

BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, OCTOBER 28, 2025

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, October 28, 2025 at 9:00 A.M. and 9:15 A.M. Chairperson Morrow called the meeting to order and led those present in the Pledge of Allegiance. The following Board members responded to roll call: Timothy Higgins, Ivan Klein, Myron Kouba, Ronald Loeffelholz, Bill Maendele and Sherry Morrow. Absent: Daniel Lynch. 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 October 23, 2025. Chairperson Morrow announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. County Attorney Shawn Eatherton and Deputy County Attorney Andrew Hoffmeister were present.

Moved by Higgins and seconded by Klein to approve the October 14, 2025 Board meeting minutes with following Amendment. The sentence “Moved by Higgins and seconded by Lynch to approve the October 2025 early claim submitted by the County Clerk in the amount of \$12,724.00 for machinery & equipment fuel from the Road Fund.” to be Amended to “Moved by Higgins and seconded by Lynch to approve the October 2025 early claim submitted by the County Clerk in the amount of \$8,515.00 for Rasmussen Auto Sales from the General Fund and \$4,209.00 for Quarterly Fuel Tax from the Road Fund.” Upon roll call vote, the following Board members voted "Aye": Higgins, Klein, Kouba, Loeffelholz, Maendele and Morrow. Absent: Lynch. Motion declared carried.

Moved by Maendele and seconded by Loeffelholz to ratify the following October 17, 2025 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, and Morrow. Absent: Lynch. Motion declared carried.

OCTOBER 17, 2025 PAYROLL

<u>GENERAL FUND</u>			
NET PAYROLL			384,411.91
AMERICAN FAMILY LIFE	I	PREMIUMS	1,426.90
RETIREMENT PLANS AMERITAS	R	EMPE RET	67,337.86
BUFFALO CO TREASURER	I	PREMIUMS	177,532.50
DAWSON CO COURT	E	GARNISHMENT	302.13
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	6,674.06
FIRST NATIONAL BANK	T	FEDERAL TAXES	128,746.67
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,157.86
MADISON NATIONAL	I	LT DISABILITY	316.19
METLIFE	E	DENTAL	4,324.33
NATIONWIDE RETIREMENT	R	DEFERRED COMP	3,257.00
NE CHILD SUPPORT	E	CHILD SUPPORT	876.50
STATE OF NE	T	STATE TAXES	20,170.95
VISION SERVICE PLAN	E	EMPE VSP EYE	1,252.25
<u>ROAD FUND</u>			
NET PAYROLL			71,770.02
AMERICAN FAMILY LIFE	I	PREMIUMS	897.39
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,127.86
BUFFALO CO TREASURER	I	PREMIUMS	4,796.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	842.49
FIRST NATIONAL BANK	T	FEDERAL TAXES	21,017.67
MADISON NATIONAL	I	PREMIUMS	183.10
MADISON NATIONAL	I	LT DISABILITY	111.71
METLIFE	E	DENTAL	1,038.37
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,103.86
VISION SERVICE PLAN	E	EMPE VSP EYE	322.49
<u>WEED FUND</u>			
NET PAYROLL			5,979.05
RETIREMENT PLANS AMERITAS	R	EMPE RET	940.35

BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,883.52
MADISON NATIONAL	I	LT DISABILITY	4.18
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	281.93

Commissioner Maendele read into the record Employee Recognitions for the following County Employees: Megan Meuser-Baker for 1 Year of service, Donnita Pfeifer for 5 years of service and Byron Eckhout for 10 years of service.

Chairperson Morrow read into record the Operation Green Light for Veterans Resolution. Moved by Higgins and seconded by Lynch to approve Operation Green Light for Veterans with the following Resolution 2025-65. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba and Morrow. Absent: Lynch. Motion declared carried.

RESOLUTION 2025-65

Operation Green Light for Veterans 2025 Proclamation

WHEREAS, the residents of Buffalo County have great respect, admiration, and the utmost gratitude for all the men and women who have selflessly served our country and this community in the Armed Forces; and

WHEREAS, the contributions and sacrifices of those who served in the Armed Forces have been vital in maintaining the freedoms and way of life enjoyed by our citizens; and

WHEREAS, Buffalo County seeks to honor individuals who have made countless sacrifices for freedom by placing themselves in harm’s way for the good of all; and

WHEREAS, veterans continue to serve our community in the American Legion, Veterans of Foreign Wars, religious groups, civil service, and by functioning as County Veterans Service Officers in 29 states to help fellow former service members access more than \$52 billion in federal health, disability and compensation benefits each year; and

WHEREAS, approximately 200,000 service members transition to civilian communities annually; and an estimated 20 percent increase of service members will transition to civilian life in the near future; and

WHEREAS, studies indicate that 44-72 percent of service members experience high levels of stress during transition from military to civilian life; and

WHEREAS, active military service members transitioning from military service are at a high risk for suicide during their first year after military service; and

WHEREAS, the National Association of Counties encourages all counties, parishes and boroughs to recognize Operation Green Light for Veterans; and

WHEREAS, Buffalo County appreciates the sacrifices of our United States military personnel and believes specific recognition should be granted;

NOW, THEREFORE, BE IT RESOLVED, with designation as a Green Light for Veterans County, Buffalo County hereby declares November 4-11, 2025, as a time to salute and honor the service and sacrifices of those transitioning from active service; and

BE IT FURTHER RESOLVED, that in observance of Operation Green Light, Buffalo County plans to light the Courthouse, Justice Center, Jail, Facilities, Law Enforcement Center West, Department of Motor Vehicles, Adult & Juvenile Probation, and Public Defender buildings with green lights; and

BE IT FURTHER RESOLVED, that Buffalo County encourages its citizens in patriotic tradition to recognize the importance of honoring all those who made immeasurable sacrifices to preserve freedom by displaying green lights in a window of their place of business or residence from November 4-11, 2025.

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

<u>GENERAL FUND</u>			
ADAMS CO SHERIFF	E	FEES	66.50
ADVANCED CORRECTIONAL HEALTHCARE	MC	MEDICAL	20,717.42
AG LAND ATV	S	SVCS	393.61
AKRS EQUIPMENT RAVENNA JOHN DEERE	S	REPAIRS	1,145.44
ALL SAFE INDUSTRIES	SU	SUPPLIES	17,846.00
AMAZON CAPITAL SERVICES	SU	SUPPLIES	5,140.65
AMERICAN RED CROSS	E	TRAINING	3,184.00
MANDI J AMY	RE	REIMBURSE	45.00
APPLE MARKET	SU	SUPPLIES	104.56
NATHAN AREHART	RE	REIMBURSE	285.96
AT&T MOBILITY	U	TELE SVC	3,290.12
ATS	S	REPAIRS	895.62
AUTO VALUE PARTS STORE	SU	SUPPLIES	151.38
BEVERLY J PATITZ,PHD	S	SVC	300.00
DREW BOHL	RE	REIMBURSE	45.00
NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	277.90
BRUNER FRANK SCHUMACHER	S	LEGAL	30,118.32
BRYCE RIESSLAND	S	SVC	350.00
BUFFALO CO COMMUNITY PARTNERS	S	JUV SVCS	728.90
BUFFALO CO CLERK	E	PER DIEM	2,885.00
BUFFALO CO COURT	E	FEES	4,673.75
ECONOMIC DEVELOP COUNCIL,BUFF CO	AP	ALLOCATION	165,500.00
BUFFALO CO FACILITIES	RE	REIMBURSE	1,653.99
BUFFALO CO HISTORICAL SOCIETY	AP	ALLOCATION	79,591.00
BUFFALO CO SHERIFF	E	FEES	2,970.04
BUILDERS WAREHOUSE	SU	SUPPLIES	160.31
CANDO	D	DUES	7,000.00
CANON U.S.A., INC.	S	MAINT	230.97
CAPITAL CITY TRANSFER SERVICE	E	TRANSPORT	3,961.80
MICHAEL D CARPER	S	LEGAL	1,290.00
CASA	AP	ALLOCATION	12,380.60
CENTRAL NE EQUIPMENT	S	REPAIRS	1,152.18
CENTRAL NE RENTALS	RT	RENT	290.00
CENTRAL NE REPORTING	S	SVC	1,995.00
CENTURY LUMBER CENTER	SU	SUPPLIES	457.34
CHARTER COMMUNICATIONS	U	TELE SVC	1,315.20
JENNIFER CHURCH	RE	REIMBURSE	121.30
CITY OF KEARNEY	U	UTILITIES	4,911.70
CITY OF KEARNEY	AP	BUDGET	136,284.79
CLARITY ESSENTIAL SERVICES	S	SVC	220.00
CLERK OF THE DISTRICT COURT	E	EXPENSES	2,739.00
CLERK OF THE DISTRICT COURT	E	EXPENSES	389.99
CLERK OF THE SUPREME COURT	S	LEGAL	131.00
CNA SURETY	S	SVC	40.00
COCHRAN LAW	S	LEGAL	5,338.33
KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE PBC	A	PUBLICATION	926.37
COMFY BOWL, INC	RT	RENTAL	310.00
COMMERCIAL INDUSTRIAL SUPPLY CO.	S	SVC	1,287.06
COMMUNITY ACTION PARTNERSHIP	AP	ALLOCATION	101,796.00
COMPASS FAMILY SUPPORT SERVICES	S	JUV SVC	975.00
CONSTRUCTION RENTAL	RT	RENTAL	35.00
CONTEMPORARY OBSTETRICS	MC	MEDICAL	277.15
COPYCAT PRINTING CENTER	SU	SUPPLIES	568.53
CORNHUSKER STATE INDUSTRIES	E	EXPENSES	4,088.00
COUNTRY PARTNERS COOPERATIVE	U	UTILITIES	596.25
CULLIGAN OF KEARNEY	S	SVC	634.50
CUSTER CO SHERIFF	E	FEES	37.50

DAN'S SANITATION	S	SVC	22.25
DENNISE DANIELS	RE	REIMBURSE	45.00
HEIDI DARBY	RE	REIMBURSE	19.97
DAS ST ACCOUNTING	S	SVC	150.00
DAS STATE ACCTNG-CENTRAL FINANCE	U	TELE SVC	1,536.00
DATASHIELD CORPORATION	E	SHREDDING	54.53
JOSIAH DAVIS	RE	REIMBURSE	45.00
LYDIA DAVIS	RE	REIMBURSE	285.96
DAWSON CO SHERIFF'S OFFICE	S	SVC	115.12
DAWSON PUBLIC POWER DISTRICT	U	UTILITIES	4,665.55
DIAMOND DRUGS, INC	MC	MEDICAL	8,319.12
DIER, OSBORN & COX, P.C., L.L.O.	S	LEGAL	860.00
DONKEY TOWING & TRANSFER LLC	S	SVC	125.00
DOUGLAS CO SHERIFF	E	FEES	21.46
BRANDON DUGAN LAW	S	LEGAL	4,800.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	18,926.85
SHAWN EATHERTON	RE	REIMBURSE	285.96
EGAN SUPPLY COMPANY	SU	SUPPLIES	1,746.64
ELN, LLC	RT	RENT	660.00
EUSTIS BODY SHOP	S	SVC	3,042.25
FAMILY PRACTICE ASSOCIATES	MC	MEDICAL	1,385.00
FARMERS COOPERATIVE ASSOCIATION	F	FUEL	135.59
PAUL FARRELL	RE	REIMBURSE	45.00
FATHER FLANAGAN'S BOYS'HOME	S	JUV SVC	11,633.54
FORWARD WELL SERVICE	E	EXPENSES	1,889.04
TAMARA FRIZANE	RE	REIMBURSE	45.00
FRONTIER	U	PHONE SVC	4,157.10
FYE LAW OFFICE	S	LEGAL	13,595.86
GALLS, LLC	EQ	EQUIP	1,284.35
GARCIA CLINICAL LABORATORY	MC	MEDICAL	33.00
CYNTHIA GEMBALA HUGG	S	SVC	394.15
GIBBON VOLUNTEER DEPARTMENT	S	SVC	100.00
GOOD SHEPHERD FUNERAL & CREAMATION	E	CREMATION	995.00
GREAT PLAINS COMMUNICATIONS	E	INTERNET	757.50
HALL CO SHERIFF'S OFFICE	S	SVC	88.79
LARRY HARDESTY	RE	REIMBURSE	9.80
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOLMES MURPHY & ASSOCIATES	S	CONSULT	4,494.00
HOMETOWN LEASING	EQ	LEASE	5,916.02
HORNER, LIESKE, MCBRIDE & KUHL	E	CREMATION	3,400.00
LISA R HUERTA	RE	REIMBURSE	45.00
INTERNATIONAL ASSOCIATION OF CHIEFS	D	MEMBERSHIP	875.00
IHS PHARMACY	MC	MEDICAL	198.37
ERIC INGEBRETSEN	RE	REIMBURSE	45.00
INTEGRATED CONTROLS	S	REPAIRS	787.50
INTEGRATED SECURITY SOLUTIONS	SU	SUPPLIES	112.00
INTOXIMETERS	S	REPAIR	618.00
JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIPMENT	676.52
JACOBSEN ORR LAW FIRM	S	LEGAL	38,320.64
JOHNSTONE SUPPLY	SU	SUPPLIES	933.24
JONES AUTOMOTIVE	EQ	EQUIPMENT	7,554.66
JUSTICE WORKS	E	SUBSCRIPTION	162.00
K & B PARTS	EQ	EQUIP	81.96
KEARNEY CO SHERIFF'S OFFICE	E	FEES	18.75
KEARNEY HOUSING AGENCY	RT	RENT	351.00
KEARNEY HUB	E	SUBSCRIPTION	142.07
KEARNEY TOWING & REPAIR CENTER INC	S	SVC	550.00
KEARNEY TRAILERS	RE	REFUND	10.00
KEARNEY WINNELSON CO	S	REPAIRS	1,642.59
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	39,380.00
JEFFREY C KNAPP	S	LEGAL	906.00
DOUG KRAMER	RE	REIMBURSE	79.30
KRONOS	S	SVC	1,392.49

LANCASTER CO SHERIFF	E	FEES	18.73
LANGUAGE LINE SERVICES	U	TELE SVC	10.00
LARSEN ELECTRIC	S	REPAIRS	427.98
DR MICHAEL LAWSON	E	MH BOARD	400.00
LINCOLN JOURNAL STAR	A	PUBLICATION	835.76
LIESKE, LIESKE & ENSZ, PC	S	LEGAL	4,695.31
LINCOLN CO SHERIFF	E	FEES	21.65
STEPHEN G LOWE	E	MH BOARD	1,525.00
MADISON CO SHERIFF	E	FEE	18.41
MAGNET FORENSICS	E	SUBSCRIPTION	6,720.00
JOHN MARSH	RE	REIMBURSE	45.00
LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	E	EXPENSES	79.88
SHARON MAULER	E	MH BOARD	400.00
JENNIFER R MCCARTER REPORTING	S	SVC	742.85
REBECCA M. MCCracken	S	SVC	110.10
MCKESSON MEDICAL SURGICAL	MC	MEDICAL	582.55
MENARDS	SU	SUPPLIES	3,552.08
MICROFILM IMAGING SYSTEMS	S	SVC	730.00
MID NE INDIVIDUAL SERVICES	AP	ALLOCATION	50,084.00
MID PLAINS EQUIPMENT	S	REPAIRS	299.80
MIDWAY CHEVROLET	S	REPAIRS	176.39
MIDWAY CHRYSLER DODGE JEEP	S	REPAIRS	17.63
MIDWEST CONNECT	E	POSTAL SVC	19,369.54
MIDWEST MEDICAL TRANSPORT CO, LLC	MC	MEDICAL	1,733.70
MIDWEST SEPTIC	S	SVC	1,450.00
MIPS INC.	E	SUPPORT	6,128.82
MIRROR IMAGE CAR WASH	S	SVC	342.28
MOLLY BOMBERGER COUNSELING SERVICES	S	SVC	2,093.00
KOLTON MORSE	RE	REIMBURSE	45.00
MOTOROLA SOLUTIONS	EQ	EQUIP	339.45
MURRAY LAW PC LLO	S	LEGAL	4,339.00
NACO	E	REGISTRATION	640.00
NAPA AUTO PARTS	S	PARTS	1,740.76
NE CENTRAL TELEPHONE CO	U	TELE SVC	213.65
NE GLASS COMPANY	S	REPAIR	39.95
NE HEALTH & HUMAN SERVICES	S	PT SVCS	1,687.80
NE PUBLIC POWER DIST	U	UTILITIES	330.00
NE PUBLIC POWER DISTRICT	U	UTILITIES	23,751.01
NE INTERACTIVE	E	EXPENSES	178.00
OPTK NETWORKS	E	INTERNET	1,253.24
ROBERT NELSON	RE	REIMBURSE	45.00
NENA	D	DUES	750.00
NORTHWESTERN ENERGY	U	UTILITIES	1,671.74
OAK CREEK ENGINEERING	S	SVC	5,132.50
OLD TOWN HALL KEARNEY	D	DUES	50.00
PARKER GROSSART BAHENSKY BEUCKE	S	LEGAL	100.78
PELL REPORTING	S	SVC	120.35
RICHARD PIERCE	RE	REIMBURSE	43.40
PLATTE VALLEY COMMUNICATIONS	SU	SUPPLIES	276.75
PLATTE VALLEY DENTAL CLINIC	MC	MEDCAL	1,309.00
QUILL CORPORATION	SU	SUPPLIES	299.38
KANE M RAMSEY	RE	REIMBURSE	45.00
RAY ALLEN MANUFACTURING	SU	SUPPLIES	329.99
REGION III BEHAVIORAL HEALTH SVCS	E	EXPENSES	39,760.50
REBECCA RILEY	RE	REIMBURSE	45.00
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	RE	REIMBURSE	45.00
RUDOLPH LAW	S	LEGAL	830.00
RYDE TRANSIT	E	TRANSPORTATION	1,000.00
CONNIE S SCHUMAN	S	SVC	22.50
SCOTTS BLUFF CO SHERIFF	S	SVC	33.90
RICHARD SERR	U	CELL PHONE	45.00
SHERMAN CO SHERIFF'S OFFICE	MC	MEDICAL	1,601.51

SHILOH RAGER CONSTRUCTION L.L.P.	E	EXPENSE	8,525.00
CRAIG SLEICHER	RE	REIMBURSE	45.00
MARTI SLEISTER	RE	REIMBURSE	45.00
TRENTON SNOW	E	EXPENSES	321.00
TRENTON SNOW, LLC	RT	RENTAL	1,000.00
SOLID WASTE AGENCY LANDFILL	C	DEMO	44.48
SOUTH CENTRAL NEBR AREA AGENCY	AP	ALLOCATION	23,000.00
CHERYL STABENOW	RE	REIMBURSE	45.00
STAMM ROMERO & ASSOC	S	LEGAL	20,129.80
MATTHEW STARKEY	E	EXPENSES	328.48
STATE OF NEBR PROBATION DIST 9	E	EXPENSES	4,864.74
THOMAS S STEWART	S	LEGAL	4,605.86
STITCH 3	S	REPAIRS	28.00
SUMMIT FOOD SERVICE	E	FOOD SVC	44,563.40
SUNNY COMMUNICATIONS	EQ	EQUIP	635.00
MICHAEL J SYNEK	S	LEGAL	1,622.43
THE LAWN BUILDERS	SU	SUPPLIES	1,374.23
THOMSON REUTERS - WEST	E	SUBSCRIPTION	4,636.06
THOMSON REUTERS - WEST	E	SUBSCRIPTION	654.15
THOMSON REUTERS-WEST	E	SUBSCRIPTION	1,075.10
THOMSON REUTERS - WEST	E	SUBSCRIPTION	869.95
THURSTON HEATING & AIR CONDITIONING	SU	SUPPLIES	1,547.69
TRI CO GLASS INC	S	REPAIRS	5,950.00
TURNER BODY SHOP OF KEARNEY	S	REPAIR	2,000.00
REBECCA TVRDIK ANDERSON	S	LEGAL	4,650.00
TYE & ROWLING, PC, LLO	S	LEGAL	300.00
U.S. BANK	E	EXPENSES	27,235.51
U.S DEPARTMENT OF AGRICULTURE	S	SVC	3,224.46
TIM VANCE	RE	REIMBURSE	45.00
VERIZON	S	SVC	956.33
VERIZON WIRELESS	U	PHONE SVC	679.57
VILLAGE OF MILLER	U	UTILITIES	25.00
VILLAGE UNIFORM	S	SVC	120.00
THE WALDINGER CORPORATION	S	REPAIRS	16,315.78
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	69.74
WELLS FARGO	E	EXPENSES	605.00
WELLS FARGO	E	EXPENSES	665.36
WELLS FARGO	E	EXPENSES	196.50
WELLS FARGO	SU	SUPPLIES	698.56
AARON WENTZ	RE	REIMBURSE	45.00
WESTFIELD PHARMACY	MC	MEDICAL	23.18
RICH WHITE	RE	REIMBURSE	7.00
WILKE'S TRUE VALUE	SU	SUPPLIES	400.59
WILKINS ARCHITECTURE DESIGN	S	CONSULT	2,920.00
MELISSA L WILLIS	RE	REIMBURSE	285.96
WJE CONSULTING	AP	ALLOCATION	1,764.00
WPCI	S	SVC	704.00
YOUNG ELECTRIC	S	SVC	6,000.00
MELANIE R YOUNG	RE	REIMBURSE	290.84
ERIC ZIKMUND	RE	REIMBURSE	45.00
<u>ROAD/HWY DEPT</u>			
AERO INDUSTRIES	S	REPAIRS	946.84
AMAZON CAPITAL SERVICES	SU	SUPPLIES	737.78
ASK SUPPLY CO. LLC	SU	SUPPLIES	240.58
AUSSIE HYDRAULICS LLP	S	REPAIRS	805.73
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	S	REPAIRS	3,491.72
BOSSELMAN ENERGY INC	F	FUEL	684.00
C & I EQUIPMENT	RT	RENTAL	608.40
CFP-C-T	F	FUEL	50.85
COLONIAL RESEARCH CHEMICAL COR	SU	SUPPLIES	545.58
COLUMN SOFTWARE PBC	A	PUBLICATION	132.87
COMFY BOWL	RT	RENTAL	105.00
CONSTRUCTION RENTAL	RT	RENTAL	613.00
CORNHUSKER CLEANING SUPPLY	SU	SUPPLIES	140.42

CUMMINS SALES AND SERVICE	S	REPAIRS	2,132.61
DPF ALTERNATIVES/DUECK ENTERPRISES	S	REPAIR	2,910.56
ED BROADFOOT & SONS SAND & GRAVEL	G	GRAVEL	71,690.82
EZ LINER INDUSTRIES	S	REPAIRS	737.11
FARM PLAN	S	PARTS	1,179.32
FARMERS CO-OP ASSOCIATION	F	FUEL	148.50
FASTENAL COMPANY	S	REPAIRS	431.16
FRIESEN CHEVROLET	S	REPAIRS	840.64
GARRETT TIRES & TREADS	S	REPAIRS	3,646.10
GLASS DOCTOR OF CENTRAL NE	S	REPAIRS	190.00
GRAHAM TIRE	EQ	EQUIPMENT	2,524.61
HANSEN INTERNATIONAL TRUCK	S	REPAIRS	689.63
J-SPOT SERVICES	S	SVC	2,143.10
JACK LEDERMAN CO	SU	SUPPLIES	275.70
JIM HAWK TRUCK TRAILERS	S	REPAIRS	4,032.58
MIKE JOHANNSEN	SU	SUPPLIES	113.96
LINDA A JOHNSON	RE	REIMBURSE	40.00
KELLY SUPPLY COMPANY	SU	SUPPLIES	123.13
KIMBALL MIDWEST	SU	SUPPLIES	660.48
KONECRANES	S	SVC	1,970.54
LCL TRUCK EQUIPMENT	S	REPAIRS	429.73
MARLATT PRECISION	S	REPAIRS	514.07
MASTERS TRUE VALUE	E	EXPENSES	43.69
MENARDS	SU	SUPPLIES	1,040.05
MID NE AGGREGATE	G	GRAVEL	28,093.56
MID STATE ENGINEERING & TESTING	S	SVC	600.00
MIDWEST SERVICE & SALES CO	EQ	EQUIPMENT	12,837.50
NAPA AUTO PARTS	S	PARTS	11.92
JASPER NEAL	RE	REIMBURSE	33.50
NMC, INC.	S	REPAIRS	13,402.49
OAK CREEK ENGINEERING	S	ENGINEERING	41,150.00
OLSSON	S	ENGINEERING	2,788.00
PAULSEN	G	GRAVEL	8,615.87
POWERPLAN-MURPHY TRACTOR	S	REPAIRS	4,095.15
QUALITY AUTOMOTIVE EQUIP & SVC	S	REPAIRS	801.95
RETRIEVER	S	REPAIRS	1,120.00
RICHARD SERR	RE	REIMBURSE	33.50
DEB SHUBERT	RE	REIMBURSE	16.00
SOUTHWEST GRAVEL PRODUCTS	G	GRAVEL	4,008.60
STERN OIL COMPANY, INC.	SU	SUPPLIES	8,482.61
TRUCK CENTER COMPANIES	S	REPAIRS	1,980.99
U.S. BANK	E	EXPENSES	3,501.93
WILKE'S TRUE VALUE	SU	SUPPLIES	26.27
WINZER	SU	SUPPLIES	3,156.31
ZELLER REPAIR	S	REPAIRS	547.91
<u>VISITOR'S PROMOTION</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	90,277.00
<u>VISITOR'S IMPROVEMENT</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENES	90,277.00
<u>DEEDS PRESERVATION & MODERNIZATION</u>			
MIPS INC.	S	PRESERVATION	294.19
<u>HEALTH INSURANCE FUND</u>			
BCBS HEALTH CLAIM EXPENSE	MC	HEALTH	270,198.16
HM LIFE MELLON GLOBAL CASH MGNT	MC	HEALTH	69,706.44
<u>DRUG FORFEITURES</u>			
FIRSTTWO	E	SOFTWARE	10,800.00
U.S. BANK	E	EXPENSES	4,242.00
<u>KENO LOTTERY</u>			
KSO CPAS + ADVISORS	S	SVC	5,100.00
<u>WEED DISTRICT FUND</u>			
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	104.10
LINCOLN JOURNAL STAR	A	PUBLICATION	66.75
NE WEED CONTROL ASSOC	D	MEMBERSHIP	235.00
<u>911 EMERGENCY SERVICES</u>			

CENTURYLINK	E	INTERNET	2,636.39
FIBER PLATFORM	S	SVC	255.90
FRONTIER	U	PHONE SVC	931.43
GEO-COMM	S	MAINT	17,418.40
LANGUAGE LINE SERVICES	S	SVC	102.28
NE CENTRAL TELEPHONE CO	U	PHONE SVC	109.99
PLATTE VALLEY COMMUNICATIONS	S	MAINT	1,417.67
POLICE LEGAL SCIENCES	S	SVC	1,952.00

Moved by Loeffelholz and seconded by Klein to approve the transfer of County funds from the General Fund (0100) to the Weed Fund (5400) in the amount of \$100,000.00 all per budget. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Maendele and Morrow. Absent: Lynch. Motion declared carried.

Moved by Higgins and seconded by Kouba to approve the release of pledged collateral in the amount of \$180,185.90 for the Buffalo County Treasurer at Firstier Bank. Upon roll call vote, the following Board members voted “Aye”: Higgins, Kouba, Klein, Loeffelholz, Maendele and Morrow. Absent: Lynch. Motion declared carried.

Moved by Higgins and seconded by Klein to approve the addition of pledged collateral in the amount of \$254,929.37 for the Buffalo County Treasurer at Firstier Bank. Upon roll call vote, the following Board members voted “Aye”: Higgins, Klein, Kouba, Loeffelholz, Maendele and Morrow. Absent: Lynch. Motion declared carried.

Moved by Higgins and seconded by Maendele to approve the addition of pledged collateral in the amount of \$1,300,000.00 for the Buffalo County Treasurer at Nebraskaland Bank. Upon roll call vote, the following Board members voted “Aye”: Higgins, Maendele, Klein, Kouba, Loeffelholz and Morrow. Absent: Lynch. Motion declared carried.

Moved by Higgins and seconded by Klein to approve the release of pledged collateral in the amount of \$74,144,040.00 for the Buffalo County Treasurer at First National Bank. Upon roll call vote, the following Board members voted “Aye”: Higgins, Klein, Kouba, Loeffelholz, Maendele and Morrow. Absent: Lynch. Motion declared carried.

After discussion it was moved by Loeffelholz and seconded by Klein to approve tax refund request on parcel 318507050 for Horizon Design, Inc. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Maendele and Morrow. Absent: Lynch. Motion declared carried.

Moved by Maendele and seconded by Loeffelholz to acknowledge receipt of the September 2025 Community Action Partnership of Mid-Nebraska RYDE Report. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein and Morrow. Abstain: Kouba. Absent: Lynch. Motion declared carried.

After discussion it was moved by Klein and seconded by Kouba to authorize Chairperson Morrow to sign the WJE Consulting LLC renewal agreement. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Higgins, Loeffelholz, Maendele and Morrow. Absent: Lynch. Motion declared carried.

Veteran Service Officer Matthew Starkey was present for the discussion of the Memorandum of Understanding (MOU) between the Nebraska Department of Veteran Affairs and Buffalo County. After discussion it was moved by Klein and seconded by Kouba to authorize Chairperson Morrow to sign the MOU with Nebraska Department of Veterans’ Affairs in order to allow County Veterans Service Office access to the Nebraska Department of Veterans’ Affairs web based database. Upon roll call vote, the following Board members voted "Aye": Klein, Kouba, Higgins, Loeffelholz, Maendele and Morrow. Absent: Lynch. Motion declared carried.

Adam Winslow from Nebraska Public Power District was present and Construction Manager with SBA communications Will Schulte working for T-Mobile appeared via video conference to answer any questions regarding a right of road access in Buffalo County. No action was taken at this time.

Chairperson Morrow stated that there was not correspondence for this meeting. Chairperson Morrow called on each Board member present for committee reports and recommendations.

Moved by Klein and seconded by Loeffelholz to recess the regular meeting of the Board of Commissioners at 9:26 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Klein, Loeffelholz, Higgins, Kouba, Maendele and Morrow. Absent: Lynch. Motion declared carried.

BOARD OF EQUALIZATION

Chairperson Morrow called the Board of Equalization to order in open session. County Treasurer Brenda Rohrich was present. Chairperson Morrow opened the public hearing at 9:26 A.M. for public hearing for Motor Vehicle Tax exemption application submitted by Citylight Kearney. Co-Lead Pastor Kyle Dellevoet of Citylight Kearney was present to answer questions. No one else addressed the Board and Chairperson Morrow closed the hearing at 9:28 A.M. Moved by Maendele and seconded by Higgins to approve the Motor Vehicle Tax exemption application submitted by Citylight Kearney for a 2017 Lincoln Navigator SUV. Upon roll call vote, the

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

Moved by Maendele and seconded by Loeffelholz to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:28 A.M. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba and Morrow. Absent: Lynch. Motion declared carried.

Savannah Lyon Executive Director of United way was Present to present the benefits United Way offers.

ROAD DEPARTMENT

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

Chairperson Morrow instructed County Clerk Christensen to open and read aloud the submitted bids for Asphalt Overlay Projects. Bids were submitted from the following companies: Vontz Paving Inc., and Werner Construction, Inc. Highway Superintendent Maul will review the bids and come back with recommendations at the next meeting on November 10, 2025.

Moved by Maendele seconded by Higgins to approve an Interlocal Agreement with Hall County Project No. C10 (1416) Located on the Hall/ Buffalo County Line – Wiseman Road North of 70th Road to replace old structure with concrete box and authorize Chairperson Morrow’s signature. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz and Morrow. Absent: Lynch. Motion declared carried.

RESOLUTION 2025-66

WHEREAS Buffalo and Hall Counties desire to enter in an have an Interlocal Government Agreement for repair of bridge located on the east section line of Section Thirteen (13), Township Nine (9) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska, which carries Wiseman Road over a creek, located about 2500 feet south of Buffalo County Street identified as 85th Street where it intersects Wiseman Road on the county line between these two counties, and

WHEREAS, an Interlocal Government Agreement has been drafted that addresses construction, shared expenses, supervision, maintenance, and other issues addressed in this agreement, and

NOW THEREFORE, be it resolved that Buffalo County accepts the Interlocal Agreement between itself and Hall County, Nebraska all as set forth in the minutes of this meeting and this Board authorizes its Chairperson to sign such agreement on behalf of Buffalo County and to do all necessary to carry out the provisions of such Interlocal agreement.

FACILITIES DEPARTMENT

Facilities Director Stephen Gaasch was present to discuss current projects in Buffalo County.

REGULAR AGENDA

Denise Zwiener of Buffalo County Community Health Partners, Janell Brown of the Kearney Children’s Museum, Denise Christensen of the Merryman Performing Arts Center and Melissa Filipi of Give Nebraska were present to speak about the benefits of Give Nebraska.

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

Chairperson Morrow asked if there was anything else to come before the Board before he declared the meeting adjourned following the quarterly jail inspection at 10:06 A.M. until the regular meeting on Monday, November 10, 2025. Commissioners Klein and Maendele accompanied LT. Chat Hunt to conduct the quarterly inspection of the Buffalo County Jail.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

(SEAL)

Heather A. Christensen
Buffalo County Clerk

OCTOBER 31, 2025 PAYROLL

<u>GENERAL FUND</u>			
NET PAYROLL			419,805.83
RETIREMENT PLANS AMERITAS	R	EMPE RET	68,980.63
DAWSON CO COURT	E	GARNISHMENT	302.13
FIRST NATIONAL BANK	T	FEDERAL TAXES	142,768.01
STATE OF NE	T	STATE TAXES	22,651.27
<u>ROAD FUND</u>			
NET PAYROLL			78,428.74
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,135.31
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST NATIONAL BANK	T	FEDERAL TAXES	23,261.72
STATE OF NE	T	STATE TAXES	3,522.80
<u>WEED FUND</u>			
NET PAYROLL			6,313.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	940.35
FIRST NATIONAL BANK	T	FEDERAL TAXES	2,003.53
STATE OF NE	T	STATE TAXES	304.81

Buffalo
FUND BALANCE LISTING
10/31/2025

Fund	Fund Name	Beginning Balance	Collections	Disbursements	Fund Transfers	Ending Balance
0100	COUNTY GENERAL	10,235,046.99	754,620.05	-3,472,503.61	-100,000.00	7,417,163.43
0200	COUNTY ROAD	713,644.17	501,581.35	-588,385.29	0.00	626,840.23
0650	HIGHWAY BRIDGE BUYBACK	1,186,033.96	0.00	0.00	0.00	1,186,033.96
0900	VISITOR'S PROMOTION	90,277.36	97,198.53	-90,277.00	0.00	97,198.89
0995	VISITOR'S PROMOTION IMPROVEMENT	90,277.64	97,198.51	-90,277.00	0.00	97,199.15
1150	DEEDS PRESERVATION & MODERNIZATION	238,878.98	2,143.50	-294.19	0.00	240,728.29
1275	HEALTH RESERVE FUND	648,981.07	363,350.00	-339,904.60	0.00	672,426.47
1500	COUNTY RELIEF	0.00	0.00	0.00	0.00	0.00
1700	COUNTY INSTITUTIONS	0.00	0.00	0.00	0.00	0.00
1900	VETERAN'S AID	29,491.16	162.85	0.00	0.00	29,654.01
2356	STOP PROGRAM	33,936.39	1,197.00	0.00	0.00	35,133.39
2360	DRUG FORFEITURE	429,681.27	0.00	-15,042.00	0.00	414,639.27
2370	FEDERAL EQUITABLE SHARING	177.06	0.00	0.00	0.00	177.06
2500	COUNTY FEDERAL GRANTS	24,009.64	0.00	0.00	0.00	24,009.64
2575	DISASTER FUND	0.00	0.00	0.00	0.00	0.00
2580	COVID AMERICAN RESCUE PLAN	0.00	0.00	0.00	0.00	0.00
2605	COMMUNITY DEVELOPMENT GRANT	0.00	0.00	0.00	0.00	0.00
2650	RECOVERY ZONE REBATE FUND	0.00	0.00	0.00	0.00	0.00
2700	INHERITANCE TAX	2,444,212.49	261,564.17	0.00	0.00	2,705,776.66
2750	COUNTY SINKING	210,000.00	0.00	0.00	0.00	210,000.00
2850	KENO LOTTERY	204,843.45	12,861.20	-5,100.00	0.00	212,604.65
2913	911 WIRELESS SERVICE FUND	24,839.54	12,419.77	0.00	0.00	37,259.31
3700	COUNTY BOND LEVY	1,780,699.97	19,713.65	0.00	0.00	1,800,413.62
3800	RECOVERY ZONE BOND PAYMENT	0.00	0.00	0.00	0.00	0.00
5400	COUNTY WEED	32,662.76	0.00	-29,020.34	100,000.00	103,642.42
5907	911 EMERGENCY SERVICES	699,936.03	5,480.11	-24,824.06	0.00	680,592.08
6001	STATE GENERAL	269,321.16	269,360.66	-269,321.16	0.00	269,360.66
6009	STATE SALES TAX MV	940,621.24	909,669.83	-940,621.24	0.00	909,669.83
6016	REVENUE SALES TAX ROAD DEPARTMENT	0.83	1.85	0.00	0.00	2.68
6021	STATE TIRE TAX	941.00	844.00	-941.00	0.00	844.00
6101	SD101 SEM GENERAL	54,082.91	5,584.03	-54,082.91	0.00	5,584.03
6102	SD2 GIBBON GENERAL	244,797.37	64,239.88	-244,797.37	0.00	64,239.88
6103	SD119 AMHERST GENERAL	99,779.55	26,973.94	-99,779.55	0.00	26,973.94
6105	SD105 PLEASANTON GENERAL	255,063.80	43,585.87	-255,063.80	0.00	43,585.87
6107	SD7 KEARNEY GENERAL	1,842,761.34	538,273.99	-1,842,761.34	0.00	538,273.99
6109	SD9 ELM CREEK GENERAL	150,051.55	32,587.47	-150,051.55	0.00	32,587.47
6110	SD100 CENTURA GENERAL	22,888.64	95.71	-22,888.64	0.00	95.71
6119	SD19 SHELTON GENERAL	164,998.02	28,160.81	-164,998.02	0.00	28,160.81
6144	SD44 ANSLEY GENERAL	12,010.47	1,033.78	-12,010.47	0.00	1,033.78
6169	SD69 RAVENNA GENERAL	160,503.40	24,028.28	-160,503.40	0.00	24,028.28
6201	SD101 SEM K-12 BOND	8,645.74	413.14	-8,645.74	0.00	413.14
6202	SD2 GIBBON K-12 BOND	45,974.93	8,351.46	-45,974.93	0.00	8,351.46
6203	SD119 AMHERST K-12 BOND	24,487.29	3,153.70	-24,487.29	0.00	3,153.70
6205	SD105 PLEASANTON K-12 BOND	52,712.14	5,431.10	-52,712.14	0.00	5,431.10
6207	SD7 KEARNEY K-12 BOND	321,622.30	34,717.50	-321,622.30	0.00	34,717.50
6209	SD9 ELM CREEK K-12 BOND	38,154.52	3,909.54	-38,154.52	0.00	3,909.54
6210	SD100 CENTURA K-12 BOND	0.00	0.00	0.00	0.00	0.00
6219	SD19 SHELTON K-12 BOND	11,630.58	981.05	-11,630.58	0.00	981.05



CHERYL S. STABENOW
CLERK OF THE DISTRICT COURT

MONTHLY FEE REPORT
for the Month of October, 2025

ACCOUNT DESCRIPTION

TOTAL AMOUNT


Filing Fee, Civil (310)	1050.00
Filing Fee, Criminal	0.00
Filing Fee, Judgment(335)	50.00
Filing Fee, Criminal Appeal	0.00
Complete Records(385)	689.00
Issuance of Writ(380)	15.00
Reg. Work Comp. Judgment	0.00
Copies(386)	91.25
Postage	0.00
Fax Fees	0.00
Publishing Fees	0.00
Transcript Fee/Seal Cert(384)	1.00
Bad Check Fee	0.00
Bond 10%(382)	60.00
Bond Forfeiture(813)	0.00
County Court Fees(420)	639.84
Passport Processing Fee(984)	2100.00

Grand Total \$ 4,696.09

Total for October, 2025	\$ 4,696.09
Total for January – October 2025	\$73,459.00

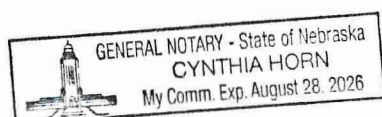
STATE OF NEBRASKA)
) ss
COUNTY OF BUFFALO)

I, Cheryl S. Stabenow, the duly elected and qualified Clerk of District Court in and for said county, do hereby certify that the foregoing report is true and correct to the best of my knowledge and belief.

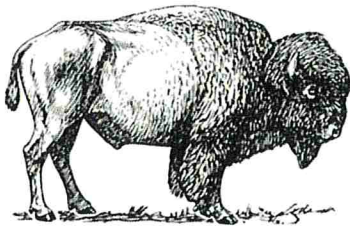

CHERYL S. STABENOW
Clerk of the District Court



Subscribed and sworn to before me the 3rd day of November, 2025.




Notary Public



BRENDA R. ROHRICH
Buffalo County Treasurer
Michele L. Richardson, Deputy
1512 Central Ave
P.O. Box 1270
Kearney, NE 68848-1270

October 28, 2025

Buffalo County Commissioners
Buffalo County Courthouse
Kearney, NE 68848-1270

Dear Supervisors:

I, Brenda R. Rohrich, Buffalo County Treasurer, certify that I have this day, October 28, 2025 delivered into the hands of Buffalo County Sheriff, Neil A. Miller, Distress Warrants for the collection of delinquent personal property and improvements on leased land taxes. The 160 warrants are for 2024 and previous years. The total principal amount is \$30,336.12 plus accumulated interest. I do this in accordance with the Revised Statutes of Nebraska, Sec. 77-1718.

Very truly yours,

Brenda R Rohrich
Buffalo County Treasurer

Received of Brenda R. Rohrich, Buffalo County Treasurer, Distress Warrants as listed above.

Neil A. Miller
Buffalo County Sheriff

BEFORE THE NEBRASKA TAX EQUALIZATION
AND REVIEW COMMISSION

TSC REALTY,
Appellant

24C 0357

vs.

CONFESSION OF
JUDGMENT

BUFFALO COUNTY BOARD OF
EQUALIZATION
Appellee

COMES NOW, Andrew W. Hoffmeister, Chief Deputy Buffalo County Attorney and shows that attached hereto is a copy of a Buffalo County Board of Equalization motion, contained within that Board's official minutes for Board meeting held November 11, 2025. That motion empowers this attorney to confess judgment on behalf of Buffalo County and to stipulate that the 2024 taxable valuation for parcel # 600058000 is in the amount of \$865,335, comprised of \$445,500 land value and \$419,835 improvements.

This attorney further certifies that he has forwarded a copy of this CONFESSION to Appellant.

BUFFALO COUNTY BOARD OF EQUALIZATION,
Appellee,

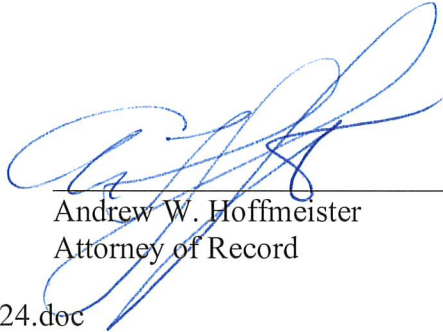
by: 

Andrew W. Hoffmeister #15687
Chief Deputy Buffalo County Attorney
Box 67
Kearney, NE 68847
(308) 233-3064
FAX 308-233-3688
ahoffmeister@buffalocounty.ne.gov

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on October 31, 2025, this attorney by email caused a Notice of the Buffalo County Board of Equalization's meeting to be held November 10, 2025. Thereafter, after the County Board amended its' confession, this attorney sent a copy of the foregoing to the following person via email.

SHAWN M JAMES, ATTORNEY
SMITH PAULEY LLP
3555 FARNAM ST SUITE 1000
OMAHA NE 68131
sjames@smithpauley.com
402-505-8104



Andrew W. Hoffmeister
Attorney of Record

H:\ awh\equalization\TS Conf 2024.doc

Original filed with:

Tax Equalization & Review Commission
Box 94732
Lincoln, NE 68509

BEFORE THE NEBRASKA TAX EQUALIZATION
AND REVIEW COMMISSION

TSC REALTY,
Appellant

vs.

BUFFALO COUNTY BOARD OF
EQUALIZATION
Appellee

24C 0357
ACCEPTANCE OF
CONFESSION OF
JUDGMENT-APPELLANT

The undersigned Appellant, accepts the Appellee's Confession to this Commission and agrees that for tax year 2024 Buffalo County Tax Parcel ID # 600058000 has a tax assessed valuation of \$865,335, comprised of \$445,500 land value and \$419,835 improvements.

TSC REALTY by

By: X
Printed name: _____
Office held: _____

Original (after signature) filed with:

Tax Equalization & Review Commission
Box 94732
Lincoln, NE 68509

Application for Exemption
from Motor Vehicle Taxes by Qualifying Organizations
• Read instructions on reverse side.**FORM**
457

Name of Organization MID NEBRASKA INDIVIDUAL SERVICES			Tax Year 2025	Value of Motor Vehicles
Name of Owner of Property MID NEBRASKA INDIVIDUAL SERVICES			County Name BUFFALO	State Where Incorporated NEBRASKA
Street or Other Mailing Address 1400 E 27TH STREET			Contact Name BOBBI EHMKE	Phone Number (308) 234-2558
City KEARNEY	State NE	Zip Code 68847	Email Address KEARNEYBOOKKEEPER@MNIS.ORG	
Type of Ownership: <input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery <input type="checkbox"/> For-profit Nursing Facilities				
Charitable Organizations: Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes): <input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery				
Charitable and For-Profit Organizations, please answer the following: Are the motor vehicles used exclusively as indicated? (see instructions) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If No, give percentage of exempt use: _____%				
For-profit Nursing/Assisting Living Facilities, please select the applicable box: <input type="checkbox"/> Nursing Facility <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Assisted-Living Facility What percentage of occupied beds have been provided to Medicaid beneficiaries over the most recent three-year period? _____%				

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
BOBBI EHMKE	AREA DIRECTOR	1400 E 27TH STREET KEARNEY, NE 68847

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

Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, if Newly Purchased
FORD	2025	TRANSIT VAN	1FBAX9C84SKB22961	10/27/2025

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

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

Authorized Signature

Title

Date

For County Treasurer Recommendation☒ Approval
☐ Denial

Comments: _____

Signature of County Treasurer

Date

For County Board of Equalization Use Only☐ Approved
☐ Denied

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

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

Signature of County Board Member

Date

Date: October 31st, 2025

To: Buffalo County Board

Subject: Tax List Corrections

Approved by action of the County Board: on This _____ Day of _____, 2025.

Chairperson

3 – Personal Property

- Acceleration of 2025 Taxes – business is closing
- Sold to different company – ended up being double assessed for 2024
- Acceleration of 2025 Taxes – business sold May 2025

4 – Real Estate

- 3 - 2022, 2023, 2024: Mobile Home double assessed, also being valued on adjacent parcel
- TERC Case #21C-0552 -- corrected for tax year 2021

7 Corrections for the month of October 2025

Tax List Correction

BUFFALO County, Nebraska

Property ID: 310000409 - PP

Date: 10-10-2025

No: 5119

Name and Address:

EDITH JOI

Description of Property:

SCHEDULE NOT SIGNED 2025

Tax Year: 2024

1000 School: 10-0007

District: 1000 KEARNEY CITY

2122 CENTRAL AVE
KEARNEY, NE 68847

Stmnt No: 1815

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit		Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount										
Corrected Amount										
Additional Amount	500	1.71425700	8.58	0.00		0.00	2.14	5.36	5.36	10.72
Deducted Amount										

Reason for Correction: ACCELERATE 2025 TAXES - BUSINESS CLOSING

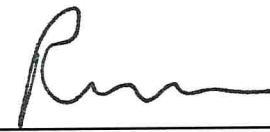
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

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

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk


310000409

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 318504161 - PP

Date: 10-14-2025

No: 5120

Name and Address:
GENERAL PARTS COMPANY

Description of Property:
**706 CENTRAL AVE
SOLD 10/1/2023**

Tax Year: 2024

1000 School: 10-0007

District: 1000 KEARNEY CITY

**6160 GROVER ST
OMAHA, NE 68106**

Stmnt No: 636

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit		Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	14,318	1.71425700	245.46	0.00		0.00	0.00	122.73	122.73	245.46
Corrected Amount	0	1.71425700	0.00	0.00		0.00	0.00	0.00	0.00	0.00
Additional Amount										
Deducted Amount	14,318		245.46					122.73	122.73	245.46

Reason for Correction: PP- DOUBLE BILLED FOR 2024

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

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

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk


318504161

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 310002232 - PP

Date: 10-16-2025

No: 5121

Name and Address:

TANGLES

DBA: 3 STRANDS SALON INC

Description of Property:

Tax Year: 2024

1000 School: 10-0007

District: 1000 KEARNEY CITY

220 W 42ND ST SUITE B

KEARNEY, NE 68845

Stmnt No: 1816

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit		Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount										
Corrected Amount										
Additional Amount	728	1.71425700	12.48	0.00		0.00	0.00	6.24	6.24	12.48
Deducted Amount										

Reason for Correction: ACCELERATE TAX FOR 2025 - BUSINESS SOLD (MAY 2025)

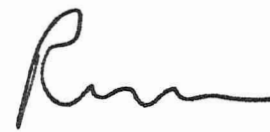
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

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

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk



310002232

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 850001152 - RE (850001152)

Date: 10-16-2025

No: 5122

Name and Address:
SUPANCHICK, MICHEAL

Description of Property:
**IOLL 35182 355TH RD (2016 REDMAN ADVANTA
RGLII 28X72 112000HRA702968AB)**

Tax Year: 2022
255 School: 10-0069
District: 255 TAX DISTRICT

**35182 355TH RD
HAZARD, NE 68848**

Stmnt No: 21295

* Tax Credit of 51.86 consists of 51.86 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 0.00 in School Credit, and 0.00 in Unused School.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	48,650	1.28612500	625.70	51.86	0	0.00	0.00	286.92	286.92	573.84
Corrected Amount	0	1.28612500	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00
Additional Amount										
Deducted Amount	48,650		625.70	51.86				286.92	286.92	573.84

Reason for Correction: DOUBLE ASSESSED - MH WAS ALSO BEING VALUED ON ADJACENT PARCEL

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

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

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk



850001152

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 850001152 - RE (850001152)

Date: 10-16-2025

No: **5123**

Name and Address:
SUPANCHICK, MICHEAL

Description of Property:
**IOLL 35182 355TH RD (2016 REDMAN ADVANTA
RGLII 28X72 112000HRA702968AB)**

Tax Year: 2023
255 School: 10-0069
District: 255 TAX DISTRICT

**35182 355TH RD
HAZARD, NE 68844**

Stmnt No: 21534

* Tax Credit of 54.16 consists of 54.16 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 0.00 in School Credit, and 0.00 in Unused School.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	48,650	1.20505900	586.26	54.16	0	0.00	0.00	266.05	266.05	532.10
Corrected Amount	0	1.20505900	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00
Additional Amount										
Deducted Amount	48,650		586.26	54.16				266.05	266.05	532.10

Reason for Correction: **DOUBLE ASSESSED - MH WAS ALSO BEING VALUED ON ADJACENT PARCEL**

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

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

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk



850001152

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 850001152 - RE (850001152)

Date: 10-16-2025

No: 5124

Name and Address:
SUPANCHICK, MICHEAL

Description of Property:
**IOLL 35182 355TH RD (2016 REDMAN ADVANTA
RGLII 28X72 112000HRA702968AB)**

Tax Year: 2024
255 School: 10-0069
District: 255 TAX DISTRICT

**35182 355TH RD
HAZARD, NE 68844**

10-12-15

Stmnt No: 21678

* Tax Credit of 150.90 consists of 52.82 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 98.08 in School Credit, and 0.00 in Unused School.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	44,080	1.14280400	503.76	150.90	0	0.00	0.00	176.43	176.43	352.86
Corrected Amount	0	1.14280400	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00
Additional Amount										
Deducted Amount	44,080		503.76	150.90				176.43	176.43	352.86

Reason for Correction: DOUBLE ASSESSED - MH WAS ALSO BEING VALUED ON ADJACENT PARCEL

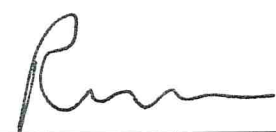
I hereby direct the County Treasurer of BUFFALO County to accept this Official Correction made for the above named party and description and to issue his receipt in payment of the corrected tax as shown above.

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

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk



850001152

By _____
Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 600082000 - RE (600082000)

Date: 10-20-2025

No: 5125

Name and Address:
KEARNEY LODGING, L.L.C.

Description of Property:
RAMADA INN ADDITION LOT 1

Tax Year: 2021

1000 School: 10-0007

District: 1000 KEARNEY CITY

**10 E 120TH AVE
NORTHGLENN, CO 80233**

Stmnt No: 10603

* Tax Credit of 5,523.38 consists of 5,523.38 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 0.00 in School Credit, and 0.00 in Unused School.

* Tax Credit of 3,898.70 consists of 3,898.70 in Non-Ag Credit, 0.00 in Agland Credit, and 0.00 in Unused Credit, and 0.00 in School Credit, and 0.00 in Unused School.

	Actual Valuation	Tax Rate	Consolidated Tax	Tax Credit *	Homestead Value	Homestead Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	5,135,630	1.83224500	94,097.32	5,523.38	0	0.00	0.00	44,286.97	44,286.97	88,573.94
Corrected Amount	3,625,000	1.83224500	66,418.88	3,898.70	0	0.00	0.00	31,260.09	31,260.09	62,520.18
Additional Amount										
Deducted Amount	1,510,630		27,678.44	1,624.68				13,026.88	13,026.88	26,053.76

Reason for Correction: TERC CASE #21C-0552

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

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

Approved by action of the County Board

this _____ day of _____, _____

Chairman



County Assessor - County Clerk



600082000

By _____
Deputy

Bid Summary

Structure No. C001011605 Replacement

Buffalo County, NE

OCE #9-C-23, County C10-1415

11/10/25

Bidder	Total Bid Price



Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

October 16, 2025

Notice to file the Year-End Certification of County Highway Superintendent, Signing Resolution, and Documentation of the Appointment(s) of County Highway Superintendent(s) for Calendar Year 2025 with the Nebraska Department of Transportation (NDOT) by December 31, 2025.

Please make this an agenda item for your next County Board meeting and return to the NDOT by December 31, 2025.

RECORD KEEPING: NDOT recommends that the county keep a copy of everything you send to NDOT *(the forms and meeting minutes)* in a separate file for future reference.

The attached **YEAR-END CERTIFICATION OF COUNTY HIGHWAY SUPERINTENDENT** and **SIGNING RESOLUTION**, together with a copy of the **DOCUMENTATION OF THE COUNTY HIGHWAY SUPERINTENDENT(S) APPOINTMENT(S) for CALENDAR YEAR 2025**, is the basis for determining the calendar year 2025 Incentive Payment. **Please complete and return the following to the NDOT by December 31, 2025:**

- **Signing Resolution** (Page 1): The original Signing Resolution, authorizing the signing of the Year-End Certification(s) by the County Board Chairperson.
- **Year End Certification of County Highway Superintendent** (Page 2): If more than one individual or the County Board provided highway superintending services **during Calendar Year 2025**, document each successive appointed county highway superintendent and/or period without an appointed county highway superintendent using a separate Year-End Certification form. For any period of time your county did not have an appointed Highway Superintendent, write "County Board" as the name of the "Superintendent." **Copy the form as needed.**
- **Documentation of the County Highway Superintendent(s) Appointment(s)** (Page 3): Attach to page 3 a copy of the County Board meeting minutes showing the appointment(s) of the County Highway Superintendent(s) **for Calendar Year 2025** by their name as it appears on their License *(if applicable)*, their License Number *(if applicable)*, and Class of License *(if applicable)*, and the type of appointment, i.e., employed, contract (consultant or interlocal agreement with another county and/or incorporated municipality), and the **beginning date of the appointment**. **For most counties this information may be found in the January 2025 meeting minutes.**

Failure to complete and return: If a county had an appointed and Licensed County Highway Superintendent for all or part of Calendar Year 2025 and the county does not complete and return the above documentation to the NDOT **by December 31, 2025, the county will not receive an Incentive Payment for Calendar Year 2025.**

Payment: If your county qualifies, payment will be scheduled for February 2026. Reference Neb. Rev. Stat. §39-2505. **Additional information** on Incentive Payments is available on the NDOT Boards - Liaison Service Website: <https://dot.nebraska.gov/business-center/lpa/boards-liaison/>

Please let me know if you have any questions. Email: ndot.blshelp@Nebraska.gov
Phone: (402) 479-4436

Sincerely,

LeMoyné D. Schulz
Highway Local Liaison Coordinator
Boards-Liaison Services Section
Local Assistance Division
Nebraska Department of Transportation

LDS/2025

Attachments (3)

Vicki Kramer, Director

Department of Transportation

MAILING ADDRESS	PHYSICAL ADDRESS
P.O. Box 94759	1500 Nebraska Parkway
Lincoln, NE 68509-4759	Lincoln, NE 68502

dot.nebraska.gov

Do not recreate or revise this document. Revisions and recreations will not be accepted. Failure to complete and return the necessary documents per instructions will result in your county not receiving an Incentive Payment for Calendar Year 2025. Documents include the original Signing Resolution, Year-End Certification(s), and a copy of documentation of the appointment(s) of the County Highway Superintendent(s). These must be received at the NDOT by December 31, 2025. **RECORD KEEPING:** NDOT recommends that the county keep a copy of everything you send to NDOT *(the forms and meeting minutes)* in a separate file for future reference.

RESOLUTION
SIGNING OF THE
YEAR-END CERTIFICATION OF COUNTY HIGHWAY SUPERINTENDENT
2025

Resolution No. _____

Whereas: State of Nebraska Statutes, sections 39-2302, and 39-2501 through 39-2505 detail the requirements that must be met in order for a county to qualify for an annual Incentive Payment; and

Whereas: The State of Nebraska Department of Transportation (NDOT) requires that each county must annually certify (by December 31st of each year) the appointment(s) of the County Highway Superintendent(s) to the NDOT using the Year-End Certification of County Highway Superintendent form; and

Whereas: The NDOT requires that such certification shall also include a copy of the documentation of the county highway superintendent's appointment, i.e., meeting minutes showing the appointment of the County Highway Superintendent by their name as it appears on their License (if applicable), their License Number (if applicable) and Class of License (if applicable), the type of appointment, i.e., employed or under contract (consultant, or interlocal agreement with another county and/or incorporated municipality), and the beginning date of the appointment; and

Whereas: The NDOT also requires that such Year-End Certification of County Highway Superintendent form shall be signed by the County Board Chairperson and shall include a copy of a resolution of the County Board authorizing the signing of the Year-End Certification of County Highway Superintendent form by the County Board Chairperson.

Be it resolved that the County Board Chairperson of _____ County
(Print Name of County)
is hereby authorized to sign the attached Year-End Certification of County Highway Superintendent form(s).

Adopted this _____ day of _____, 20____ at _____, Nebraska.
(Date) (Month)

County Board Members

_____	_____
_____	_____
_____	_____
_____	_____

County Board Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed, and billed as adopted.

Attest:

(Signature of Clerk)

Do not recreate or revise this document; revisions and recreations will not be accepted. Copying this form is acceptable; see (3) below. Failure to complete and return the necessary documents per instructions will result in your county not receiving an Incentive Payment for Calendar Year 2025. Documents include the original Signing Resolution, Year-End Certification(s), and a copy of documentation of the appointment(s) of the County Highway Superintendent(s); they must be received at the NDOT by December 31, 2025. **RECORD KEEPING:** NDOT recommends that the county keep a copy of everything you send to NDOT (the forms and meeting minutes) in a separate file for future reference.

Year-End Certification of County Highway Superintendent For Determining Incentive Payment in Calendar Year 2025

Separate forms may be needed to account for the entire year, see (3) below.

This Form Covers the Following Period: _____, 2025 to _____, 2025
(Month) (Day) (Month) (Day)

*(1)(a) The county of _____ certifies that: _____
(Print name of County) (Print name of Superintendent as appears on license card if applicable)
was the appointed County Highway Superintendent from during the above period. **FOR ANY PERIOD OF TIME YOUR COUNTY DID NOT HAVE AN APPOINTED HIGHWAY SUPERINTENDENT, WRITE IN "COUNTY BOARD" AS THE NAME OF THE "SUPERINTENDENT" AND SKIP TO (2) BELOW.**

(b) the superintending services of the above listed person were provided by: (Check one box)

- ☐ Employment with this County ☐ Contract (consultant) with this County ☐ Contract (interlocal agreement) between this County and the following listed County(ies) and/or Municipality(ies) _____

(c) the above listed individual assisted in the following: Reference Neb. Rev. Stat. §39-2502

1. Developing and annually updating a long-range plan based on needs and coordinated with adjacent local governmental units,
2. Developing an annual program for design, construction, and maintenance,
3. Developing an annual budget based on programmed projects and activities,
4. Submitting such plans, programs, and budgets to the local governing body for approval; and
5. Implementing the capital improvements and maintenance activities provided in the approved plans, programs, and budgets.

(d) If the above listed individual is a Licensed County Highway Superintendent, enter their Superintendent's License Number S- _____ and Class of License _____, and/or
(A or B)

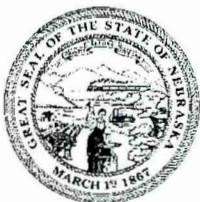
(e) If the above listed individual is a Licensed Engineer in Nebraska, enter their Engineer's License Number E- _____

(2) _____
Signature of County Board Chairperson

*(3) If during the calendar year your county (a) did not have an appointed County Highway Superintendent for any portion(s) of the year; or (b) had one or more appointed County Highway Superintendent(s) that were not licensed for any portion(s) of the year; or (c) had one or more appointed licensed County Highway Superintendent(s) for any portion(s) of the year, please complete a separate Year-End Certification form for each period. **Copy this form as needed to account for these separate periods.**

(4) The payment amount will be computed based on (a) your most recent Federal Census, rural population; (b) the number of full calendar months served by the appointed County Highway Superintendent who is licensed or exempted from licensure under the Superintendents Act; (c) class of license, A or B if applicable; (d) whether the appointed County Highway Superintendent is employed, or under contract (consultant or interlocal agreement with another county and/or incorporated municipality); and (e) if the appointed County Highway Superintendent assisted with the required duties in (1)(c) above. Reference Neb. Rev. Stat. §§39-2302 and 39-2501 through 39-2505.

(5) **Failure to return by December 31, 2025, the Year-End Certification(s), Signing Resolution, and a copy of documentation of the appointment(s) of the superintendent(s) per the instructions will result in your county not receiving an Incentive Payment.**



Return the completed original resolution and certification(s), and a copy of the documentation of appointment(s) by December 31, 2025 to:

Highway Local Liaison Coordinator
Boards-Liaison Services Section
Local Assistance Division
Nebraska Department of Transportation
PO Box 94759
Lincoln NE 68509-4759

SUPERINTENDENT(S) APPOINTMENT DOCUMENTATION

Attach Documentation of the County Highway Superintendent(s) Appointment(s) for 2025 to the back of this Page: For most Counties this information may be found in the January 2025 meeting minutes.

Call (402) 479-4436 or email NDOT.BLSHelp@Nebraska.gov if you have any questions about what to attach for documentation.

RECORD KEEPING: NDOT recommends that the county keep a copy of everything you send to NDOT *(the forms and meeting minutes)* in a separate file for future reference.

TECHNICAL MEMO

To:	John Maul - Buffalo County
From:	Shane King, P.E., PTOE
RE:	56 th Street and Antelope Avenue Intersection Evaluation
Date:	November 06, 2025
Olsson Project #:	021-07457



Introduction

This memorandum presents an intersection control warrant evaluation for the intersection of 56th Street and Antelope Avenue in Buffalo County, NE. The objective of this memorandum is to determine if the intersection of 56th Street and Antelope Avenue satisfies warrants for all-way stop control. The determination will follow local and Institute of Transportation Engineers (ITE) criteria. The location of the study intersection is shown in **Figure 1**.

Data Collection

The data collection effort included collecting eight-hour movement counts (7-9 AM, 11 AM-2 PM, 3-6 PM) on a typical weekday. This was performed on Tuesday, July 15, 2025, and detailed count information is attached to this memorandum.

Approximately 3,000 vehicles passed through the intersection during the eight-hour period. The observed peak hours of flow are as follows: 7:00-8:00 AM, 11:45 AM-12:45 PM, and 4:30-5:30 PM. Heavy vehicle percentage is approximately 0% during the AM peak hour, 1% during the Midday peak hour, and 0.2% during the PM peak hour. No pedestrians or bikes were observed during the eight-hour counts.

A desktop review was completed related to characteristics of the intersection and immediate vicinity. 56th Street is a two-lane rural highway with a posted speed limit of 50 mph. Antelope Avenue is a two-lane rural highway with a posted speed limit of 55 mph. The intersection of the two roadways operates as two-way stop control with stop signs on the eastbound and westbound approaches. The stop sign assemblies are supplemented with solar powered flashing borders and "Cross Traffic Does Not Stop" warning signs. Both approaches also include stop ahead warning signs. One streetlight illuminates the intersection on an existing utility pole.

Adjacent land-uses in all four quadrants of the intersection are agricultural.

A summary of the existing traffic volumes, lane configuration, and capacity analysis is shown in **Figure 2**.

FIGURE 1

Buffalo County, NE
Vicinity Map



Copyright Disclaimer: This image may contain projection, simulation, or fictional content.

LEGEND

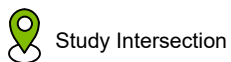
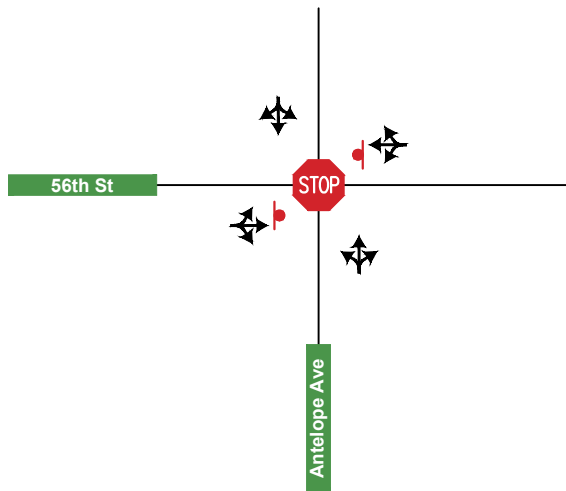


FIGURE 2

Existing Conditions

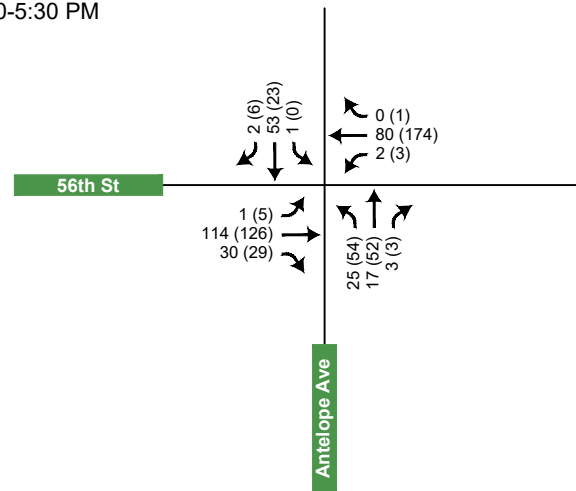


Lane Configuration & Traffic Control

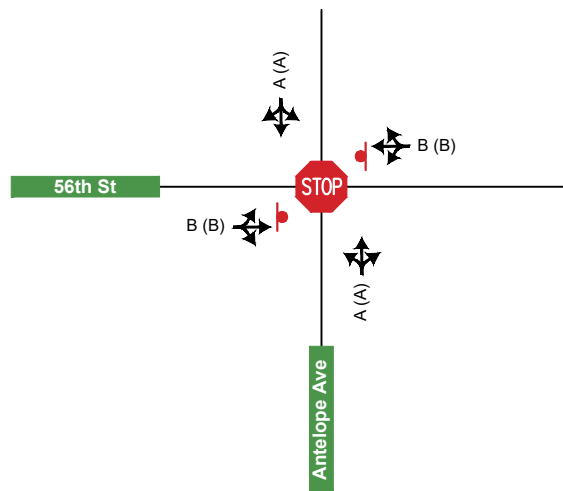


Peak Hour Volumes

7:00-8:00 AM
4:30-5:30 PM



Capacity Analysis

**LEGEND**

- Lane Configuration
- AM (PM) Peak Hour Volumes
- Stop Sign
- Stop Controlled Intersection
- AM (PM) Movement LOS

Crash History

Three-year historical crash data was requested from Buffalo County for reduction. Crash data from January 1, 2022 through July 31, 2025 was analyzed to identify existing crash patterns at the intersection of 56th Street and Antelope Avenue. Identified crash patterns may be applicable to intersection control considerations.

Crash data is summarized in **Table 1**; crashes that occurred outside of the influence of the intersection are not presented.

Table 1. Crash Data Summary by Year

	2022	2023	2024	2025*
Reported Crashes	4	6	6	7

*Partial Year.

In review of the crash data, there were a total of twenty-three crashes reported at the intersection over the 43-month period. Crash patterns can be identified from the analysis results:

- The most common violation was “failed to yield right-of-way” (13 crashes, 56.5%)
- Angle crashes occurred the most (11 crashes, 47.8%)
- March was the month with the most crashes (5 crashes, 21.7%)
- Tuesday was the day of the week with the most crashes (8 crashes, 34.8%)
- The majority of crashes occurred in the afternoon (17 crashes, 73.9%)
- The hours with the most crashes reported were 12PM (4 crashes, 17.4%) and 5PM (4 crashes, 17.4%)
- Of the twenty-three reported crashes, three resulted in possible injuries (3 crashes, 13.0%), seven resulted in suspected minor injuries (7 crashes, 30.4%), and one resulted in a fatality (1 crash, 4.3%).

One fatal crash occurred involving a motor vehicle and a bicycle. Both the vehicle and the bicycle were eastbound on 56th Street. The vehicle collided with the rear of the bicycle, resulting in the fatality of the bicyclist.

Intersection Control Evaluation

Intersection control decisions should be based on an engineering study, which evaluates factors related to the existing operation and safety at the intersection, the potential to improve these conditions, and the applicable factors contained in warrants specified by the Manual of Uniform Traffic Control Devices (MUTCD). The study for the intersection of 56th Street and Antelope Avenue evaluates alternate intersection control options of an all-way stop.

All-Way Stop Warrant Evaluation

The MUTCD provides guidance on when to install all-way stop control at intersections. There are five warrants provided:

- Warrant A – Crash Experience
- Warrant B – Sight Distance
- Warrant C – Transition to Signal Control or Transition to Yield Control at a Circular Intersection
- Warrant D – 8-Hour Volume
- Warrant E – Other Factors

Additionally, the MUTCD states that the decision to install all-way stop control on site roadways open to public travel may be based on engineering judgement. Based on the available data, Warrant A, Warrant B, Warrant D, and Warrant E were evaluated for this study.

Warrant A – Crash Experience

Crash data information was presented in the *Crash History* section. As outlined in the MUTCD, the following criteria shall be met to satisfy the crash experience warrant.

- A. For a four-leg intersection, there are five or more reported crashes in a 12-month period or six or more reported crashes in a 36-month period that were of a type susceptible to correction by the installation of all-way stop control.
- B. For a three-leg intersection, there are four or more reported crashes in a 12-month period or five or more reported crashes in a 36-month period that were of a type susceptible to correction by the installation of all-way stop control.

Six angle crashes with “failed to yield right-of-way” violations occurred between August 2022 and July 2025. Therefore, the data meets the minimum number of reported crashes in a 36-month period that were susceptible to correction by the installation of all-way stop control. Condition A is satisfied; therefore, Warrant A is satisfied.

Warrant B – Sight Distance

Warrant B states that all-way stop control may be installed at an intersection where an engineering study indicates that sight distance on the minor-road approaches controlled by a STOP sign is not adequate for a vehicle to turn onto or cross the major (uncontrolled) road.

Through a desktop review, sight distance appears available for both eastbound and westbound approaches after stopping at the designated locations.

Warrant C – Transition to Signal Control or Transition to Yield Control at a Circular Intersection

Warrant C states that all-way stop control may be installed at locations where all-way stop control is an interim measure that can be installed to control traffic while arrangements are being made for the installation of a traffic control signal at the intersection or for the installation of yield control at a circular intersection.

Warrant C is not applicable to the study intersection.

Warrant D – 8-Hour Volume (Vehicles, Pedestrians, Bicycles)

Eight-hour volume information was presented in the *Data Collection* section. As outlined in the MUTCD, the following criteria shall be met to satisfy the eight-hour volume warrant.

- A. The combined motor vehicle, bicycle, and pedestrian volume entering the intersection from the major-street approaches is at least 300 units per hour for each of any 8 hours of a typical day; and
- B. The combined motor vehicle, bicycle, and pedestrian volume entering the intersection from the minor-street approaches is at least 200 units per hour for each of any of the same 8 hours.

If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants may be reduced to 70 percent of the values given in Items A and B in this section.

Since the approach speed of Antelope Avenue exceeds 40 mph, the minimum traffic volumes required to satisfy warrant D are reduced to 210 units per hour for the major-street approaches and 140 units per hour for the minor street approaches. The total volumes and percentages of warrant volumes met are recorded in **Table 2** and **Table 3**.

Table 2. Warrant D - Condition A

Major Street (Antelope Ave)				
Time	Approach Volumes			Warranting Volume: 210
Beginning	NORTH	SOUTH	Total	Percent of Warrant Volumes Met
7:00 am	45	56	101	48
8:00 am	37	46	83	40
11:00 am	57	27	84	40
12:00 pm	67	37	104	50
1:00 pm	52	31	83	40
3:00 pm	55	30	85	40
4:00 pm	65	26	91	43
5:00 pm	118	41	159	76
Hours Met				0
Condition Met				No

Table 3. Warrant D - Condition B

Minor Street (56 th St)				
Time	Approach Volumes			Warranting Volume: 140
Beginning	EAST	WEST	Total	Percent of Warrant Volumes Met
7:00 am	147	82	229	164
8:00 am	103	89	192	137
11:00 am	124	129	253	181
12:00 pm	186	112	298	213
1:00 pm	169	93	262	187
3:00 pm	132	177	309	221
4:00 pm	140	173	313	224
5:00 pm	170	146	316	226
Hours Met				8
Condition Met				Yes

The volumes do not meet the requirements of condition A, but do meet condition B. Since Warrant D requires both conditions to be met, Warrant D is not satisfied.

Warrant E – Other Factors

Warrant E states that all-way stop control may be installed at an intersection where an engineering study indicates that all-way stop control is needed due to other factors not addressed in the other all-way stop control warrants. Such other factors may include, but are not limited to, the following:

- A. The need to control left-turn conflicts,
- B. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where all-way stop control would improve traffic operational characteristics of the intersection, or
- C. Where pedestrian and/or bicyclist movements support the installation of all-way stop control.

Condition A – Based on information available, there are not noteworthy left-turn conflicts.

Condition B – The two streets are of similar design and operating characteristics. With LOS A or B for all movements during the peak hours, additional stoppage would not be expected to improve operations.

Condition C – Pedestrian and bicyclist movements are not present and do not support the installation of all-way stop control.

Summary

This memorandum documents the results of the intersection control evaluation performed at the intersection of 56th Street and Antelope Avenue in Buffalo County, Nebraska. Existing intersection characteristics were reviewed, and the need for all-way stop control was evaluated using warrants prescribed in the MUTCD. Evaluation results are summarized in **Table 4**.

Table 4. All-Way Stop Warrant Summary

56th St and Antelope Ave	
Warrant	Condition Met
Warrant A	Yes
Warrant B	No
Warrant C	N/A
Warrant D	No
Warrant E	No

After review of available data, it was determined that one of the four evaluated all-way stop control warrants is satisfied by the existing conditions at the intersection of Antelope Avenue and 56th Street. Due to the high number of crashes and that a large portion of the crashes were susceptible to correction by all-way stop control, the crash experience of the study intersection justifies the implementation of all-way stop control. Therefore, installation of stop signs on the northbound and southbound approaches is recommended at this time.

Conversion of intersection traffic control must be complete and thorough, adhering to current design standards and best practices. Changes to the 56th Street approaches shall include removing the “Cross Traffic Does Not Stop” signs and installing the “All Way” (R1-3P) plaque. To implement stop control on the Antelope Avenue approaches, the standard sign sequence of “Stop Ahead” and combination of “Stop” and “All Way” shall be installed. Due to the rural nature of the intersection and change in control, additional enhanced conspicuity measures are recommended as outlined in the MUTCD. These include LEDs in the border of the Stop sign (similar to the existing condition for 56th Street) and vertical reflective strip on sign posts (for the Stop and the Stop Ahead signs). Additional consideration should be given to utilize a changeable message sign during the first week of conversion to bring additional warning to drivers.



ALL TRAFFIC DATA SERVICES

(303) 216-2439

www.alltrafficdata.net

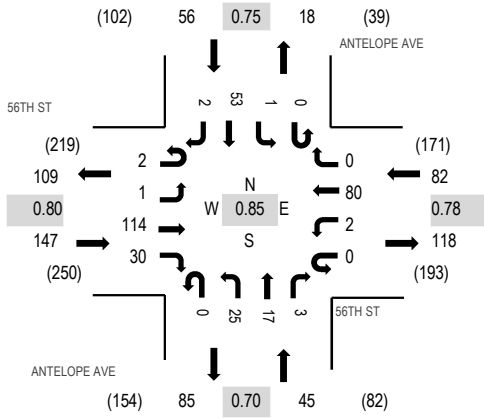
Location: 1 ANTELOPE AVE & 56TH ST AM

Date: Tuesday, July 15, 2025

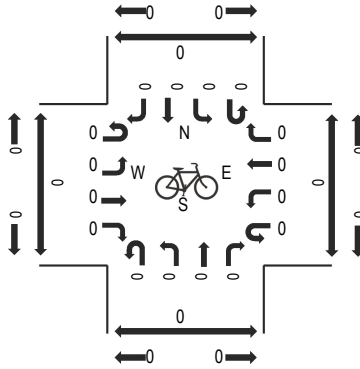
Peak Hour: 07:00 AM - 08:00 AM

Peak 15-Minutes: 07:45 AM - 08:00 AM

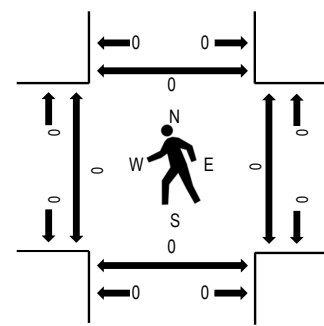
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	56TH ST Eastbound				56TH ST Westbound				ANTELOPE AVE Northbound				ANTELOPE AVE Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	1	1	26	7	0	1	15	0	0	7	6	2	0	0	10	1	77	330	0	0	0	0
7:15 AM	0	0	30	6	0	0	11	0	0	3	3	0	0	0	19	0	72	329	0	0	0	0
7:30 AM	1	0	23	6	0	0	24	0	0	11	4	1	0	0	13	1	84	316	0	0	0	0
7:45 AM	0	0	35	11	0	1	30	0	0	4	4	0	0	1	11	0	97	290	0	0	0	0
8:00 AM	0	0	30	5	0	0	21	0	0	3	4	1	0	0	11	1	76	275	0	0	0	0
8:15 AM	0	1	19	7	0	1	18	0	0	3	1	0	0	0	7	2	59		0	0	0	0
8:30 AM	0	0	10	8	0	0	26	0	0	1	3	0	0	0	10	0	58		0	0	0	0
8:45 AM	0	4	13	6	0	1	22	0	0	11	8	2	0	0	13	2	82		0	0	0	0
Count Total	2	6	186	56	0	4	167	0	0	43	33	6	0	1	94	7	605		0	0	0	0
Peak Hour	2	1	114	30	0	2	80	0	0	25	17	3	0	1	53	2	330		0	0	0	0



ALL TRAFFIC DATA SERVICES

(303) 216-2439

www.alltrafficdata.net

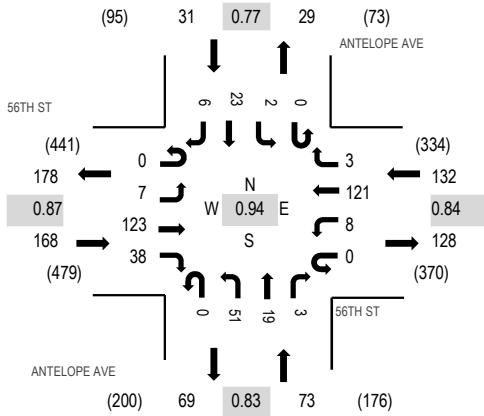
Location: 1 ANTELOPE AVE & 56TH ST Noon

Date: Tuesday, July 15, 2025

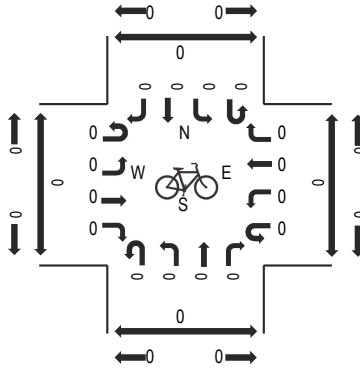
Peak Hour: 11:45 AM - 12:45 PM

Peak 15-Minutes: 12:00 PM - 12:15 PM

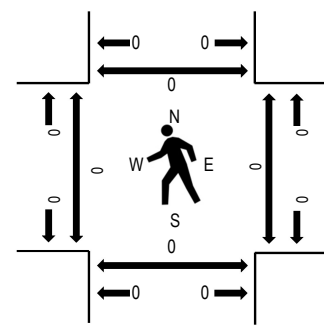
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians







Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	56TH ST Eastbound				56TH ST Westbound				ANTELOPE AVE Northbound				ANTELOPE AVE Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
11:00 AM	0	0	14	9	0	3	13	1	0	12	3	0	0	0	5	1	61	337	0	0	0	0
11:15 AM	0	0	19	14	0	0	40	1	0	3	3	3	0	2	6	3	94	383	0	0	0	0
11:30 AM	0	0	26	4	0	2	26	0	0	7	5	2	0	0	5	1	78	375	0	0	0	0
11:45 AM	0	1	26	11	0	4	38	1	0	11	7	1	0	0	2	2	104	404	0	0	0	0
12:00 PM	0	3	26	11	0	2	31	0	0	16	6	0	0	0	11	1	107	402	0	0	0	0
12:15 PM	0	1	31	10	0	2	20	0	0	14	0	2	0	1	5	0	86	387	0	0	0	0
12:30 PM	0	2	40	6	0	0	32	2	0	10	6	0	0	1	5	3	107	384	0	0	0	0
12:45 PM	0	2	37	17	0	2	20	1	0	9	4	0	0	0	8	2	102	358	0	0	0	0
1:00 PM	0	2	39	6	0	0	20	0	0	11	4	0	0	0	9	1	92	345	0	0	0	0
1:15 PM	0	1	33	9	0	3	18	0	0	5	5	2	0	0	6	1	83		0	0	0	0
1:30 PM	0	4	28	5	0	2	22	0	0	10	3	0	0	0	5	2	81		0	0	0	0
1:45 PM	0	0	37	5	0	1	27	0	0	7	5	0	0	0	5	2	89		0	0	0	0
Count Total	0	16	356	107	0	21	307	6	0	115	51	10	0	4	72	19	1,084		0	0	0	0
Peak Hour	0	7	123	38	0	8	121	3	0	51	19	3	0	2	23	6	404		0	0	0	0





HCM 6th TWSC
3: Antelope Ave & 56th St

08/04/2025

Intersection												
Int Delay, s/veh	8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	114	30	2	80	0	25	17	3	1	53	2
Future Vol, veh/h	1	114	30	2	80	0	25	17	3	1	53	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	124	33	2	87	0	27	18	3	1	58	2
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	178	136	59	214	136	20	60	0	0	21	0	0
Stage 1	61	61	-	74	74	-	-	-	-	-	-	-
Stage 2	117	75	-	140	62	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	784	755	1007	743	755	1058	1544	-	-	1595	-	-
Stage 1	950	844	-	935	833	-	-	-	-	-	-	-
Stage 2	888	833	-	863	843	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	703	741	1007	617	741	1058	1544	-	-	1595	-	-
Mov Cap-2 Maneuver	703	741	-	617	741	-	-	-	-	-	-	-
Stage 1	933	843	-	918	818	-	-	-	-	-	-	-
Stage 2	779	818	-	712	842	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	10.7		10.6			4.1			0.1			
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1544	-	-	784	737	1595	-	-				
HCM Lane V/C Ratio	0.018	-	-	0.201	0.121	0.001	-	-				
HCM Control Delay (s)	7.4	0	-	10.7	10.6	7.3	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.7	0.4	0	-	-				

HCM 6th TWSC
3: Antelope Ave & 56th St

08/04/2025

Intersection												
Int Delay, s/veh	9.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	126	29	3	174	1	54	52	3	0	23	6
Future Vol, veh/h	5	126	29	3	174	1	54	52	3	0	23	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	137	32	3	189	1	59	57	3	0	25	7
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	301	207	29	290	209	59	32	0	0	60	0	0
Stage 1	29	29	-	177	177	-	-	-	-	-	-	-
Stage 2	272	178	-	113	32	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	651	690	1046	662	688	1007	1580	-	-	1544	-	-
Stage 1	988	871	-	825	753	-	-	-	-	-	-	-
Stage 2	734	752	-	892	868	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	492	663	1046	524	661	1007	1580	-	-	1544	-	-
Mov Cap-2 Maneuver	492	663	-	524	661	-	-	-	-	-	-	-
Stage 1	949	871	-	793	724	-	-	-	-	-	-	-
Stage 2	521	723	-	729	868	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	11.8		12.7			3.6			0			
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1580	-	-	702	659	1544	-	-				
HCM Lane V/C Ratio	0.037	-	-	0.248	0.294	-	-	-				
HCM Control Delay (s)	7.4	0	-	11.8	12.7	0	-	-				
HCM Lane LOS	A	A	-	B	B	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	1	1.2	0	-	-				

Bid Summary

Structure No. C001003805P & C001017510 Replacement

Buffalo County, NE

OCE #9-C-56 & 57, County C10-1446 & C10-1416

11/10/25

Bidder	9-C-56 / C10-1446 Structure No. C001003805P Total Bid Price	9-C-57 / C10-1416 Structure No. C001017510 Total Bid Price



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: November 10, 2025

AGENT: Mitch Humphrey, licensed land surveyor, on behalf of Linda D. Pfortmiller, Trustee of the Nancy A. Hervert Revocable Trust

SUBJECT: Application for Administrative Subdivision, "N A Hervert Administrative Subdivision", located in Part of the Southwest Quarter of the Southeast Quarter of Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Discussion:

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

The proposed subdivision, "N A Hervert Administrative Subdivision", is arranged with one lot, containing, approximately, 9.16 acres. The proposed subdivision is situated north of 265th Road and west of Pawnee Road. The affected Parcel ID is: 280025000. Zoning District: Agriculture (AG).

No opposition was received regarding "N A Hervert Administrative Subdivision".

Attachments:

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

Zoning Agenda

Item #1

12-11-14
Schneider

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO
COUNTY SUBDIVISION REGULATIONS

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

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

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

Subdivision name: N A Hervert Administrative Subdivision Date 09/29/2025

Owner's name: Nancy A. Hervert Revocable Trust, by Linda D. Pfortmiller, Trustee

Owner's home address: 6439 Eagle Feather Trail, Littleton, CO 80125

308-237-3785

Telephone number(home): _____ (daytime) (Mitchell W. Humphrey)

Developer's name: Nancy A. Hervert Revocable Trust

Developer's address: Linda D. Pfortmiller, 6439 Eagle Feather Trail, Littleton, CO 80125

Buffalo Surveying Corp., Attn: Mitchell W. Humphrey, PLS 492

Engineer's name and address: 5308 Parklane, Drive, Suite 3, P.O. Box 905, Kearney, NE 68848-0905

List all people who own, have liens and other interest Nancy A Hervert Revocable Trust, owner

Present use of property: Rural Residential / Farm Building Site

Desired use of property: Rural Residential Present Zoning Agricultural

Legal Description of property: See Attached Sheet

Area of property(square feet and/or acres) 10.15 Ac. +/-

Number of lots or parcels: One (1)

School District _____ Fire District _____

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

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

Signature of Owner Linda D. Pfortmiller Printed Name Linda D. Pfortmiller, Trustee

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

Preliminary Plat approval date: _____

Action Taken:

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

County Commissioners: _____ approved _____ disapproved Date: _____

Office Use Only

Permit Number 2025-085

Filing Fee 370.00 Receipt # 975131

Zoning Classification AG

Floodplain Yes or No No 9/29/25 DW

8/09 Date Initial

Legal Desc: N A Hervert Administrative Sub., Pt. of the SW1/4 SE1/4 of Sect. 12, T11N, R14W of the 6th P.M., Buffalo
County, Nebraska
Client: Linda D. Pfortmiller, Trustee of the Nancy A. Hervert Revocable Trust
Prepared By: Mitchell Humphrey
Date: September 29, 2025
BSC Project No.: 250096

ATTACHMENT TO THE APPLICATION FOR SUBDIVISION
(N A HERVERT ADMINISTRATIVE SUBDIVISION)

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter of Section 12 and assuming the South line of the Southeast Quarter of Section 12 as bearing N 89°40'57" E and all bearings contained herein are relative thereto; thence on the South line of said Southeast Quarter of Section 12, N 89°40'57" E a distance of 1080.00 feet; thence leaving said South line of the Southeast Quarter of Section 12, N 00°19'03" W a distance of 78.32 feet to a point on a non-tangent 1285.00 foot radius curve, concave northeasterly; thence northwesterly on said non-tangent curve forming a central angle of 65°39'31" an arc distance of 1272.56 feet to a point of non-tangency, said point of non-tangency being N 46°41'07" W a chord distance of 1393.29 feet from the previously described point; thence leaving said non-tangent curve S 89°54'37" W a distance of 67.42 feet to a point on the West line of said Southeast Quarter of Section 12; thence on the West line of said Southeast Quarter of Section 12, S 00°05'23" E a distance of 1040.00 feet to the place of beginning. Containing 10.15 acres, more or less.

N A HERVERT ADMINISTRATIVE SUBDIVISION
AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4)
OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN (14) WEST
OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter of Section 12 and assuming the South line of the Southeast Quarter of Section 12 as bearing N 89°40'57" E and all bearings contained herein are relative thereto; thence on the South line of said Southeast Quarter of Section 12, N 89°40'57" E a distance of 1080.00 feet; thence leaving said South line of the Southeast Quarter of Section 12, N 00°19'03" W a distance of 78.32 feet to a point on a non-tangent 1285.00 foot radius curve, concave northeasterly; thence northwesterly on said non-tangent curve forming a central angle of 65°39'31" an arc distance of 1272.56 feet to a point of non-tangency, said point of non-tangency being N 46°41'07" W a chord distance of 1393.29 feet from the previously described point; thence leaving said non-tangent curve S 89°54'37" W a distance of 67.42 feet to a point on the West line of said Southeast Quarter of Section 12; thence on the West line of said Southeast Quarter of Section 12, S 00°05'23" E a distance of 1040.00 feet to the place of beginning. Containing 10.15 acres, more or less.

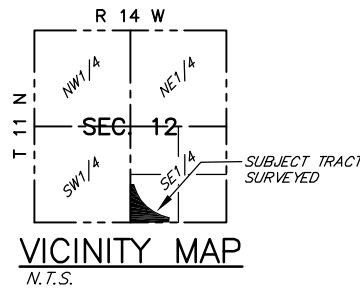
SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed N A HERVERT ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat, that the lot is well and accurately staked off and marked, the dimensions of the lot is as shown on the above plat, the lot bears its own number, and that survey was made with reference to known and recorded monuments, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

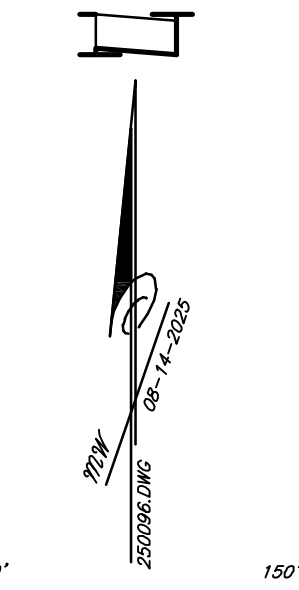
(S E A L)

BUFFALO SURVEYING CORPORATION

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



VICINITY MAP
N.T.S.



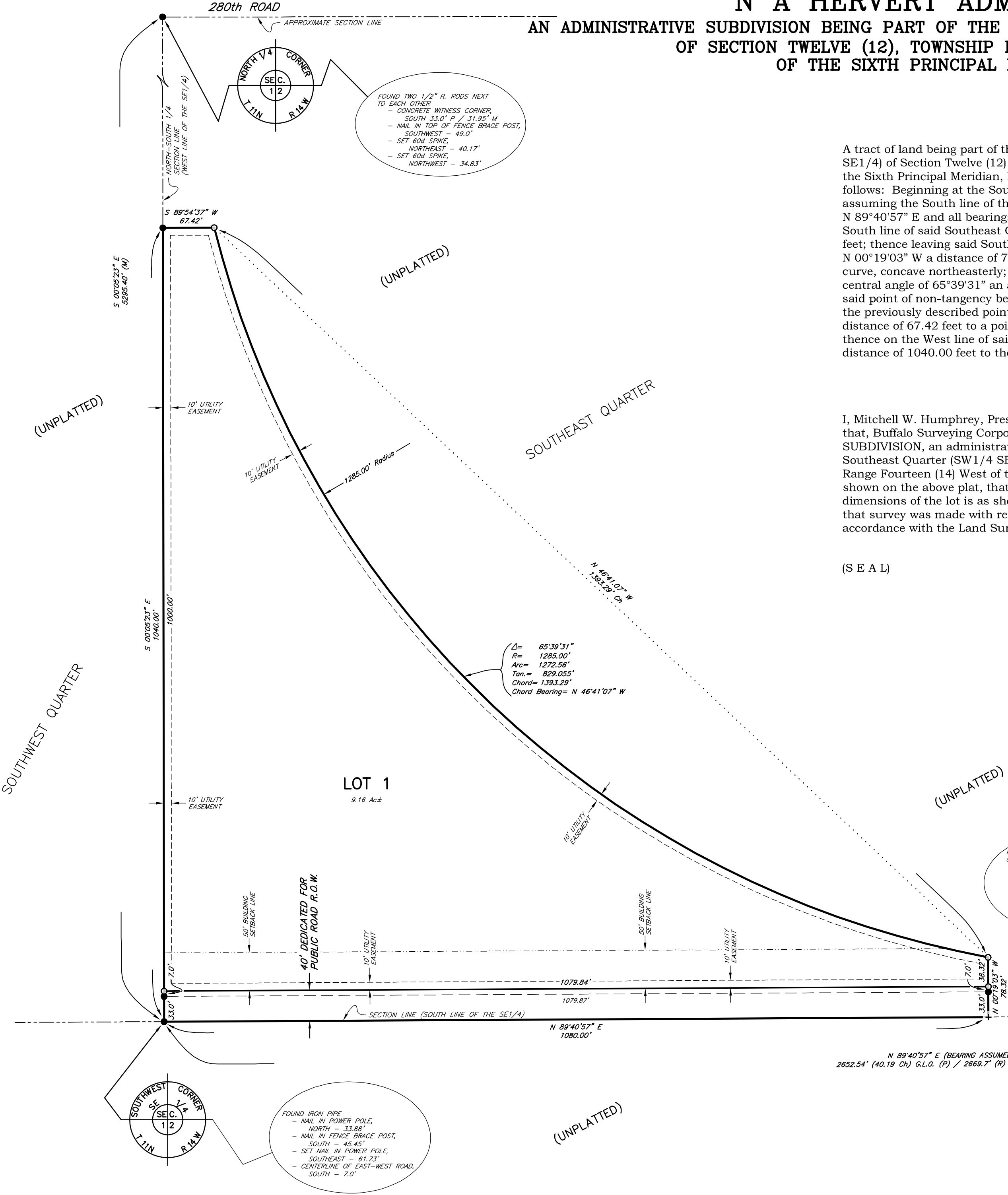
- SCALE: 1" = 100'
- = CORNERS FOUND (5/8" R. ROD EXCEPT AS INDICATED)
 - = CORNERS ESTABLISHED (5/8" X 24" R. ROD W/ I.D. CAP STAMPED "HUMPHREY LS 492")
 - ⊕ = TEMPORARY POINTS
 - P = PLATTED DISTANCES
 - R = RECORDED DISTANCES
 - M = MEASURED DISTANCES
 - Ch = CHORD DISTANCES
 - G.L.O. = GENERAL LAND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

TOTAL ACREAGE = 10.15 Ac±

SURVEY COMPLETED: AUGUST 15, 2025



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



N A HERVERT ADMINISTRATIVE SUBDIVISION
AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4)
OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN (14) WEST
OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Linda H. Pfortmiller, Trustee of the Nancy A. Hervert Revocable Trust, dated July 26, 1994 as fully restated November 1, 2016, being the sole owner, of the land described hereon, have caused the same to be surveyed, subdivided and platted and designated as N A HERVERT ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owner does hereby ratify and approve the disposition of their property as shown on the above plat, and does hereby dedicate to the use and benefit of the public, the streets (road right-of-way) and utility easements as shown on said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owner.

Dated this _____ day of _____, 2025.

NANCY A. HERVERT REVOCABLE TRUST, DATED JULY 26,
1994 AS FULLY RESTATED NOVEMBER 1, 2016

by: Linda H. Pfortmiller
(Print Name)

title: Trustee of the Nancy A. Hervert Revocable Trust,
dated July 26, 1994 as fully restated November 1, 1994
(Print Title)

STATE OF COLORADO)
) ss:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Linda H. Pfortmiller, Trustee of the Nancy A. Hervert Revocable Trust, dated July 26, 1994 and fully restated November 1, 2016.

(S E A L)

Notary Public

My commission expires _____.

RESOLUTION NO. _____

BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA, in regular session with quorum present, that the plat of N A HERVERT ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Twelve (12), Township Eleven (11) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified is hereby approved, accepted, ratified and authorized to be filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

Moved by: _____
(Print Name)

Seconded by: _____
(Print Name)

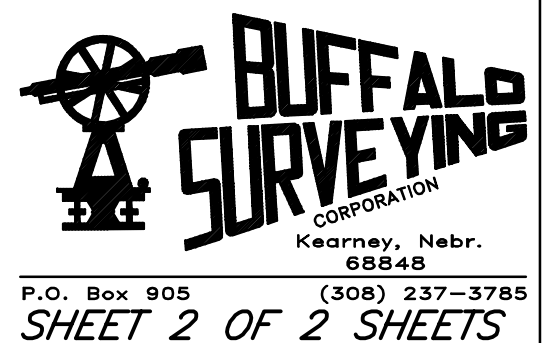
that the foregoing resolution be adopted. Said Motion carried on _____ vote(s).

[illegible]

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

(SEAL)

Heather A. Christensen, County Clerk







NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: NTK0012931

**TO: Buffalo Surveying Corporation
Mitchell W. Humphrey**

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

LEGAL DESCRIPTION:

A tract of land being part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 11 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter of Section 12 and assuming the South line of the Southeast Quarter of Section 12 as bearing N 89° 40' 57" E and all bearings contained herein are relative thereto; thence on the South line of said Southeast Quarter of Section 12, N 89° 40' 57" E a distance of 1080.00 feet; thence leaving said South line of the Southeast Quarter of Section 12, N 00° 19' 03" W a distance of 78.32 feet to a point on a non-tangent 1285.00 foot radius curve, concave northeasterly; thence northwesterly on said non-tangent curve forming a central angle of 65° 39' 31" an arc distance of 1272.56 feet to a point of non-tangency, said point of non-tangency being N 46° 41' 07" W a chord distance of 1393.29 feet from the previously described point; thence leaving said non-tangent curve S 89° 54' 37" W a distance of 67.42 feet to a point on the West line of said Southeast Quarter of Section 12; thence on the West line of said Southeast Quarter of Section 12, S 00° 05' 23" E a distance of 1040.00 feet to the place of beginning.

Address: 47830 265th Road, Ravenna, NE 68869

GRANTEE IN LAST DEED OF RECORD:

Nancy A. Hervert, Trustee, an undivided one-half interest ;

Nancy A. Hervert, Trustee, an undivided one-half interest

NOTE: No Determination of Inheritance Tax was found for Nancy A. Hervert or Robert H. Hervert.

UNRELEASED LIENS OF RECORD:

None of Record

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2023 and all prior years - paid in full
2024 in the amount of \$7,660.56 - Half Paid
Second Half Taxes due September 1, 2025.
Parcel ID No.: 280025000 (includes other land)
Assessed Value: \$937,970.00

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

EASEMENTS AND RESTRICTIONS OF RECORD:

None of Record

Effective Date: August 12, 2025 at 8:00 am

Nebraska Title Company



By

Registered Abstractor

Please direct inquiries to: Melinda Ryan

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

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

Hervert Zoning/Floodplain

Created by: null

