County Treasurer Recommendation

- Approval
 Denial

Comments: _____

Bunda R Rabinich
Signature of County Treasurer

12-24-24
Date

For County Board of Equalization Use Only

- Approved
 Denied

If the County Board's determination is different from the County Treasurer's recommendation, an explanation is required.

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

▶ Signature of County Board Member

Date

Kearney	2013	Hyundai Accent	KMHCT5AE9DU068772
Kearney	2017	Chevy Cruze	1G1BE5SM9H7230901
Kearney	2017	Dodge Grand Caravan	2C4RDGBG0HR605118
Kearney	2017	Chevy Cruze	1G1BE5SM9H7234415
Kearney	2018	Dodge Grand Caravan	2C4RDGCG6JR298283
Kearney	2019	Dodge Grand Caravan	2C4RDGCG2KR545235
Kearney	2016	Chrysler Town & Country	2C7WC1BG5GR239015
Kearney	2018	Chrysler Pacifica	2C4RC1AG8JR311571
Kearney	2009	Chevy HHR	3GNCA53VX9S511209

Tax List Correction

BUFFALO County, Nebraska

Property ID: 605086000 - RE (605086000)

Date: 12-09-2024

No: 5065

Name and Address:
EVANG LUTHERAN GOOD SAMARITAN SOC.

Description of Property:
RAGAINS SUB KY PT LT 4

Tax Year: 2024

1000 School: 10-0007

District: 1000 KEARNEY CITY

3410 CENTRAL AVE
KEARNEY, NE 68847-2942

Stmnt No: 5995

* Tax Credit of 165.80 consists of 48.76 in Non-Ag, 0.00 in Agland, and 117.04 in School Credit.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	40,685	1.71425700	697.46	165.80	0	0.00	0.00	265.83	265.83	531.66
Corrected Amount	0	1.71425700	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00
Additional Amount										
Deducted Amount	40,685		697.46	165.80				265.83	265.83	531.66

Reason for Correction: FORM 451 FILED FOR 2024 - CHANGE FROM TAXABLE TO EXEMPT

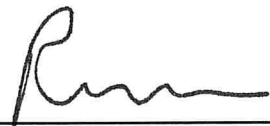
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk

605086000

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 610179000 - RE (610179000)

Date: 12-13-2024

No: 5066

Name and Address:
MUSEUM OF NEBRASKA ART, INC

Description of Property:
SW1/4SS ADD KY OPD 1 LT 68-72 TOG W/N1/2
VAC ALLEY ABUTTING

Tax Year: 2024
1020 School: 10-0007
District: 1020 KEARNEY CITY OPD1

2401 CENTRAL AVENUE
KEARNEY, NE 68847

Stmnt No: 15150

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	0	1.81512200	0.00	0.00	0	0.00	200.00	100.00	100.00	200.00
Corrected Amount	0	1.81512200	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00
Additional Amount										
Deducted Amount							200.00	100.00	100.00	200.00

Reason for Correction: REMOVE 2024 PENALTY, TIMELY FILED (NO PENALTY NEEDED)

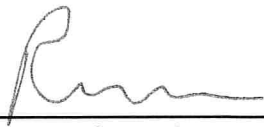
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk


610179000

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 580073510 - RE (580073510)

Date: 12-13-2024

No: 5067

Name and Address:
KPGRC PROPERTY GROUP, LLC

Description of Property:
WESTERN NEBRASKA PROPERTY DEVELOPMENT
SECOND ADD KY LOT 1 (3.95 AC)

Tax Year: 2024

1000 School: 10-0007

District: 1000 KEARNEY CITY

14606 BRANCH ST, SUITE 100
OMAHA, NE 68154

Stmnt No: 11775

* Tax Credit of 23.54 consists of 23.54 in Non-Ag, 0.00 in Agland, and 0.00 in School Credit.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	19,640	1.71425700	336.68	23.54	0	0.00	600.00	456.57	456.57	913.14
Corrected Amount	19,640	1.71425700	336.68	23.54	0	0.00	0.00	156.57	156.57	313.14
Additional Amount										
Deducted Amount							600.00	300.00	300.00	600.00

Reason for Correction: REMOVE 2024 PENALTY, TIMELY FILED (NO PENALTY NEEDED)

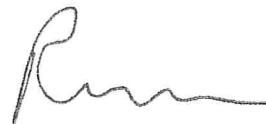
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk


580073510

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 580073500 - RE (580073500)

Date: 12-13-2024

No: 5068

Name and Address:
KPGRC PROPERTY GROUP, LLC

Description of Property:
WESTERN NEBRASKA PROPERTY DEVELOPMENT
ADD BLK 3 NORTH PT LOT 1 (7.45 AC)

Tax Year: 2024
1000 School: 10-0007
District: 1000 KEARNEY CITY

14606 BRANCH ST, SUITE 100
OMAHA, NE 68154

Stmnt No: 11774

* Tax Credit of 179.64 consists of 179.64 in Non-Ag, 0.00 in Agland, and 0.00 in School Credit.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	149,915	1.71425700	2,569.94	179.64	0	0.00	600.00	1,495.15	1,495.15	2,990.30
Corrected Amount	149,915	1.71425700	2,569.94	179.64	0	0.00	0.00	1,195.15	1,195.15	2,390.30
Additional Amount										
Deducted Amount							600.00	300.00	300.00	600.00

Reason for Correction: REMOVE 2024 PENALTY, TIMELY FILED (NO PENALTY NEEDED)

I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this _____ day of _____, _____

Chairman

County Assessor - County Clerk



580073500

By _____

Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 580073000 - RE (580073000)

Date: 12-13-2024

No: 5069

Name and Address:
KPGRC PROPERTY GROUP, LLC

Description of Property:
WESTERN NEBRASKA PROPERTY DEVELOPMENT
ADD BLK 3 SOUTH TRACT LOT 1 (8.48 AC)

Tax Year: 2024
1000 School: 10-0007
District: 1000 KEARNEY CITY

14606 BRANCH ST, SUITE 100
OMAHA, NE 68154

Stmnt No: 11773

* Tax Credit of 751.20 consists of 751.20 in Non-Ag, 0.00 in Agland, and 0.00 in School Credit.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	626,885	1.71425700	10,746.42	751.20	0	0.00	600.00	5,297.61	5,297.61	10,595.22
Corrected Amount	626,885	1.71425700	10,746.42	751.20	0	0.00	0.00	4,997.61	4,997.61	9,995.22
Additional Amount										
Deducted Amount							600.00	300.00	300.00	600.00

Reason for Correction: REMOVE 2024 PENALTY, TIMELY FILED (NO PENALTY NEEDED)

I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk


580073000

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 850000419 - RE (850000419)

Date: 12-13-2024

No: 5070

Name and Address:
BANDA, GERSON E

Description of Property:
IOLL VALLEY VIEW CRT #85 (1997
BELLAVISTA 16X76 NEB79A00090)

Tax Year: 2024

1000 School: 10-0007

District: 1000 KEARNEY CITY

2701 GRAND AVE LT 85
KEARNEY, NE 68847

31-9-15

Stmnt No: 4096

* Tax Credit of 65.66 consists of 19.30 in Non-Ag, 0.00 in Agland, and 46.36 in School Credit.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	16,110	1.71425700	276.18	65.66	0	0.00	0.00	105.26	105.26	210.52
Corrected Amount										
Additional Amount										
Deducted Amount										

Reason for Correction: TITLE CHANGE, NOT NOTIFIED OF OWNERSHIP TRANSFER

I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk


850000419

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 500280000 - RE (500280000)

Date: 12-17-2024

No: 5071

Name and Address:
VILLAGE OF ELM CREEK

Description of Property:
33-9-18 PT W1/2 SE1/4 (74.01 A)
PT TAX LOT 5

Tax Year: 2024
645 School: 10-0009
District: 645 TAX DISTRICT

535 WEST BOYD AVENUE
ELM CREEK, NE 68836

33-9-18 Ac: 74.013

* Tax Credit of 1,385.96 consists of 0.00 in Non-Ag, 507.88 in Agland, and 878.08 in School Credit.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	353,225	1.54801400	5,467.98	1,385.96	0	0.00	0.00	2,041.01	2,041.01	4,082.02
Corrected Amount	0	1.54801400	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00
Additional Amount										
Deducted Amount	353,225		5,467.98	1,385.96				2,041.01	2,041.01	4,082.02

Reason for Correction: TAXABLE PARCEL SOLD TO EXEMPT PARCEL - CHANGE TO EXEMPT

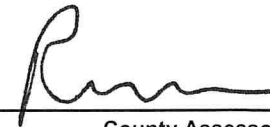
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk


500280000

By _____
Deputy

RESOLUTION 2024-48A

SCHOOL DISTRICTS							
DISTRICT	NO.	GENERAL	BOND	K-8 or 2009	9-12 or 2013	CAPITAL	SP BLDG
GIBBON	2	0.946437	0.144832				0.045342
KEARNEY	7	0.857176		0.062485	0.084778	0.029556	0.108546
ELM CREEK	9	0.878787	0.181818				0.050505
SHELTON	19	1.007305	0.057588			0.022555	0.023995
RAVENNA	69	0.543891				0.029523	0.137772
PLEASANTON	R105	0.841058	0.135619				0.029858
AMHERST	119	0.667267	0.140667				0.009618
<p>I, Heather A. Christensen, County Clerk in and for Buffalo County, Nebraska do hereby certify the levies for the political subdivisions of Buffalo County for the year 2024.</p>							
<p>WITNESS MY HAND AND OFFICIAL SEAL THIS 12th day of November, 2024</p>							
<p><i>*Amended Resolution from October 8th, 2024</i></p>							
						<p align="right">Heather A. Christensen, County Clerk</p>	



BUFFALO COUNTY ZONING & FLOODPLAIN
Buffalo County Courthouse
1512 Central Avenue
PO Box 1270
Kearney, NE 68848
Phone: (308) 236-1998
Fax: (308) 236-1870
Email: zoning@buffalocounty.ne.gov

ZONING AGENDA ITEM #1

MEETING DATE: January 14, 2025

AGENT: Mitch Humphrey, licensed land surveyor, on behalf of Gregory S. Niemack, Managing Member, MGNFT, L.L.C.

SUBJECT: Application for Administrative Subdivision, "Niemack Administrative Subdivision", located in Part of the Northeast Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter of Section Twenty-Two (22), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Discussion:

According to Subdivision Regulations, Section 3.02 (Administrative Subdivision), when a tract of land 10.00 acres or less is split, the applicant(s) must file an Administrative Subdivision.

The proposed subdivision, "Niemack Administrative Subdivision", is arranged with one lot, containing, approximately, 3.01 acres and situated south of 70th Road and east of Sioux Road. The affected Parcel ID is: 700195000. Zoning District: Agriculture (AG).

No opposition was received regarding "Niemack Administrative Subdivision".

Attachments:

- Administrative Subdivision Application
- Administrative Subdivision Survey
- Administrative Subdivision Legal Description
- Remnant Acres
- Proof of Title
- Locational/Zoning/Floodplain Map
- Aerial Map

ZONING AGENDA ITEM #2

MEETING DATE: January 14, 2025

AGENT: Mitchell Humphrey, licensed land surveyor, on behalf of D & K Woodman, A Nebraska Partnership

SUBJECT: Building Restriction Agreement & LOMR-F for property described Lot Twelve (12), Block One (1), Bruner Lakeside Estates Second, a subdivision being part of Government Lot One (1), part of Government Lot Two (2), and part of accretion lands deriving from and adjacent to Government Lot One (1) and Government Lot Two (2) located in Section Twenty-four (24), Township Nine (9) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska.

Discussion:

D & K Woodman, A Nebraska Partnership, currently owns a property, in the Agricultural – Residential (AGR) Zoning District, situated south of Shelton and sitting in the floodplain, Flood Zone A. Parcel ID: 700147610. The owner is requesting to have his outbuilding removed from the floodplain, based on elevation.

The agenda item, a Building Restriction Agreement, is a document outlining the risk of building in a floodplain area, assuring that any improvements are reasonably safe from flooding. It will require the notarized signature of the owner and of the Buffalo County Board of Commissioner's Chairman.

Additionally, FEMA will require the Letter of Map Revision based on Fill (LOMR-F), which shows the elevation, completed by a licensed surveyor or engineer. This document also requires the signature of the Buffalo County Board of Commissioner's Chairman, on behalf of Buffalo County, on the acknowledgment form.

If FEMA approves the LOMR-F, then the Building Restriction Agreement will be recorded in the Register of Deeds Office.

We have a copy of the Elevation Form on record, which is enclosed in your packet, that shows compliance with our Floodplain Regulations.

Zoning Agenda

Item #1

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO COUNTY SUBDIVISION REGULATIONS

Buffalo County Zoning Office
1512 Central Ave., PO Box 1270 Kearney, NE 68848
308-236-1998 www.buffalogov.org

22-9-13
Shelton
Niemack Admin. Sub.

Type of Plat Administrative Sub XX Preliminary Plat _____ Final Plat _____
Vacation of Plat _____ Variance _____

The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Subdivision name: Niemack Administrative Subdivision Date 11-27-2024

Owner's name: MGNFT, L.L.C., a Nebraska limited liability company

Owner's home address: Gregory S. Niemack, 4795 Mariana Ridge Ct., Loveland, CO 80537

Telephone number(home): 303-249-1043 (daytime) _____

Developer's name: MGNFT, L.L.C., a Nebraska limited liability company

Developer's address: Gregory S. Niemack, 4795 Mariana Ridge Ct., Loveland, CO 80537

Engineer's name and address: Buffalo Surveying Corp., Mitchell W. Humphrey, PLS 492
5308 Parklane Dr., Ste 3, P.O. Box 905, Kearney, NE 68848-0905

List all people who own, have liens and other interest None others

Present use of property: Rural Residential with 2 houses (One to be removed)

Desired use of property: Rural Residential Present Zoning Agricultural

Legal Description of property: See attached sheet

Area of property(square feet and/or acres) 3.53 Acres

Number of lots or parcels: One (1)

School District _____ Fire District _____

Please attach exhibits (plat, easements, water courses, surveyor's certificate with legal description, copy of covenants, DEQ permits, etc if applicable)

The above requested information is, to the best of my knowledge, true and accurate.

Signature of Owner: Gregory S. Niemack Printed Name Gregory S. Niemack, Managing Member of MGNFT, L.L.C.

And agent: Mitchell W. Humphrey
Mitchell W. Humphrey, PLS 492

Preliminary Plat approval date: _____

Office Use Only
Permit Number 2024-096
Filing Fee \$370.00 Receipt # 975041
Zoning Classification AG
Floodplain Yes or No (No) 12/9/24 GW
8/09 Date Initial

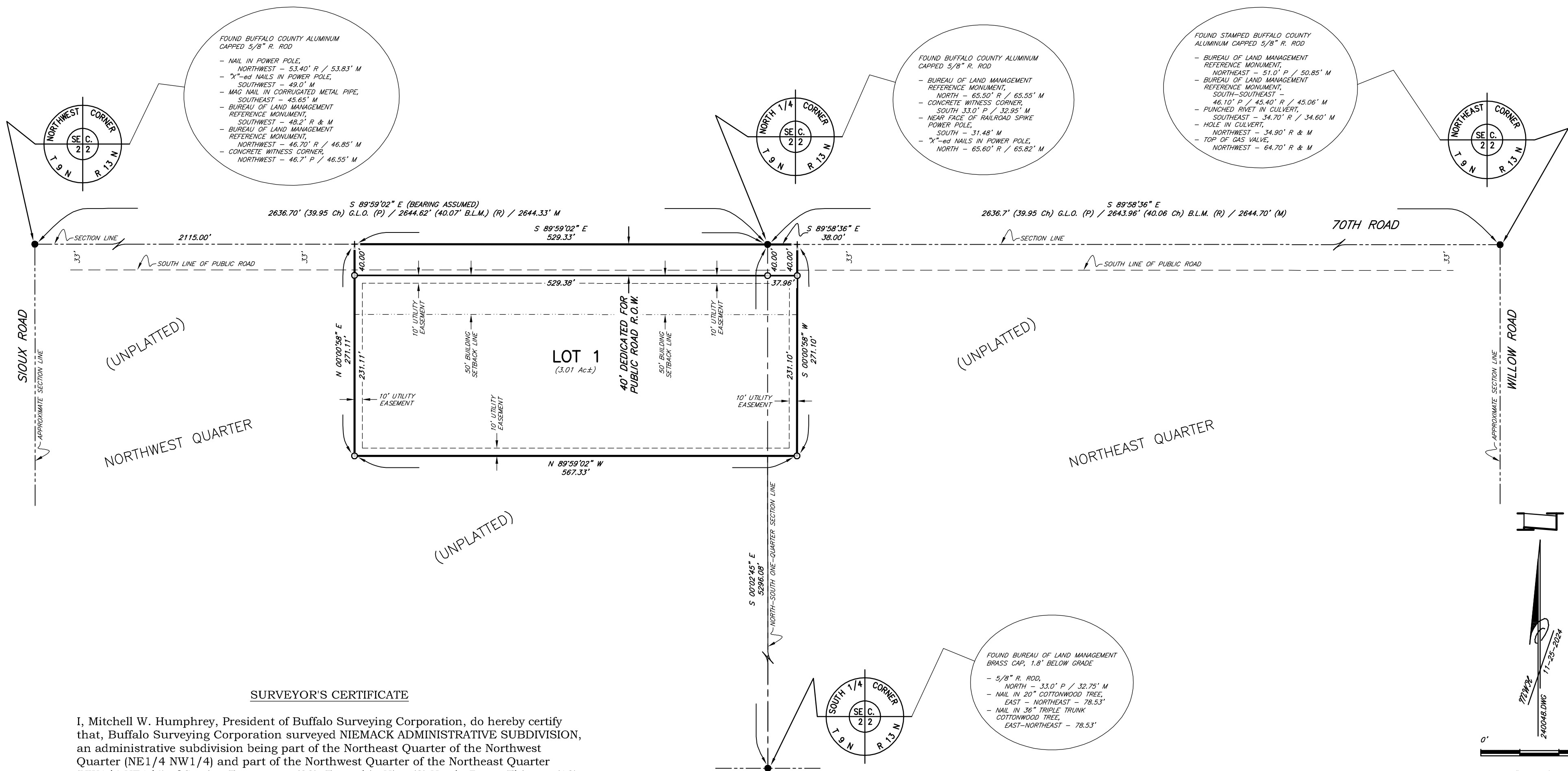
Action Taken:

P & Z Recommendation: _____ approved _____ disapproved Date: _____

County Commissioners _____ approved _____ disapproved Date: _____

NIEMACK ADMINISTRATIVE SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE THIRTEEN (13) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



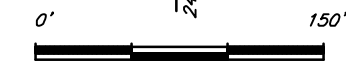
SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed NIEMACK ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-two (22), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat, that the lot is well and accurately staked off and marked, the dimensions of the lot is as shown on the above plat, the lot bears its own number, and that survey was made with reference to known and recorded monuments, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

(S E A L)

BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey, President
Nebr. Registered Land Surveyor No. 492



- SCALE: 1" = 100'
- = CORNERS FOUND (5/8" R. ROD EXCEPT AS INDICATED)
 - = CORNERS ESTABLISHED (5/8" X 24" R. ROD W/ I.D. CAP STAMPED "HUMPHREY LS 492")
 - + = TEMPORARY POINTS
 - P = PLATTED DISTANCES
 - R = RECORDED DISTANCES
 - M = MEASURED DISTANCES
 - G.L.O. = GENERAL LAND OFFICE DISTANCES
 - B.L.M. = BUREAU OF LAND MANAGEMENT

TOTAL ACREAGE = 3.53 ACRES ±

SURVEY COMPLETED: NOVEMBER 15, 2024



Kearney, Nebr.
68848
P.O. Box 905 (308) 237-3785
SHEET 1 OF 2 SHEETS

NIEMACK ADMINISTRATIVE SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE THIRTEEN (13) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-two (22), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of Section 22 and assuming the North line of the Northwest Quarter of Section 22 as bearing S 89°59'02" E and all bearings contained herein are relative thereto; thence on the North line of the Northwest Quarter of Section 22, S 89°59'02" E a distance of 2115.00 feet to the ACTUAL PLACE OF BEGINNING, said point being a distance of 529.33 feet westerly from the North One-Quarter Corner of said Section 22; thence continuing on the North line of said Northwest Quarter of Section 22, S 89°59'02" E a distance of 529.33 feet to the North One-Quarter Corner of said Section 22, thence on the North line of the Northeast Quarter of said Section 22, S 89°58' 36" E a distance of 38.00 feet; thence leaving said North line of the Northeast Quarter of Section 22, S 00°00'58" W a distance of 271.10 feet; thence N 89°59'02" W and parallel with the North line of the Northwest Quarter of Section 22 a distance of 567.33 feet; thence N 00°00'58" E a distance of 271.11 feet to the place of beginning. Containing 3.53 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that MGNFT, LLC, a Nebraska limited liability company, being the sole owner, of the land described hereon, have caused the same to be surveyed, subdivided and platted and designated as NIEMACK ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-two (22), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owner does hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the road right-of-way and utility easements as shown on said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owner.

Dated this ____ day of _____, 2025.

MGNFT, LLC,
a Nebraska limited liability company

by: Gregory S. Niemack, Managing Member
of MGNFT, LLC, a Nebraska limited
liability company

STATE OF COLORADO)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Gregory S. Niemack, Managing Member of MGNFT, LLC, a Nebraska limited liability company.

(S E A L)

Notary Public

My commission expires _____.

RESOLUTION NO. _____

BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA, in regular session with quorum present, that the plat of NIEMACK ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-two (22), Township Nine (9) North Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified is hereby approved, accepted, ratified and authorized to be filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

Moved by: _____
(Print Name)

Seconded by: _____
(Print Name)

that the foregoing resolution be adopted. Said Motion carried on _____ vote(s).

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

I, Heather A. Christensen, County Clerk in and for Buffalo County, Nebraska, being duly qualified, do hereby certify that the above is a true and correct copy of the resolution as passed by the Buffalo County Board of Commissioners on the _____ day of _____, 2025.

(SEAL)

Heather A. Christensen, County Clerk



Niemack Admin. Sub. Remnancy

Created by: null





NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

TITLE REPORT

FILE NO: NTK0012011

TO: Buffalo Surveying Corporation
Mitchell Humphrey

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Buffalo County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

A tract of land being part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 22, Township 9 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of Section 22 and assuming the North line of the Northwest Quarter of Section 22 as bearing S 89° 59' 02" E and all bearings contained herein are relative thereto; thence on the North line of the Northwest Quarter of Section 22, S 89° 59' 02" E a distance of 2115.00 feet to the ACTUAL PLACE OF BEGINNING, said point being a distance of 529.33 feet westerly from the North One-Quarter Corner of said Section 22; thence continuing on the North line of said Northwest Quarter of Section 22, S 89° 59' 02" E a distance of 529.33 feet to the North One-Quarter Corner of said Section 22; thence on the North line of the Northeast Quarter of said Section 22, S 89° 58' 36" E a distance of 38.00 feet; thence leaving said North line of the Northeast Quarter of Section 22, S 00° 00' 58" W a distance of 271.10 feet; thence N 89° 59' 02" W and parallel with the North line of the Northwest Quarter of Section 22 a distance of 567.33 feet; thence N 00° 00' 58" E a distance of 271.11 feet to the place of beginning.

GRANTEE IN LAST DEED OF RECORD:

[MGNFT, LLC](#)

UNRELEASED LIENS OF RECORD:

None of Record

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2023 and all prior years - paid in full
2024 in the amount of \$8,035.24 - not paid.
First half becomes delinquent May 1, 2025;
Second half becomes delinquent September 1, 2025.
Parcel ID No.: [700195000](#) (Includes other land)
Assessed Value: \$717,620.00

- a. Special assessments not yet certified to the Office of the County Treasurer. (Note: No special assessments are shown in the Office of the County Treasurer at date hereof.)

EASEMENTS AND RESTRICTIONS OF RECORD:

- a. Reservation of an undivided one-half interest of the oil, gas and other hydrocarbons and minerals, as shown in Deed recorded August 3, 1946 in [Book 145, Page 196](#); Agreement Correcting Deed recorded July 25, 1952 in [Misc. Book S, Page 375](#); records of Buffalo County, Nebraska.
- b. Easement between Marvin and Gail Niemack and Scott and Laura Stubblefield recorded March 31, 2009 as [Inst. No. 2009-2031](#); records of Buffalo County, Nebraska.

Effective Date: December 5, 2024 at 8:00 am

Nebraska Title Company



By

Registered Abstractor

Please direct inquiries to: Kaitlin Greene

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.



DocId: 8168546
Tx: 4119561

PROPERTY OF BUFFALO COUNTY, NE

2024-03534

KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS
KEARNEY, NEBRASKA
RECORDED ON: 08/07/2024 02:18:21 PM
DEED WARRANTY
REC FEE: 16.00
PAGES: 2
PD: 16.00 ESCROW:
CK: #14729 BRUNER FRANK
PARCEL 3: 22180 RANGE ROAD-SHELTON
PARCEL 4: 53725 70TH ROAD-SHELTON

NEBRASKA DOCUMENTARY STAMP TAX
DOC TAX:
EXEMPTION: 5B
RECORDED ON: 08/07/2024
AUTHORIZED BY: JMS

Return to:
Bruner Frank Schumacher Husak, L.L.C.
P.O. Box 2230
Kearney, NE 68848-2230
308.455.1046

WARRANTY DEED

Gregory S. Niemack and Jannette M. Niemack, husband and wife; William C. Niemack and Rebecca A. Niemack, husband and wife; Cindy L. Niemack Brown and Geoffrey L. Brown, wife and husband; and Tricia R. Wilcox and Regan M. Wilcox, wife and husband, **GRANTORS**, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from **GRANTEE, MGNFT, LLC**, convey to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Northeast Quarter, Section 30, Township 11 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

South Half Northwest Quarter, Southwest Quarter and West Half Southeast Quarter, Section 30, Township 11 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

East Half Southeast Quarter, Section 30, Township 11 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

North Half Northwest Quarter and Northwest Quarter Northeast Quarter, Section 22, Township 9 North, Range 13, Buffalo County, Nebraska

Grantors covenant with Grantee that Grantors:

- (1) Are lawfully seised of such real estate and that it is free from encumbrances, except for easements, restrictions, reservations, exceptions, water right agreements, water service agreement, right of ways and covenants of record;
- (2) Have legal power and lawful authority to convey the same; and
- (3) Warrant and will defend title to the real estate against any acts of the Grantors.

Executed: July 10, 2024.

Gregory S. Niemack
Gregory S. Niemack

Jannette M. Niemack
Jannette M. Niemack

William C. Niemack
William C. Niemack

Rebecca A. Niemack
Rebecca A. Niemack

Cindy L. Niemack Brown
Cindy L. Niemack Brown

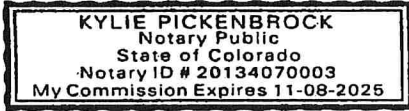
Geoffrey L. Brown
Geoffrey L. Brown

Tricia R. Wilcox
Tricia R. Wilcox

Regan M. Wilcox
Regan M. Wilcox

STATE OF Colorado COUNTY OF LARIMER } ss

The foregoing instrument was acknowledged before me on July 10, 2024, by Gregory S. Niemack and Jannette M. Niemack, husband and wife..



[Signature]
Notary Public

STATE OF Nebraska COUNTY OF Douglas } ss

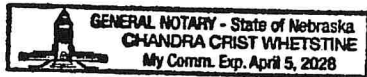
The foregoing instrument was acknowledged before me on July 15th, 2024, by William C. Niemack and Rebecca A. Niemack, husband and wife..



[Signature]
Notary Public

STATE OF Nebraska COUNTY OF Buffalo } ss

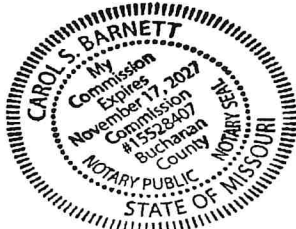
The foregoing instrument was acknowledged before me on August 5th, 2024, by Cindy L. Niemack Brown and Geoffrey L. ~~Niemack~~, wife and husband.
Brown CCW



[Signature]
Notary Public

STATE OF Missouri COUNTY OF Buchanan } ss

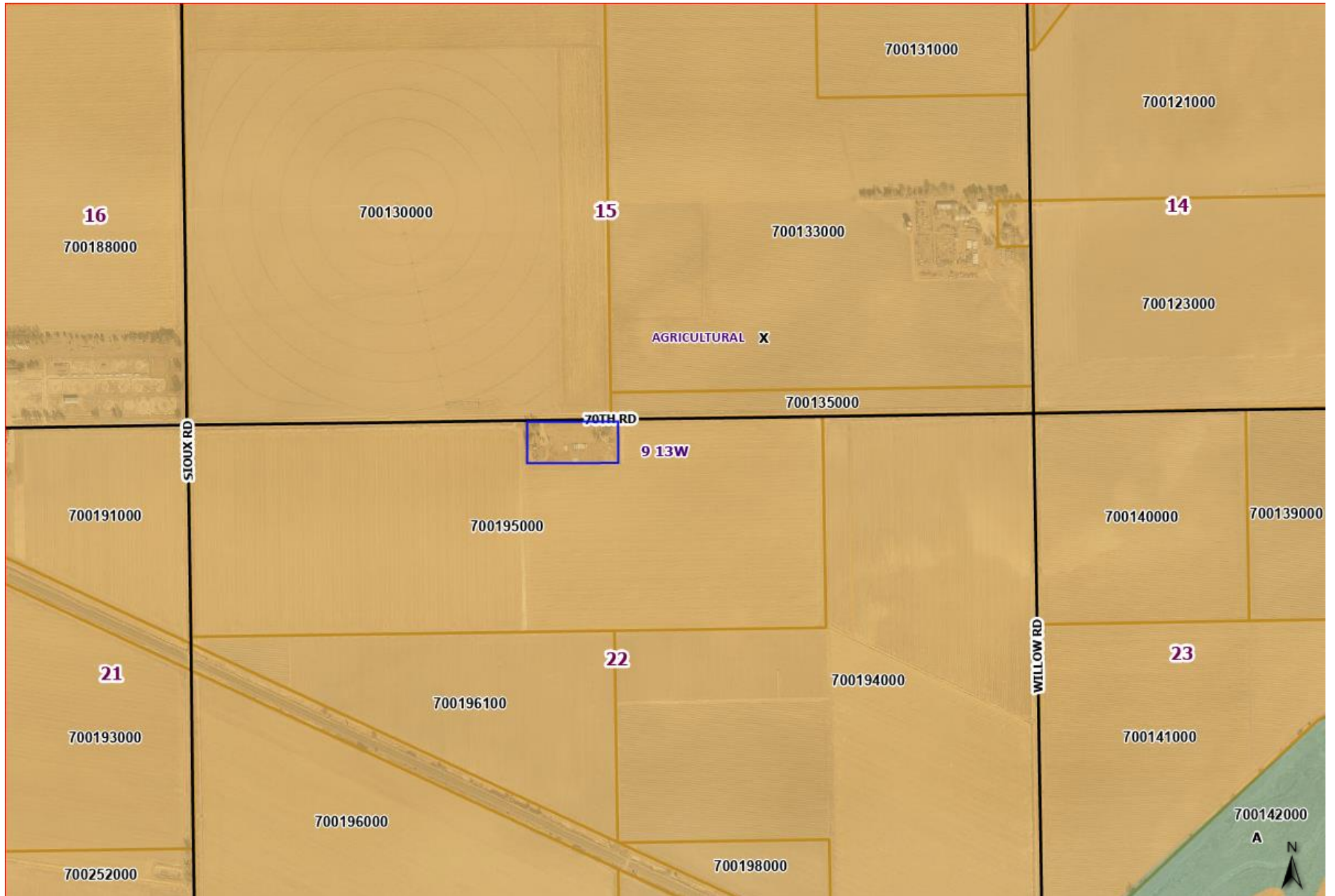
The foregoing instrument was acknowledged before me on July 29, 2024, 2024, by Tricia R. Wilcox and Regan M. Wilcox, wife and husband.



[Signature]
Notary Public

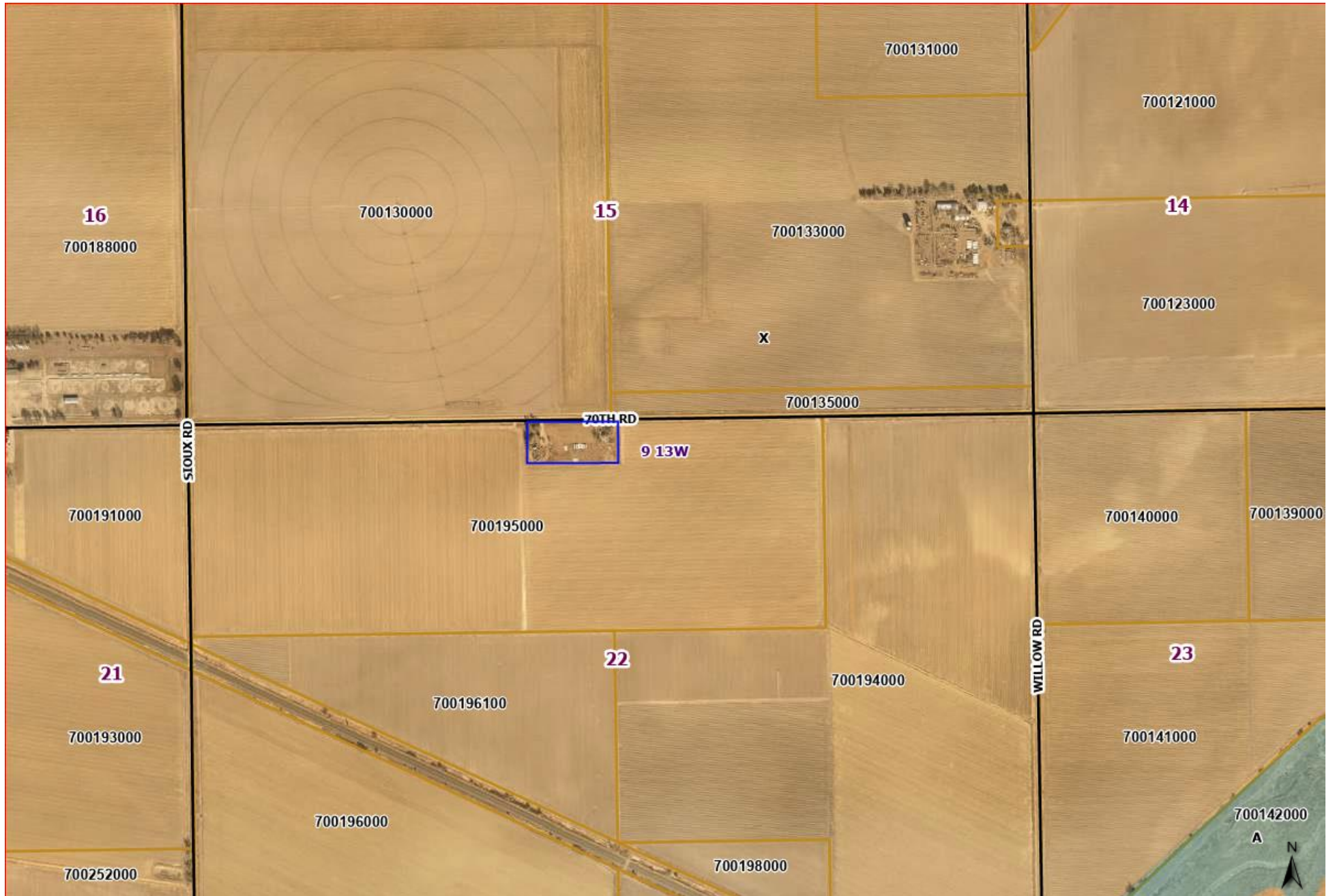
Niemack Admin. Sub. Floodplain/Zoning Map

Created by: null



Niemack Admin. Sub. Aerial/Floodplain Map

Created by: null



Zoning Agenda

Item #2

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ACKNOWLEDGMENT FORM

O.M.B. NO. 1660-0015
 Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) **OR** to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. **The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays.** Please refer to the MT-1 instructions for additional information about this form.

Community Number: 310419 Property Name or Address: 2 Lakeside Drive, Shelton, NE 68876

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision.

Community Comments:

Community Official's Name and Title: <i>(Please Print or Type)</i>		Telephone No.: 308-236-1998
Community Name: Buffalo County	Community Official's Signature: <i>(required)</i>	Date:

B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: <i>(Please Print or Type)</i>		Telephone No.:
Community Name:	Community Official's Signature <i>(required)</i> :	Date:

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 1660-0015
 Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. Incomplete submissions will result in processing delays.

1. NFIP Community Number: 310419 Property Name or Address: **2 Lakeside Drive, Shelton, NE 68876**

2. Are the elevations listed below based on **existing** or **proposed** conditions? (Check one)

3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain)

4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
 If yes, what is the date of the current re-leveling? / (month/year)

5. What is the elevation datum? NGVD 29 NAVD 88 Other (explain)
 If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?

Local Elevation +/- ft. = FIRM Datum

6. Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):

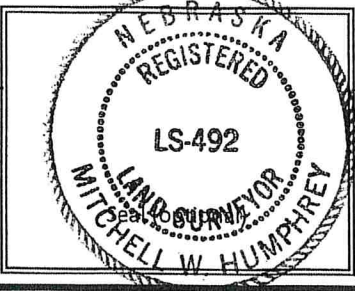
Indicate Datum: WGS84 NAD83 NAD27 Lat. 40.73642° Long. -098.73892°

Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):

Indicate Datum: WGS84 NAD83 NAD27 Lat. Long.

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
2 Lakeside Drive , Shelton, NE 68876	12	1		2015.95'	2013'	Nebr. Dept of Natural Resources

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Mitchell W. Humphrey	License No.: Nebr. Reg. Land Surveyor No. 492	Expiration Date: 04/01/2025
Company Name: Buffalo Surveying Corp.	Telephone No.: 308-237-3785	
Email: Mitch@BuffaloSurveying.com	Fax No. 308-236-7800	
Signature: <i>[Handwritten Signature]</i>	Date: 01/07/2025	

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
 Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

2020-06199

KELLIE JOHN

BUFFALO COUNTY REGISTER OF DEEDS

KEARNEY, NEBRASKA

RECORDED ON: 09/04/2020 08:09:54 AM

DEED CORP WARRANTY

REC FEE: 16.00

PAGES: 2

PD: 162.25 ESCROW:

CK: ACH SIMPLIFILE

REC'D: SIMPLIFILE

SUB: NE TITLE COMPANY

NEBRASKA DOCUMENTARY STAMP TAX

DOC TAX: 146.25

EXEMPTION:

RECORDED ON: 09/04/2020

AUTHORIZED BY: ARJ

Please Return recorded document to:
Barney Abstract & Title Co., A Nebraska Title Company Agency
2222 2nd Avenue, #100
Kearney, NE 68847

CORPORATION WARRANTY DEED

Bruners' Sand and Gravel, Inc., a Nebraska Corporation, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from D & K Woodman, a Nebraska partnership, GRANTEES, hereby conveys to GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Lot Twelve (12), Block One (1), Bruner Lakeside Estates Second, a subdivision being part of Government Lot One (1), part of Government Lot Two (2), and part of accretion lands deriving from and adjacent to Government Lot One (1) and Government Lot Two (2) located in Section Twenty-four (24), Township Nine (9) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska.

GRANTOR covenant with GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except encumbrances, liens, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated September 3, 2020

NTK0005473

Warranty Deed Page 1 of 2

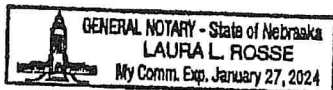
Bruners' Sand and Gravel, Inc., a Nebraska Corporation

James Bruner
By James Bruner, President

STATE OF NEBRASKA

COUNTY OF BUFFALO

The foregoing instrument was acknowledged before me this 3 day of September, 2020 by James Bruner, President, of Bruners' Sand and Gravel, Inc., a Nebraska Corporation, on behalf of the corporation.



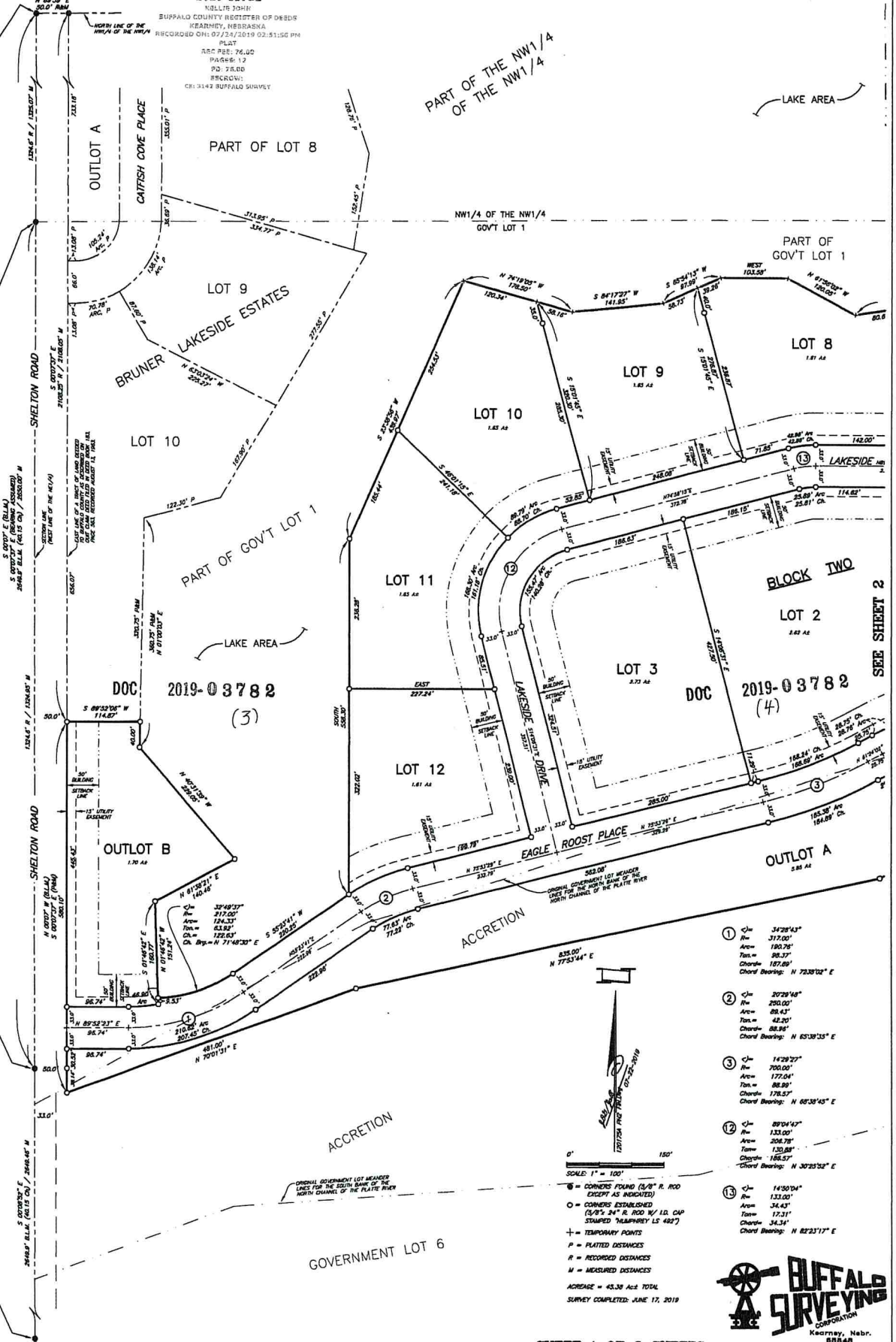
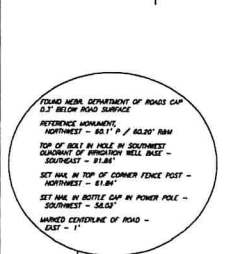
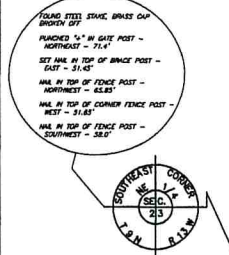
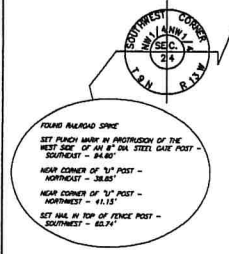
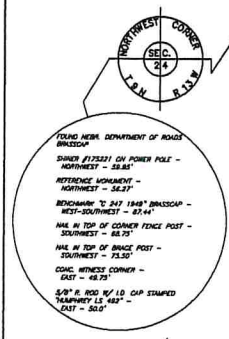
Laura L. Rosse
Notary Public

Warranty Deed Page 2 of 2

BRUNER LAKESIDE ESTATES SECOND

A SUBDIVISION BEING PART OF GOVERNMENT LOT 1, PART OF GOVERNMENT LOT 2, AND PART OF ACCRETION LANDS DERIVING FROM AND ADJACENT TO GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 LOCATED IN SECTION 24, TOWNSHIP 9 NORTH, RANGE 13 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

2019-03782
KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS
KEARNY, NEBRASKA
RECORDED ON: 02/24/2019 02:51:50 PM
PLAT
SBC PEE: 76.00
PAGE#: 1/2
PD: 76.00
REGROW:
CR: 3142 BUFFALO SURVEY



①	Ch= 3125'43"	A= 133.00'	Tan= 180.76'	Chord= 167.80'	Chord Bearing= N 72.30'12" E
②	Ch= 2029'48"	A= 290.00'	Tan= 42.20'	Chord= 88.98'	Chord Bearing= N 63.30'35" E
③	Ch= 1429'27"	A= 700.00'	Tan= 177.04'	Chord= 168.57'	Chord Bearing= N 60.30'45" E
④	Ch= 892'47"	A= 206.78'	Tan= 130.88'	Chord= 168.57'	Chord Bearing= N 30.25'32" E
⑤	Ch= 1430'04"	A= 133.00'	Tan= 34.43'	Chord= 17.31'	Chord Bearing= N 82.33'17" E

SCALE: 1" = 100'

CONVERTS FOUND (5/8" R. ROD EXCEPT AS INDICATED)
CORNERS ESTABLISHED (5/8" 24" R. ROD W/ I.D. CAP STAMPED 'MARMOREY LS 492')

+ TEMPORARY POINTS
P = PLATTED DISTANCES
R = RECORDED DISTANCES
M = MEASURED DISTANCES

ACREAGE = 43.38 AC. TOTAL
SURVEY COMPLETED: JUNE 17, 2019



BRUNER LAKESIDE ESTATES SECOND

A SUBDIVISION BEING PART OF GOVERNMENT LOT 1, PART OF GOVERNMENT LOT 2, AND PART OF ACCRETION LANDS DERIVING FROM AND ADJACENT TO GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 LOCATED IN SECTION 24, TOWNSHIP 9 NORTH, RANGE 13 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of Government Lot One (1), part of Government Lot Two (2), and part of accretion lands deriving from and adjacent to Government Lot One (1) and Government Lot Two (2) located in Section Twenty-four (24), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of the Northwest Quarter of Section 24 and assuming the West line of the Northwest Quarter of the Northwest Quarter and the West line of Government Lot 1 located in Section 24 as bearing S 00°07'37"E and all bearings contained herein are relative thereto; thence N 89°39' E on the North line of the Northwest Quarter of the Northwest Quarter of said Section 24 a distance of 50.0 feet to the Northeast Corner of a tract of land deeded to Buffalo County as described on Quit Claim Deed filed in Deed Book 183, Page 563, recorded August 13, 1963 in the Office of the Buffalo County Register of Deeds; thence on the East line of said tract of land deeded to Buffalo County, S 00°07'37" E a distance of 2108.05 feet to the ACTUAL PLACE OF BEGINNING said point also being the Southwest Corner of Lot Ten (10), Bruner Lakeside Estates a subdivision being part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), part of Government Lot One (1) and part of Government Lot Two (2) located in Section Twenty-four (24), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence continuing on the East line of said Government Lot 1, if extended, S 00°07'37" E a distance of 580.10 feet; thence leaving the East line of said tract of land deeded to Buffalo County, if extended, N 70°01'31" E a distance of 481.00 feet; thence N 77°53'44" E a distance of 835.00 feet; thence N 61°53'44" E a distance of 496.68 feet; thence N 66°34'40" E a distance of 58.22 feet; thence N 66°53'31" E a distance of 113.33 feet; thence N 61°23'39" E a distance of 311.45 feet; thence N 40°49'52" E a distance of 591.24 feet; thence N 44°02'31" E a distance of 99.52 feet to a point on the East line of the West Half (W1/2) of said Section 24; thence on the East line of the West Half of said Section 24, N 00°02'06" W a distance of 811.20 feet to a point on the Southerly line of a tract of land deeded to Bruner Lakeside Estates Homeowners' Association as described on Quit Claim Deed filed at Inst. 2016-02584, recorded May 6, 2016 in the Office of the Buffalo County Register of Deeds; thence leaving the East line of the West Half of said Section 24 and on the Southerly line of said tract of land described on Quit Claim Deed filed at Inst. 2016-02584, N 71°10'05" W a distance of 65.00 feet; thence continuing on the southerly line of said tract of land described on Quit Claim Deed filed at Inst. 2016-02584 the following courses and distances respectively: thence S 64°06'45" W a distance of 281.69 feet; thence S 03°46'45" E a distance of 130.65 feet; thence S 38°19'46" W a distance of 553.43 feet; thence S 01°02'55" E a distance of 259.65 feet; thence S 86°09'18" W a distance of 280.77 feet; thence N 72°42'43" W a distance of 261.34 feet; thence S 80°51'43" W a distance of 191.77 feet; thence N 61°56'02" W a distance of 120.05 feet; thence WEST a distance of 103.58 feet; thence S 65°54'13" W a distance of 97.99 feet; thence S 84°17'27" W a distance of 141.95 feet; thence N 74°19'05" W a distance of 178.50 feet; thence S 23°38'56" W a distance of 439.97 feet; thence SOUTH a distance of 558.30 feet; thence S 55°23'41" W a distance of 220.25 feet to a point of curvature; thence on a 217.00 foot radius curve to the right forming a central angle of 32°49'37" an arc distance of 124.33 feet; thence leaving said curve, non-tangent, N 01°46'42" W a distance of 151.24 feet; thence N 61°38'21" E a distance of 140.46 feet; thence N 40°31'39" W a distance of 229.05 feet to a point on the East line of Lot 10, Bruner Lakeside Estates, if extended; thence on the East line of said Lot 10, Bruner Lakeside Estates, if extended, N 01°00'03" E a distance of 40.00 feet to the Southeast Corner of said Lot 10; thence leaving the southerly line of said tract of land described on Quit Claim Deed filed at Inst. 2016-02584 and on the South line of said Lot 10, S 89°52'06" W a distance of 114.87 feet to the place of beginning. Containing 45.38 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that Buffalo Surveying Corporation surveyed "BRUNER LAKESIDE ESTATES SECOND", a subdivision being part of Government Lot One (1), part of Government Lot Two (2), and part of accretion lands deriving from and adjacent to Government Lot One (1) and Government Lot Two (2) located in Section Twenty-four (24), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat, Mark W. Humphrey, Party Chief, that the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that said survey was made with reference to known and recorded monuments.



BUFFALO SURVEYING CORPORATION
Mitchell W. Humphrey, President
Nebr. Reg. L.S. No. 492

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Bruners' Sand and Gravel, Inc., a Nebraska corporation, by and through its President, James R. Bruner being the sole owner of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "BRUNER LAKESIDE ESTATES SECOND", a subdivision being part of Government Lot One (1), part of Government Lot Two (2), and part of accretion lands deriving from and adjacent to Government Lot One (1) and Government Lot Two (2) located in Section Twenty-four (24), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owner hereby ratify and approves the disposition of their property as shown on the above plat, and hereby dedicate: (1) the private streets (Eagle Roost Place and Lakeside Drive) for the use and benefit of the lot owners, their guests and invitees for ingress and egress, (2) "Outlot A" to be used and maintained as a green space for the benefit of the association of lot owners, and (3) the public utility easements as shown on said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners.

Dated this 24th day of July, 2019.

BRUNERS' SAND AND GRAVEL INC.,
a Nebraska corporation
by and through its President, James R. Bruner

James R. Bruner, President

ACKNOWLEDGMENTS

STATE OF NEBRASKA
COUNTY OF BUFFALO

The foregoing instrument was acknowledged before me this 24 day of July, 2019, by BRUNERS' SAND AND GRAVEL INC., a Nebraska corporation, by and through its President, James R. Bruner.

GENERAL NOTARY - State of Nebraska
LINDA A. JOHNSON
My Comm. Exp. November 24, 2021

Linda A. Johnson
Notary Public

My commission expires 11-24-2021

DOC 2019-03782

DOC 2019-03782

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due on the property described within the surveyor's certificate and described within this plat, as shown on the records of this office as of this 24th day of July 2019, 2019.

(SEAL)



Jed A. Sidwell, Treasurer
for Buffalo County, Nebraska

RESOLUTION NO. 2019-26

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA in regular session with a quorum present, that the plat of "BRUNER LAKESIDE ESTATES SECOND", a subdivision being part of Government Lot One (1), part of Government Lot Two (2), and part of accretion lands deriving from and adjacent to Government Lot One (1) and Government Lot Two (2) located in Section Twenty-four (24), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified, is hereby approved, accepted and ordered filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

Moved by Klein and Second by Morrow that the foregoing resolution be adopted. Said Motion carried on 7-0 vote(s).

STATE OF NEBRASKA
COUNTY OF BUFFALO

I, Janice I Giffin, County Clerk, in and for said county, being duly elected and qualified, do hereby certify that the above is a true and correct copy of the resolution as passed by the Buffalo County Board of Commissioners on this 23rd day of July, 2019.

(S E A L)



Janice I Giffin, County Clerk



**BUILDING RESTRICTION AGREEMENT TO ASSURE STRUCTURES
AND IMPROVEMENTS AND USES ARE REASONABLY SAFE FROM FLOODING**

THIS BUILDING RESTRICTION AGREEMENT to ensure Structures are Reasonably Safe from Flooding is entered into on the 14th day of January, 2025, between D & K Woodman, A Nebraska Partnership, hereinafter referred to as “Owner” whether one or more, and Buffalo County, Nebraska, hereinafter simply referred to as “County”.

RECITALS:

Owner is the owner of the following described real estate:

Lot Twelve (12), Block One (1), Bruner Lakeside Estates Second, a subdivision being part of Government Lot One (1), part of Government Lot Two (2), and part of accretion lands deriving from and adjacent to Government Lot One (1) and Government Lot Two (2) located in Section Twenty-four (24), Township Nine (9) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska.

Hereinafter referred to as “Property”. The base elevation of the Property is 2013 NAVD 1988.

II.

The Property is located in an area shown on the Flood Insurance Rate Map (FIRM) for Buffalo County issued by the Federal Emergency Management Agency (FEMA) as a special flood Hazard area (SFHA), and is in a floodplain subject to Buffalo County Floodplain Resolution.

III.

Buffalo County’s Floodplain Regulation provides in part:

“**SECTION 6** –The Floodplain Management Administrator, in reviewing all applications for new construction, substantial improvements, prefabricated buildings, placement of manufactured homes and other development(s) (as defined in Section 11 of this Resolution) will:

A. Obtain, review and reasonably utilize, if available, any regulatory flood elevation data and floodway data available from Federal, State, or other sources, until such other data is provided by the Federal Insurance Administration in a Flood Insurance Study; and require within areas designated as Zone A on the official map that the following performance standards are met or otherwise fulfilled:

(1) Residential Construction – New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to 1 (one) foot above the base flood elevation.

(2) Nonresidential Construction – New construction or substantial improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement, elevated to 1 (one) foot above the level of the base flood elevation or together with attendant utility and sanitary facilities, be flood proofed so that below such a level the structure is watertight with walls substantially impermeable to the passage of water and

with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the local enforcement official.

(3) Require for all new construction and substantial improvements – That fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect to meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Opening may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

B. Require the use of construction materials that are resistant to flood damage.

C. Require the use of construction methods and practices that will minimize flood damage.

D. Require that new structures be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

E. New structures be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

F. Assure that all manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with State laws, local building codes and FEMA guidelines. In the event that over-the-top frame ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:

(1) Over-the-top ties be provided at each of the four corners of the manufactured home with two additional ties per side at the intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side.

(2) Frame ties be provided at each corner of the home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side.

(3) All components of the anchoring system be capable of carrying a force of 4800 pounds.

(4) Any additions to manufactured home are similarly anchored.

G. Require that recreational vehicles placed on sites within identified floodplain on the community's FIRM either (i) be on the site for fewer than 180 consecutive days, (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements and the elevation and anchoring requirements for "manufactured homes" of this ordinance. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

H. Require that all manufactured homes to be placed within “Special Flood Hazard Areas” on the community’s FIRM be elevated on a permanent foundation such that the lowest floor of the manufactured home is one (1) foot above the base flood elevation; and be securely anchored to an adequately anchored foundation system in accordance with provisions of Section 6.F.

IV.

FEMA regulations found in 44 CFR 65.5 and 65.6 authorize the issuance of a Letter of Map Revision (LOMR) or a Letter of Map Revision based on fill (LOMR-F) to remove land from the area of a SFHA (i.e. the floodplain) provided in part that the participating community has determined that the land and any existing or proposed structures to be removed from the SFHA are “reasonably safe from flooding”.

V.

FEMA defines “reasonably safe from flooding” to mean “base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings. 44CFR 65.2(c).

VI.

After FEMA has revised the FIRM to show that the filled or non filled land is outside the floodplain (SFHA), Buffalo County is no longer required to apply the minimum National Flood Insurance Program floodplain management standards to any structures built on the land and FEMA’s mandatory flood insurance purchase requirements no longer apply, although flood insurance may still be required contractually by any bank or banks and/or any other lender(s) if the structure and/or land is used as collateral to secure a loan.

VII.

Land removed from the floodplain pursuant to LOMR or LOMR-F is not subject to Buffalo County’s floodplain resolution.

VIII.

FEMA believes that residual flood hazards may exist in areas elevated above the base flood elevation, including subsurface flood conditions and flooding from events, which exceed the base flood. Therefore, FEMA will not process an application for nor approve a LOMR or a LOMR-F application that removes land from the regulated floodplain unless the participating community, in this case Buffalo County, certifies that the area is reasonably safe from flooding according to criteria set forth in FEMA’s Technical Bulletin 10-01 “Ensuring that structures built on fill or in near special food hazard areas are reasonably safe from flooding in accordance with the National Flood Insurance Program”.

IX.

At present, the County does not have any regulations that control development of flood prone areas outside of the floodplain that would ensure that any construction in these areas is reasonably safe from flooding. Therefore, on this basis of the improvement being outside the floodplain, Buffalo County for these areas cannot make the required certification to FEMA required for processing or issuance of a LOMR or LOMR-F.

X.

The Owner desires to apply to FEMA for a LOMR or a LOMR-F in order to remove that Property from the SFHA, the floodplain, for (check the appropriate box):

- Future development and/or
- Present structure on the property and/or
- Lot or metes and bounds real estate description

All done for the purpose of avoiding the mandatory flood insurance purchase requirement for lending which is attached to federally guaranteed loans for construction of buildings on the property or of improvements on the property as they now exist. Therefore, the owner desires to enter into this agreement with the County to restrict the development of the Property to ensure that any construction on the Property is reasonably safe from flooding in order to induce the County to sign the certification required by FEMA certifying that if the Property is removed from the SFHA, the floodplain, the land and any existing or future buildings constructed thereon will be reasonably safe from flooding.

XI.

NO WARRANTIES: The parties in undertaking and entering into this agreement understand that Buffalo County cannot and does not make any warranties that the Property will not be flooded and/or damaged by flooding however caused.

NOW THEREFORE, in consideration of the above-recited declarations and the mutual covenants contained herein, Owner and County agree as follows:

1. The base flood elevation of the Property is 2013 NAVD 1988.
2. The Owner agrees that all new construction and substantial improvements of residential structures located upon the Property shall have or do have the lowest floor, including basement, elevated at least one (1) foot above the base flood level. The Owner certifies and agrees that all garages and storage buildings used exclusively for the storage of motor vehicles, and storage of other items readily removable in the event of a flood warning may have their lowest floor below flood elevation, provided that the building structure is capable of withstanding hydrostatic and hydrodynamic forces caused by the 100-year flood and, further, provided that no utilities are installed in the building or structure expect when elevated above floodplain elevation or flood proofed. Owner agrees that if

the building or structure is converted to another use, it must be brought into full compliance with the requirements of this Agreement governing such uses.

3. The Owner agrees that all new construction and substantial improvements of commercial, industrial, and other nonresidential structures located on the Property shall either have the lowest floor, including basement, elevated at least one foot above the base flood level. Owner further agrees that a registered professional engineer or architect shall develop or review the structural design, specifications, and/or plans of construction, and shall certify to the County that the present design and/or future design and finished structure with methods of construction will and does fulfill Buffalo County's Floodplain Resolution together with any FEMA requirement, whichever is more restrictive.
4. Owner agrees that for all new construction and/or existing construction or future substantial improvements, that in the fully enclosed areas that are below the lowest floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement, that are subject to flooding, that such structures containing this enclosure shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect to the County, and must meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
 - b. The bottom of all openings shall be no higher than one foot above grade; and
 - c. Openings may be equipped with screens, louvers, or other coverings or devices; provided that they permit the automatic entry and exit of flood waters.
5. Owner agrees to identify all building sites and their elevation in relationship to the base flood elevation on all grading plans, preliminary plats, final plats, use permits, and/or special permits for the Property or any part thereof. Owner further agrees to identify all building sites and their or its elevation in relationship to the base flood elevation in any application for a LOMR or LOMR-F.
6. Owner agrees to not, and/or agrees that the County may note, on all grading plans, building permits, preliminary plats, final plats, floodplain permits, use permits, and/or special permits for the Property or any part thereof that all new construction and substantial improvements of residential structures and all new construction and all new construction and substantial improvements of commercial, industrial, and other non-residential structures shall be constructed to standards required by Buffalo County's Floodplain Resolution or FEMA standards, whichever is more restrictive.
7. Upon execution of this Agreement and its filing of record with the Buffalo County Register of Deeds, Buffalo County agrees to provide FEMA with the County's assurance, that if the Property is removed from the SFHA, the floodplain, pursuant to LOMR or a LOMR-F, that all new construction and substantial improvement of existing building or structures on the Property will be reasonably safe from flooding.
8. Owner agrees that no permit can be issued by the County for the construction of any new building or structure on the Property or substantial improvement of any existing building or structure on the Property until the Owner has submitted all of the required information necessary to obtain authorization to building/construct. Minimally this information shall contain base elevations for the proposed and completed structures and certification that

any fill material has been properly placed on the property and will not collapse or cause collapse of the structure(s) in event of 100-year frequency flood.

9. The agreement shall run with the land and shall be binding on all heirs, successors, and assigns of the Owner.

10. The parties agree that, except as defined elsewhere in this Agreement, the following terms are defined in Buffalo County's Floodplain Resolution:

"Appurtenant Structures"

"Base Flood"

"Basement"

"Development"

"Existing Manufactured Home Park or Subdivision"

"Expansion to an Existing Manufactured Home Park or Subdivision"

"Flood" or "Flooding"

"Flood Proofing"

"Floodway"

"Historic Structure"

"Lowest Floor"

"Manufactured Home"

"Manufactured Home Park or Subdivision"

"New Construction"

"New Manufactured Home Park or Subdivision"

"Principally Above Ground"

"Recreational vehicle"

"Regulatory Flood Elevation"

"Special Flood Hazard Area"

"Start of Construction"

"Structure"

"Substantial Damage"

"Substantial Improvement"

"100-Year Flood"

IT IS FURTHER AGREED that the Owner and his heirs, successors, and assigns shall not hold Buffalo County liable for any loss sustained on the Property to any person and/or property, caused from flooding and/or other water inundation processes however cause and/or created.

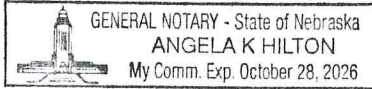
Dated this 31st day of December 2024.

Douglas E. Woodman - Partner

Douglas E. Woodman, partner on behalf of D & K Woodman, a Nebraska Partnership.

STATE OF NEBRASKA)
) SS
COUNTY OF Buffalo)

The foregoing instrument was acknowledged before me this 31 day of Dec, 2024 by Douglas E. Woodman, partner on behalf of D & K Woodman, a Nebraska Partnership.



Angela K. Hilton
Notary Public

My Commission expires Oct 28, 2026

BUFFALO COUNTY, NEBRASKA

_____, Chairman
Buffalo County Board of Commissioners

ATTEST: _____
Heather A. Christensen, County Clerk

(SEAL)

STATE OF NEBRASKA)
) SS
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 14th day of January, 2025 by _____, Chairman, Buffalo County Board of Commissioners.

Notary Public

My Commission expires _____

Authorized in Board minutes dated: January 14, 2025.



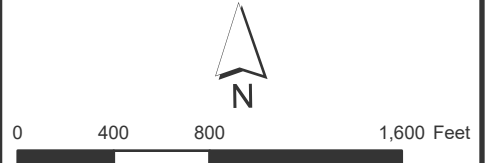
Section 24-09-13W Buffalo County

**Valid: 10/7/2024
until Superseded**
**Effective FIRM dated: 9/26/2008,
11/26/2010**

- BFE (NAVD88, US ft)
- County Line
- Section

Effective Flood Zones
 1% Annual Chance

Hall
County



*Please see page 2 for the Use and
Limitations of this BFE Determination*

This BFE was determined by:

BFE Determination Use and Limitations



Nebraska Statutes:

Nebraska Department of Natural Resources (NeDNR) provides BFE Determinations to local officials for the purpose of administering floodplain management programs within their jurisdictions. Nebraska State Statute 31-1017 (4) and (6) more specifically say for Floodplain Management Regulations, and defines Floodplain Management Regulations in 31-1012 as “Flood plain management regulations shall mean and include zoning ordinances, subdivision regulations, building codes and other applications of the police power which are authorized by law to secure safety from floods and provide for the reasonable and prudent use of flood plains”.

NeDNR BFE Determination Process:

Currently, NeDNR provides BFE Determinations for FEMA Zone A special flood hazard areas and NeDNR flood awareness areas. BFE Determinations for FEMA Zone AE special flood hazard areas must be determined from the Flood Insurance Study (FIS) tables and profiles using the Flood Insurance Rate Map (FIRM) as reference. NeDNR will be available for technical assistance in these areas.

NeDNR uses the best available data and basic engineering methods to determine BFEs in FEMA Zone A special flood hazard areas and NeDNR flood awareness areas. This typically involves a regression analysis to compute hydrology and a normal depth calculation to develop water surface elevations for the 1-percent annual chance event. Basic engineering methods are established using bare earth topographic data; meaning structures are not considered and field survey is not conducted for use in the analysis.

Acceptable uses:

- Letter of Map Amendments (LOMAs) on existing structures,
- Elevation Certificates on existing structures, and
- Permitting of new structures, although NeDNR recommends that a professional engineer perform a site-specific analysis for all new development.

Unacceptable uses:

- Design of developments greater than 5 acres or 50 lots (44 CFR 60.3) and
- Hydraulic structure design.

Community Responsibility:

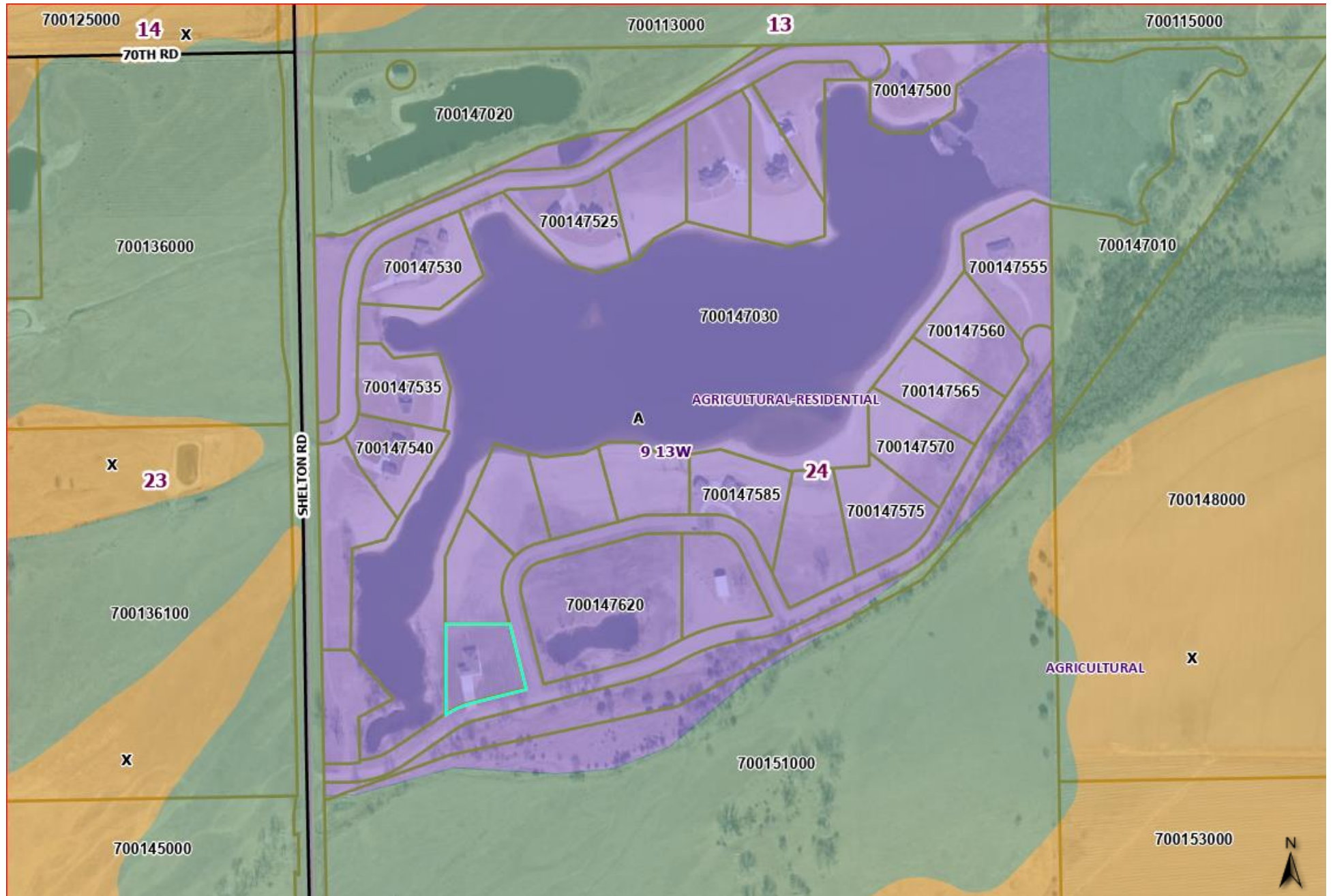
Communities are responsible for maintaining records of the cumulative effect of proposed development (44 CFR 60.3(c)(10)).

BFE Determination Valid Dates:

The valid dates provided on BFE Determinations are the maximum validation period for the determinations and do not mean they are valid for that entire period. BFE Determinations can be superseded at any time. All future determinations will say Valid from XX/XX/XXXX until superseded to remind users to check on the validity of a BFE before its use.

D&K Woodman Zoning/Floodplain

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D&K Woodman Aerial/Floodplain

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