

**BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, JANUARY 14, 2025**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, January 14, 2025 at 9:00 A.M. and 9:30 A.M. County Clerk Heather Christensen called the Reorganization Meeting of the Buffalo County Board of Commissioners to order and led those present in the Pledge of Allegiance. The following Board members responded to roll call: Timothy Higgins, Ivan Klein, Myron Kouba, Ronald Loeffelholz, Daniel Lynch, Bill Maendele and Sherry Morrow. A copy of the acknowledgment and receipt of notice and agenda by the Board of Commissioners is attached to these minutes. Public notice of this meeting was published/posted in the Kearney Hub, on the Buffalo County website, and the bulletin boards located outside the County Clerk's office and County Board Room on January 9, 2025. In accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. Deputy County Attorney Andrew Hoffmeister and Deputy County Attorney Josiah Davis were present.

County Clerk Christensen called for the election of a Chairperson. Commissioner Klein nominated Sherry Morrow for Chairperson of the Buffalo County Board of Commissioners and Maendele seconded the nomination. County Clerk Christensen called for any further nominations three times. There were no further nominations and it was moved by Klein and seconded by Maendele to cease the nominations and cast a unanimous ballot for Sherry Morrow. Upon roll call vote, the following Board members voted "Aye": Klein, Maendele, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried and Sherry Morrow is the 2025 Board Chairperson.

County Clerk Christensen turned the meeting over to Chairperson Morrow.

Chairperson Morrow called for the election of a Vice Chairperson. Commissioner Kouba nominated Bill Maendele as Vice Chairperson of the Buffalo County Board of Commissioners and Loeffelholz seconded the nomination. Chairperson Morrow called for any further nominations three times. There were no further nominations and the nominations ceased with a unanimous ballot for Bill Maendele. Upon roll call vote, the following Board members voted "Aye": Kouba, Loeffelholz, Higgins, Klein, Lynch, Maendele and Morrow. Motion declared carried and Bill Maendele is the 2025 Board Vice Chairperson.

Moved by Loeffelholz and seconded by Lynch to approve the following list of Depositories for County Monies. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Cornerstone Bank	Exchange Bank
Farmers & Merchants Bank	First National Bank of Omaha
Five Points Bank	Heartland Bank
NFIT/Union Bank NPAIT	NebraskaLand Bank
Town & Country Bank	Wells Fargo
Bruner State Bank	Pinnacle Bank
FirsTier Bank	

Moved by Maendele and seconded by Loeffelholz to authorize the Buffalo County Treasurer Brenda Rohrich to invest the County funds at the approved depositories. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

Chairperson Morrow then made the following Agency Appointments:

County Board Representatives:

Airport Zoning Board- Timothy Higgins
Buffalo County Economic Development Council- Daniel Lynch & Sherry Morrow
Community Action Partnership of Mid-Nebraska Board- Myron Kouba
Kearney Area Chamber of Commerce- Bill Maendele
Kearney Area Visitors Bureau Advisory Board- Timothy Higgins
Mid-NE Individual Services Advisory Board- Ivan Klein
Region III Governing Board- Bill Maendele
Solid Waste Agency- Ronald Loeffelholz
South Central Economic Development Council- Bill Maendele
South Central NE Area Agency on Aging Governing Board- Ivan Klein

Two River Public Health Department- Daniel Lynch

State Agency Appointments:

Nebraska Jail Standards Board- Sherry Morrow

Nebraska Wireless Enhanced 911 Advisory Board- Timothy Higgins

Moved by Loeffelholz and seconded by Maendele to make the Legal Newspaper Designations appointment as The Kearney Hub and the Buffalo County Website (www.buffalocounty.ne.gov). Upon roll call vote, the following Board members voted "Aye":

Loeffelholz, Maendele, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

Moved by Lynch and seconded by Loeffelholz to appoint the following Committee appointments with the first person listed to be the Committee Chair:

Budget & Finance Committee

Sherry Morrow-Chair
Daniel Lynch
Bill Maendele

Facilities OMP Committee

Sherry Morrow-Chair
Bill Maendele
Timothy Higgins

Information Technology Committee

Myron Kouba-Chair
Daniel Lynch
Ivan Klein

Road & Bridge Committee

Ivan Klein-Chair
Daniel Lynch
Ronald Loeffelholz

Noxious Weed District Committee

Ronald Loeffelholz-Chair
Ivan Klein
Myron Kouba

Human Resources/Insurance Committee

Myron Kouba-Chair
Timothy Higgins
Bill Maendele

Public Safety, Law Enforcement & Emergency Management Committee

Daniel Lynch-Chair
Ronald Loeffelholz
Sherry Morrow

Court & Judicial Committee

Ivan Klein-Chair
Ronald Loeffelholz
Sherry Morrow

Veterans Service Committee

Myron Kouba-Chair
Bill Maendele
Ivan Klein

Zoning & Floodplain Committee

Ronald Loeffelholz-Chair
Daniel Lynch
Bill Maendele

Extension Committee

Ronald Loeffelholz-Chair
Myron Kouba
Timothy Higgins

Election Committee

Timothy Higgins -Chair
Bill Maendele
Daniel Lynch

Legislative Committee

Bill Maendele-Chair
Sherry Morrow
Timothy Higgins

Ravenna Lake Committee

Myron Kouba-Chair
Ivan Klein
Tim Higgins

County Official Council

Timothy Higgins-Chair
Sherry Morrow
Myron Kouba

Law Enforcement Center Committee

Sherry Morrow-Chair
Daniel Lynch
Timothy Higgins

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

Moved by Loeffelholz and seconded by Lynch to appoint Lynn Martin as the Buffalo County NIRMA (Nebraska Intergovernmental Risk Management Association) Contact. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

REGULAR AGENDA

Moved by Maendele and seconded by Loeffelholz to approve the December 23, 2024 Board meeting minutes with the following Amendment to the last sentence of the minutes to reflect the correct year. The sentence should be changed to “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, 2025 at 9:00 A.M. and instructed County Clerk to publish notice for the same according to Nebraska Law.”. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

Moved by Lynch and seconded by Kouba to ratify the following December 27, 2024 and January 10, 2025 payroll claims that were processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Lynch, Kouba, Higgins, Klein, Loeffelholz, Maendele and Morrow. Motion declared carried.

DECEMBER 27, 2024 PAYROLL

GENERAL FUND			
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
ROAD FUND			
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	E	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

<u>GENERAL FUND</u>			
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
<u>ROAD FUND</u>			
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	E	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
<u>WEED FUND</u>			
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

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

<u>ROAD FUND</u>			
STATE OF NE-MOTOR FUELS	E	FUEL TAX	\$3,122.00

Moved by Lynch and seconded by Kouba to accept the Clerk of the District Court December 2024 Report. Upon roll call vote, the following Board members voted "Aye": Lynch, Kouba, Higgins, Klein, Loeffelholz, Maendele and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Klein to accept the Buffalo County Treasurer December 2024 Fund Balance Report. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Maendele and seconded by Klein to approve the release of pledged collateral in the amount of \$60,000.00 from FirstTier Bank for the Buffalo County Treasurer. Upon roll call vote, the following Board members voted "Aye": Maendele, Klein, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

After discussion, it was moved by Maendele and seconded by Lynch to approve the letter of support for Economic Development Council and Chairperson's signature. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Klein to re-appoint the following appointed officials for 2025: John Maul as the Highway Superintendent, Bret Stubbs as the Weed Superintendent, Lisa Poff as the Election Commissioner, Matthew Starkey as the Veteran's Service Officer, Stephen Gaasch as the Facilities Director, Darrin Lewis as the Emergency Manager, Dennise Daniels as the Floodplain/Zoning Administrator and Lynn Martin as the Board Administrator. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

ZONING

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

Chairperson Morrow opened the public hearing at 9:16 A.M. for an Application for Administrative Subdivision to be known as "Niemack Administrative Subdivision" filed by Mitch Humphrey, licensed land surveyor on behalf of Gregory S. Niemack, Managing Member, MGNFT, L.L.C. 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. Licensed land surveyor Humphrey was present to answer questions and no one else addressed the Board. Chairperson Morrow closed the public hearing at 9:19 A.M. Moved by Lynch and seconded by Higgins to approve Administrative Subdivision to be known as "Niemack Administrative Subdivision" with the following Resolution 2025-01. Upon roll call vote, the following Board members voted "Aye": Lynch, Higgins, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-01

WHEREAS, Mitch Humphrey, licensed land surveyor, on behalf of Gregory S. Niemack, Managing Member, MGNFT, L.L.C., hereinafter referred to as "applicant", has filed for an Administrative Subdivision to be known as "Niemack Administrative Subdivision", with the Buffalo County Clerk and/or Zoning Administrator, and

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

WHEREAS, on January 14, 2025, this Board conducted a public hearing now and finds:

1. The proposed "Niemack Administrative Subdivision" is in the Agricultural (AG) Zoning District for Buffalo County, Nebraska.
2. The remaining portion of the subdivided tract, presently owned by MGNFT, L.L.C., is situated in Part of the North Half of the Northwest Quarter and Part of the Northwest Quarter of the Northeast Quarter in Section Twenty-Two (22), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska, complies with the minimum lot size of this zoning district; any remnant property not subdivided and owned by MGNFT, L.L.C., amounts to roughly 118 acres.
3. The proposed plat for this subdivision fulfills Buffalo County's Subdivision Resolution requirements for administrative subdivisions specifically allowed under Section 3.02, together with other provisions applicable, thereto.
4. 70th Road is a county-maintained, open public road and it abuts the subdivision on its north side. The width of 70th Road meets this county's minimum width standards.
5. Title search paperwork has been provided to the Buffalo County Attorney's Office and that office has cleared title as concerns Buffalo County's interests based upon the title search documents delivered to that office by applicant.
6. This proposed administrative subdivision should be approved.

NOW THEREFORE, BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS in regular session with a quorum present, that the plat of "Niemack Administrative Subdivision", an administrative 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, 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.

Mitch Humphrey spoke about the Building Restriction Agreement for LOMR-F. No one else addressed the Board. Following discussion it was moved by Klein and seconded by Loeffelholz to authorize Chairperson Morrow to sign the Building Restriction Agreement for LOMR-F for the property described as Block 1, Lot 12, Bruner Lakeside Estates Second, a subdivision located in Part of Government Lot 1, part Government Lot 2 and part of accretion lands deriving from and adjacent to Government Lots 1 and 2 located in Section 24, Township 9 North, Range 13 West of the 6th p.m., Buffalo County, Nebraska with the following Resolution 2025-02. Upon roll call vote, the following Board members voted "Aye": Klein, Loeffelholz, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

RESOLUTION 2025-02

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

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

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

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

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

IT IS RESOLVED the subject property is legally described as:

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.

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

Chairperson Morrow reviewed the following correspondence. Court Appointed Special Advocates for Children (CASA) send a letter and pamphlet for their annual fundraising event on March 28, 2025 "Light of Hope" included is also a sponsorship form for donations. City of Kearney sent a letter regarding the Planning Commission Agenda for January 17, 2025. Development Council for Buffalo County sent a card thanking the Board for their continued support and to wish a Happy New Year. Kinship Pointe sent a Pamphlet and Calendar of events for January 2025. Chairperson Morrow called on each Board member present for committee reports and recommendations.

Moved by Loeffelholz and seconded by Lynch to recess the regular meeting of the Board of Commissioners at 9:36 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

BOARD OF EQUALIZATION

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

Moved by Lynch and seconded by Maendele to approve Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Christian Student Fellowship on a 2018 Ford Transit 350 Van. Upon roll call vote, the following Board members voted "Aye": Lynch, Maendele, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to approve Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Good Samaritan Hospital on a 1999 Ford Cutaway Van, a 2000 Chevy ½ Ton Pickup, a 2001 Dodge Ram Pickup, a 2002 Ford Cutaway Van, a 2003 Ford Ambulance, a 2003 Pont Montana Van, a 2003 Ford Bus, a 2005 Chevy ¾ Ton Pickup, a 2007 Ford Explorer, a 2008 Buick Lacrosse, a 2008 Ford Ambulance, a 2010 Chevy Ambulance, a 2011 Chevy Express Van, a 2012 McCoy Miller Ambulance, a 2012 Ford F450, a 2013 Chevy Ambulance, a 2014 GMC Caravan, a 2015 Chevy Ambulance and a

2018 Chevy Express Van. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba and Morrow. Abstain: Maendele. Motion declared carried.

Moved by Lynch and seconded by Loeffelholz to approve Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Goodwill Industries of Greater Nebraska, Inc. on a 2009 Chevy HHR, a 2013 Hyundai Accent, a 2016 Chrysler Town & Country, (2) 2017 Chevy Cruzes, a 2017 Dodge Grand Caravan, a 2018 Dodge Grand Caravan, a 2018 Chrysler Pacifica, a 2019 Dodge Grand Caravan, a 2021 Chrysler Voyager and a 2024 Chrysler Voyager. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Moved by Klein and seconded by Kouba to approve Tax List Corrections numbered 5065 through 5071 submitted by County Assessor Meusch. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Higgins, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

On October 8, 2024 the County Board of Commissioners sitting as the County Board of Equalization approved 2024-2025 levy rate with Resolution 2024-48. On November 12, 2024 a columniation request was approved with Resolution 2024-48A by the Board of Commissioners sitting as the County Board of Equalization. A further columniation request has been received. Pleasanton Schools "Special Building" fund needs to be moved to the "Capital" column. No levy amounts have changed. Moved by Maendele and seconded by Kouba to accept the columniation change to the previously approved County levies with the following Resolution 2024-48B. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

RESOLUTION 2024-48B

				PROPERTY TAX RATES 2024-2025					
COUNTY FUNDS		LEVY							
GENERAL		0.314032							
BOND		0.021068							
VETERAN'S AID		<u>0.000379</u>							
TOTAL		0.335479							
BUFFALO COUNTY AGRICULTURAL SOCIETY									
GENERAL	0.009247	SINKING	0.014620						
FIRE DISTRICTS	GENERAL	SINKING			BOND				
SUBURBAN #1	0.023539	0.008410			0.003712				
GIBBON #2	0.011623								
SHELTON #3	Set By Hall	County							
PLEASANTON #4	0.065336								
RAVENNA #5	0.003147				0.003648				
MILLER #6	0.011202								
ELM CREEK #7	0.009976				0.010974				
AMHERST #8	0.014859				0.023116				
SID #3 GENERAL	0.163424								
CITY/VILLAGE	GENERAL	BOND			PARKING			CRA	
AMHERST	0.080767	0.176790							
ELM CREEK	0.078564	0.321436							
GIBBON	0.400000	0.145000							
KEARNEY	0.140812	0.008058			0.100865			0.006892	
MILLER	0.474892								
PLEASANTON	0.175202	0.064584							
RAVENNA	0.374383								
RIVERDALE	0.073889								
SHELTON	0.499999	0.176354							
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	

Moved by Loeffelholz and seconded by Lynch to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:46 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

REGULAR AGENDA

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

County Attorney Shawn Eatherton arrived at 9:52 A.M.

Deputy County Attorney Hoffmeister and Deputy County Attorney Davis left the meeting at 9:52 A.M.

Chairperson Morrow called for Citizen’s forum and no one addressed the Board.

Chairperson Morrow asked if there was anything else to come before the Board at 9:58 A.M. before he declared the meeting adjourned until the regular meeting on Tuesday, January 28, 2025 at 9:00 A.M.

ATTEST:

 Sherry L. Morrow, Chairperson
 Buffalo County Board of Commissioners

(SEAL)

 Heather A. Christensen
 Buffalo County Clerk

JANUARY 24, 2025 PAYROLL

<u>GENERAL FUND</u>			
NET PAYROLL			368,311.18
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	65,217.18
BUFFALO CO TREASURER	I	PREMIUMS	173,494.50
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	150.00
FIRST CONCORD	E	FLEX FUNDS	6,631.60
FIRST NATIONAL BANK	T	FEDERAL TAXES	124,230.42
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,164.67
MADISON NATIONAL	I	LT DISABILITY	308.77
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	4,257.77
NATIONWIDE RETIREMENT	R	DEFERRED COMP	2,232.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	19,360.01
VISION SERVICE PLAN	E	EMPE VSP EYE	1,233.73
<u>ROAD FUND</u>			
NET PAYROLL			68,614.02
AMERICAN FAMILY LIFE	I	PREMIUMS	1,084.14
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,007.26
BUFFALO CO TREASURER	I	PREMIUMS	4,288.00
BUFFALO CO COURT	G	GARNISHMENT	228.50
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	20,317.01
MADISON NATIONAL	I	PREMIUMS	181.45
MADISON NATIONAL	I	LT DISABILITY	125.26
METLIFE	E	DENTAL	1,041.03
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,049.18
VISION SERVICE PLAN	E	EMPE VSP EYE	333.55
<u>WEED FUND</u>			
NET PAYROLL			5,728.19
RETIREMENT PLANS AMERITAS	R	EMPE RET	900.84
BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,789.53
MADISON NATIONAL	I	LT DISABILITY	3.95
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

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BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
601-00 BOARD					
00-2-2000	PRINTING & PUBLISHING	1,118.13	COLUMN SOFTWARE PBC	PUBLICATION BOARD 463B216C:	02501119
00-3-0101	OFFICE SUPPLIES	19.59	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143

	601-00 BOARD	1,137.72			

602-00 CLERK					
00-3-0101	OFFICE SUPPLIES	10.99	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072

	602-00 CLERK	10.99			

603-00 TREASURER					
00-2-1200	OFFICE EQUIPMENT REPAIR	8.50	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
00-2-1701	MEALS	318.78	BRENDA ROHRICH	SUPPLIES TREASURER 17906Z 9	02501251
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRAT	75.00	NEBRASKA ASSN OF COUNTY T	DUES TREASURER 2025 NACT	02501217
00-5-0500	OFFICE EQUIPMENT	27.20	BRENDA ROHRICH	SUPPLIES TREASURER 17906Z 9	02501251

	603-00 TREASURER	429.48			

604-00 REGISTER OF DEEDS					
00-2-9900	MISCELLANEOUS	36.00	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143

	604-00 REGISTER OF DEEDS	36.00			

605-00 ASSESSOR					
00-2-1801	DUES, SUBSCRIPT & REG	320.00	NACO	REGISTRATION ASSESSOR N2619	02501212
00-2-1801	DUES, SUBSCRIPT & REG	100.00	NE ASSOC OF COUNTY ASSESS	DUES ASSESSOR 2025	02501216

	605-00 ASSESSOR	420.00			

607-00 ELECTION COMMISSIONER					
00-1-0309	7 ELECTION WORKER PAYROLL	21.98	DEBORAH SUE PENNY	REIMBURSE ELECTIONS MILEAGE	02501235

	607-00 ELECTION COMMISSIONER	21.98			

610-00 DATA PROCESSING					
00-2-0200	TELEPHONE (CELL PHONE)	45.00	MANDI J AMY	REIMBURSE CELL PHONE	02501075
00-2-0200	TELEPHONE (CELL PHONE)	45.00	NATHAN AREHART	REIMBURSE CELL PHONE	02501077

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-2-0200	TELEPHONE (CELL PHONE)	45.00	DREW BOHL	REIMBURSE CELL PHONE	02501082
00-2-0200	TELEPHONE (CELL PHONE)	45.00	NATHAN BRECHT	REIMBURSE CELL PHONE	02501085
00-2-0200	TELEPHONE (CELL PHONE)	45.00	JENNIFER CHURCH	REIMBURSE CELL PHONE	02501108
00-2-0200	TELEPHONE (CELL PHONE)	45.00	KATHARINE COLLINS	REIMBURSE CELL PHONE	02501118
00-2-0200	TELEPHONE (CELL PHONE)	45.00	DENNISE DANIELS	REIMBURSE CELL PHONE	02501128
00-2-0200	TELEPHONE (CELL PHONE)	45.00	JOSIAH DAVIS	REIMBURSE CELL PHONE	02501132
00-2-0200	TELEPHONE (CELL PHONE)	45.00	SHAWN EATHERTON	REIMBURSE DUES CELL PHONE	02501144
00-2-0200	TELEPHONE (CELL PHONE)	45.00	PAUL FARRELL	REIMBURSE CELL PHONE	02501150
00-2-0200	TELEPHONE (CELL PHONE)	2,792.86	FRONTIER	PHONE SVC BCSO/IT 188100409	02501153
00-2-0200	TELEPHONE (CELL PHONE)	45.00	ANDREW W HOFFMEISTER	REIMBURSE CELL PHONE	02501164
00-2-0200	TELEPHONE (CELL PHONE)	45.00	LISA R HUERTA	REIMBURSE CELL PHONE	02501168
00-2-0200	TELEPHONE (CELL PHONE)	45.00	ERIC INGEBRETSEN	REIMBURSE CELL PHONE	02501169
00-2-0200	TELEPHONE (CELL PHONE)	25.00	KELLY KENNEDY	REIMBURSE CELL PHONE	02501181
00-2-0200	TELEPHONE (CELL PHONE)	45.00	NICK KILLOUGH	REIMBURSE CELL PHONE	02501182
00-2-0200	TELEPHONE (CELL PHONE)	45.00	DOUG KRAMER	REIMBURSE CELL PHONE	02501185
00-2-0200	TELEPHONE (CELL PHONE)	45.00	JOHN MARSH	REIMBURSE CELL PHONE	02501193
00-2-0200	TELEPHONE (CELL PHONE)	45.00	LYNN MARTIN	REIMBURSE CELL PHONE	02501194
00-2-0200	TELEPHONE (CELL PHONE)	45.00	KOLTON MORSE	REIMBURSE CELL PHONE	02501210
00-2-0200	TELEPHONE (CELL PHONE)	108.25	NEBRASKA CENTRAL TELEPHON	PHONE SVC BCSO 11005373 SVC	02501218
00-2-0200	TELEPHONE (CELL PHONE)	45.00	KANE M RAMSEY	REIMBURSE CELL PHONE	02501244
00-2-0200	TELEPHONE (CELL PHONE)	45.00	REBECCA RILEY	REIMBURSE CELL PHONE	02501249
00-2-0200	TELEPHONE (CELL PHONE)	45.00	JOSE RODRIGUEZ	REIMBURSE CELL PHONE	02501250
00-2-0200	TELEPHONE (CELL PHONE)	45.00	BRENDA ROHRICH	SUPPLIES TREASURER 17906Z 9	02501251
00-2-0200	TELEPHONE (CELL PHONE)	45.00	CRAIG SLEICHER	REIMBURSE CELL PHONE	02501256
00-2-0200	TELEPHONE (CELL PHONE)	45.00	MARTI SLEISTER	REIMBURSE CELL PHONE	02501257
00-2-0200	TELEPHONE (CELL PHONE)	45.00	CHERYL STABENOW	REIMBURSE CELL PHONE	02501260
00-2-0200	TELEPHONE (CELL PHONE)	715.33	VERIZON WIRELESS	SVC IT 6103249072	02501280
00-2-0200	TELEPHONE (CELL PHONE)	45.00	AARON WENTZ	REIMBURSE CELL PHONE	02501289
00-2-0200	TELEPHONE (CELL PHONE)	45.00	MELISSA L WILLIS	REIMBURSE CELL PHONE	02501291
00-2-0200	TELEPHONE (CELL PHONE)	45.00	MELANIE R YOUNG	REIMBURSE CELL PHONE	02501295
00-2-0200	TELEPHONE (CELL PHONE)	45.00	ERIC ZIKMUND	REIMBURSE CELL PHONE	02501296
00-2-1101	COMPUTER EXPENSE GENERAL (INTE	524.95	CHARTER COMMUNICATIONS	PHONE SVC BCSO 176206401 12	02501107
00-2-1101	COMPUTER EXPENSE GENERAL (INTE	757.50	GREAT PLAINS COMMUNICATIO	SVC BCSO 201065 SVC IT 2010	02501160
00-2-1101	COMPUTER EXPENSE GENERAL (INTE	665.00	OPTK NETWORKS	SVC BCSO INV 048328 IT INVO	02501225
00-2-1102	COMPUTER CONSULTANT (SUPPORT)	150.00	DAS ST ACCOUNTING	SUPPORT IT 1462683	02501129
00-2-2544	MAINTENANCE AGREEMENTS	206.22	CANON SOLUTIONS AMERICA,	EQUIP IT 238369	02501099
00-2-2544	MAINTENANCE AGREEMENTS	844.48	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
00-2-2544	MAINTENANCE AGREEMENTS	5,916.02	HOMETOWN LEASING	LEASE IT 12796993	02501166
00-2-2544	MAINTENANCE AGREEMENTS	6,866.23	MIPS INC.	SUPPORT IT 25010016 2501081	02501207
00-5-0315	DATA PROCESSING EQUIPMENT	1,804.61	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-5-0315	DATA PROCESSING EQUIPMENT	730.00	MICROFILM IMAGING SYSTEMS	SVC IT 97129 97025 97047	02501202
00-5-0315	DATA PROCESSING EQUIPMENT	93.94	U.S. BANK	EXPENSES CC	02501276
00-5-1309	DATA PROCESSING SOFTWARE	1,495.00	AMERICAN CORPORATE SERVIC	SUPPLIES DIST COURT 128934	02501073
00-5-1309	DATA PROCESSING SOFTWARE	1,300.14	KRONOS	SVC IT 12346893	02501186

610-00 DATA PROCESSING 26,300.53

619-00 ZONING					
00-2-1801	DUES, SUBSCRIPTIONS, REGISTRAT	40.00	NACO PLANNING AND ZONING	DUES ZONING 2025	02501213

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-2-2000	PRINTING & PUBLISHING	198.81	COLUMN SOFTWARE PBC	PUBLICATION BOARD 463B216C:	02501119
00-3-0101	OFFICE SUPPLIES	4.00	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
619-00 ZONING		242.81			
621-00	CLERK OF DISTRICT COURT				
00-1-0327	7 MENTAL HEALTH BOARD	100.00	RICHARD BEECHNER	MH BOARD HEARING	02501081
00-1-0327	7 MENTAL HEALTH BOARD	100.00	DR MICHAEL LAWSON	MH BOARD HEARING	02501188
00-1-0327	9 MENTAL HEALTH BOARD	200.00	STEPHEN G LOWE	MH BOARD HEARING LEGAL CO C	02501191
00-1-0327	7 MENTAL HEALTH BOARD	100.00	SHARON MAULER	MH BOARD HEARING	02501197
00-1-0327	7 MENTAL HEALTH BOARD	100.00	MANDY M MEYER	MH BOARD HEARING	02501201
00-2-0100	POSTAL SERVICE	286.44	U.S. BANK	EXPENSES CC	02501276
00-2-1800	OTHER	107.00	U.S. BANK	EXPENSES CC	02501276
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	50.00	NEBR CLERKS OF DISTRICT C	DUES DIST COURT 2025	02501219
00-3-0101	OFFICE SUPPLIES	525.00	AMERICAN CORPORATE SERVIC	SUPPLIES DIST COURT 128934	02501073
00-3-0101	OFFICE SUPPLIES	14.33	CLERK OF THE DISTRICT COU	FEE DIST COURT DEC 24	02501115
00-3-0101	OFFICE SUPPLIES	124.67	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
00-3-0101	OFFICE SUPPLIES	70.35	U.S. BANK	EXPENSES CC	02501276
621-00 CLERK OF DISTRICT COURT		1,777.79			
622-00	COUNTY COURT SYSTEM				
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	891.28	THOMSON REUTERS-WEST	SUBSCRIPTION CO COURT 85128	02501269
00-2-2401	9 COURT APPOINTED COUNCIL	10,154.35	BRUNER FRANK SCHUMACHER,	LEGAL DIST COURT 118175 118	02501088
00-2-2401	9 COURT APPOINTED COUNCIL	1,195.00	MICHAEL D CARPER	LEGAL CO COURT JV24 85 JV23	02501101
00-2-2401	9 COURT APPOINTED COUNCIL	2,310.00	COCHRAN LAW PC, LLO	LEGAL DIST COURT CR24 475 C	02501117
00-2-2401	9 COURT APPOINTED COUNCIL	20.00	DEWALD DEAVER L'HEUREUX L	LEGAL CO COURT JV22 113-114	02501134
00-2-2401	9 COURT APPOINTED COUNCIL	1,314.00	DIER, OSBORN & COX, P.C.,	LEGAL CO COURT JV24 206-207	02501136
00-2-2401	9 COURT APPOINTED COUNCIL	5,220.00	BRANDON DUGAN LAW	LEGAL DIST COURT 2358 CR23	02501141
00-2-2401	9 COURT APPOINTED COUNCIL	8,159.62	FYE LAW OFFICE	LEGAL DIST COURT 11161 1116	02501154
00-2-2401	9 COURT APPOINTED COUNCIL	13,125.25	JACOBSEN ORR LAW FIRM	LEGAL DIST COURT CR24 260 C	02501173
00-2-2401	9 COURT APPOINTED COUNCIL	30,095.00	KLEIN BREWSTER BRANDT & M	LEGAL DIST COURT 7832 7975	02501183
00-2-2401	9 COURT APPOINTED COUNCIL	1,119.25	JEFFREY C KNAPP	LEGAL CO COURT JV24 163-165	02501184
00-2-2401	9 COURT APPOINTED COUNCIL	2,597.75	LIESKE, LIESKE & ENSZ, PC	LEGAL DIST COURT CI16 578 C	02501189
00-2-2401	9 COURT APPOINTED COUNCIL	1,150.00	STEPHEN G LOWE	MH BOARD HEARING LEGAL CO C	02501191
00-2-2401	9 COURT APPOINTED COUNCIL	2,270.00	RUDOLPH LAW LLC	LEGAL CO COURT 01438 01469	02501252
00-2-2401	9 COURT APPOINTED COUNCIL	11,344.20	STAMM ROMERO & ASSOC, P.C	LEGAL DIST COURT 4288 4321	02501261
00-2-2401	9 COURT APPOINTED COUNCIL	2,565.37	THOMAS S STEWART	LEGAL DIST COURT CR22 547 C	02501262
00-2-2401	9 COURT APPOINTED COUNCIL	2,044.16	MICHAEL J SYNEK	LEGAL DIST COURT CI24 503 C	02501265
00-2-2401	9 COURT APPOINTED COUNCIL	5,475.00	REBECCA TVRDIK ANDERSON	LEGAL CO COURT JV24 71-76,1	02501273
00-2-2401	9 COURT APPOINTED COUNCIL	2,840.00	TYE & ROWLING, PC, LLO	LEGAL CO COURT JV19 206 JV1	02501274
00-3-0101	OFFICE SUPPLIES	498.33	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
622-00 COUNTY COURT SYSTEM		104,388.56			

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
625-00	PUBLIC DEFENDER				
00-2-0100	POSTAL SERVICE	364.00	BUFFALO COUNTY PUBLIC DEF	EXPENSES PUB DEFENDER 2606	02501095
00-2-1704	MILEAGE	20.78	D. BRANDON BRINEGAR	REIMBURSE MILEAGE	02501086
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	178.00	JUSTICE WORKS LLC	DEFENDER DATA PUB DEF 2246	02501176
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	50.00	NATIONAL COLLEGE FOR DUI	DUES PUB DEFENDER 251000	02501215
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	813.05	THOMSON REUTERS - WEST	SUBSCRIPTION PUB DEFENDER 8	02501270
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	513.00	U.S. BANK	EXPENSES CC	02501276
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	65.00	JEFF WIRTH	DUES PUB DEFENDER STATE BAR	02501292
00-2-2600	COURT COSTS	5.00	BUFFALO COUNTY PUBLIC DEF	EXPENSES PUB DEFENDER 2606	02501095
00-3-0101	OFFICE SUPPLIES	76.50	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072

625-00 PUBLIC DEFENDER		2,085.33			

641-00	BUILDING & GROUNDS				
00-2-0501	LIGHTS	4,537.44	DAWSON PUBLIC POWER DISTR	UTILITIES B&G 9428	02501133
00-2-0501	LIGHTS	11,955.50	NEBRASKA PUBLIC POWER DIS	UTILITIES B&G 311010034000	02501223
00-2-0502	WATER	3,305.72	CITY OF KEARNEY	UTILITIES B&G 151182000001	02501110
00-2-0502	WATER	25.00	VILLAGE OF MILLER	UTILITIES B&G DEC. 2024	02501281
00-2-0503	HEATING FUELS	1,114.42	COUNTRY PARTNERS COOPERAT	UTILITIES B&G A45848 A45948	02501123
00-2-0503	HEATING FUELS	8,039.60	NORTHWESTERN ENERGY	UTILITIES B&G 29350972 2660	02501229
00-2-0503	HEATING FUELS	914.84	U.S. BANK	EXPENSES CC	02501276
00-2-0505	GARBAGE (LANDFILL USE)	22.25	DAN'S SANITATION, INC	SVC B&G 9390598	02501127
00-2-1300	BUILDING REPAIR (COURTHOUSE)	215.72	AMERICAN ELECTRIC COMPANY	UTILITIES B&G 3595: 1035733	02501074
00-2-1300	BUILDING REPAIR (COURTHOUSE)	259.14	CULLIGAN OF KEARNEY	SVC B&G 116251 132589 13026	02501125
00-2-1300	7 BUILDING REPAIR (COURTHOUSE)	38,054.30	DUNCAN THEIS CONSTRUCTION	CONSTRUCTION B&G APP 7 APP	02501142
00-2-1300	BUILDING REPAIR (COURTHOUSE)	752.22	ENTERPRISE ELECTRIC KEARN	UTILITIES B&G 3597: 1028150	02501146
00-2-1300	BUILDING REPAIR (COURTHOUSE)	51.92	JOHNSTONE SUPPLY	SUPPLIES B&G 6238214	02501174
00-2-1300	BUILDING REPAIR (COURTHOUSE)	509.97	KEARNEY WINNELSON CO	SUPPLIES B&G 47569601 47589	02501180
00-2-1300	BUILDING REPAIR (COURTHOUSE)	110.35	MASTERS TRUE VALUE	SUPPLIES B&G 2412: 085291 0	02501195
00-2-1300	BUILDING REPAIR (COURTHOUSE)	63.80	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200
00-2-1300	BUILDING REPAIR (COURTHOUSE)	19.30	SHERWIN WILLIAMS	SUPPLIES B&G 51852 54869 55	02501255
00-2-1300	BUILDING REPAIR (COURTHOUSE)	52.83	U.S. BANK	EXPENSES CC	02501276
00-2-1300	BUILDING REPAIR (COURTHOUSE)	1,644.13	WILKINS ARCHITECTURE DESI	ARCHITECT B&G 6455 6456 645	02501290
00-2-1302	BUILDING REPAIR (JAIL)	1,744.90	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-2-1302	BUILDING REPAIR (JAIL)	123.85	BUILDERS WAREHOUSE INC	SUPPLIES B&G 1696903 169831	02501098
00-2-1302	BUILDING REPAIR (JAIL)	541.50	CULLIGAN OF KEARNEY	SVC B&G 116251 132589 13026	02501125
00-2-1302	BUILDING REPAIR (JAIL)	330.40	KEARNEY CRETE & BLOCK CO	SUPPLIES B&G BI139392	02501178
00-2-1302	BUILDING REPAIR (JAIL)	132.18	KEARNEY WINNELSON CO	SUPPLIES B&G 47569601 47589	02501180
00-2-1302	BUILDING REPAIR (JAIL)	25.97	MASTERS TRUE VALUE	SUPPLIES B&G 2412: 085291 0	02501195
00-2-1302	BUILDING REPAIR (JAIL)	18.49	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200
00-2-1302	BUILDING REPAIR (JAIL)	35.99	NAPA AUTO PARTS	SUPPLIES B&G 802442 802858	02501214
00-2-1302	BUILDING REPAIR (JAIL)	1,829.72	SHERWIN WILLIAMS	SUPPLIES B&G 51852 54869 55	02501255
00-2-1302	BUILDING REPAIR (JAIL)	147.93	U.S. BANK	EXPENSES CC	02501276
00-2-1302	BUILDING REPAIR (JAIL)	1,235.63	THE WALDINGER CORPORATION	REPAIRS B&G 74021011 740498	02501283
00-2-1304	OTHER BUILDING REPAIR (RYDE)	96.98	BUILDERS WAREHOUSE INC	SUPPLIES B&G 1696903 169831	02501098
00-2-1304	OTHER BUILDING REPAIR (RYDE)	907.69	THE WALDINGER CORPORATION	REPAIRS B&G 74021011 740498	02501283
00-2-1305	BUILDING REPAIR (MIDTOWN)	25.20	ENTERPRISE ELECTRIC KEARN	UTILITIES B&G 3597: 1028150	02501146
00-2-1305	BUILDING REPAIR (MIDTOWN)	19.64	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-2-1305	BUILDING REPAIR (MIDTOWN)	57.82	SHERWIN WILLIAMS	SUPPLIES B&G 51852 54869 55	02501255
00-2-1305	BUILDING REPAIR (MIDTOWN)	145.00	TRI COUNTY GLASS INC	REPAIRS B&G 7024 7030	02501272
00-2-1306	BUILDING REPAIR (EXTENSION)	654.58	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-2-1306	BUILDING REPAIR (EXTENSION)	503.95	CENTURY LUMBER CENTER	SUPPLIES B&G 174518 175463	02501105
00-2-1306	BUILDING REPAIR (EXTENSION)	130.00	CMH INTERIORS	SUPPLIES B&G CEO33847	02501116
00-2-1306	7 BUILDING REPAIR (EXTENSION)	60,902.15	DUNCAN THEIS CONSTRUCTION	CONSTRUCTION B&G APP 7 APP	02501142
00-2-1306	BUILDING REPAIR (EXTENSION)	29.00	KEARNEY WINNELSON CO	SUPPLIES B&G 47569601 47589	02501180
00-2-1306	BUILDING REPAIR (EXTENSION)	10.66	MASTERS TRUE VALUE	SUPPLIES B&G 2412: 085291 0	02501195
00-2-1306	BUILDING REPAIR (EXTENSION)	689.60	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200
00-2-1306	BUILDING REPAIR (EXTENSION)	15.00	PLATTE VALLEY COMMUNICATI	FEES B&G 123124012 REPAIRS	02501238
00-2-1306	7 BUILDING REPAIR (EXTENSION)	5,520.00	PRAIRIE VIEW ROOFING	SUPPLIES B&G 12.19.2024	02501240
00-2-1306	BUILDING REPAIR (EXTENSION)	1,608.58	WILKINS ARCHITECTURE DESI	ARCHITECT B&G 6455 6456 645	02501290
00-2-1308	ROAD BUILDING REPAIR	249.00	KEARNEY WINNELSON CO	SUPPLIES B&G 47569601 47589	02501180
00-2-1309	WEED BUILDING REPAIR	96.28	ENTERPRISE ELECTRIC KEARN	UTILITIES B&G 3597: 1028150	02501146
00-2-1309	WEED BUILDING REPAIR	800.00	KEARNEY WINNELSON CO	SUPPLIES B&G 47569601 47589	02501180
00-2-1309	WEED BUILDING REPAIR	32.57	MASTERS TRUE VALUE	SUPPLIES B&G 2412: 085291 0	02501195
00-2-1309	WEED BUILDING REPAIR	12.47	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200
00-2-1309	WEED BUILDING REPAIR	3,642.70	PRIME SECURED, INC	SUPPLIES B&G 94319	02501241
00-2-1309	WEED BUILDING REPAIR	287.00	TRI COUNTY GLASS INC	REPAIRS B&G 7024 7030	02501272
00-2-1309	WEED BUILDING REPAIR	1,696.07	THE WALDINGER CORPORATION	REPAIRS B&G 74021011 740498	02501283
00-2-1310	BUILDING REPAIR (OLD PROBATION)	90,857.63	HACKEL CONSTRUCTION, INC	CONSTRUCTION B&G APP. 4	02501162
00-2-1310	BUILDING REPAIR (OLD PROBATION)	618.80	WILKINS ARCHITECTURE DESI	ARCHITECT B&G 6455 6456 645	02501290
00-2-1311	BUILDING REPAIR (MAINTENANCE B	26.51	BOMGAARS SUPPLY INC	SUPPLIES B&G 169735 170328	02501083
00-2-1311	BUILDING REPAIR (MAINTENANCE B	108.21	SHERWIN WILLIAMS	SUPPLIES B&G 51852 54869 55	02501255
00-2-1312	BUILDING REPAIR (PW)	51.72	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-2-1312	BUILDING REPAIR (PW)	2,752.49	BUFFALO COUNTY FACILITIES	EXPENSES B&G 2115 2117 2118	02501094
00-2-1312	BUILDING REPAIR (PW)	110.00	COMFY BOWL, INC	RENTAL B&G 89611	02501120
00-2-1312	BUILDING REPAIR (PW)	2,425.69	ENTERPRISE ELECTRIC KEARN	UTILITIES B&G 3597: 1028150	02501146
00-2-1312	BUILDING REPAIR (PW)	232.27	KEARNEY WINNELSON CO	SUPPLIES B&G 47569601 47589	02501180
00-2-1312	7 BUILDING REPAIR (PW)	1,094.00	RAVENNA SANITATION LLC	SVC B&G 2361237	02501245
00-2-1402	PICKUP REPAIR PARTS	27.57	NAPA AUTO PARTS	SUPPLIES B&G 802442 802858	02501214
00-2-1600	OTHER EQUIPMENT REPAIR	11.99	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-2-1600	OTHER EQUIPMENT REPAIR	4.76	MASTERS TRUE VALUE	SUPPLIES B&G 2412: 085291 0	02501195
00-2-1600	OTHER EQUIPMENT REPAIR	79.99	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200
00-2-1600	OTHER EQUIPMENT REPAIR	33.96	NAPA AUTO PARTS	SUPPLIES B&G 802442 802858	02501214
00-2-1600	OTHER EQUIPMENT REPAIR	55.22	U.S. BANK	EXPENSES CC	02501276
00-2-1610	LAWN EQUIPMENT REPAIR	4.97	BOMGAARS SUPPLY INC	SUPPLIES B&G 169735 170328	02501083
00-2-1810	UNIFORM CLEANING/PURCHASE	521.00	MOONLIGHT CUSTOM SCREENPR	UNIFORM B&G 24599 164842883	02501209
00-2-2544	MAINTENANCE AGREEMENTS-ELEVATO	117.50	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
00-2-2544	7 MAINTENANCE AGREEMENTS-ELEVATO	165.00	INTEGRATED CONTROLS, LLC	SVC B&G 6859	02501170
00-2-2544	MAINTENANCE AGREEMENTS-ELEVATO	1,000.00	INTEGRATED SECURITY SOLUT	SVC B&G 20245619 20245624	02501171
00-2-2544	MAINTENANCE AGREEMENTS-ELEVATO	3,658.30	NEBRASKA GENERATOR SERVIC	EQUIP B&G 18180 18181 18182	02501220
00-2-2544	MAINTENANCE AGREEMENTS-ELEVATO	3,919.00	THE WALDINGER CORPORATION	REPAIRS B&G 74021011 740498	02501283
00-2-9900	7 MISCELLANEOUS	1,726.47	DOUBLE J PLUMBING & CONTR	SVC B&G LODGE BLDG	02501138
00-2-9900	MISCELLANEOUS	209.65	KEARNEY WINNELSON CO	SUPPLIES B&G 47569601 47589	02501180
00-2-9900	MISCELLANEOUS	175.49	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200
00-2-9900	MISCELLANEOUS	596.00	OVERHEAD DOOR CO OF KEARN	SUPPLIES B&G 31999	02501231
00-2-9900	MISCELLANEOUS	170.10	U.S. BANK	EXPENSES CC	02501276
00-3-0101	OFFICE SUPPLIES	39.99	U.S. BANK	EXPENSES CC	02501276
00-3-0103	JANITORIAL SUPPLIES	195.46	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-3-0103	JANITORIAL SUPPLIES	1,083.59	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
00-3-0103	JANITORIAL SUPPLIES	3,104.00	EGAN SUPPLY COMPANY	SUPPLIES B&G 394612 395046	02501145
00-3-0103	JANITORIAL SUPPLIES	295.52	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200
00-3-0103	7 JANITORIAL SUPPLIES	3.25	THE LOCKMOBILE, LLC	SUPPLIES B&G 796090	02501267
00-3-0120	7 GROUNDS SUPPLIES	143.98	BUILDERS WAREHOUSE INC	SUPPLIES B&G 1696903 169831	02501098
00-3-0120	GROUNDS SUPPLIES	4,051.32	EGAN SUPPLY COMPANY	SUPPLIES B&G 394612 395046	02501145
00-3-0120	GROUNDS SUPPLIES	1,812.50	LOGAN CONTRACTORS SUPPLY	SUPPLIES B&G E64113	02501190
00-5-0303	TRUCKS	198.72	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-5-0319	JANITORIAL EQUIPMENT	872.73	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
641-00 BUILDING & GROUNDS		278,502.30			

645-00 COOPERATIVE EXTENSION					
00-2-0100	POSTAL SERVICES	53.57	MIDWEST CONNECT, LLC	POSTAL SVC BOARD JW00-G00 1	02501206
00-2-1708	BOARD MEMBERS EXPENSE	11.75	U.S. BANK	EXPENSES CC	02501276
00-3-0101	OFFICE SUPPLIES	55.92	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
00-3-0124	PROGRAM SUPPLIES	38.70	APPLE MARKET	SUPPLIES EXT OFFICE 48414 4	02501076
00-3-0124	PROGRAM SUPPLIES	48.70	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 84838 B	02501200
00-3-0124	PROGRAM SUPPLIES	51.10	U.S. BANK	EXPENSES CC	02501276
645-00 COOPERATIVE EXTENSION		259.74			

651-00 SHERIFF					
00-2-1700	TRAVEL EXPENSES	608.50	BUFFALO COUNTY CLERK	PER DIEM 1704 1705 1706	02501091
00-2-1801	DUES, SUBSCRIPTION & REG	840.00	POLICE OFFICERS ASSOCIATI	MEMBERSHIP BCSO 7343	02501239
00-2-1801	DUES, SUBSCRIPTION & REG	90.59	U.S. BANK	EXPENSES CC	02501276
00-2-1810	UNIFORM CLEANING/PURCHASE	128.80	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-2-1810	UNIFORM CLEANING/PURCHASE	439.30	GALLS, LLC	EQUIP BCSO 030059226 029825	02501155
00-2-1810	7 UNIFORM CLEANING/PURCHASE	1,011.34	JACK'S UNIFORMS AND EQUIP	EQUIP BCSO 117380A	02501172
00-2-1810	UNIFORM CLEANING/PURCHASE	95.00	STITCH 3 LLC	REPAIRS BCSO 6763 6764	02501263
00-2-1810	UNIFORM CLEANING/PURCHASE	131.60	VILLAGE UNIFORM	RENTAL BCSO 610317 610802 6	02501282
00-2-2418	SHERIFF CASE FEES	2,490.11	BUFFALO COUNTY SHERIFF	FEES BCSO DEC 2024	02501097
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	427.06	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	531.87	AT&T MOBILITY	SVC BCSO 287298012011	02501078
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	62.06	BUFFALO COUNTY SHERIFF	EXPENSES BCSO 1100 14644.11	02501096
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	159.98	CITY OF KEARNEY	EQUIP BCSO 1.9.2025	02501113
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	228.00	FAMILY PRACTICE ASSOCIATE	SVC BCSO 7040	02501148
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	200.00	GIBBON VOLUNTEER DEPARTME	SVC BCSO NOV. DEC.	02501159
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	38.00	LANGUAGE LINE SERVICES	BCSO 11491715	02501187
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	226.21	U.S. BANK	EXPENSES CC	02501276
00-2-2912	SHERIFF'S TRAINING SCHOOL	130.00	FBINAA	DUES BCSO 73490	02501152
00-2-2912	SHERIFF'S TRAINING SCHOOL	699.00	RELENTLESS LLC DBA DESERT	EDUCATION BCSO 15940	02501248
00-3-0101	OFFICE SUPPLIES	100.98	QUILL CORPORATION	SUPPLIES BCSO 41864112	02501243
00-3-0209	MACHINERY & EQUIPMENT FUEL	8,147.41	CITY OF KEARNEY	EXPENSES BOARD 2025: 000000	02501112
00-3-0209	MACHINERY & EQUIPMENT FUEL	45.00	U.S. BANK	EXPENSES CC	02501276
00-3-0209	MACHINERY & EQUIPMENT FUEL	25.30	WELLS FARGO	EXPENSES BCSO 8950	02501285

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account # 1099	Description	Account Amt	Vendor	Invoice Description	Claim #
00-3-0210	MACHINERY & EQUIPMENT GREASE-O	285.35	ATS	REPAIRS BCSO 69094 69232 69	02501079
00-3-0210	MACHINERY & EQUIPMENT GREASE-O	117.93	NAPA AUTO PARTS	SUPPLIES B&G 802442 802858	02501214
00-3-0211	MACHINERY & EQUIPMENT TIRES-RE	126.40	GARRETT TIRES & TREADS -	REPAIRS BCSO 0021400729	02501157
00-3-0212	EQUIPMENT REPAIR	867.37	MIDWAY CHEVROLET	REPAIRS BCSO 2113	02501204
00-3-0212	EQUIPMENT REPAIR	308.10	MIRROR IMAGE CAR WASH	SVC BOARD 196 1074 BCSO 196	02501208
00-3-0212	EQUIPMENT REPAIR	1,777.06	NAPA AUTO PARTS	SUPPLIES B&G 802442 802858	02501214
00-3-0212	EQUIPMENT REPAIR	89.90	NEBRASKA GLASS COMPANY, L	REPAIRS BCSP 9876541	02501221
00-5-0400	ENGINEERING & TECH EQUIPMENT	6,065.20	PLATTE VALLEY COMMUNICATI	FEES B&G 123124012 REPAIRS	02501238
00-5-0400	ENGINEERING & TECH EQUIPMENT	50.00	WELLS FARGO	EXPENSES BCSO 8950	02501285
00-5-0400	ENGINEERING & TECH EQUIPMENT	140.00	WELLS FARGO	EXPENSES BCSO 2877	02501286

651-00 SHERIFF		26,683.42			

652-00 ATTORNEY					
00-2-0100	POSTAL SERVICE	64.00	U.S. BANK	EXPENSES CC	02501276
00-2-1100	DATA PROCESSING COSTS	1,500.00	CITY OF KEARNEY	SVC CO ATTORNEY DEC 31,2024	02501111
00-2-1801	DUES, SUBSCRIPTIONS & REG.	98.00	SHAWN EATHERTON	REIMBURSE DUES CELL PHONE	02501144
00-2-1801	DUES, SUBSCRIPTIONS & REG.	3,597.80	MATTHEW BENDER & CO, INC	SUPPLIES CO ATTORNEY 431514	02501196
00-2-1801	DUES, SUBSCRIPTIONS & REG.	5,049.41	THOMSON REUTERS - WEST	SUBSCRIPTION CO ATTORNEY 85	02501268
00-2-1801	DUES, SUBSCRIPTIONS & REG.	2,548.49	U.S. BANK	EXPENSES CC	02501276
00-2-2600	COURT COSTS	90.00	CENTRAL NEBRASKA REPORTIN	SVC PUB DEFENDER 4178 4179	02501104
00-2-2600	COURT COSTS	70.00	DOUGLAS COUNTY SHERIFF	FEES CO ATTORNEY 160201 160	02501139
00-2-2600	COURT COSTS	112.40	HALL COUNTY SHERIFF'S OFF	FEES CO ATTORNEY 151661 150	02501163
00-2-2600	COURT COSTS	23.90	MADISON COUNTY SHERIFF	FEE CO ATTORNEY 794438 7944	02501192
00-2-2600	COURT COSTS	40.40	PHELPS COUNTY SHERIFF'S O	FEES CO ATTORNEY CI24 466	02501236
00-2-2600	COURT COSTS	397.09	U.S. BANK	EXPENSES CC	02501276
00-2-2600	COURT COSTS	1,800.00	YELLOW ROBE CONSULTING, I	LEGAL CO ATTORNEY JV24 208	02501294
00-3-0101	OFFICE SUPPLIES	506.47	EAKES OFFICE SOLUTIONS	SUPPLIES BOARD 310786: 9054	02501143
00-3-0101	OFFICE SUPPLIES	308.41	U.S. BANK	EXPENSES CC	02501276

652-00 ATTORNEY		16,206.37			

653-00 COMMUNICATION CENTER					
00-2-0200	TELEPHONE SERVICE	86.43	AT&T MOBILITY	SVC BCSO 287298012011	02501078
00-2-0200	TELEPHONE SERVICE	99.98	CHARTER COMMUNICATIONS	PHONE SVC BCSO 176206401 12	02501107
00-2-0200	TELEPHONE SERVICE	1,087.57	FRONTIER	PHONE SVC BCSO/IT 188100409	02501153
00-2-0200	TELEPHONE SERVICE	536.11	GREAT PLAINS COMMUNICATIO	SVC BCSO 201065 SVC IT 2010	02501160
00-2-0400	RADIO REPAIR	685.00	MOTOROLA SOLUTIONS, INC	EQUIP BCSO 8330295148	02501211
00-2-0609	MAINTENANCE AND REPAIRS	588.24	OPTK NETWORKS	SVC BCSO INV 048328 IT INVO	02501225
00-2-0609	MAINTENANCE AND REPAIRS	375.00	U.S. BANK	EXPENSES CC	02501276
00-2-1100	DATA PROCESSING COSTS	960.00	DAS STATE ACCTNG-CENTRAL	SVC BCSO 1460629	02501130
00-2-1801	DUES, SUBSC, REGIST, TRAINING,	238.00	BUFFALO COUNTY CLERK	PER DIEM 1704 1705 1706	02501091
00-2-1801	DUES, SUBSC, REGIST, TRAINING,	99.00	WELLS FARGO	EXPENSES BCSO 3346	02501287
00-2-2912	SHERIFF'S TRAINING SCHOOL	1,422.58	U.S. BANK	EXPENSES CC	02501276
00-4-0206	COMMUNICATION EQUIPMENT - RENT	209.52	MARVCO ENTERPRISED, INC.	EQUIP BCSO 136999	02501080
00-4-0206	COMMUNICATION EQUIPMENT - RENT	74.95	NEBRASKA CENTRAL TELEPHON	PHONE SVC BCSO 11005373 SVC	02501218

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account # 1099 Description Account Amt Vendor Invoice Description Claim #

653-00 COMMUNICATION CENTER

6,462.38

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
671-00	COUNTY JAIL				
00-2-1100	DATA PROCESSING COSTS	274.11	AT&T MOBILITY	SVC BCSO 287298012011	02501078
00-2-1100	DATA PROCESSING COSTS	576.00	DAS STATE ACCTNG-CENTRAL	SVC BCSO 1460629	02501130
00-2-1810	UNIFORM CLEANING/PURCHASE	166.69	GALLS, LLC	EQUIP BCSO 030059226 029825	02501155
00-2-1810	UNIFORM CLEANING/PURCHASE	926.10	GREAT PLAINS UNIFORMS LLC	EQUIP BCJ 378671	02501161
00-2-1810	7 UNIFORM CLEANING/PURCHASE	25.00	STITCH 3 LLC	REPAIRS BCSO 6763 6764	02501263
00-2-1900	BOARD OF PRISONERS	39,996.22	SUMMIT FOOD SERVICE, LLC	FOOD SVC BCJ INV200229332 I	02501264
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	167.00	BUFFALO COUNTY SHERIFF	EXPENSES BCSO 1100 14644.11	02501096
00-2-2901	7 LAW ENFORCEMENT COSTS - COUNTY	25.00	DR. ANTHONY TATMAN	MEDICAL BCJ 1.15.2025	02501124
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	54.53	DATASHIELD CORPORATION	SVC BCJ 0153290	02501131
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	118.75	PLATTE VALLEY COMMUNICATI	FEES B&G 123124012 REPAIRS	02501238
00-2-2901	6 LAW ENFORCEMENT COSTS - COUNTY	300.00	PSYCHOLOGICAL RESOURCES	MEDICAL BCJ 2411178	02501242
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	69.53	WELLS FARGO BANKS ACCT AN	FEES BCJ 24110002136	02501284
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	17.08	WELLS FARGO	EXPENSES BCSO 3346	02501287
00-2-3000	6 MED & HOSP CLIENT SERVICE	19,520.75	ADVANCED CORRECTIONAL HEA	MEDICAL BCJ RINV004104	02501071
00-2-3000	MED & HOSP CLIENT SERVICE	6,527.96	DIAMOND DRUGS, INC	MEDICAL BCJ IN001478199	02501135
00-2-3000	MED & HOSP CLIENT SERVICE	153.50	GARCIA CLINICAL LABORATOR	MEDICAL BCJ 71149	02501156
00-2-3100	PROVISIONS & CLOTHING	815.92	MCKESSON MEDICAL SURGICAL	SUPPLIES BCJ 23065978 23040	02501199
00-2-3100	PROVISIONS & CLOTHING	341.06	WELLS FARGO	SUPPLIES BCJ 3465	02501288

671-00 COUNTY JAIL

70,075.20

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
693-00	EMERGENCY MANAGER				
00-2-0100	POSTAL SERVICE	16.79	U.S. BANK	EXPENSES CC	02501276
00-2-0200	TELEPHONE SERVICE	174.96	AT&T MOBILITY	SVC BCSO 287298012011	02501078
00-2-0200	TELEPHONE SERVICE	331.75	U.S. BANK	EXPENSES CC	02501276
00-2-1801	DUES, SUBSCRIPTIONS, REGISTRAT	50.00	U.S. BANK	EXPENSES CC	02501276
00-3-0209	MACHINERY & EQUIP - FUEL	99.10	CITY OF KEARNEY	EXPENSES BOARD 2025: 000000	02501112

693-00 EMERGENCY MANAGER

672.60

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
702-00	SURVEYOR				
00-4-0200	1 EQUIPMENT RENTAL	1,000.00	TRENTON SNOW, LLC	RENTAL SURVEYOR	02501258

702-00 SURVEYOR

1,000.00

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
801-00	EMERGENCY RELIEF				
00-2-3200	1 RENT & FUEL CLIENT SERVICE	410.00	CENTRAL NEBRASKA RENTALS	RENT A. BURTON	02501103

801-00 EMERGENCY RELIEF

410.00

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
803-00	VETERAN'S SERVICE OFFICE				
00-2-1704	MILEAGE	15.26	STANLEY BRODINE	REIMBURSE MILEAGE	02501087
00-2-1800	OTHER (COMMITTEE EXPENSE)	12.69	COLUMN SOFTWARE PBC	PUBLICATION BOARD 463B216C:	02501119
00-2-1801	DUES, SUBSCRIPTIONS & REG	400.00	U.S. BANK	EXPENSES CC	02501276

	803-00 VETERAN'S SERVICE OFFICE	427.95			

822-00	INSTITUTIONS				
00-2-2801	NORFOLK REGIONAL CENTER	279.00	NEBRASKA HEALTH & HUMAN S	PT SVCS BOARD NORFOLK BEATR	02501222
00-2-2802	BEATRICE REGIONAL CENTER	138.00	NEBRASKA HEALTH & HUMAN S	PT SVCS BOARD NORFOLK BEATR	02501222
00-2-2805	LINCOLN REGIONAL CENTER	653.36	NEBRASKA HEALTH & HUMAN S	PT SVCS BOARD NORFOLK BEATR	02501222

	822-00 INSTITUTIONS	1,070.36			

970-00	MISCELLANEOUS GENERAL				
00-2-0100	POSTAL SERVICE	19,080.67	MIDWEST CONNECT, LLC	POSTAL SVC BOARD JW00-G00 1	02501206
00-2-0100	POSTAL SERVICE	1,370.00	U S POSTMASTER	POSTAL SVC BOARD 10001 1000	02501275
00-2-0600	DEPOSIT HEALTH	3,095.70	NIRMA	DEDUCT BOARD GLBUFFA035036	02501227
00-2-1105	GPS COSTS	834.87	VERIZON	FLEET TRACKERS BOARD 344000	02501279
00-2-1706	7 PARKING/TOLLS (TOWING)	210.00	DONKEY TOWING & TRANSFER	TOWING BCSO 12.18.24	02501137
00-2-1706	7 PARKING/TOLLS (TOWING)	380.68	DOWHY TOWING & RECOVERY	TOWING BCSO 255060712	02501140
00-2-1706	PARKING/TOLLS (TOWING)	300.00	KEARNEY TOWING & REPAIR C	TOWING BCSO 187818 187826	02501179
00-2-1856	SCPET (FISCAL AGENT)	150.71	CITY OF HASTINGS	EDUCATION BOARD 24985 00959	02501109
00-2-1856	SCPET (FISCAL AGENT)	375.01	MIDWEST CARD & ID SOLUTIO	EXPENSES BOARD 32603	02501205
00-2-1856	SCPET (FISCAL AGENT)	316.44	U.S. BANK	EXPENSES CC	02501276
00-2-2010	JUVENILE DETENTION	9,455.00	NORTHEAST NEBRASKA JUVENI	JUV. SVC BOARD 019192 01923	02501228
00-2-2350	WITNESS FEES	20.00	PAUL CHANDLER	FEES CO COURT CR24 566	02501106
00-2-2350	WITNESS FEES	50.80	JEFFREY EVANS	REIMBURSE MILEAGE	02501147
00-2-2350	WITNESS FEES	50.80	MARCUS VASQUEZ	FEES CO COURT CR24 566	02501278
00-2-2414	JUVENILE JUSTICE	1,665.63	BOYS TOWN	SVC CO ATTORNEY CINV0001235	02501084
00-2-2414	JUVENILE JUSTICE	1,370.50	CENTRAL MEDIATION CENTER	JV SVCS CO ATTORNEY GRANT25	02501102
00-2-2414	6 JUVENILE JUSTICE	1,241.00	COMPASS FAMILY SUPPORT SE	SVC CO ATTORNEY GRANT25 CB0	02501121
00-2-2414	JUVENILE JUSTICE	556.75	BUFFALO COUNTY COMMUNITY	YOUTH SVC CO ATTORNEY #6 GR	02501122
00-2-2414	JUVENILE JUSTICE	2,933.33	FATHER FLANAGAN'S BOYS'HO	EXPENSES CO ATTORNEY GRANT2	02501151
00-2-2414	JUVENILE JUSTICE	3,277.82	OWENS EDUCATIONAL SERVICE	YOUTH SVC CO ATTORNEY 37202	02501232
00-2-2416	DRUG PROGRAM COSTS (MULTI JUR	2,106.14	AT&T MOBILITY	SVC BCSO 287298012011	02501078
00-2-2500	CONSULTING FEE	4,494.00	HOLMES MURPHY & ASSOCIATE	CONSULTING BOARD 811062	02501165
00-2-2600	9 COURT COSTS	2,872.45	BRUNER FRANK SCHUMACHER,	LEGAL DIST COURT 118175 118	02501088
00-2-2600	COURT COSTS	10.00	BUFFALO COUNTY ATTORNEY	SUPPLIES PUB DEFENDER 12.12	02501089
00-2-2600	COURT COSTS	316.35	BUFFALO COUNTY ATTORNEY'S	REIMBURSE CO ATTORNEY 5531	02501090
00-2-2600	COURT COSTS	22.65	BUFFALO COUNTY COURT	EXPENSES CO COURT 1735	02501092
00-2-2600	COURT COSTS	2,755.04	BUFFALO COUNTY COURT	FEES CO COURT 589 590	02501093
00-2-2600	7 COURT COSTS	310.00	CENTRAL NEBRASKA REPORTIN	SVC PUB DEFENDER 4178 4179	02501104
00-2-2600	COURT COSTS	2,107.00	CLERK OF THE DISTRICT COU	LEGAL DIST COURT 613 614	02501114
00-2-2600	9 COURT COSTS	2,650.00	COCHRAN LAW PC, LLO	LEGAL DIST COURT CR24 475 C	02501117
00-2-2600	COURT COSTS	108.90	WENDY C CUTTING	SVC PUB DEFENDER 1998 1997	02501126

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-2-2600	7 COURT COSTS	197.00	WENDY C CUTTING	SVC PUB DEFENDER 1998 1997	02501126
00-2-2600	9 COURT COSTS	930.00	BRANDON DUGAN LAW	LEGAL DIST COURT 2358 CR23	02501141
00-2-2600	9 COURT COSTS	2,176.50	FYE LAW OFFICE	LEGAL DIST COURT 11161 1116	02501154
00-2-2600	7 COURT COSTS	78.95	CYNTHIA GEMBALA HUGG	SVC DIST COURT CR24 166	02501158
00-2-2600	9 COURT COSTS	2,476.87	JACOBSEN ORR LAW FIRM	LEGAL DIST COURT CR24 260 C	02501173
00-2-2600	9 COURT COSTS	20.00	TERESA JONES	FEE DIST COURT CR24 323	02501175
00-2-2600	9 COURT COSTS	2,490.00	KLEIN BREWSTER BRANDT & M	LEGAL DIST COURT 7832 7975	02501183
00-2-2600	9 COURT COSTS	1,129.65	LIESKE, LIESKE & ENSZ, PC	LEGAL DIST COURT CI16 578 C	02501189
00-2-2600	7 COURT COSTS	137.50	JENNIFER R MCCARTER REPOR	SVC PUB DEFENDER 1253	02501198
00-2-2600	9 COURT COSTS	17.00	NEBRASKA INTERACTIVE LLC	EXPENSES CO ATTORNEY 873809	02501224
00-2-2600	9 COURT COSTS	870.60	NELSEN LAW OFFICE	LEGAL DIST COURT 1322 1321	02501226
00-2-2600	9 COURT COSTS	115.69	PARKER GROSSART BAHENSKY	LEGAL DIST COURT CI06 199	02501234
00-2-2600	6 COURT COSTS	3,774.00	PHYSICIANS LABORATORY P.C	SVC CO ATTORNEY 6359193	02501237
00-2-2600	7 COURT COSTS	350.00	CONNIE S SCHUMAN	SVC PUB DEFENDER CR24 146	02501254
00-2-2600	9 COURT COSTS	540.00	STAMM ROMERO & ASSOC, P.C	LEGAL DIST COURT 4288 4321	02501261
00-2-2600	9 COURT COSTS	1,570.41	THOMAS S STEWART	LEGAL DIST COURT CR22 547 C	02501262
00-2-2600	9 COURT COSTS	283.63	MICHAEL J SYNEK	LEGAL DIST COURT CI24 503 C	02501265
00-2-3030	DRUG TESTING	189.00	WPCI	DRUG SCREEN BOARD S167229	02501293
00-2-4000	HAZMAT TEAM	80.08	AT&T MOBILITY	SVC BCSO 287298012011	02501078
00-2-4300	ECONOMIC DEVELOPMENT (SCEDD)	5,000.00	SOUTH CENTRAL ECONOMIC DE	DUES BOARD 1848	02501259
00-2-4406	PREDATORY ANIMAL CONTROL	11,734.41	U.S DEPARTMENT OF AGRICUL	ALLOCATION BUDGET 300523007	02501277
00-2-4411	AREA AGENCY ON AGING (&SENIOR	2,500.00	CITY OF KEARNEY	EXPENSES BOARD 2025: 000000	02501112
00-2-4420	MENTAL HEALTH SERVICE (REGION	58,470.12	REGION III BEHAVIORAL HEA	SVC BOARD 3RD QRT 13282 BCS	02501247
00-2-4421	MENTAL RETARD SERVICE (MID NE	50,084.00	MID NEBRASKA INDIVIDUAL S	ALLOCATION BOARD 2024/2025	02501203
00-2-4429	BOOKMOBILE	24,703.25	CITY OF KEARNEY	EXPENSES BOARD 2025: 000000	02501112
00-2-4430	PARKS & RECREATION	20,752.67	CITY OF KEARNEY	EXPENSES BOARD 2025: 000000	02501112
00-2-8900	AUTOPSY COSTS	3,223.00	CAPITAL CITY TRANSFER SER	TRANSPORT CO ATTORNEY 18670	02501100
00-2-8900	AUTOPSY COSTS	1,200.00	HORNER, LIESKE, MCBRIDE &	TRANSPORT CO ATTORNEY 12.21	02501167
00-2-8900	AUTOPSY COSTS	700.00	O'BRIEN STRAATMANN REDING	TRANSPORT CO ATTORNEY ELDER	02501230
00-2-9100	SPECIAL PROJECTS	774.00	SCHNEIDER GEOSPATIAL, LLC	SVC BOARD 1006465	02501253
00-2-9900	MISCELLANEOUS	65.00	FARMERS AND MERCHANTS BAN	BOX RENT BOARD 000084000443	02501149
00-2-9900	MISCELLANEOUS	875.00	KEARNEY AREA CHAMBER OF C	MEMBERSHIP BOARD 174805	02501177
00-2-9900	MISCELLANEOUS	17.29	MIRROR IMAGE CAR WASH	SVC BOARD 196 1074 BCSO 196	02501208
00-2-9900	7 MISCELLANEOUS	533.85	PAPER TIGER SHREDDING, IN	SVC BOARD 210556	02501233
00-2-9900	MISCELLANEOUS	1,880.43	TITAN MACHINERY INC	SUPPLY BOARD BP0087149	02501271
00-2-9900	MISCELLANEOUS	1,290.61	U.S. BANK	EXPENSES CC	02501276
00-3-0122	SUPPLIES - SAFETY COMMITTEE	999.80	AMAZON CAPITAL SERVICES	EXPENSES CLERK 1129783391:	02501072
00-3-0209	MACHINERY & EQUIPMENT FUEL	40,708.91	CITY OF KEARNEY	EXPENSES BOARD 2025: 000000	02501112
00-3-0400	MISCELLANEOUS (PRISONER MISC)	395.42	REDWOOD TOXICOLOGY LABORA	SCREENING BCSO 84964	02501246
00-3-0400	MISCELLANEOUS (PRISONER MISC)	11,225.00	TEK84 INC	SVC BCSO 92993	02501266

970-00 MISCELLANEOUS GENERAL 319,047.88

0100 COUNTY GENERAL FUND 857,669.39

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY GENERAL
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
705-00	ROAD FUND				
00-1-0900	5 RETIREMENT	34.62	JOHN WILLIAM KING	RETIRMENT JOHN KING 2024	02501321
00-2-0400	RADIO REPAIR	44.68	NMC, INC.	REPAIRS ROAD CUI114: 26795	02501327
00-2-1300	BUILDING REPAIR	544.99	MENARDS - KEARNEY	SUPPLIES ROAD 83919 83934 8	02501325
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	89.65	AMAZON CAPITAL SERVICES	EXPENSES ROAD 1DY6M9GBXC94	02501298
00-2-1400	7 ROAD EQUIPMENT REPAIR-PARTS	394.10	AUSSIE HYDRAULICS LLP	EQUIP ROAD 30487 30568 3058	02501299
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	4,962.17	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES ROAD 76NV1: 93090	02501300
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	2,387.96	FARM PLAN	REPAIRS ROAD 11830029 11831	02501312
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	403.01	FLEETPRIDE	REPAIRS ROAD 121959255	02501314
00-2-1400	7 ROAD EQUIPMENT REPAIR-PARTS	370.10	FRIESEN CHEVROLET INC	REPAIRS ROAD 783911C	02501315
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	234.59	GLASS DOCTOR OF CENTRAL N	REPAIRS ROAD 121062 121088	02501317
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	2,176.55	KONECRANES, INC	REPAIRS ROAD 155113582	02501322
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	2.42	MASTERS TRUE VALUE	SUPPLIES ROAD 2412 086289 2	02501324
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	85.90	MENARDS - KEARNEY	SUPPLIES ROAD 83919 83934 8	02501325
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	2,839.95	NMC, INC.	REPAIRS ROAD CUI114: 26795	02501327
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	5,451.53	POWERPLAN-MURPHY TRACTOR	REPAIRS ROAD 2366042 235939	02501329
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	330.26	TJS AUTO GLASS INC	REPAIRS ROAD PO 1 1	02501333
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	265.78	TRAUSCH DYNAMICS	REPAIRS C43540260 C43540320	02501334
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	1,425.00	FARM PLAN	REPAIRS ROAD 11830029 11831	02501312
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	475.00	GLASS DOCTOR OF CENTRAL N	REPAIRS ROAD 121062 121088	02501317
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	4,214.00	NMC, INC.	REPAIRS ROAD CUI114: 26795	02501327
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	3,126.09	POWERPLAN-MURPHY TRACTOR	REPAIRS ROAD 2366042 235939	02501329
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	275.00	TJS AUTO GLASS INC	REPAIRS ROAD PO 1 1	02501333
00-2-1600	OTHER EQUIPMENT REPAIR	12.21	KELLY SUPPLY COMPANY	REPAIRS ROAD S200688870	02501319
00-2-1600	OTHER EQUIPMENT REPAIR	12.99	NAPA AUTO PARTS	REPAIRS ROAD 802033	02501326
00-2-1600	7 OTHER EQUIPMENT REPAIR	443.77	ZELLER REPAIR	REPAIRS ROAD 8509	02501339
00-2-1701	MEALS	600.00	BUFFALO COUNTY CLERK	PER DIEMS 1701 1702 1703	02501303
00-2-1801	DUES, SUBSCRIPTIONS & REG	33.50	KRISTOPHER DELEHANT	REGISTRATION ROAD CDL	02501310
00-2-1805	PERSONAL SAFETY EQUIPMENT	144.83	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES ROAD 76NV1: 93090	02501300
00-2-1805	PERSONAL SAFETY EQUIPMENT	116.92	KIMBALL MIDWEST	SUPPLIES ROAD 102941980	02501320
00-2-2200	EXPRESS & FREIGHT	177.75	BARCO MUNICIPAL PRODUCTS	EXPENSES ROAD IN250800	02501301
00-2-2200	EXPRESS & FREIGHT	137.16	NMC, INC.	REPAIRS ROAD CUI114: 26795	02501327
00-2-2200	EXPRESS & FREIGHT	80.00	POWERPLAN-MURPHY TRACTOR	REPAIRS ROAD 2366042 235939	02501329
00-2-2200	EXPRESS & FREIGHT	14.72	TRAUSCH DYNAMICS	REPAIRS C43540260 C43540320	02501334
00-2-2200	EXPRESS & FREIGHT	19.85	WINZER	SUPPLIES ROAD 2824800	02501338
00-3-0101	OFFICE SUPPLIES	9.99	AMAZON CAPITAL SERVICES	EXPENSES ROAD 1DY6M9GBXC94	02501298
00-3-0106	SHOP SUPPLIES	49.96	ACE HARDWARE & GARDEN CEN	SUPPLIES ROAD 700133	02501297
00-3-0106	SHOP SUPPLIES	8.44	AMAZON CAPITAL SERVICES	EXPENSES ROAD 1DY6M9GBXC94	02501298
00-3-0106	SHOP SUPPLIES	1,048.99	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES ROAD 76NV1: 93090	02501300
00-3-0106	SHOP SUPPLIES	19.20	CONSTRUCTION RENTAL INC	SUPPLIES ROAD 5034492 50719	02501307
00-3-0106	SHOP SUPPLIES	866.75	CORNHUSKER CLEANING SUPPL	SUPPLIES ROAD 50082	02501308
00-3-0106	SHOP SUPPLIES	27.00	CULLIGAN OF KEARNEY	SUPPLIES ROAD 62406	02501309
00-3-0106	SHOP SUPPLIES	693.59	KIMBALL MIDWEST	SUPPLIES ROAD 102941980	02501320
00-3-0106	SHOP SUPPLIES	118.22	MASTERS TRUE VALUE	SUPPLIES ROAD 2412 086289 2	02501324
00-3-0106	SHOP SUPPLIES	188.77	MENARDS - KEARNEY	SUPPLIES ROAD 83919 83934 8	02501325
00-3-0106	SHOP SUPPLIES	218.83	POWERPLAN-MURPHY TRACTOR	REPAIRS ROAD 2366042 235939	02501329
00-3-0106	SHOP SUPPLIES	483.16	WINZER	SUPPLIES ROAD 2824800	02501338
00-3-0110	SMALL TOOLS	187.35	AMAZON CAPITAL SERVICES	EXPENSES ROAD 1DY6M9GBXC94	02501298
00-3-0110	SMALL TOOLS	745.67	CENTRAL AG AND SHOP SUPPL	SUPPLIES ROAD 1.15.25	02501304
00-3-0110	SMALL TOOLS	93.99	CORNHUSKER CLEANING SUPPL	SUPPLIES ROAD 50082	02501308

BUFFALO
BOARD PREAPPROVAL REPORT
COUNTY ROAD
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-3-0110	SMALL TOOLS	33.98	MENARDS - KEARNEY	SUPPLIES ROAD 83919 83934 8	02501325
00-3-0110	SMALL TOOLS	79.46	U.S. BANK	EXPENSES CC	02501336
00-3-0110	SMALL TOOLS	9.49	WILKE'S TRUE VALUE	2412 106162	02501337
00-3-0201	ASPHALTIC	1,597.50	LOGAN CONTRACTORS SUPPLY	SUPPLIES ROAD E62063	02501323
00-3-0202	GRAVEL AND BORROW	22,222.75	ED BROADFOOT & SONS SAND	GRAVEL ROAD 12.31.2024	02501311
00-3-0202	GRAVEL AND BORROW	6,003.23	SOUTHWEST GRAVEL PRODUCTS	GRAVEL ROAD BC20417 BC20251	02501330
00-3-0207	STEEL PRODUCTS	165.00	JACK LEDERMAN CO, INC	SUPPLIES ROAD 108561	02501318
00-3-0209	MACHINERY & EQUIPMENT FUEL	50.94	CFP-C-T	FUEL ROAD 1012564	02501305
00-3-0209	MACHINERY & EQUIPMENT FUEL	10.00	COMFY BOWL, INC	EQUIP ROAD 89646	02501306
00-3-0209	MACHINERY & EQUIPMENT FUEL	5.00	CULLIGAN OF KEARNEY	SUPPLIES ROAD 62406	02501309
00-3-0209	MACHINERY & EQUIPMENT FUEL	67.00	FARMERS CO-OP ASSOCIATION	FUEL ROAD 10626621	02501313
00-3-0209	MACHINERY & EQUIPMENT FUEL	50.00	POWERPLAN-MURPHY TRACTOR	REPAIRS ROAD 2366042 235939	02501329
00-3-0209	MACHINERY & EQUIPMENT FUEL	40.40	STERN OIL COMPANY, INC.	FUEL ROAD 0464548IN 0464805	02501331
00-3-0210	MACHINERY & EQUIPMENT GREASE O	33.90	AUSSIE HYDRAULICS LLP	EQUIP ROAD 30487 30568 3058	02501299
00-3-0210	MACHINERY & EQUIPMENT GREASE O	567.00	BOSSELMAN ENERGY INC	FUEL ROAD 5041546	02501302
00-3-0210	MACHINERY & EQUIPMENT GREASE O	558.32	NMC, INC.	REPAIRS ROAD CUI114: 26795	02501327
00-3-0210	MACHINERY & EQUIPMENT GREASE O	9,507.90	STERN OIL COMPANY, INC.	FUEL ROAD 0464548IN 0464805	02501331
00-3-0211	MACHINERY EQUIPMENT TIRE REP	3,355.31	GARRETT TIRES & TREADS -	REPAIRS ROAD 21500598 21500	02501316
00-3-0211	MACHINERY EQUIPMENT TIRE REP	3,782.50	THE TIRE GUYS	REPAIRS ROAD 1198 1317 1462	02501332
00-3-0211	MACHINERY EQUIPMENT TIRE REP	25.00	TROTTER INC	REPAIRS ROAD 0196348	02501335
00-3-0308	FLARES, FLAGS & BARRICADE	310.64	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES ROAD 76NV1: 93090	02501300
00-3-0308	FLARES, FLAGS & BARRICADE	1,540.00	BARCO MUNICIPAL PRODUCTS	EXPENSES ROAD IN250800	02501301
00-3-0308	FLARES, FLAGS & BARRICADE	77.65-	CONSTRUCTION RENTAL INC	SUPPLIES ROAD 5034492 50719	02501307
00-4-0100	EQUIPMENT RENTAL ROAD	95.00	COMFY BOWL, INC	EQUIP ROAD 89646	02501306
00-4-0100	EQUIPMENT RENTAL ROAD	165.00	CONSTRUCTION RENTAL INC	SUPPLIES ROAD 5034492 50719	02501307
00-5-1302	7 ENGINEERING FEES	36,934.38	OAK CREEK ENGINEERING, LL	ENGINEERING ROADS 25029 250	02501328

705-00 ROAD FUND		123,819.01			

0200 COUNTY ROAD FUND		123,819.01			

879-00 COUNTY VISITORS PROMOTION					
00-1-0301	ADMINISTRATIVE EXPENSES	35,783.00	KEARNEY VISITOR'S BUREAU	EXPENSES NOV 2024	02501340
00-2-1000	GENERAL ADMINISTRATIVE EXPENSE	32,972.00	KEARNEY VISITOR'S BUREAU	EXPENSES NOV 2024	02501340
00-5-0500	EQUIPMENT	211.00	KEARNEY VISITOR'S BUREAU	EXPENSES NOV 2024	02501340

879-00 COUNTY VISITORS PROMOTION		68,966.00			

0900 VISITOR'S PROMOTION FUND		68,966.00			

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1/23/25
15:15:31

BUFFALO
BOARD PREAPPROVAL REPORT
VISITOR'S PROMOTION
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
879-00	COUNTY VISITORS PROMOTION				
00-2-6063	MARKETING	68,966.00	KEARNEY VISITOR'S BUREAU	EXPENSES NOV 2024	02501341
	879-00 COUNTY VISITORS PROMOTION	68,966.00			
	0995 VISITORS PROMOTION IMPROVEMENT FUND	68,966.00			
604-00	DEEDS PRESERVATION & MODERNIZATION				
00-2-7000	PRESERVATION	259.60	MIPS INC.	CONVERSION DEEDS DEC 24 250	02501342
	604-00 DEEDS PRESERVATION & MODERNIZATION	259.60			
	1150 DEEDS PRESERVATION & MODERNIZATION FUND	259.60			
614-00	INSURANCE				
00-1-0802	HEALTH INSURANCE CLAIMS	395,823.22	BCBS HEALTH CLAIM EXPENSE	HEALTH 229 LIVES DEC. 24	02501343
00-1-0802	HEALTH INSURANCE CLAIMS	67,353.48	HM LIFE MELLON GLOBAL CAS	HEALTH 229 LIVES DEC 24	02501344
	614-00 INSURANCE	463,176.70			
	1275 HEALTH INSURANCE FUND	463,176.70			
783-00	DRUG LAW ENFORCEMENT - CO				
00-5-1100	LAW ENFORCEMENT EQUIPMENT PURC	19,619.00	MOTOROLA SOLUTIONS, INC.	EQUIP DRUG FORFEIT 11624113	02501345
	783-00 DRUG LAW ENFORCEMENT - CO	19,619.00			
	2360 DRUG FORFEITURES FUND	19,619.00			
911-00	COVID AMERICAN RESCUE PLAN				
00-2-9900	MISCELLANEOUS	26,300.00	CHIEF ROAD SUPPLY	EQUIP BOARD ARPA FUNDS 1186	02501346

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15:15:31

BUFFALO
BOARD PREAPPROVAL REPORT
COVID AMERICAN RESCUE PLAN
FROM 01/28/2025 TO 01/31/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-2-9900	MISCELLANEOUS	10,898.58	MICHAEL TODD & COMPANY IN	EQUIP BOARD ARPA 69183	02501347
00-2-9900	MISCELLANEOUS	38,050.00	MURPHY TRACTOR AND EQUIPM	EQUIP BOARD ARPA FUNDS PA 1	02501348
00-2-9900	7 MISCELLANEOUS	145,897.55	MYERS CONSTRUCTION, INC	DEMO BOARD ARPA 8848	02501349
00-2-9900	MISCELLANEOUS	687.57	TITAN MACHINERY INC	SUPPLY BOARD BP0087149	02501350
911-00 COVID AMERICAN RESCUE PLAN		221,833.70	*****		
2580 COVID AMERICAN RESCUE PLAN FUND		221,833.70	*****		
641-00 INHERITANCE TAX					
00-2-9900	7 MISC (COURT ORDERED REFUNDS)	4,261.01	OAK CREEK ENGINEERING, LL	ENGINEERING BOARD 25 002	02501351
641-00 INHERITANCE TAX		4,261.01	*****		
2700 INHERITANCE TAX FUND		4,261.01	*****		
637-00 KENO LOTTERY					
00-2-0700	STATE TAXES	3,203.00	BUFFALO CO BOARD OF COMMI	TAX BOARD KENO	02501352
637-00 KENO LOTTERY		3,203.00	*****		
2850 KENO LOTTERY FUND		3,203.00	*****		
733-00 NOXIOUS WEED CONTROL					
00-2-1801	DUES, SUBSCRIPTIONS & REG	385.00	NEBRASKA WEED CONTROL ASS	DUES WEED 2025 CONF.	02501353
733-00 NOXIOUS WEED CONTROL		385.00	*****		
5400 NOXIOUS WEED DISTRICT FUND		385.00	*****		

BUFFALO
 BOARD PREAPPROVAL REPORT
 NOXIOUS WEED DISTRICT
 FROM 01/28/2025 TO 01/31/2025

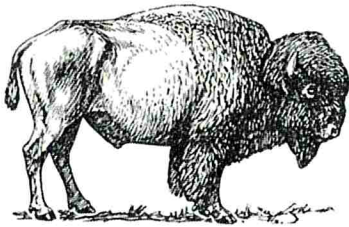
Account #	Description	Account Amt	Vendor	Invoice Description	Claim #

697-00 911	EMERGENCY SERVICE				
00-2-0200	911 TELEPHONE SERVICE	780.53	BIDDLE CONSULTING GROUP,	MAINT 911 79513	02501354
00-2-0200	911 TELEPHONE SERVICE	1,801.90	CENTURYLINK	SVC 911 716551609 88167882	02501355
00-2-0200	911 TELEPHONE SERVICE	255.58	FIBER PLATFORM, LLC	EQUIP 911 SI25000488	02501357
00-2-0200	911 TELEPHONE SERVICE	833.62	FRONTIER	PHONE SVC 911 1880122053091	02501358
00-2-0200	911 TELEPHONE SERVICE	573.60	GREAT PLAINS COMMUNICATIO	SVC 911 201065	02501359
00-2-0200	911 TELEPHONE SERVICE	170.61	LANGUAGE LINE SERVICES	SVC 911 11491715	02501360
00-2-0200	911 TELEPHONE SERVICE	109.99	NEBRASKA CENTRAL TELEPHON	PHONE SVC 911 11000906 1100	02501361
00-2-0400	911 RADIO EQUIPMENT MAINT/REPA	1,417.67	PLATTE VALLEY COMMUNICATI	MAINT 911 123124011	02501362
00-5-0311	911 RADIO/EQUIPMENT PURCHASES	4,950.00	DAWSON PUBLIC POWER DISTR	RENT 911 202817 202800	02501356

697-00 911	EMERGENCY SERVICE	10,893.50			

5907 911	EMERGENCY SERVICE FUND	10,893.50			

	GRAND	1,843,051.91			



BRENDA R. ROHRICH
Buffalo County Treasurer

Michele L. Richardson, Deputy
1512 Central Ave
P.O. Box 1270
Kearney, NE 68848-1270

January 16, 2025

Buffalo County Board of Commissioners
Courthouse
Kearney, NE 68847

Dear Commissioners:

The attached exhibits are forwarded for your information in compliance with the Revised Statutes of Nebraska 1943, Sec. 77-1745. In part it reads:

“The County Treasurer shall settle with the County Board.....a statement showing the amount of money collected since last statement, from what source derived, amount of money paid out and for what purpose, together with the vouchers for the same, the amount of taxes due and unpaid and the amount of money on hand belonging to the several funds.”

Please be advised that due to the number and amounts of such warrants, it is very impractical to list and include them in this report. However, they are filed in the Clerk's and Treasurer's vaults and may be inspected at any time. The total disbursements and balances for the various funds are part of the Treasurer's semi-annual statement, a copy of which has been attached.

Yours very truly,

Brenda R. Rohrich
Buffalo County Treasurer

Attachments

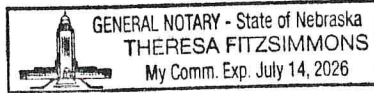
BUFFALO COUNTY TREASURER'S SEMI-ANNUAL REPORT
 JULY 1, 2024 THROUGH DECEMBER 31, 2024

<u>ACCOUNT</u>	<u>PRIOR BALANCE</u>	<u>DEBITS</u>	<u>CREDITS</u>	<u>CURRENT BALANCE</u>
All State Funds	\$1,174,916.19	\$7,137,498.52	-\$7,161,434.94	\$1,150,979.77
County Funds	\$20,537,011.01	21,857,159.89	-29,365,762.26	\$13,028,408.64
Visitor's Promotion	\$145,224.01	988,377.19	-995,668.00	\$137,933.20
All School Funds	\$1,238,301.70	37,582,775.05	-30,240,574.65	\$8,580,502.10
Special Assessment	\$0.00	0.00	0.00	\$0.00
Municipal Fines	\$797.00	3,499.00	-3,886.00	\$410.00
ESU #10	\$9,635.92	452,959.89	-337,453.28	\$125,142.53
Central Comm College	\$60,024.19	2,274,247.23	-2,101,908.58	\$232,362.84
NRD Funds	\$17,304.99	850,847.66	-618,820.98	\$249,331.67
Fire Districts	\$8,373.51	489,048.19	-333,742.84	\$163,678.86
Sanitary Imprvmt Dist	\$326,921.07	34,996.27	-55,236.51	\$306,680.83
City/Village Funds	\$172,799.87	3,872,782.17	-3,218,486.44	\$827,095.60
Agricultural Society	\$14,302.09	713,623.16	-498,390.49	\$229,534.76
Partial Payment	\$765.83	1,500.00	-2,165.83	\$100.00
Escrow Funds	\$1,119,600.23	27,590.34	-807,593.89	\$339,596.68
State Apportionment	\$47,760.50	-6,382.23	0.00	\$41,378.27
Community Rdlvpmnt Auth	\$10,657.50	1,240,909.69	-1,079,663.98	\$171,903.21
	\$24,884,395.61	\$77,521,432.02	-\$76,820,788.67	\$25,585,038.96
County Clerk certification of unpaid County claims \$0.00			Cash and Investments In Lieu	25,585,038.96 <u>0.00</u>
				25,585,038.96

I, Brenda R. Rohrich, duly elected Treasurer of Buffalo County, do hereby certify that the above statement is true and correct to the best of my knowledge and belief.

Subscribed and sworn to me
 this 17th day of January, 2025

Theresa Fitzsimmons



Brenda R Rohrich

Brenda R. Rohrich, Buffalo County Treasurer

**TOTAL UNPAID TAXES
DUE AND/OR DELINQUENT**

As of December 31, 2024

REAL ESTATE AND PERSONAL PROPERTY TAXES

2024	85,498,177.58
2023	1,162,144.86
2022	3,169.95
2021	362.15
2020	787.24

Kearney Visitors Bureau
Buffalo County Visitor Promotion Committee
Board Terms
December 2024

Paul Younes:	2023-2026 – Chairman
Ben Holl:	2023-2026 – Vice Chairman
Jackie Purdy:	2023-2026 - Secretary-Treasurer
Brad Kernick:	2024-2027
Tammy Jackson:	2024-2027
Tim Mannlein:	2024-2027
Yousef Ghamedi:	2025-2028
Tim Higgins:	Buffalo County Ex officio
Jonathan Nikkila:	City of Kearney Ex officio




EXHIBIT "F"

PETITION TO THE BUFFALO COUNTY, COUNTY BOARD OF
COUNTY COMMISSIONERS
SUBDIVISION STREET SURFACE MAINTENANCE

We, the undersigned lot owners of lots within this subdivision located in unincorporated Buffalo County, Nebraska, known as Spring Hollow West Second Subdivision, or part thereof identified further on attached street(s) mapping or otherwise, do hereby petition the County Board to accept surface maintenance by the Highway Department of Buffalo County, Nebraska, for streets dedicated to the public under either:

creation of this subdivision was done by a local municipal jurisdiction having subdivision jurisdiction OR

creation of this subdivision was done by Buffalo County.

PRINTED NAME	SIGNATURE	ADDRESS	LOT NO. OWNED	PHONE NO.
Ben Hirschfeld		10W102 nd St.	Block 1, lots 3-7	308 240-1185
Ben Hirschfeld		10W102 nd St.	Block 2, lots 1-11	308 240-1185
Ben Hirschfeld		10W102 nd St.	Block 3, lots 1-3	308 240-1185

I have sold lots 1 + 2 of block 1 and lot 1 of block 4.

Added 2-25-2020

2023-02275
 KELLIE JOHN
 BUFFALO COUNTY REGISTER OF DEEDS
 KEARNEY, NEBRASKA
 RECORDED ON: 05/02/2023 02:15:51 PM
 PLAT
 REC FEE: 148.00
 PAGES: 24
 PD: 118.00
 ESCROW:
 CK: 8881 MILLER & ASSOCIATES

DOC

2023-02275

FINAL PLAT

DOC

2023-02275

DOC

2023-02275

-SPRUCE HOLLOW WEST SECOND-
 A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

NORTHWEST CORNER, SOUTHWEST QUARTER SECTION 22, T22N, R16W FOUND SURVEY MARKER SPRUCE HOLLOW WEST BUFFALO CO. L.S. 67
 N 10° 07' 00" E 100.00' W 1/4 SECTION 22, T22N, R16W UNPLATTED

NORTHEAST CORNER, NORTHWEST QUARTER SOUTHWEST QUARTER, SECTION 22, T22N, R16W FOUND SURVEY MARKER WCAP, UNLESS NOTED
 N 89° 58' 28" W 1310.05'(M)/1309.65'(R)
 N 68° 07' 00" E 100.00' W 1/4 SECTION 22, T22N, R16W UNPLATTED

NORTHEAST CORNER, SOUTHWEST QUARTER SECTION 22, T22N, R16W FOUND SURVEY MARKER WCAP, UNLESS NOTED
 N 89° 58' 28" W 1310.05'(M)/1309.65'(R)
 N 68° 07' 00" E 100.00' W 1/4 SECTION 22, T22N, R16W UNPLATTED



LOT 25 BLOCK 1
 60th STREET
 THE ARBOR HILLS

LOT 22 BLOCK 2

SE 1/4 SECTION 21, T21N, R16W UNPLATTED

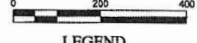
SW 1/4 SECTION 22, T22N, R16W UNPLATTED

SE 1/4 SECTION 22, T22N, R16W UNPLATTED

SOUTHWEST CORNER, SOUTHWEST QUARTER SECTION 22, T22N, R16W FOUND CHISELED "W" IN CONC.
 NE 100.00' W REBAR
 SE 100.00' W REBAR
 SW 100.00' W REBAR
 SURVEY MARKER

SOUTHEAST CORNER, SOUTHWEST QUARTER SECTION 22, T22N, R16W FOUND CHISELED "W" IN CONC.
 N 100.00' W REBAR
 N 100.00' W REBAR
 N 100.00' W REBAR
 SURVEY MARKER 2" W/4 WEST & 2" NORTH

BROWNELEIT SUB.



LEGEND

- ▲ = SECTION CORNERS FOUND
- = CORNERS FOUND (5/8" REBAR WCAP, UNLESS NOTED)
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- * = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (R) = RECORDED DISTANCES
- P.O.B. = POINT OF BEGINNING
- = SECTION LINE
- - - = 1/4 SECTION LINE
- - - - = 1/16 SECTION LINE
- - - - - = BOUNDARY LINE
- - - - - = LOT LINES
- - - - - = RIGHT OF WAY LINE

SURVEYOR'S CERTIFICATE

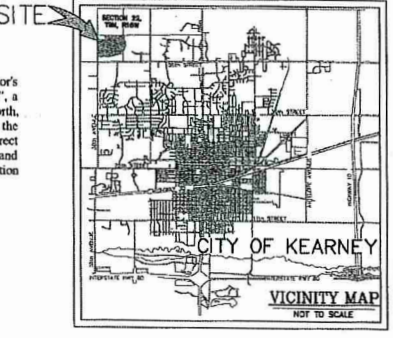
I, Chad Dixon, Nebraska Registered Land Surveyor No. 672, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of "SPRUCE HOLLOW WEST SECOND", a subdivision being part of the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

Chad Dixon
 Chad Dixon
 Nebr. Reg. L.S. No. 672
 5-5-2023
 Date



BASIS OF BEARINGS:

All bearings are based on Buffalo County Low Distortion Projection from Nebraska State Surveyor's Office.
 Projection = Transverse Mercator
 Scale Factor = 1.0000059
 Central Meridian = 98°56'00" West
 Standard Parallel = 40°51'00" North
 False N/E = 25000493000 (meters)
 Spheroid = Datum = GRS80 - NAD83



NOTES

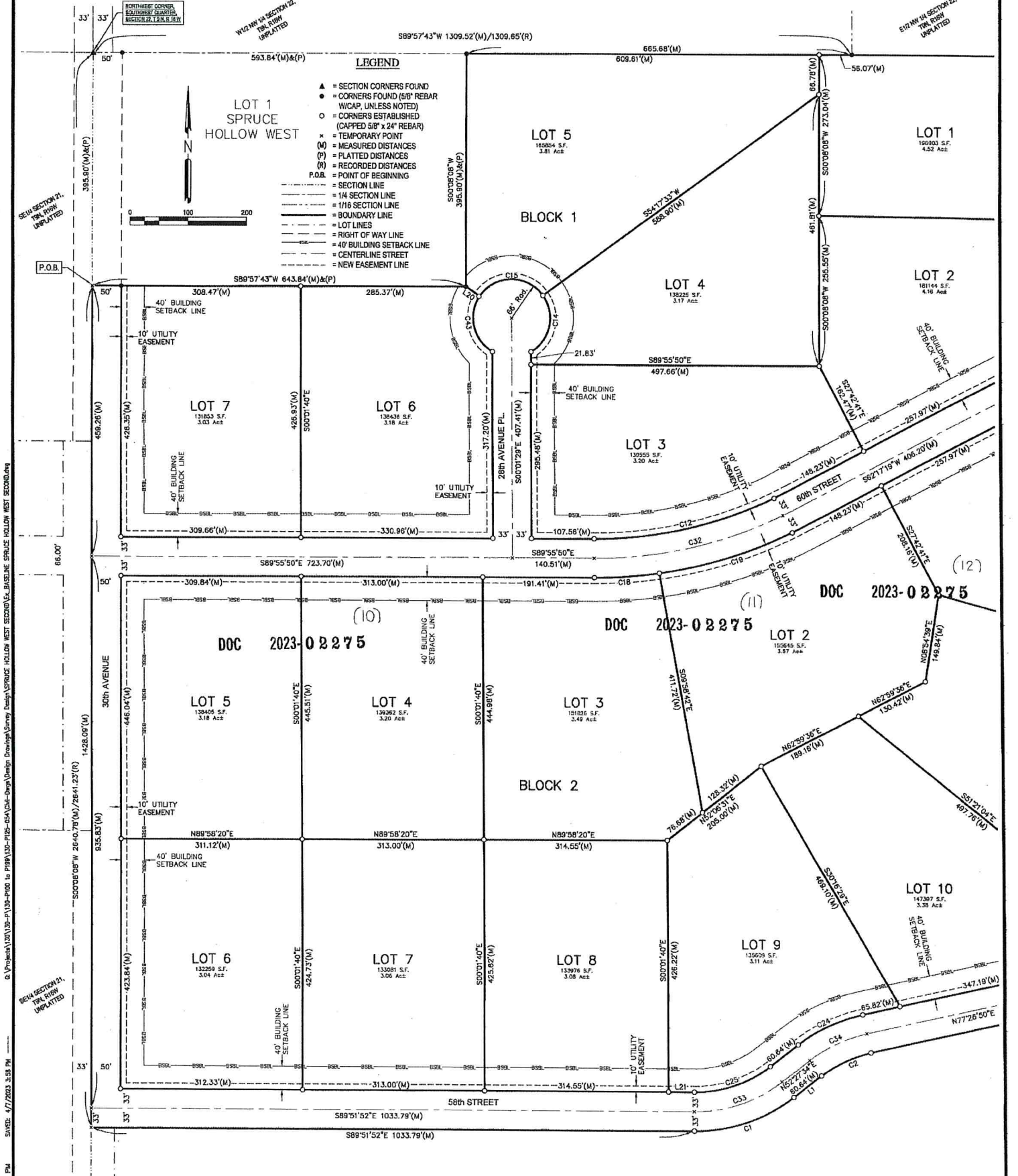
This plat prepared (March, 2023) for:
 DT Development, Inc. a Nebraska Corporation
 PO Box 1865
 Kearney, NE 68848-1865
 Current Zoning: AG
 Proposed Zoning: RR-2

SHEET 1 OF 4

M&A
 Miller & Associates
 Consulting Engineers, P.C.
 1111 CENTRAL AVENUE
 KEARNEY, NE 68843
 402-842-4246
 Fax: 402-842-4246
 www.m-a-engineers.com

C:\projects\2023\02-2275-PRD to 1181\125-PRD-06\125-PRD-06.dwg (125-PRD-06) - D:\projects\2023\02-2275-PRD to 1181\125-PRD-06\125-PRD-06.dwg
 5/2/2023 1:52 PM
 SAVED: 4/7/2023 5:58 PM

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



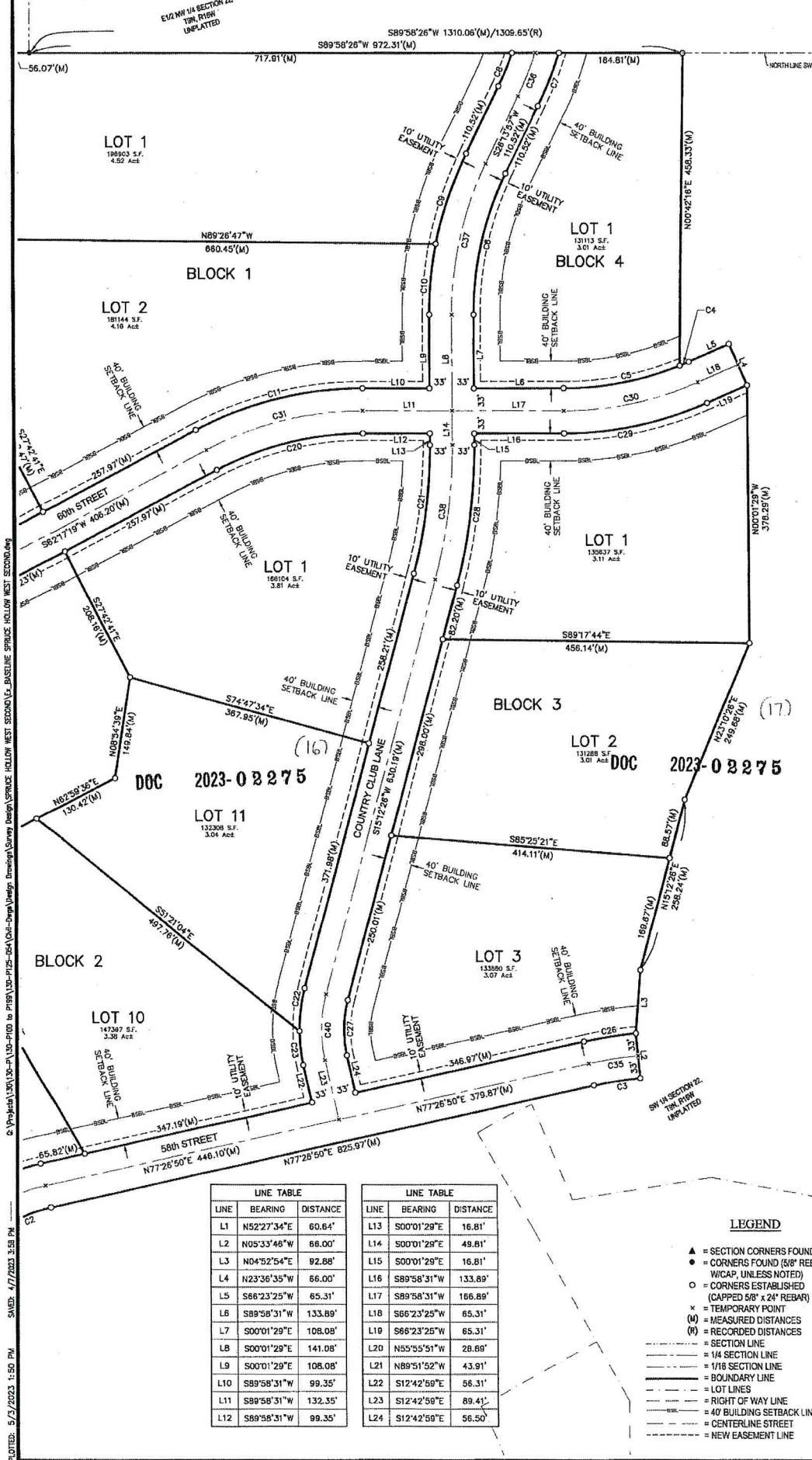
DATE: 5/2/2023 11:51 PM SAVE: 4/7/2023 3:58 PM C:\Projects\130\130-1\130-1\00-P102 to P103\130-1\00-CAD-Draw\Design\SPRUCE HOLLOW WEST SECOND\BUSLINE SPRUCE HOLLOW WEST SECOND.dwg

SHEET 2 OF 4

<p>Miller & Associates Consulting Engineers, P.C.</p>	PARTY CHIEF: Nate Dornay
	DRAWN BY: Ryan McCune
	JOB NUMBER: 130-115-04
	1111 CENTRAL AVENUE NEVISIONS GATE 8 REASON
	KEAUNE, NE 68441-9623 Tel: 402-334-1100 www.miller-engineers.com

-SPRUCE HOLLOW WEST SECOND-

A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	37°40'34"	280.00'	184.12'	N 71°17'51" E	180.82'
C2	24°59'16"	217.00'	94.64'	N 64°57'12" E	93.89'
C3	6°59'30"	570.00'	68.56'	N 80°56'35" E	69.51'
C4	1°48'49"	467.00'	14.78'	S 87°17'50" W	14.78'
C5	21°46'17"	467.00'	177.45'	S 78°05'23" W	176.39'
C6	26°15'25"	467.00'	214.01'	S 13°08'14" W	212.15'
C7	9°00'52"	533.00'	83.86'	S 21°43'31" W	83.77'
C8	6°28'59"	467.00'	52.84'	S 22°59'27" W	52.81'
C9	15°01'44"	533.00'	139.81'	S 18°43'05" W	139.41'
C10	11°13'42"	533.00'	104.45'	S 05°35'22" W	104.29'
C11	27°41'12"	533.00'	257.56'	S 76°07'55" W	255.08'
C12	27°46'51"	717.00'	347.65'	S 76°10'45" W	344.25'
C14	95°40'58"	66.00'	110.22'	S 12°08'02" W	87.85'
C15	110°13'25"	66.00'	126.87'	S 89°10'51" W	108.26'
C18	8°15'46"	783.00'	112.92'	N 85°56'17" E	112.82'
C19	19°31'05"	783.00'	266.73'	N 72°02'52" E	265.44'
C20	27°41'12"	467.00'	225.86'	S 76°07'55" W	223.48'
C21	15°13'55"	467.00'	180.61'	S 07°35'29" W	180.05'
C22	15°35'06"	233.00'	83.38'	S 07°24'53" W	63.18'
C23	12°20'19"	233.00'	50.18'	S 06°32'49" E	50.08'
C24	24°59'16"	283.00'	123.42'	N 64°57'11" E	122.44'
C25	37°40'34"	214.00'	140.72'	S 71°17'51" W	138.20'
C26	6°59'30"	636.00'	77.61'	N 80°56'35" E	77.56'
C27	27°55'25"	167.00'	81.39'	S 01°14'44" W	80.59'
C28	15°13'55"	783.00'	208.16'	S 07°35'29" W	207.55'
C29	23°35'08"	533.00'	219.40'	S 78°10'58" W	217.86'
C30	23°35'08"	500.00'	205.82'	S 78°10'58" W	204.37'
C31	27°41'12"	500.00'	241.61'	S 76°07'55" W	239.27'
C32	27°46'51"	750.00'	363.65'	N 76°10'45" E	360.10'
C33	37°40'34"	247.00'	162.42'	N 71°17'51" E	159.51'
C34	24°59'16"	250.00'	109.03'	N 64°57'12" E	108.17'
C35	6°59'30"	603.00'	73.58'	S 80°56'38" W	73.54'
C36	7°50'13"	500.00'	68.39'	S 22°18'50" W	68.34'
C37	28°15'26"	500.00'	228.14'	S 13°08'14" W	227.14'
C38	15°13'55"	750.00'	199.39'	N 07°35'29" E	198.80'
C40	27°55'25"	200.00'	97.47'	S 01°14'44" W	96.51'
C43	94°05'38"	66.00'	108.39'	N 12°58'40" W	96.61'

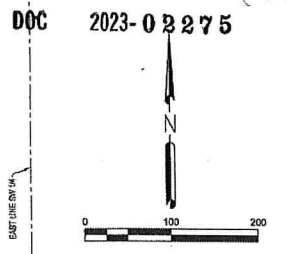
LINE TABLE

LINE	BEARING	DISTANCE
L1	N52°27'34"E	60.64'
L2	N05°33'46"W	66.00'
L3	N04°52'54"E	92.88'
L4	N23°36'35"W	66.00'
L5	S86°23'25"W	65.31'
L6	S89°58'31"W	133.89'
L7	S00°01'29"E	108.08'
L8	S00°01'29"E	141.08'
L9	S00°01'29"E	108.08'
L10	S89°58'31"W	99.35'
L11	S89°58'31"W	132.35'
L12	S89°58'31"W	99.35'

LINE TABLE

LINE	BEARING	DISTANCE
L13	S00°01'29"E	16.81'
L14	S00°01'29"E	49.81'
L15	S00°01'29"E	16.81'
L16	S89°58'31"W	133.89'
L17	S89°58'31"W	166.89'
L18	S66°23'25"W	65.31'
L19	S66°23'25"W	65.31'
L20	N55°55'51"W	28.69'
L21	N89°51'52"W	43.91'
L22	S12°42'59"E	56.31'
L23	S12°42'59"E	89.41'
L24	S12°42'59"E	56.50'

- LEGEND
- ▲ = SECTION CORNERS FOUND
 - = CORNERS FOUND (5/8" REBAR W/CAP, UNLESS NOTED)
 - = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
 - x = TEMPORARY POINT
 - (M) = MEASURED DISTANCES
 - (R) = RECORDED DISTANCES
 - = SECTION LINE
 - = 1/4 SECTION LINE
 - = 1/16 SECTION LINE
 - = BOUNDARY LINE
 - = LOT LINES
 - = RIGHT OF WAY LINE
 - = 40' BUILDING SETBACK LINE
 - = CENTERLINE STREET
 - = NEW EASEMENT LINE



DATE: 4/7/2023 11:50 PM

MA
Miller & Associates
Consulting Engineers, P.C.

PARTY CHIEF: NAME DORBY
DRAWN BY: JOSH HAGER, L15715-GA
CHECKED BY: L15715-GA
1111 CENTRAL AVENUE
LINCOLN, NE 68502-0908
TEL: 402-469-0001
FAX: 402-469-0002
WWW.MILLER-ENGINEERS.COM

REVISION DATE & REASON

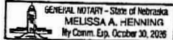
-SPRUCE HOLLOW WEST SECOND-
A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE SIXTEEN (16) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

ACKNOWLEDGMENT

STATE OF Nebraska
COUNTY OF Buffalo
The foregoing instrument was acknowledged before me this 4th day of May, 2023
by (print name) Ben Hirschfeld (print title) President of DT Development, Inc., a Nebraska Corporation.

Notary Public (Signature)

(S E A L)



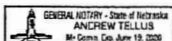
My commission expires October 30, 2026

ACKNOWLEDGMENT

STATE OF Nebraska
COUNTY OF Buffalo
The foregoing instrument was acknowledged before me this 5th day of May, 2023
by (print name) Katie Wells (print title) Director of Commercial Banking of First National Bank of Omaha, Beneficiary and Trustee.

Notary Public (Signature)

(S E A L)



My commission expires June 19, 2026

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, M. Stanley Daret (print name), Chairperson or Vice Chairperson of the City Planning Commission of the City of Kearney, Buffalo County, Nebraska, does hereby certify that the foregoing plat of "SPRUCE HOLLOW WEST SECOND", a subdivision being part of the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, was submitted to the Kearney, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the 15th day of April, 2023.

M. Stanley Daret (Signature)
Chairperson or Vice Chairperson (signature)

DOC 2023-02275
M Stanley Daret (print name)

APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the 9th day of May, 2023, and upon motion duly made and recorded, the same was approved in accordance with the requirements of Sections 16-901 through 16-904, Nebraska Revised Statutes of 1943 (as amended) as a suburban development, not a part of the City, in all respects by a majority vote of the members of such council.

Dated this 9th day of May, 2023.

ATTEST:

Prothonotary (Signature)

(S E A L)



Stanley A. Clouse (Signature)
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

RESOLUTION NO. 2023-67

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of "SPRUCE HOLLOW WEST SECOND", a tract of land being part of the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Nine (9) North, Range Sixteen (16) West of the 6th Principal Meridian, Buffalo County, Nebraska, and more particularly described as follows: Commencing at a survey marker spike w/washer at the Northwest Corner of the Southwest Quarter of Section 22; thence S 00°08'08" W on the West line of said Southwest Quarter and the West line of Lot 1, Spruce Hollow West, a subdivision being part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Twenty-two (22), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and all bearings contained herein are relative thereto, a distance of 395.90 feet to the Southwest corner of said Spruce Hollow West and the POINT OF BEGINNING; thence continuing S 00°08'08" W on said West line of the Southwest Quarter a distance of 1428.09 feet; thence S 89°51'52" E a distance of 1033.79 feet to a 5/8" rebar w/cap; thence Easterly on a tangent curve to the Left having a central angle of 37°40'34", a radius of 184.12 feet, and a chord bearing of N 71°17'51" E a distance of 180.82 feet to a 5/8" rebar w/cap; thence N 52°27'34" E a distance of 60.64 feet to a 5/8" rebar w/cap; thence Easterly on a tangent curve to the Right having a central angle of 24°59'16", a radius of 217.00 feet, an arc length of 94.64 feet, and a chord bearing of N 64°57'12" E a distance of 93.89 feet to a 5/8" rebar w/cap; thence N 77°26'50" E a distance of 825.97 feet to a 5/8" rebar w/cap; thence Easterly on a tangent curve to the Right having a central angle of 06°59'30", a radius of 570.00 feet, an arc length of 69.56 feet, and a chord bearing of N 80°56'35" E a distance of 69.51 feet to a 5/8" rebar w/cap; thence N 05°33'46" W a distance of 66.00 feet to a 5/8" rebar w/cap; thence N 04°52'54" E a distance of 92.88 feet to a 5/8" rebar w/cap; thence N 15°12'26" E a distance of 258.24 feet to a 5/8" rebar w/cap; thence N 23°10'26" E a distance of 249.68 feet to a 5/8" rebar w/cap; thence N 00°01'29" W a distance of 378.29 feet to a 5/8" rebar w/cap; thence N 23°36'35" W a distance of 66.00 feet to a 5/8" rebar w/cap; thence S 66°23'25" W a distance of 65.31 feet to a 5/8" rebar w/cap; thence Easterly on a tangent curve to the Right having a central angle of 01°48'49", a radius of 467.00 feet, an arc length of 14.78 feet, and a chord bearing of S 67°17'50" W a distance of 14.78 feet to a 5/8" rebar w/cap; thence N 00°42'16" E a distance of 458.33 feet to a 5/8" rebar w/cap on the North line of said Southwest Quarter; thence S 89°58'26" W on said North line a distance of 972.31 feet to a 5/8" rebar w/cap at the Northeast corner of the Northwest Quarter of said Southwest Quarter; thence S 89°57'43" W continuing on said North line a distance of 665.68 feet to a 5/8" rebar w/cap at the Northeast corner of said Spruce Hollow West; thence S 00°08'08" W on the East line of said Spruce Hollow West a distance of 395.90 feet to a 5/8" rebar w/cap at the Southeast corner of said Spruce Hollow West; thence S 89°57'43" W on the South line of said Spruce Hollow West a distance of 643.84 feet to the Point of Beginning. Containing 84.94 acres, more or less.

BE IT FURTHER RESOLVED that the Subdivision Agreement be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 9th DAY OF May, 2023

ATTEST:

Prothonotary (Signature)

(S E A L)



Stanley A. Clouse (Signature)
STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

DOC 2023-02275

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Nine (9) North, Range Sixteen (16) West of the 6th Principal Meridian, Buffalo County, Nebraska, and more particularly described as follows: Commencing at a survey marker spike w/washer at the Northwest Corner of the Southwest Quarter of Section 22; thence S 00°08'08" W on the West line of said Southwest Quarter and the West line of Lot 1, Spruce Hollow West, a subdivision being part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Twenty-two (22), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and all bearings contained herein are relative thereto, a distance of 395.90 feet to the Southwest corner of said Spruce Hollow West and the POINT OF BEGINNING; thence continuing S 00°08'08" W on said West line of the Southwest Quarter a distance of 1428.09 feet; thence S 89°51'52" E a distance of 1033.79 feet to a 5/8" rebar w/cap; thence Easterly on a tangent curve to the Left having a central angle of 37°40'34", a radius of 280.00 feet, an arc length of 184.12 feet, and a chord bearing of N 71°17'51" E a distance of 180.82 feet to a 5/8" rebar w/cap; thence N 52°27'34" E a distance of 60.64 feet to a 5/8" rebar w/cap; thence Easterly on a tangent curve to the Right having a central angle of 24°59'16", a radius of 217.00 feet, an arc length of 94.64 feet, and a chord bearing of N 64°57'12" E a distance of 93.89 feet to a 5/8" rebar w/cap; thence N 77°26'50" E a distance of 825.97 feet to a 5/8" rebar w/cap; thence Easterly on a tangent curve to the Right having a central angle of 06°59'30", a radius of 570.00 feet, an arc length of 69.56 feet, and a chord bearing of N 80°56'35" E a distance of 69.51 feet to a 5/8" rebar w/cap; thence N 05°33'46" W a distance of 66.00 feet to a 5/8" rebar w/cap; thence N 04°52'54" E a distance of 92.88 feet to a 5/8" rebar w/cap; thence N 15°12'26" E a distance of 258.24 feet to a 5/8" rebar w/cap; thence N 23°10'26" E a distance of 249.68 feet to a 5/8" rebar w/cap; thence N 00°01'29" W a distance of 378.29 feet to a 5/8" rebar w/cap; thence N 23°36'35" W a distance of 66.00 feet to a 5/8" rebar w/cap; thence S 66°23'25" W a distance of 65.31 feet to a 5/8" rebar w/cap; thence Easterly on a tangent curve to the Right having a central angle of 01°48'49", a radius of 467.00 feet, an arc length of 14.78 feet, and a chord bearing of S 67°17'50" W a distance of 14.78 feet to a 5/8" rebar w/cap; thence N 00°42'16" E a distance of 458.33 feet to a 5/8" rebar w/cap on the North line of said Southwest Quarter; thence S 89°58'26" W on said North line a distance of 972.31 feet to a 5/8" rebar w/cap at the Northeast corner of the Northwest Quarter of said Southwest Quarter; thence S 89°57'43" W continuing on said North line a distance of 665.68 feet to a 5/8" rebar w/cap at the Northeast corner of said Spruce Hollow West; thence S 00°08'08" W on the East line of said Spruce Hollow West a distance of 395.90 feet to a 5/8" rebar w/cap at the Southeast corner of said Spruce Hollow West; thence S 89°57'43" W on the South line of said Spruce Hollow West a distance of 643.84 feet to the Point of Beginning. Containing 84.94 acres, more or less.

DEDICATION DOC 2023-02275

KNOW ALL MEN BY THESE PRESENTS, that

Ben Hirschfeld (print name), President (print title) of DT Development, Inc., Director of

a Nebraska Corporation, and Katie Wells (print name), Commercial Banking (print title) of First National Bank of Omaha, Beneficiary and Trustee, being the sole owner and beneficiary and trustee of the land described herein have caused the same to be surveyed, subdivided, planned and designated as "SPRUCE HOLLOW WEST SECOND", a subdivision being part of the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska and said owner and beneficiary and trustee hereby ratify and approve the disposition of their property as shown on said plat, and hereby dedicate to the use and benefit of the public, the street and utility easements as shown on the said plat, and acknowledge said subdivision to be made with the free consent and in accord with the desires of said owners and beneficiary and trustee.

Dated this 7th day of May, 2023

Ben Hirschfeld (signature)
Ben Hirschfeld (print name) President (print title)
DT Development, Inc., a Nebraska Corporation

Dated this 5th day of May, 2023

Katie Wells (signature)
Katie Wells (print name) Director of Commercial Banking (print title)
First National Bank of Omaha
Beneficiary and Trustee

Table with columns: PARTY CHECK, DATE DORTH, 2023 NUMBER, 2023 PLAN, 1111 CENTRAL AVENUE, KEARNEY, NE 68841, TEL: 308-234-4668, FAX: 308-234-1448, WWW: HIRSH.COM



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 28, 2025

AGENT: Mitchell Humphrey, licensed land surveyor, on behalf of Tyler McNitt and Kasey McNitt

SUBJECT: Building Restriction Agreement & LOMR-F for property described as part of the Southeast Quarter of the Southwest Quarter of Section 3, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

Discussion:

Tyler McNitt and Kasey McNitt currently own a property, in the Agricultural – Residential (AGR) Zoning District, situated north of Highway 40 and east of Riverdale and sitting in the floodplain, Flood Zone A. Parcel ID: 560026110. The owners are requesting to have their 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 owners and of the Buffalo County Board of Commissioner's Chairperson.

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 Chairperson, 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 #2

MEETING DATE: January 28, 2025

AGENT: 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.

SUBJECT: Application for Zoning Map Amendment, recessed from 12/23/2024, 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 (with a recent request for amendment to 17.56 acres), more or less, from Agricultural – Residential (AGR) to Commercial (C).

Discussion:

Per Zoning Regulations, Section 11.3, the Board of Commissioners must review any zoning amendments, after recommendation of the Planning & Zoning Commission. The applicant was seeking to rezone approximately 30.13 acres, with a recent request for amendment to 17.56 acres from Agricultural – Residential (AGR) to Commercial (C).

This property is located east of Cottonmill Avenue, south of W. 100th Street. Parcel ID: 560388020.

Considerations:

- a. That such change in zoning designation would have minimal adverse effect on surrounding properties.
- b. That the intended use of the Commercial (C) District is consistent with property use in the surrounding area.
- c. This amendment is consistent with the growth and development of Buffalo County and the overall Comprehensive Plan adopted by Buffalo County, Nebraska, and
- d. The subject property is situated close to already existing public improvements, such as sufficient utilities so that the map amendment with its attendant changes in uses will not cause additional public costs to function effectively.

At the November 21, 2024 Buffalo County Planning Commission Meeting, a motion was made by Schmidt and seconded by Jeffs to recommend forwarding the Application for Zoning Map Amendment favorably, on an 6-1 vote, with no abstentions and one absence, together with the following condition: any structure shall have a minimum setback of 90 feet from the center of Cottonmill Avenue and the center of 100th Street.

Voting yes: Sedlacek, Schmidt, Jeffs, Keep, Wolfe, & Stubblefield.

Voting no: Brady.

Abstain: None.

Absent: Vacek.

No opposition was received for this application.

Planning
&
Zoning
Commission
Minutes

November 21, 2024

MINUTES OF PLANNING AND ZONING COMMISSION
NOVEMBER 21, 2024
BUFFALO COUNTY COURTHOUSE
7:00 P.M.

Notice of the meeting was given in advance thereof by publication in the Kearney Hub, the designated method for giving notice, on November 7, 2024. A copy of the proof of publication is on file in the Zoning Administrator's Office. Advance notice of the meeting was also given to the Planning and Zoning Commission and availability of the Agenda was communicated in the advance notice. The Agenda is available for anyone wanting a copy.

Chairperson Scott Brady opened the meeting at 7:00 P.M. on November 21, 2024. He announced that Francis "Buss" Biehl has resigned from his position on The Planning Commission and on November 12, 2024, Jeremy Sedlacek was appointed in his place.

In Attendance: Kurt Schmidt, Willie Keep, Loye Wolfe, Tammy Jeffs, Scott Stubblefield, Jeremy Sedlacek and Scott Brady.

Absent was Marc Vacek.

Quorum has been met.

Also attending were: Deputy County Attorney Josiah Davis, Deputy County Attorney Andrew Hoffmeister, and Zoning Administrator Dennise Daniels. There were several members of the public present.

Chairperson Brady announced The Open Meetings Act and amended agendas were available if anyone wished to have one.

The public forum was opened at 7:02 P.M. No one spoke. The public forum closed at 7:03 P.M.

Chairperson Brady announced the procedure and etiquette for the upcoming public hearings.

Public Hearing. 5(a)

Chairperson Brady opened the public hearing for Agenda Item 5(a) at 7:04 P.M. regarding an Application for 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).

Chad Dixon, of Miller and Associates, Consulting Engineers, P.C., located at 1111 Central Avenue, Kearney, Nebraska, stepped forward to present the application. Mr. Dixon stated that

the proposed zoning map amendment was in conjunction with Zoning Agenda Item #2. He stated that the applicant intends to rezone approximately 73 acres into a 17-lot subdivision.

Deputy County Attorney Hoffmeister reviewed the Agricultural – Residential (AGR) Intent. He asked which school district this particular subdivision would be located and Mr. Dixon explained it would be located within the Ravenna School District and would benefit their community. Mr. Dixon added that the proposed subdivision will be situated on a hard-surfaced road and within close proximity of the city of Ravenna.

Deputy County Attorney Hoffmeister asked Mr. Dixon how close the proposed subdivision is to the extra territorial jurisdiction of Ravenna and Zoning Administrator Daniels stated it was approximately half of a mile.

Mr. Schmidt asked Mr. Dixon if Keystone Road was minimum maintenance after the 340th Road/Keystone Road curvature and Mr. Dixon confirmed that it was not minimum maintenance until Thomas Hongsermeier's driveway. Deputy County Attorney Hoffmeister confirmed.

Chairperson Brady asked if there were plans to have the easterly roads paved and Mr. Dixon responded there was not. Deputy County Attorney Hoffmeister stated that the roads would need to meet minimum road specifications and the developer would need to enter in a Road Maintenance Agreement.

Secretary Wolfe inquired how many residences were located within that quarter section and Mr. Dixon responded that there was one.

Deputy County Attorney Hoffmeister asked Zoning Administrator Daniels how many Agricultural – Residential (AGR) Districts were located within a certain parameter of this particular subdivision. Those were reviewed by The Commission.

Secretary Wolfe asked if the interior roads would be gravel and Mr. Dixon confirmed they would.

Chairperson Brady inquired if the developer had discussed the Keystone/340th Road curvature with the Buffalo County Sheriff's Office or the Highway Department how to mitigate the dangerous intersection. Mr. Dixon stated that they had not, at this time, because they are in preliminary stages. Once the preliminary plat is approved, he continued, road design will be reviewed further. Chairperson Brady stated that he had safety concerns for that access.

Mr. Dixon thanked The Commission for their time.

Mr. William DeLaet, of 28800 Buckeye Road, Ravenna, Nebraska, stepped forward to speak in opposition of the project. Mr. DeLaet stated that he owns land directly to the north of the proposed subdivision and rezoning. He voiced concerns about the safety of the curve along Keystone Road, merging into 340th Road, and the number of accidents that occur. He also explained that he is concerned about maintaining his pasture land next to a large development, including spraying. He stated that he does not want any residences out there.

Mr. DeLaet thanked the Commission for their time.

Mr. Gary Urwiller of 2705 72nd Avenue, Kearney, Nebraska, stepped forward to speak in opposition of the project. He stated that he and his wife own the half section in Section 24, Township 12 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, as Cherry Creek Farms, L.L.C. He explained that family members also own property to the north of 340th Road. He testified that he has concerns regarding moving farm equipment along Keystone Road and 340th Road with an increase in traffic.

He added that he has concerns regarding spraying on his land because drift can flow to sensitive areas, such as residences with trees, flowers, and gardens. He believes that it is going to create difficulty for him to maintain and spray his fields with westerly winds.

Mr. Urwiller thanked the Commission for their time.

Mr. Mark Standage and Mr. Ethan Standage, of 37995 295th Road, Ravenna, Nebraska, stepped forward to testify on the project. Mr. Mark Standage also expressed concern regarding the amount of vehicle accidents, the lack of lighting, and lack of signage at the curve along 340th Road and Keystone Road.

Mr. Mark Standage testified that he is not against development, but does not want the subdivision located in that particular area. He added that Ravenna is difficult to build around because of the railroad crossings, lagoons, river, creek, family ownerships, school land ownerships, etc.

He added that he does not want to have 17 residences next to land, that he rents from William DeLaet, for cattle grazing, directly to the north of the subdivision. He said that fireworks, dogs, and other residential disturbances can affect his livelihood.

Mr. Ethan Standage added that there are lots for sale in a subdivision in Ravenna's city limits, which are not selling.

Chairperson Brady asked if either of the gentlemen had an idea of a good alternative for the road system for this development and Mr. Mark Standage explained that it would require a lot of dirt work.

Mr. Ethan Standage added that, with livestock and residential development clashing, there are always complaints such as flies, cattle getting out, etc.

Mr. Mark Standage and Mr. Ethan Standage thanked The Commission for their time.

Ms. Sarah Ripp, of 27250 Keystone Road Ravenna, Nebraska, stepped forward to speak in opposition of the project. She testified that she has environmental concerns. She testified that the area of proposed development is extremely sandy and the grassland and animals that are there now, have taken many years to adapt for survival. She testified that the grasslands can store up to one third of the terrestrial soil organic carbon pool. She added that one acre of grassland can absorb up to 1 ton of carbon in its roots in a single year.

She added that, aside from enjoying the prairie view, the grasslands also improve water filtration and reduce water runoff, which affect drinking water and pivot irrigation.

She testified that removing the native vegetation, which has tremendously deep roots and keep the sandy soil together, would be detrimental and the sandy soil will blow.

She, also, reviewed several endangered species that could be affected by the development.

She closed out her testimony by explaining that the development would also cause the loss of grazable acres for local ranchers.

Deputy County Attorney Hoffmeister inquired where Ms. Ripp resides in comparison to the proposed development and Ms. Ripp responded that she lives south and her brother rents land from Mr. DeLaet.

Chairperson Brady asked Ms. Ripp how she feels about development occurring along pivot corners and Ms. Ripp responded that she disagrees with developments in Buffalo County, but the proposed development affects her directly.

Ms. Ripp thanked The Commission for their time.

Mr. Brian Stittle, of 47687 776th Road, Ravenna, Nebraska, stepped forward to speak in favor of the project. He explained that he is one of the members of the development team on the proposed project.

Deputy County Attorney Hoffmeister inquired where Mr. Stittle resides in comparison to the proposed development and Mr. Stittle responded that he resides in Sherman County, but he was raised in Ravenna. He explained that he doesn't foresee a lot of issues with the development because it is his hope that the individuals that purchase the land will be from Nebraska and are familiar with farm life.

Deputy County Attorney Hoffmeister asked Mr. Stittle if the development fulfils a public need by developing the proposed tract of land, and Mr. Stittle answered that there are individuals who would prefer to the country views, but want to reside within a certain parameter of the city.

Deputy County Attorney Hoffmeister asked Mr. Stittle if he believed the development would cause an increase and traffic and Mr. Stittle responded that there will be a traffic increase. He acknowledged that the curve along Keystone Road is a dangerous intersection, but individuals should be aware of traffic laws and attentive to driving. Mr. Stittle added that he works on the fire department and is aware of the issues of the intersection. He added that, perhaps, it could be mitigated by adding more lighting.

Discussion occurred regarding lack of ability to acquire land around the city of Ravenna, along paved roads.

Chairperson Brady inquired the reason why this particular tract was selected and Mr. Stittle responded that it was available.

Chairperson Brady asked what the developer intended to do to mitigate any ecological concerns that were brought forth and Mr. Stittle responded that dirt work would be occurring, but they would be laying grass seed for mitigation.

Mr. Stittle thanked The Commission for their time.

Mr. William DeLaet, again, stepped forward to provide comment. He added that there is another subdivision that was attempted to develop near the cemetery.

Mr. Trevor Staab, of 27250 Keystone Road, Ravenna, Nebraska, stepped forward to speak in opposition of the project. He testified that he, along with Sarah Ripp, have significant concerns regarding ecological impact and the existing sandy soil. He added that he, also, rents land from William DeLaet and operates a feed lot.

He stated that he is well aware of the impacts of having residential development next to rural farming.

He agreed with prior testimony from adjoining land owners that will have difficulty maintaining and spraying their properties with the residential development directly across the road.

Chairperson Brady inquired if Mr. Staab found the location suitable, and Mr. Staab stated he did not believe it is, with consideration given to the soil types and the dangerous intersection.

Deputy County Attorney Hoffmeister asked what would happen to family-owned land in two generations and Mr. Staab responded that residential development could occur. Attorney Hoffmeister explained that The Planning Commission needs to consider highest and best use when approving or denying any development. He added that, other than Kearney, Ravenna, Gibbon, and potentially, Elm Creek, are classified as “city-sized”.

Mr. Staab thanked The Commission for their time.

Mr. Chad Dixon stepped forward to discuss concerns brought forth by the public. He referenced the intersection that was brought forth. He testified that he believed the intersection was a county road concern, not a development issue. However, he continued, the developer would consider negotiating a different road design. Vice-Chairperson Keep recommended having a merger lane. Deputy County Attorney Hoffmeister stated that may not be a feasible option with the way the road is situated.

Mr. Dixon added that the development was available ground and very desirable with the river valley frontage.

Deputy County Attorney Hoffmeister asked where the power to the subdivision would be located and Mr. Dixon responded that it was located on the corner.

Chairperson Brady inquired if there was flexibility regarding the road design and Mr. Dixon responded that there is room for flexibility, if the need occurred, as the application in front of The Commission is a preliminary plat.

Deputy County Attorney Hoffmeister reminded The Commission that the discussion at hand was regarding the Change of Zoning Application for Agricultural – Residential (AGR) District. He stated that The Commission needed to consider the allowability of this area being more densely populated.

Mr. James Friesen, of 1330 W. 102nd Street Place, Kearney, Nebraska, stepped forward to speak in favor of the project. Mr. Friesen stated that his wife is one of the investors. He stated that the development group, that is spearheading this project, is considering the needs of Ravenna. The concerns brought forth, he acknowledged, are good concerns and he appreciated everyone's testimony. He stated that he lives in a rural subdivision and has faced the concerns that were discussed, but his perception was that most of the neighbors were understanding of living in an agriculturally-driven area.

Deputy County Attorney Hoffmeister asked Mr. Friesen how the development would benefit Ravenna and Mr. Friesen responded that Ravenna does not have a rural residential option within short driving distance, as do the other communities in Buffalo County.

Deputy County Attorney Hoffmeister inquired if the school system in Ravenna was capable of providing support for families that may reside in the subdivision and Mr. Friesen answered that he believed that it could, but there may be challenges.

Chairperson Brady asked if the developers have been approached about individuals interested in purchasing the lots in the proposed subdivision and Mr. Friesen said that they are not being actively marketed, but have been approached by individuals who believe the development is a good idea. Furthermore, he added, it will be encouraged to have individuals who purchase the lots keep some areas native.

Mr. Sedlacek inquired if Mr. Friesen's bank is financing the development and Mr. Friesen stated that they are not.

Mr. Friesen thanked The Commission for their time.

Mr. Larry Behrendt, of 25710 Imperial Road, Ravenna, Nebraska, stepped forward to speak in favor of the project. He testified that he is, also, part of the investment group. He explained that the development group was created after Ravenna's grocery store closed. In order to provide a service to Ravenna, the group decided it would be beneficial to create a rural residential development. He added that he was interested in buying one of the proposed lots to build a smaller house, after selling his existing residence to his daughter. He said that he and his wife want the opportunity to reside closer to Ravenna and avoid traveling via gravel roads.

Deputy County Attorney Hoffmeister asked Mr. Behrendt where he resides, in relation to the proposed development and Mr. Behrendt responded that he lives approximately five miles southwest.

Mr. Behrendt acknowledged the concerns brought forth, but stated that they've already tried to develop lands around Ravenna and they can't acquire any.

He added that the development group has concerns regarding the inability of Ravenna to provide exceptional housing for new residents, as well as the school student numbers dwindling.

Mr. Behrendt thanked The Commission for their time.

Mr. Tom Hongsermeier, of 33085 Keystone Road, Ravenna, Nebraska, stepped forward to speak in favor of the project. He stated that he is also part of the development group. He said that he thinks that there is not enough available housing for Ravenna residents who want the opportunity of country living, but live within a short distance of city amenities.

The environment, he continued, is a concern for him as well. However, he stated there will be covenants in place to mitigate against wind and water erosion. Living in the country, he added, people need to be understanding of country living and agricultural uses.

He acknowledged the intersection concerns, but said that it has been that way for 50 years.

Mr. Hongsermeier thanked The Commission for their time.

Discussion occurred regarding building along minimum maintenance roads.

Discussion occurred regarding the unincorporated village of Poole.

Chairperson Brady asked if anyone else wished to speak. No one spoke.

Chairperson Brady closed the public hearing at 8:18.

Deputy County Attorney Hoffmeister referred to the following section in Buffalo County Zoning Regulations, Section 11.3:

“The procedure for the consideration and adoption of any such proposed amendments shall be in like manner as that required for the consideration and adoption of the resolution except herein before or herein after modified. For action on zoning amendments, a quorum of the Planning Commission is more than one-half ($\frac{1}{2}$) of all the members. A vote either for or against an amendment by a majority of all the Planning Commission members present constitutes a recommendation of the commission; whereas a vote either for or against an amendment by less than a majority of the Planning Commission present constitutes a failure to recommend. When amending zoning district boundaries, the Planning Commission and County Board where applicable and authorized may place conditions upon property sought to be rezoned. (Resolution 9-14-04)

When the Planning Commission submits a recommendation of approval or disapproval of such amendment, the County Board, if it approves such recommendation, may either adopt such recommendation by resolution or take no further action thereof as appropriate. In the event the Planning Commission submits a failure to recommend, the County Board may take such action as it deems appropriate. Upon receipt of a recommendation of the Planning Commission which the County Board disapproves, the said governing body shall return such recommendation to the Planning Commission with a statement specifying the basis for disapproval, and such recommendation shall be considered in like manner as that required for the original recommendation returned to the Planning Commission. If such amendment shall affect the boundaries of any district, the resolution shall define the change or the boundary as amended, shall order the Official Zoning Map(s) to be changed to reflect such amendment, and shall amend the section of the resolution incorporating the same and reincorporate such Map as amended.”

Deputy County Attorney Hoffmeister counselled The Commission that they needed to provide reasoning if the project is approved or denied. If they wished to approved the change of zoning request, the reasons for approval should be that the subdivision abuts a paved road, there is a need of a housing, it is within close proximity of the city of Ravenna, and has available utilities.

Mr. Schmidt asked Mr. Hongsermeier what the existing land is being used for and Mr. Hongsermeier responded with grazing. Mr. Schmidt inquired the number of cattle situated on the land and Mr. Hongsermeier responded seven to eight acres per head.

Vice-Chairperson Keep said that he was happy with the subdivision being located within close proximity of Ravenna and along a paved road, but had concerns regarding the intersection. He said that this particular subdivision fits within the Agricultural – Residential intent.

Mr. Schmidt agreed with Vice-Chairperson Keep. He stated that he was, also, concerned about the intersection. However, he continued, after researching census data, he found that the population in Ravenna is slipping and this development may provide a public service to Ravenna.

Secretary Wolfe commented that she appreciated the concept of a rural residential development to support a community. She, also, appreciated the use of covenants to address some concerns.

Chairperson Brady stated that he understood the ecological and economic impacts of the subdivision and that the traffic concerns need to be addressed. He stated that rural residential should be allowed, but under the right conditions.

Mr. Stubblefield stated that he appreciated the covenants and that the development group is developing the subdivision for the good of Ravenna. He added that regardless of where the development occurs, there could still be a significant increase of traffic along the road.

Ms. Jeffs said that she appreciates the group considering the need for housing in Ravenna, placing the development along a paved road, supporting the school system with additional students, and being within close proximity of the city.

Mr. Sedlacek commented that he appreciates everyone's viewpoints from the public. He added that he has concerns regarding the dangerous curve along Keystone Road. However, he continued, he appreciated the 17-lot availability and having the previous land owner, Mr. Hongsermeier, involved in the project process.

Deputy County Attorney Hoffmeister counselled that The Commission agrees that the project needs to progress, but how is the question.

Vice-Chairperson Keep inquired what actions could be taken by The Buffalo County Highway Department to correct the curve along Keystone Road and Deputy County Attorney Hoffmeister advised that he is unable to speak on their behalf. He reminded The Commission they are tasked with establishing if this particular area is a suitable location for denser housing within close proximity of the city of Ravenna and with available utilities.

Road dedication and vacation were discussed.

Chairperson Brady announced that The Commission would take a break at 8:41 P.M.

The Commission reconvened at 8:50 P.M. with the following members present: Schmidt, Keep, Wolfe, Jeffs, Stubblefield, Sedlacek and Brady.

Motion was made by Vice-Chairperson Keep, and seconded by Ms. Jeffs to favorably recommend the zoning map amendment, 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) due to the subdivision abutting a paved road, the need of a housing, being within close proximity of the city of Ravenna, and availability of utilities to the Buffalo County Board of Commissioners.

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Keep, Sedlacek, Stubblefield and Wolfe.

Voting “Nay”: Brady and Schmidt.

Abstain: None.

Absent: Vacek.

Motion carried.

Chairperson Brady opened the public hearing for Agenda Item 5(b) at 8:53 P.M. regarding an Application for Preliminary Subdivision, “Riverview Estates Subdivision”, now known as “Poole Ranch Subdivision”, 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.

Chad Dixon, of Miller and Associates, Consulting Engineers, P.C., located at 1111 Central Avenue, Kearney, Nebraska, stepped forward to present the application. He explained that it is a 17-lot subdivision, abutting 340th Road. He added there will be roads dedicated to the public, one of which ending in a cul-de-sac, satisfying any road requirements set forth under the subdivision regulations.

Mr. Dixon reviewed the road grades and the lot layouts. He explained that the development team went through the lots to establish desirable locations for residences and those locations are indicated on the plat.

Mr. Dixon reviewed the drainage report, soils report, and roadway design. He, also, reviewed deviations, which are shown in The Planning Commission’s Packet.

Mr. Dixon added that the utilities will come from the northwest corner of the subdivision and each lot will have its own well and septic.

Mr. Dixon stated that the developer intends to enter into a Road Maintenance Agreement for the public roads.

Deputy County Attorney Hoffmeister counselled The Commission on their duties, shown under Buffalo County Subdivision Regulations, Section 3.08, "COMMISSION REFERRAL OF PRELIMINARY PLAT TO BOARD Following public hearing(s) regarding the Preliminary Plat, the Planning Commission shall recommend approval, disapproval, or approval with changes and the recommendation shall be transmitted to the Board within seven (7) days following decision meeting..."

Deputy County Attorney Hoffmeister inquired where the postal boxes would be located and Mr. Dixon explained that there is a pull over area located in the western part of the subdivision. He added, the postal design will need to be approved by the Ravenna Postmaster.

Deputy County Attorney Hoffmeister counselled The Commission that they need to assess whether the design of the plat is in compliance with the Buffalo County Subdivision Regulations.

Chairperson Brady asked if anyone else wished to speak. No one spoke.

Chairperson Brady closed the public hearing at 9:06 P.M.

Chairperson Brady stated that he believed the curve along Keystone Road should have resolution before approval and Deputy County Attorney Hoffmeister referenced Buffalo County Subdivision Regulations, Section 3.06 (c), which states, "...regardless of whether the plat is recommended for approval or disapproval, the Preliminary plat shall be referred on to the County Board with 60 days of first public hearing unless a longer time is agreed upon with the subdivider. If not so referred, the County Board may take it up for hearing after the 60 days has elapsed of the first public meeting." He added that The Commission could place conditions on the preliminary plat, if they found it necessary.

Discussion occurred regarding road designs and requirements.

Mr. Stubblefield commented that The Commission should give the developer the opportunity to get to final design stages.

Ms. Jeffs inquired whether The Commission could put conditions on the preliminary plat and Deputy County Attorney Hoffmeister advised they could.

Deputy County Attorney Hoffmeister advised that The Commission could place a condition safe entry point for the subdivision, established by the county highway superintendent, for both the residents of the subdivision, as well as the travelling public.

Chairperson Brady inquired if a safety study could be required and Deputy County Attorney Hoffmeister advised that it could be requested.

Motion was made by Ms. Jeffs, and seconded by Secretary Wolfe to favorably recommend the Application for Preliminary Subdivision, "Riverview Estates Subdivision", now known as "Poole Ranch Subdivision", 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 the Buffalo County Board of Commissioners with the following conditions: safe entry point for the subdivision, established by the Buffalo County Highway Superintendent, for both the residents of the subdivision, as well as the travelling public, 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”: Keep, Schmidt, Sedlacek, Stubblefield, Wolfe, Brady, and Jeffs.

Voting “Nay”: None.

Abstain: None.

Absent: Vacek.

Motion carried.

Chairperson Brady opened the public hearing for Agenda Item 5(c) at 9:22 P.M., regarding an Application for 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 of Miller and Associates, Consulting Engineers, P.C., located at 1111 Central Avenue, Kearney, Nebraska, and Loren Bakko, of Arcadia, Nebraska, stepped forward to present the application. Mr. Bennett stated that the applicants have requested to rezone a tract of land, next to an airstrip from Agricultural – Residential (AGR) to Commercial (C). He added that, in an effort to be transparent, the applicant intends to rezone the tract for his business in lieu of a special use permit. Mr. Bennett stated that the tract to be rezoned abuts Cottonmill Avenue, a two-lane paved road, on the west side and 100th Street on the North side. He added that the tract, now, is agricultural in nature and is currently being farmed. He continued that the airstrip abuts on the east side.

Mr. Bakko testified that he is from west-central Minnesota and he owns and operates a 5th generation farm. Additionally, he continued, he owns an agricultural business, which works with tub grinders and converts hay bales for animal consumption. The business has seen an increase in Nebraska clients, he continued. In 2020, he added, the business opened a location in Litchfield, Nebraska and then moved to Arcadia, Nebraska. He stated that they are seeking a more permanent location. In Minnesota, he said, the company employs approximately 30 people and six in Nebraska. He discussed the history with the existing property owners. He added that the remainder of the land they intend to purchase will be farmed. He stated that he is, also, a private

pilot and the abutting airstrip is a necessary use for him to travel between Minnesota and Nebraska three to four times a month.

Mr. Bennett explained that this area is exceptional for the project due to access to paved major arterial roads and within close proximity to Riverdale and Kearney.

Chairperson Brady asked how many acres Mr. Bakko is purchasing and Mr. Bakko answered 200 acres. Mr. Bennett clarified that Mr. Bakko intends to rezone only 30 acres of the 200 acres, to provide immediate access to paved roads.

Deputy County Attorney Hoffmeister asked the applicant if they would be willing to abide by a setback of 90 feet from the center of Cottonmill Avenue and from the center of 100th Street. Mr. Bennett recommended approval on behalf of Mr. Bakko with the consideration of future planning being either of those roads could expand to 80 feet wide. Mr. Bakko agreed.

Chairperson Brady inquired whether the applicant intended to expand in the future. Mr. Bakko stated that he does not foresee a significant expansion, other than a shop, plane hangar, and customer equipment waiting on repair or after repair. Chairperson Brady asked if Mr. Bakko intended to expand southerly and Mr. Bakko explained that he intended to farm that area.

Deputy County Attorney Hoffmeister reminded The Commission that agricultural service establishments are allowed by Special Use Permit in the Agricultural – Residential (AGR) District and the applicant could seek a Special Use Permit.

Mr. Bakko explained that the tub grinders are assembled in Minnesota, but the location in Kearney would be only for repairs. He added that, in Arcadia, they see approximately one to three customers a day.

Deputy County Attorney Hoffmeister inquired how many employees were projected to work at that location and Mr. Bakko stated that he projected six - eight employees, as that number is employed at the Arcadia location.

Deputy County Attorney Hoffmeister inquired the number of freight truck traffic and Mr. Bakko answered that they receive approximately one or two freight trucks a week.

Discussion occurred the number of residences within a certain parameter of the proposed rezone.

Deputy County Attorney Hoffmeister asked Mr. Bennett how much of Riverdale's extra territorial jurisdiction abuts the property and Mr. Bennett stated that Buffalo County's GIS shows that it intersects, but he believes it is incorrect based on the village of Riverdale's records. He stated that, based on the village of Riverdale's records, their jurisdictional boundary ends north of 100th Street.

Subdivision clusters within close proximity to the rezone were reviewed.

Secretary Wolfe asked Mr. Bakko to describe the machinery that will be repaired. Mr. Bakko stated that the machinery will be either on a semi-tractor or pulled by a semi-tractor.

Deputy County Attorney Hoffmeister noted that Apple Acres Orchard, which is a similar agricultural commercial use is operational and located within a close proximity to the proposed rezoning.

Chairperson Brady asked if Mr. Bakko will be conducting truck repair business as well and Mr. Bakko confirmed, under certain circumstances.

Chairperson Brady inquired why Mr. Bakko didn't pursue a Special Use Permit process and Mr. Bakko explained that he wanted to operate within the parameters of the Commercial District and to provide complete transparency.

Secretary Wolfe asked how far customers would travel to have their machines repaired and Mr. Bakko responded that his business can draw from as far as within Nebraska, and Kansas, Colorado, and Iowa.

Chairperson Brady asked if his clientele were custom operators and Mr. Bakko confirmed.

Mr. Schmidt asked if grinding would be occurring on site and Mr. Bakko stated there would not be grinding on site, unless to test equipment.

Chairperson Brady inquired if Mr. Bakko would be stockpiling any materials and Mr. Bakko stated that he did not have that intent, other fuel or natural gas.

Chairperson Brady asked if anyone on The Commission had questions. No one spoke.

Chairperson Brady asked if anyone of the public wished to comment.

Mr. Scott Fitzke, of 8841 Cottonmill Avenue, Kearney, Nebraska, stepped forward to provide testimony. He explained that he resides south of the proposed zoning amendment. Mr. Fitzke stated he had several questions. He asked if this particular tract gets zoned to Commercial, could the entire tract be rezoned to Commercial. Deputy County Attorney Hoffmeister stated that any uses, listed under the Commercial District, is either an allowable use or a conditional use.

Deputy County Attorney Hoffmeister added that once a rezone occurs, the remainder of the tract or tracts within close proximity, could be more favorable for that same zoning district and may, also, be rezoned, although another public hearing will be need to be held. He added that the village of Riverdale, within close proximity, has similar industrial uses almost within one-half mile to the north of the tract in question. It was noted that Riverdale exercised extraterritorial zoning jurisdiction one-half mile from corporate limits.

Vice-Chairperson Keep asked how the air strip was zoned and Deputy County Attorney Hoffmeister stated it was zoned Agricultural – Residential (AGR2). He noted that the air strip had existed pre-zoning, perhaps back to the early 1980's.

Mr. Fitzke stated that he has no issues with the presented business, but has concerns about what future uses could be established.

Mr. Fitzke added that he is, also, concerned about the cleanliness of the location.

Mr. Fitzke thanked The Commission for their time.

Dr. Mark Meyer, of 5355 W 85th Street, Kearney, Nebraska, stepped forward to speak in favor of the project. Dr. Meyer stated that he has been to Mr. Bakko's facility in Minnesota and it is a clean operation. He said that the operation is much needed in Buffalo County. He added that several individuals have contacted him in the past to purchase the property for residential development and Dr. Meyer refused the proposal. Dr. Meyer continued that he believed Mr. Bakko would not develop the area further.

Chairperson Brady inquired if Dr. Meyer still resided at his house and Dr. Meyer confirmed.

Dr. Meyer thanked The Commission for their time.

Ms. Ashley Bakko, of 28958 190th Avenue, Glenwood, Minnesota, stepped forward to speak in favor of the project. She identified herself as Mr. Bakko's daughter who, currently, lives and helps run the farm in Minnesota.

She stated that she wanted to reference some of the concerns set forth by the public. She stated that she has worked with her family's business for 10 years and plans to take it over, along with her two sisters. She added that she is an owner and a manager and has been travelling between Nebraska and Minnesota for the last several years.

Ms. Bakko stated that her family intends to be at a permanent location for many years and, at this time, does not plan to expand further in Nebraska.

Deputy County Attorney Hoffmeister asked Ms. Bakko if she intends to reside on the property and Ms. Bakko responded that she does not.

Ms. Bakko testified that the business does not grind hay on site and does not have a need to test the grinders. She added that there is no smoke, material stockpiles, or trash located around the existing structure in Arcadia.

Ms. Bakko thanked The Commission for their time.

Mr. Gary Hazzard, of 8875 Cottonmill Avenue, Kearney, Nebraska, stepped forward to provide testimony. He stated that lives directly south of the proposed map amendment. He said that he has no objections to the proposed use.

Discussion occurred regarding growth in rural areas.

Deputy County Attorney Hoffmeister asked Mr. Hazzard what he believes the future use of this area will be and Mr. Hazzard responded that he believes it will be developed to the east and west of his residence.

Mr. Hazzard thanked The Commission for their time.

Secretary Wolfe asked Mr. Bakko about the size of the structure and Mr. Bakko responded that it will be 150 feet by 200 feet.

Existing Special Use Permits and comparable uses in Buffalo County were reviewed.

Chairperson Brady stated that the use would be more desirable as a Special Use Permit. Permitted uses and Special Use Permit uses in the Agricultural – Residential (AGR) District were reviewed.

Deputy County Attorney Hoffmeister reminded The Commission that the existing air strip, that abuts on the east side is more of an industrial use.

Chairperson Brady asked if anyone else wished to speak. No one spoke.

Chairperson Brady closed the public hearing at 10:17 P.M.

Deputy County Attorney Hoffmeister referred to the following section in Buffalo County Zoning Regulations, Section 11.3:

“The procedure for the consideration and adoption of any such proposed amendments shall be in like manner as that required for the consideration and adoption of the resolution except herein before or herein after modified. For action on zoning amendments, a quorum of the Planning Commission is more than one-half (½) of all the members. A vote either for or against an amendment by a majority of all the Planning Commission members present constitutes a recommendation of the commission; whereas a vote either for or against an amendment by less than a majority of the Planning Commission present constitutes a failure to recommend. When amending zoning district boundaries, the Planning Commission and County Board where applicable and authorized may place conditions upon property sought to be re-zoned. (Resolution 9-14-04)

When the Planning Commission submits a recommendation of approval or disapproval of such amendment, the County Board, if it approves such recommendation, may either adopt such recommendation by resolution or take no further action thereof as appropriate. In the event the Planning Commission submits a failure to recommend, the County Board may take such action as it deems appropriate. Upon receipt of a recommendation of the Planning Commission which the County Board disapproves, the said governing body shall return such recommendation to the Planning Commission with a statement specifying the basis for disapproval, and such recommendation shall be considered in like manner as that required for the original recommendation returned to the Planning Commission. If such amendment shall affect the boundaries of any district, the resolution shall define the change or the boundary as amended, shall order the Official Zoning Map(s) to be changed to reflect such amendment, and shall amend the section of the resolution incorporating the same and reincorporate such Map as amended.”

Chairperson Brady asked if anyone from The Commission had any comments regarding the proposed zoning map amendment. Mr. Schmidt stated that he would rather see the area zoned Commercial. The closest land use to the north is industrial use within the Village of Riverdale. The closest residential use is about three eights of a mile. The air strip’s land use is a factor that could limit more residential use close to that air strip.

Mr. Schmidt asked Dr. Meyer if this particular rezone was located within a distance of the no longer operational onion processing structure and Dr. Meyer confirmed.

Ms. Jeffs said she appreciated the rezone occurring along a paved road with immediate access to Highway 40.

Mr. Keep stated that the air strip, which is more of an industrial use, is abutting the proposed commercial tract. He said he thinks the use fits.

Chairperson Brady declared that he does not have an issue with the applicants' proposed business plan, but is concerned with what uses could follow his and how that could affect the residences in the area.

Agricultural – Residential (AGR) District permitted special uses were reviewed.

Secretary Wolfe stated that she had some reservations about rezoning a large tract of land in the middle of the Agricultural – Residential (AGR) District. She added, however, she appreciated Mr. Bakko's business plan.

Deputy County Attorney Hoffmeister stated it should be added as a condition that any structure have a minimum setback of 90 feet from the center of Cottonmill Avenue and from the center of 100th Street. That setback adjustment would be needed for foreseeable future use and the widening of the right of way for these two roads that will occur as more development occurs in the vicinity.

Motion was made by Mr. Schmidt, and seconded by Ms. Jeffs to favorably recommend the Application for Zoning Map Amendment, filed by Craig Bennett, of Miller & Associates Consulting Engineers, P.C., on behalf of Mark H. Meyer and C. Jayne Meyer, also known as Claudia Jayne Meyer, and Loren Bakko, Manager of Bakko Land, L.L.C., for property described as part of the West Half of the Northwest Quarter of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, to rezone approximately 30.13 Acres, more or less, from Agricultural – Residential (AGR) to Commercial (C) with the condition that any structure have a minimum setback of 90 feet from the center of Cottonmill Avenue and from the center of 100th Street.

Upon roll call vote, the following Board members voted "Aye": Schmidt, Sedlacek, Stubblefield, Wolfe, Keep, and Jeffs.

Voting "Nay": Brady.

Abstain: None.

Absent: Vacek.

Motion carried.

Old Business

Minutes

Motion was made by Ms. Jeffs, and seconded by Secretary Wolfe to approve the October 17, 2024 meeting, as presented.

Upon roll call vote, the following Board members voted “Aye”: Jeffs, Keep, Schmidt, Stubblefield, Wolfe, and Brady.

Voting “Nay”: None.

Abstain: Sedlacek.

Absent: Vacek.

Motion carried.

New Business

Report on Previous Hearings

Zoning Administrator Daniels reported that the Buffalo County Board of Commissioners reviewed the proposed Zoning and Subdivision Regulations on November 12, 2024 and the draft was tabled until December 10, 2024. She explained to The Commission that she will provide updates as the process progresses.

Zoning Administrator Daniels reviewed the correspondence with The Commission. She notified The Commission of Tech One Fourth being withdrawn. She, also, reviewed the Dawson County Notice of Zoning Regulations for code amendments.

Zoning Administrator Daniels asked if any members of The Planning Commission wished to put forward an application to serve on The Buffalo County Board of Adjustment. Ms. Jeffs stated she would like to be considered and would put forth an application.

Zoning Administrator Daniels thanked the following members for renewing their terms: Tammy Jeffs, Scott Brady, and Scott Stubblefield. She, also, thanked Kurt Schmidt for his years of service and congratulated him on his recent election to the city of Kearney City Council.

Zoning Administrator Daniels reminded The Commission of the upcoming Christmas Party on December 6, 2024, and to let her know if anyone wished to attend.

Next Meeting

The next meeting will be December 19, 2024, if necessary.

Adjourn

Chairperson Brady adjourned the meeting at 10:35 P.M.

Scott Brady, Chairperson
Buffalo County Planning Commission

Loye Wolfe, Secretary
Buffalo County Planning Commission

Zoning Agenda

Item #1

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: 10075 30th Avenue, Kearney, NE 68845 (Shop Building)

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> Sherry L. Morrow, Chairperson, Buffalo County Board of Comm.	Telephone No.: 308-236-1998
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Community Name: Buffalo County, NE	Community Official's Signature: (required)	Date: 1/28/2025
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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 (required):	Date:
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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.**

- NFIP Community Number: 310419 Property Name or Address: 10075 30th Avenue, Kearney, NE 68845 (Shop Building)
- Are the elevations listed below based on **existing** or **proposed** conditions? (Check one)
- 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)
- 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)
- 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
- 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. 40.77281° Long. -099.11552°
 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
10075 30th Avenue	Pt. SE1/4 SW1/4	Sect. 3, T9N, R16 W		2163.2'	2153.0'	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>Mitchell W. Humphrey</i>	Date: 01/08/2025	

* 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.

2018-04946

KELLIE JOHN

BUFFALO COUNTY REGISTER OF DEEDS

KEARNEY, NEBRASKA

RECORDED ON: 08/28/2018 10:17:50 AM

DEED TRUSTEES

REC FEE: 16.00

PAGES: 2

PD: 304.00 ESCROW:

CK: ACH SIMPLIFILE

REC'D: SIMPLIFILE

SUB: NE TITLE DBA BARNEY

NEBRASKA DOCUMENTARY STAMP TAX

DOC TAX: 288.00

EXEMPTION:

RECORDED ON: 08/28/2018

AUTHORIZED BY: ARJ

PROPERTY OF BUFFALO COUNTY

TRUSTEE'S DEED

John P. Sahling, Trustee of the John P. Sahling Revocable Trust, dated July 30, 2002, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Tyler McNitt and Kasey McNitt, a married couple, GRANTEE, hereby conveys to GRANTEE, as joint tenants with rights of survivorship and not as tenants in common the following described real estate (as defined in Neb. Rev. Stat. 76-201):

A tract of land being part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW/4) of Section Three (3), Township Nine (9) North, Range Sixteen (16) West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 3 and assuming the South line of said Southwest Quarter as bearing WEST and all bearings contained therein are relative thereto; thence WEST on the aforesaid South line of the Southwest Quarter a distance of 1144.21 feet; thence N 00°19'28" E a distance of 377.98 feet to a point on the existing south bank of Wood River; thence N 37°53'23" E a distance of 45.03 feet to a point on the approximate centerline of Wood River; thence downstream and on the aforesaid approximate centerline of Wood River S 88°29'23" E a distance of 112.8 feet; thence N 67°17'55" E a distance of 65.77 feet; thence N 21°01'42" E a distance of 79.23 feet; thence N 04°18'07" W a distance of 120.68 feet; thence N 15°45'29" W a distance of 140.56 feet; thence N 24°23'09" E a distance of 259.02 feet; thence N 58°29'52" E a distance of 106.03 feet; thence S 68°34'29" E a distance of 122.26 feet; thence S 36°33'25" E a distance of 427.18 feet; thence S 43°45'40" E a distance of 572.82 feet to a point that intersects on the East line of the Southwest Quarter of said Section 3; thence leaving said approximate centerline of Wood River S 00°28'47" W and on the East line of the Southwest Quarter of said section a distance of 255.38 feet to the place of beginning.

TOGETHER WITH rights of ingress and egress over and across a 30.0 foot strip of land, with said 30.0 foot strip of land being more particularly described as being the South 30.0 feet of the West 1491.29 feet of the Southwest Quarter of Section 3, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

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

NTK2064

subject to easements and restrictions of record.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against any acts of the GRANTOR.

Dated August 27, 2018

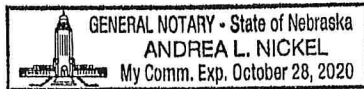
The John P. Sahling Revocable Trust,
dated July 30, 2002

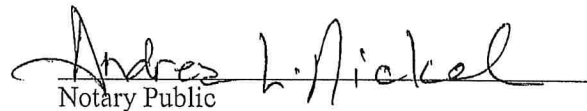


 John P. Sahling, Trustee

STATE OF Nebraska
 COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this 27 day of August,
2018 by John P. Sahling, Trustee of the John P. Sahling Revocable Trust, dated July 30, 2002.





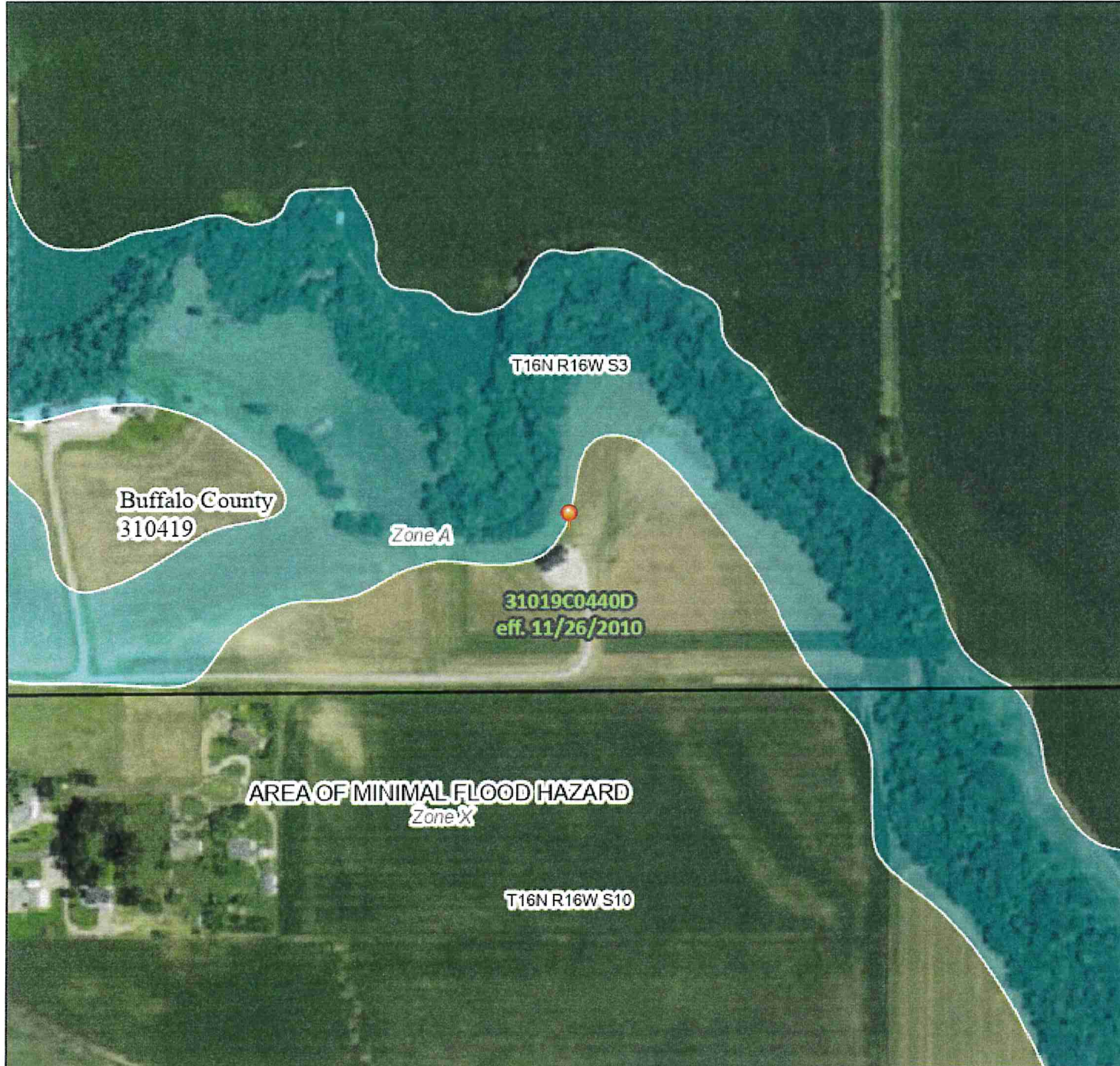
 Notary Public

NTK0002064

National Flood Hazard Layer FIRMette



99°7'14"W 40°46'36"N



99°6'36"W 40°46'9"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p>	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
<p>OTHER AREAS OF FLOOD HAZARD</p>	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
<p>OTHER AREAS</p>	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone
<p>GENERAL STRUCTURES</p>	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER FEATURES</p>	<ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
<p>MAP PANELS</p>	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

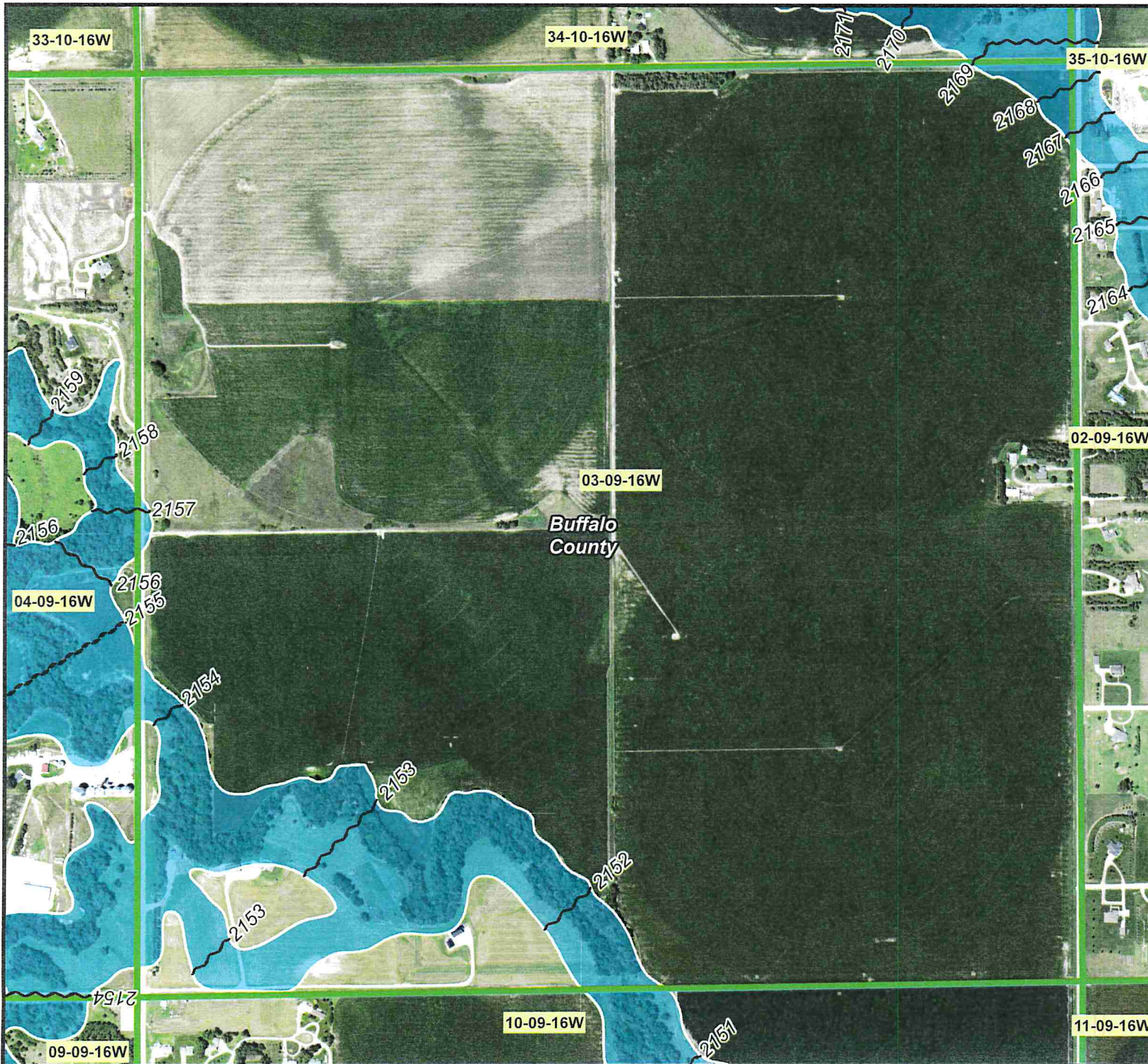
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/18/2024 at 3:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Base Flood Elevation Determination



Section 03-09-16W Buffalo County

Valid: 12/19/2024
until Superseded
Effective FIRM dated: 11/26/2010

- BFE (NAVD88, US ft)
- Section
- Effective Flood Zones**
- 1% Annual Chance



0 400 800 1,600 Feet

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.

**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 28th day of January, 2025, between Tyler McNitt and Kasey McNitt, 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:

A tract of land being part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Three (3), Township Nine (9) North, Range Sixteen (16) West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter of said Section 3 and assuming the South line of said Southwest Quarter as bearing WEST and all bearings contained therein are relative thereto; thence WEST on the aforesaid South line of the Southwest Quarter a distance of 1,144.21 feet; thence N 00°19'28" E a distance of 377.98 feet to a point on the existing south bank of Wood River; thence N 37°53'23" E a distance of 45.03 feet to a point on the approximate centerline of Wood River; thence downstream and on the aforesaid approximate centerline of Wood River S 88°29'23" E a distance of 112.8 feet; thence N 67°17'55" E a distance of 65.77 feet; thence N 21°01'42" E a distance of 79.23 feet; thence N 04°18'07" W a distance of 120.68 feet; thence N 15°45'29" W a distance of 140.56 feet; thence N 24°23'09" E a distance of 259.02 feet; thence N 58°29'52" E a distance of 106.03 feet; thence S 68°34'29" E a distance of 122.26 feet; thence S 36°33'25" E a distance of 427.18 feet; thence S 43°45'40" E a distance of 572.82 feet to a point that intersects on the East line of the Southwest Quarter of said Section 3; thence leaving said approximate centerline of Wood River S 00°28'47" W and on the East line of the Southwest Quarter of said section a distance of 255.38 feet to the place of beginning.

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

Hereinafter referred to as “Property”. The base elevation of the Property is 2153 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 2153 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 _____ day of January 2025.

Tyler McNitt

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____ by Tyler McNitt.

Notary Public

My Commission expires _____

Kasey McNitt

STATE OF NEBRASKA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____ by Kasey McNitt.

Notary Public

My Commission expires _____

BUFFALO COUNTY, NEBRASKA

Sherry L. Morrow, Chairperson
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 28th day of January, 2025 by Sherry L. Morrow, Chairperson, Buffalo County Board of Commissioners.

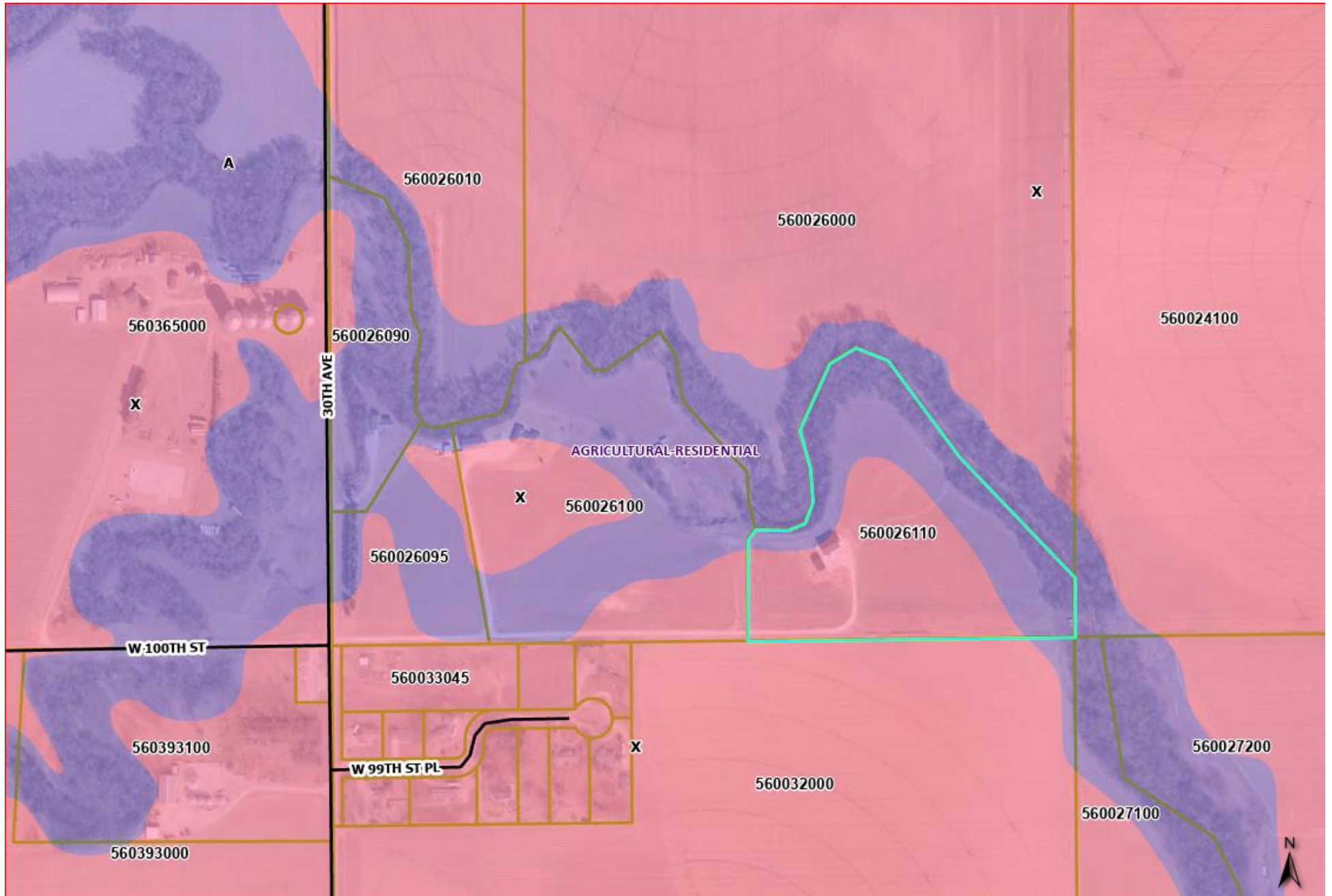
Notary Public

My Commission expires _____

Authorized in Board minutes dated: January 28, 2025.

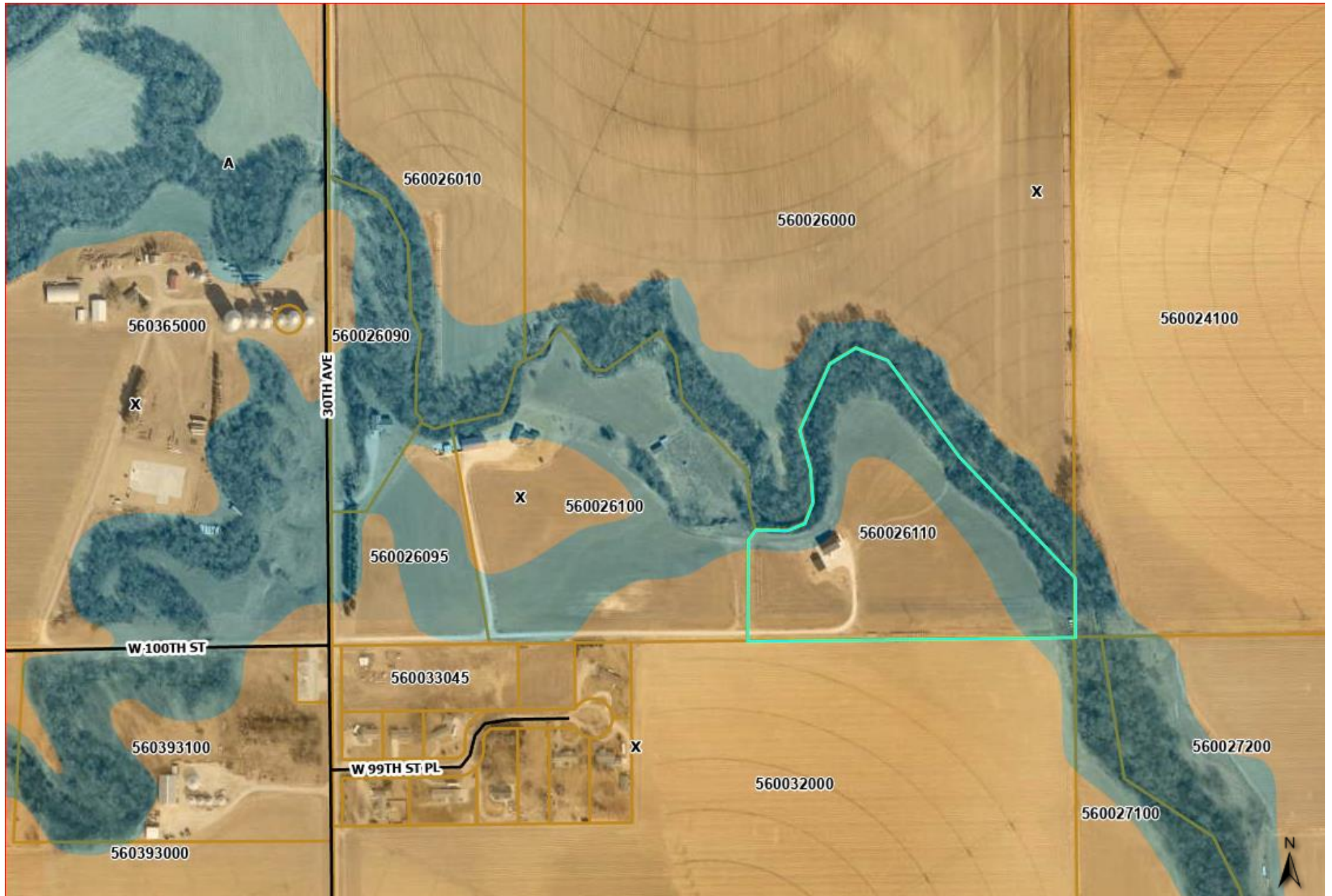
McNitt Zoning/Floodplain Map

Created by: null



McNitt Aerial/Floodplain Map

Created by: null



Zoning Agenda

Item #2

8-9-16
Riverdale

APPLICATION FOR A CHANGE OF ZONING
BUFFALO COUNTY, NEBRASKA

Filing Fee: \$75.00 plus estimated cost of publication made payable to Buffalo County.
Form must be filled out completely before acceptance of this application for processing. **Please print.**

Applicant's Name Mark H. and C. Jayne Meyer, also known as Claudia Jayne Meyer, husband and wife, and Loren Bakko, Manager of Bakko Land, LLC, a Minnesota Limited Liability Company Date 10/21/2024
Telephone # 320-808-0471
Applicant's Address 5355 W. 85th Street, Kearney, NE 28958 198th Avenue, Glenwood, MN Zip Code 68845 56334

Present Use of Subject Property Agricultural farming

Desired Use of Subject Property Commercial

Present Zoning Agricultural Residential Requested Zoning Commercial

Legal Description of Property Requested to be Rezoned See attached

Area of Subject Property, Square Feet and/or Acres 17.56 Acres CAB
30.13 Acres +/-

How are Adjoining Properties Used (Actual Use)
North Agricultural-Residential & Riverdale AG South Agricultural-Residential
East Agricultural-Residential West Agricultural-Residential

If Exhibits are furnished, please describe and enumerate. Furnish plot or site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use additional sheets if needed.

1. What is the general character of the area? Describe.
The existing land use use agricultural farm ground with similar uses on the north, west, and south. The east is an airstrip and residential house
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
Yes, with subgrade preparation, mostiure conditioning, and compaction.
Hord silt loam, 0 to 1 percent slopes and Wood River silt loam, 0 to 1 percent
3. What type of sewer and water system will be used?
Domestic well and sanitary sewer septic tank and drainfield.
4. How will the proposed zoning district affect traffic in the area?
The primary access to this property would utilize Cottonmill Avenue with circulation North to Highway 40 and South on Cottonmill Avenue to Hwy 30.

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.

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

Signature of Owner [Signature] Signature of Agent Craig A. Bennett
Printed Name Loren Bakko, Manager of Bakko Land, LLC, a Minnesota Limited Liability Company Printed Name Craig A. Bennett

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

[Signature]
Mark H. Meyer
C. Jayne Meyer
C. Jayne Meyer, also known as
Claudia Jayne Meyer
Mark H. and C. Jayne Meyer, also known as Claudia Jayne Meyer, husband and wife

Office Use Only
Permit Number 2024-081
Amount 115.00 Receipt # 975027
Floodplain Yes or No No 10/22/24 DW
Date Initial

OFFICE USE ONLY

Permit # 2024-081

Fee Received 115.⁰⁰

Receipt # 975027

Date 11/24/2024

Approved X
Disapproved _____



Chair, Buffalo County Planning Commission

Date _____

Approved _____
Disapproved _____

Chair, Buffalo County Board of Commissioners

NOTICE TO APPLICANT

Section 11.2 of the Buffalo County Zoning Ordinance requires the applicant to submit the following information which must accompany this application before it can be considered by the Planning & Zoning Commission:

1. The legal description and local address of the property;
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within three hundred (300) feet of the property for which the change is requested;
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid; and
6. A drawing showing the location, dimensions, and use of the applicant's property and all property within three hundred (300) feet thereof, including roads, railroads, and other physical features.

Custom Soil Resource Report for **Buffalo County, Nebraska**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Buffalo County, Nebraska.....	13
8869—Hord silt loam, 0 to 1 percent slopes.....	13
8960—Wood River silt loam, 0 to 1 percent slopes.....	14
References	16

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

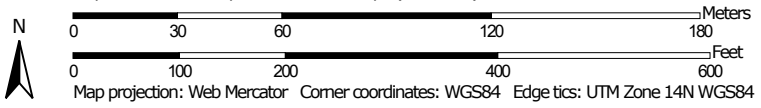
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:2,170 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Buffalo County, Nebraska
 Survey Area Data: Version 26, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 9, 2022—Sep 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8869	Hord silt loam, 0 to 1 percent slopes	5.5	29.0%
8960	Wood River silt loam, 0 to 1 percent slopes	13.6	71.0%
Totals for Area of Interest		19.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Buffalo County, Nebraska

8869—Hord silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tml4
Elevation: 1,300 to 3,180 feet
Mean annual precipitation: 21 to 27 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 137 to 167 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hord and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hord

Setting

Landform: Stream terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Side slope, tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

Ap - 0 to 20 inches: silt loam
Bw - 20 to 36 inches: silt loam
C - 36 to 79 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 6 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.7 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R071XY028NE - Loamy Lowland
Hydric soil rating: No

Minor Components

Hall

Percent of map unit: 8 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R071XY028NE - Loamy Lowland
Hydric soil rating: No

Hobbs, frequently flooded

Percent of map unit: 6 percent
Landform: Drainageways
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R071XY028NE - Loamy Lowland
Hydric soil rating: No

Fillmore, frequently ponded

Percent of map unit: 1 percent
Landform: Playas
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R071XY027NE - Closed Upland Depression
Hydric soil rating: Yes

8960—Wood River silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1v22p
Elevation: 2,000 to 2,500 feet
Mean annual precipitation: 24 to 26 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 140 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Wood river and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wood River

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Silty alluvium

Typical profile

A - 0 to 11 inches: silt loam
Bt - 11 to 36 inches: silty clay loam
C - 36 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Slightly saline to moderately saline (4.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R071XY052NE - Saline Subirrigated
Forage suitability group: Not Suited (G071XY000NE)
Other vegetative classification: Not Suited (G071XY000NE)
Hydric soil rating: No

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Custom Soil Resource Report

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Inst. 1999 - **3401**
 RECORDED
 BUFFALO COUNTY, NE
 1999 AP 26 PM 12:23

REC'D _____
 RETURN Jayne Meyer
8 Camelot Way
Kearney NE 68841

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 4-26-1999
 s Exempt 3 By AD

Kellie John
 REGISTER OF DEEDS

WARRANTY DEED

DONALD F. MONROE, a single person, GRANTOR, in consideration of the release of debt, conveys to GRANTEE, MARK H. MEYER and CLAUDIA JAYNE MEYER, husband and wife, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW $\frac{1}{4}$) of Section 8, Township 9 North, Range 16 West, of the 6th P.M., Buffalo County, Nebraska, excepting therefrom a tract of land being part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 8, more particularly described as follows: Referring to the Northeast Corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 8, thence westerly on the North line of said Northwest Quarter (NW $\frac{1}{4}$) a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90°00' a distance of 260.0 feet; thence Left 90°00' a distance of 180.0 feet; thence Left 90°00' a distance of 260.0 feet to the place of beginning.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

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

EXECUTED: October 12th, 1998.

Donald F. Monroe
 Donald F. Monroe

STATE OF NEBRASKA)
) ss:
 COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on 12th, 1998, by DONALD F. MONROE, a single person.

GENERAL NOTARY - State of Nebraska
 KAREN ERNAL
 My Comm. Exp. April 7, 2000

Karen Ernal
 Notary Public

2024-04818

KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS

KEARNEY, NEBRASKA

RECORDED ON: 10/25/2024 08:42:21 AM

NOTICE OF CONTRACT

REC FEE: 28.00

PAGES: 4

PD: 28.00 ESCROW:

CK: ACH SIMPLIFILE

REC'D:SIMPLIFILE

SUB:NEBRASKA TITLE-KEARNEY 215

5355 WEST 85TH STREET-KEARNEY

NEBRASKA DOCUMENTARY STAMP TAX

DOC TAX:

EXEMPTION: 13

RECORDED ON: 10/25/2024

AUTHORIZED BY: BME

PROPERTY OF BUFFALO COUNTY

After recording return to:
Nebraska Title Company
208 W. 29th Street, Ste. B
Kearney, NE 68845

NOTICE OF CONTRACT
FOR DEED

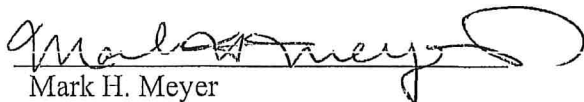
NOTICE IS HEREBY GIVEN that a Contract for Deed has been entered into by and between Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple, as Sellers, and Bakko Land, LLC, a Minnesota limited liability company, as Purchaser, covering the following described real estate, to-wit:

See attached Exhibit "A"

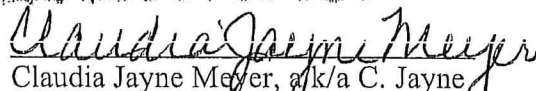
The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

You are further notified and advised that any and all interest, right, or title you may acquire in the above-described real estate by virtue of subsequent transactions with the Seller will be wholly subject to the right, interest, and equity of the Purchaser in such real estate, arising by virtue the above-described Agreement.

DATED Oct. 22nd, 2024.

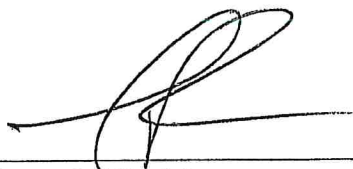

Mark H. Meyer




Claudia Jayne Meyer, a/k/a C. Jayne Meyer

NTK0011854

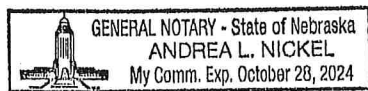
Bakko Land, LLC, a Minnesota limited liability company



Loren Bakko, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF Buffalo)

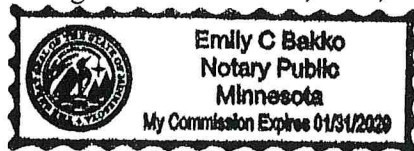
The foregoing instrument was acknowledged before me on this 22 day of October, 2024, by Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple.



Andrea L. Nickel
Notary Public

Minnesota ^{EB}
STATE OF NEBRASKA)
) ss.
COUNTY OF Pope ^{EB})

The foregoing instrument was acknowledged before me on this 17th day of October, 2024, by Loren Bakko, Manager of Bakko Land, LLC, a Minnesota limited liability company.



Commission Expires 01/31/2029

Emily Bakko
Notary Public

Exhibit "A"

Parcel 1

The East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 8 and assuming the West line of said Northeast Quarter of the Southwest Quarter as bearing S 00° 00' 15" W and all bearings contained herein are relative thereto; thence S 00° 00' 15" W on the aforesaid West line a distance of 1045.42 feet; thence S 89° 59' 45" E a distance of 200.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89° 59' 45" E a distance of 150.0 feet; thence N 00° 00' 15" E parallel with the aforesaid West line a distance of 300.0 feet; thence S 89° 59' 45" E a distance of 259.02 feet; thence N 00° 04' 51" W a distance of 154.0 feet; thence on a non-tangent 66.0 foot radius curve to the right, concave Northeasterly, forming a central angle of 90° 05' 07" a distance of 103.77 feet to a point, said point being N 45° 02' 18" W a chord distance of 93.41 feet from the previously described point; thence N 89° 59' 45" W a distance of 342.7 feet to a point 200.0 feet Easterly of, as measured at right angles to, the aforesaid West line; thence S 00° 00' 15" W parallel with and 200.0 feet Easterly of the aforesaid West line a distance of 520.0 feet to the place of beginning, EXCEPT a tract of land being part of the East Half of the Southwest Quarter of said Section 8, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Southeast Corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 43' 05" W and all bearings contained herein are relative thereto; thence N 89° 43' 05" W on the aforesaid South line a distance of 526.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 89° 43' 05" W on the afore described course a distance of 150.0 feet; thence N 00° 39' E a distance of 912.0 feet; thence S 89° 43' 05" E parallel with the aforesaid South line a distance of 150.0 feet; thence S 00° 39' W a distance of 912.0 feet to the place of beginning, now known as Lot 1, Roenfeldt Acres, an administrative subdivision being part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

Parcel 2

A tract of land being part of the East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings

contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning.

Parcel 3

The Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8; thence Westerly on the North line of said Northwest Quarter a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90° 00' a distance of 260.0 feet; thence Left 90° 00' a distance of 180.0 feet; thence Left 90° 00' a distance of 260.0 feet to the place of beginning, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8, thence Westerly on the North line of said Northwest Quarter a distance of 742.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the aforesaid course a distance of 50.0 feet; thence Southerly at right angles a distance of 260.0 feet; thence Westerly at right angles a distance of 180.0 feet; thence Northerly at right angles a distance of 260.0 feet to a point on the North line of the Northwest Quarter of said section; thence Westerly on the aforesaid North line a distance of 196.5 feet; thence Southerly at right angles a distance of 275.0 feet; thence Easterly at right angles a distance of 426.5 feet; thence Northerly at right angles a distance of 275.0 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southwest Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Southwest Corner of the Northwest Quarter of said Section 8 and assuming the West line of said Northwest Quarter as bearing N 00° 20' 20" W and all bearings contained herein are relative thereto; thence N 00° 20' 20" W on the aforesaid West line a distance of 347.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00° 20' 20" W on the afore described course a distance of 410.0 feet; thence EAST a distance of 90.0 feet; thence S 26° 38' E a distance of 450.58 feet; thence S 17° 30' W a distance of 85.0 feet; thence N 68° 32' 47" W a distance of 1161.92 feet to the point of curvature; thence on a 215.37 foot radius curve to the left forming a central angle of 19° 59' 55" a distance of 75.17 feet; thence non-tangent S 89° 39' 40" W a distance of 40.0 feet to the place of beginning, now known as Lot 1, Onion Field Acres, an administrative subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

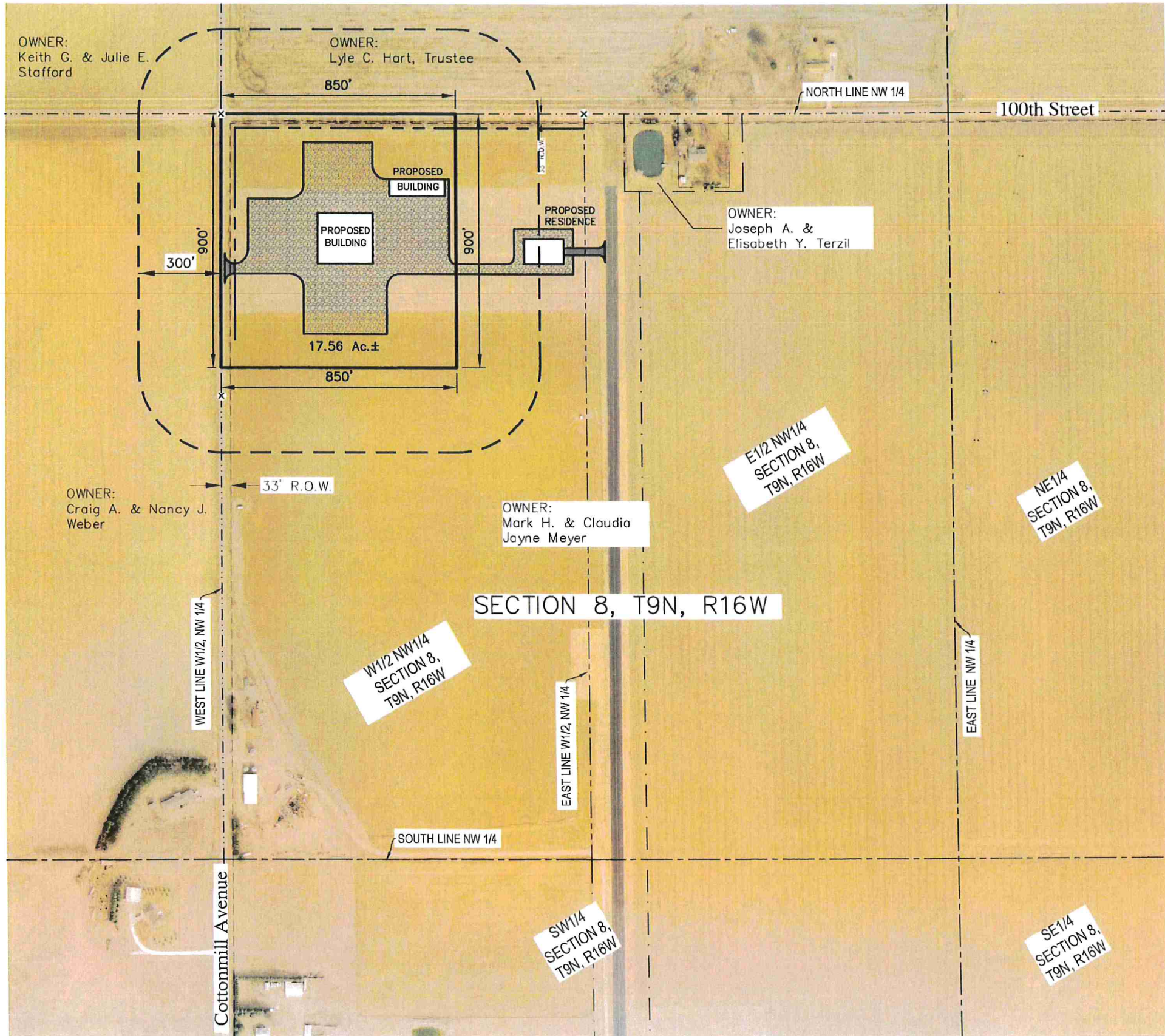
Terzil

Terzil #2

Onion Field Acres

-REZONING PLAT-
CURRENT ZONING-AGRICULTURAL-RESIDENTIAL TO PROPOSED ZONING-COMMERCIAL

REVISED SUBMISSION.



LEGAL DESCRIPTION

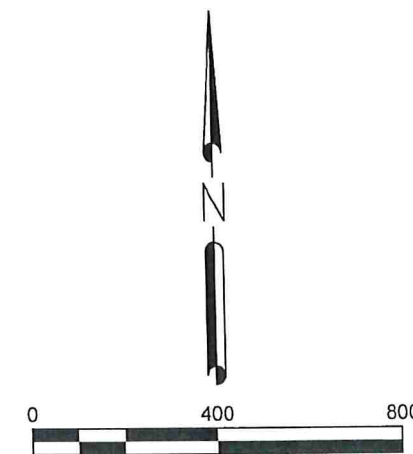
The North 900.00 feet of the West 850.00 feet of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska.
 Containing 17.56 acres more or less.

(SEAL)



Stanley P. Blackmore
 STANLEY P. BLACKMORE
 Nebraska R.L.S. No. 795

1/21/2025
 Date



LEGEND

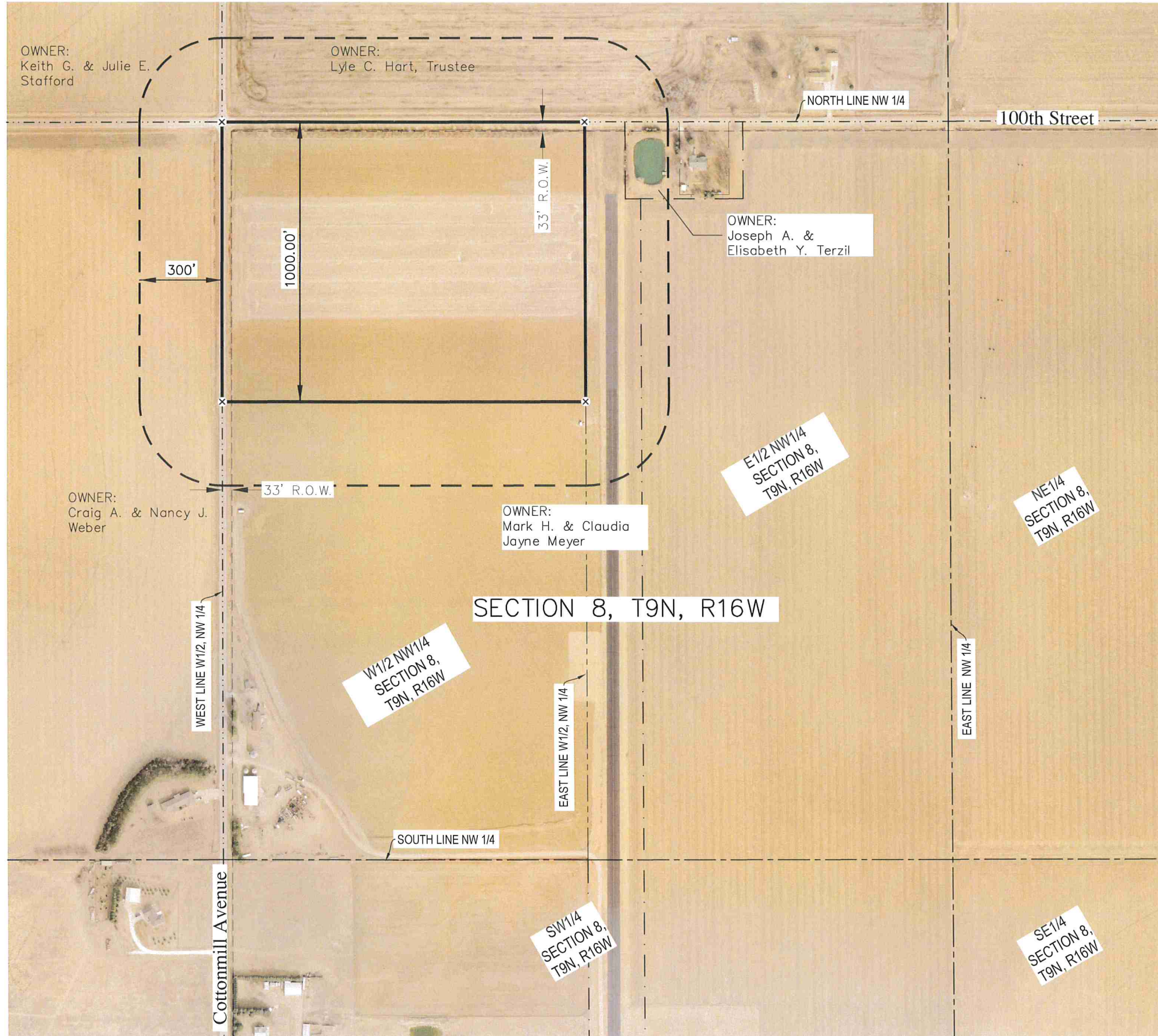
x = TEMPORARY POINT

 Miller & Associates Consulting Engineers, P.C.	1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com
	REZONING PLAT

G:\Projects\130\130-P\130-P500 to P599\130-P584-001\Civil-Dwgs\Design Drawings\Survey Design\Rezoning Amendment_2025-01-21.dwg
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ORIGINAL SUBMISSION.

-300' RADIUS PLAT-



LEGAL DESCRIPTION

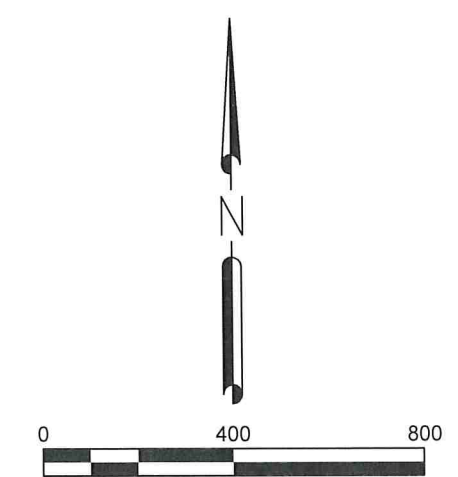
The North 1000.00 feet of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Containing 30.13 acres more or less.



Chad Dixon

Chad Dixon
Nebraska R.L.S. No. 672

10-21-2024
Date



LEGEND

x = TEMPORARY POINT

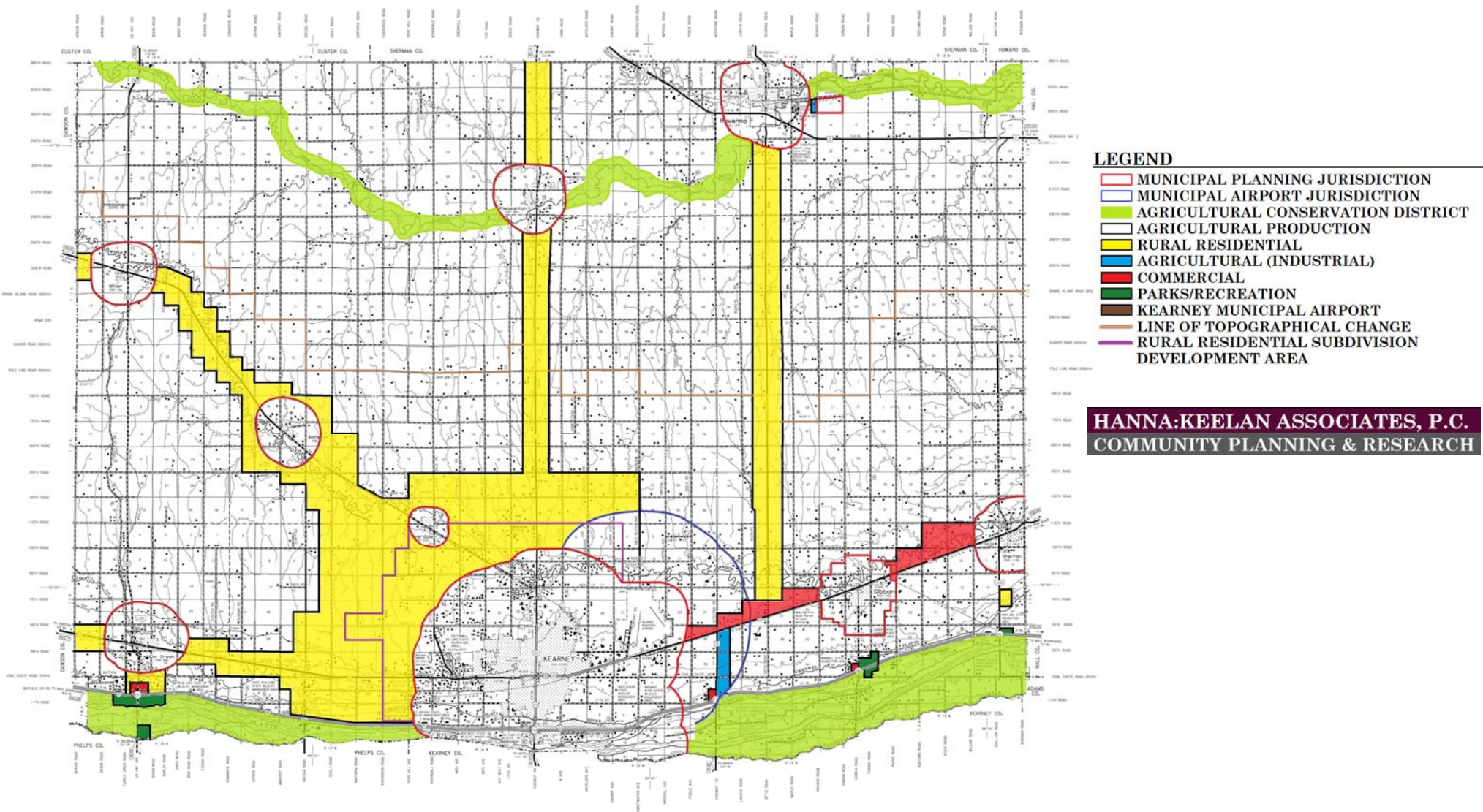
MA
Miller & Associates
Consulting Engineers, P.C.

1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146
www.miller-engineers.com

300' RADIUS PLAT

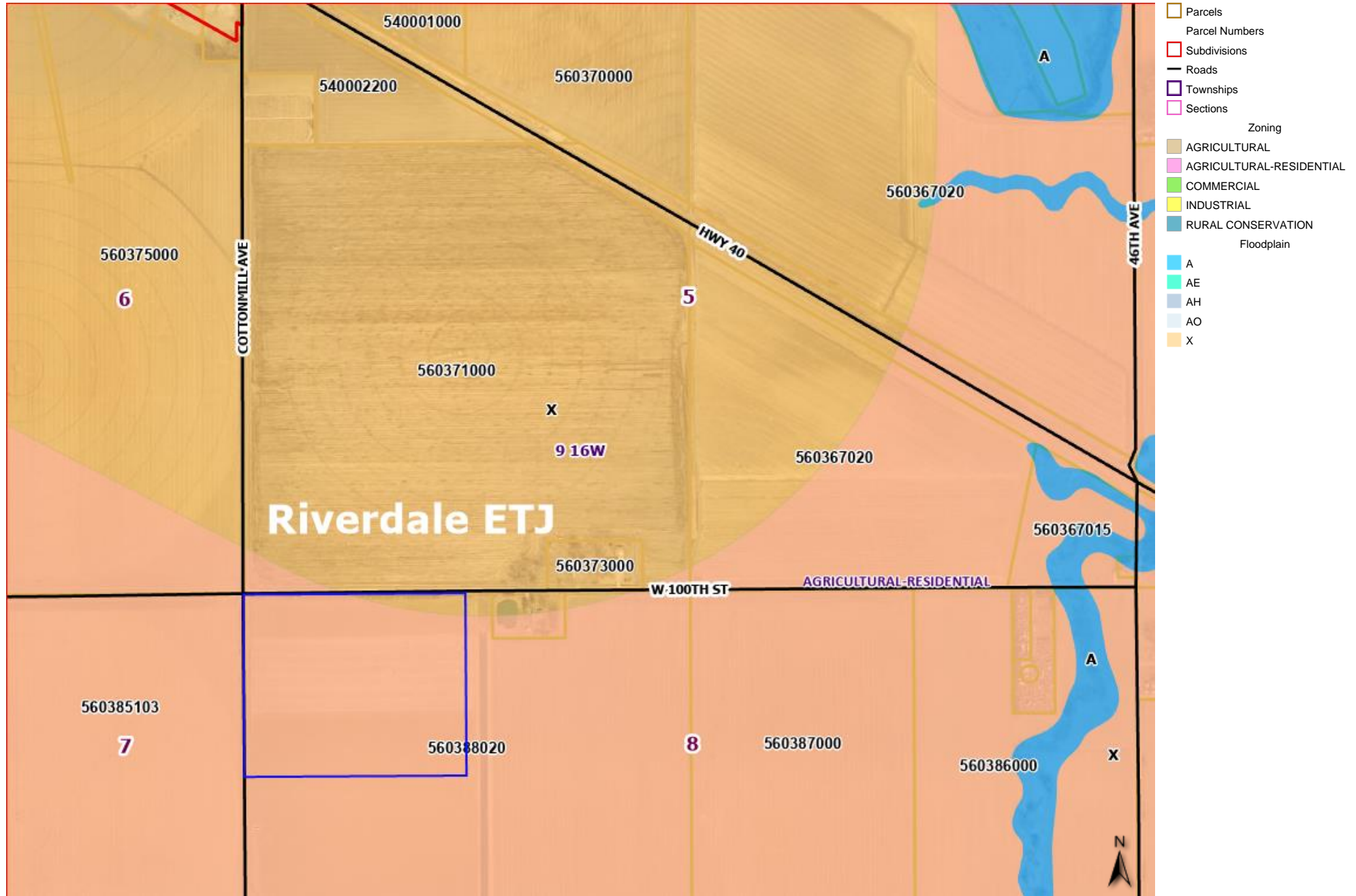
C:\Projects\130\130-P500 to P599\130-P\130-P504-001\Civil-Dwgs\Design Drawings\Survey Design\Ex_Base Rezoning 8-9-16.dwg
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**FUTURE LAND USE MAP.
BUFFALO COUNTY, NEBRASKA
ILLUSTRATION 4.3**



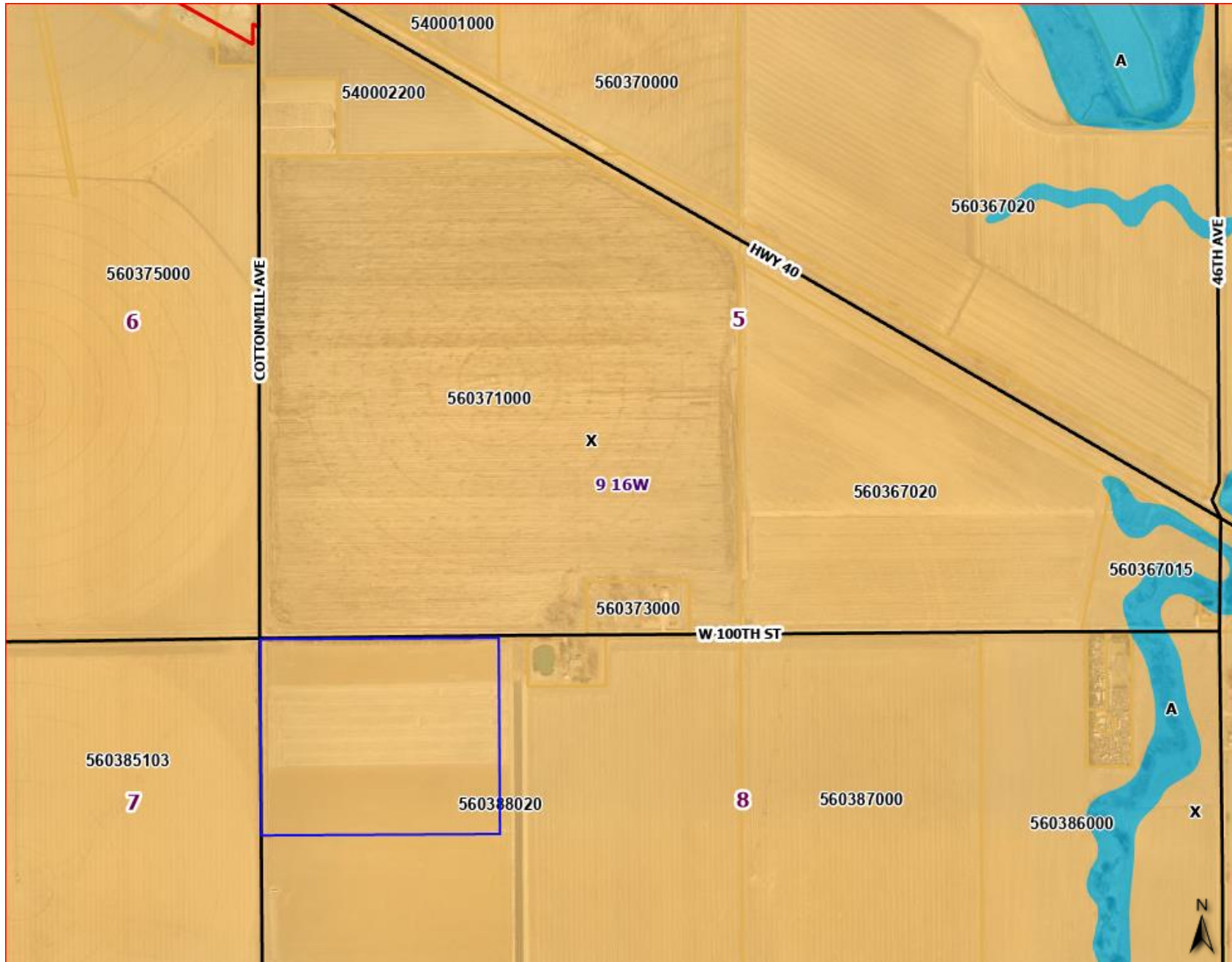
Meyer/Bakko Zoning/Floodplain Map

Created by: null



Meyer/Bakko Aerial/Floodplain Map

Created by: null



- Parcels
 - Parcel Numbers
 - Subdivisions
 - Roads
 - Townships
 - Sections
- Floodplain
- A
 - AE
 - AH
 - AO
 - X

COUNTY BOARD MEETING
1-28-2025

1. Set Bid date for Gravel for 2025-2026

Motion by _____ Second by _____
to set bid date for Tuesday, February 25, 2025 at _____ am for the 2025-2026 gravel
bids to be affective April 1, 2025 through March 31, 2026.