

BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, NOVEMBER 25, 2025

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, November 25, 2025 at 9:00 A.M. and 9:30 A.M. Chairperson Morrow called the meeting to order and led those present in the Pledge of Allegiance. The following Board members responded to roll call: Timothy Higgins, Ivan Klein, Myron Kouba, Ronald Loeffelholz, Daniel Lynch, Bill Maendele and Sherry Morrow. A copy of the acknowledgment and receipt of notice and agenda by the Board of Commissioners is attached to these minutes. Public notice of this meeting was published/posted in the Kearney Hub, on the Buffalo County website, and the bulletin boards located outside the County Clerk’s office and County Board Room on November 20, 2025. Chairperson Morrow announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. Deputy County Attorney Josiah Davis was present.

Moved by Higgins and seconded by Kouba to approve the November 10, 2025 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Vice- Chairperson Maendele presented the Achievement Award to Amherst Volleyball Team 2025 Class D1 State Champions. Those present were Coach Brandon Godfrey, Coach Shannon Whalen, Mackenzie Cochran, Kenna Hagan, Libby Mitchell, Sadie VanRanken, Brecklyn Veskerna, Jesa Anderson, Rhyan Gallaway, Brynn Fisher, Kelsey Hutsell, Jaidyn Godfrey, Londyn Mitchell, Addi Simmons, Brooke Bosshamer, Ashton Iosty and Mackenzie McGee.

Vice- Chairperson Maendele read into the record Employee Recognitions for the following County Employees: Darcy De La Rosa, Korah Ellis for 1 Year of service, Paul Muegerl for 10 Years of service, Rosario Perez for 30 Years of service and Kellie John for 52 Years of service.

County Attorney Shawn Eatherton arrived at 9:07A.M.

Meeting briefly paused due to audio system error no county matters were discussed during this time.

Moved by Loeffelholz and seconded by Klein to ratify the following November 14, 2025 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

NOVEMBER 14, 2025 PAYROLL

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| <u>GENERAL FUND</u> | | | |
| NET PAYROLL | | | 382,105.53 |
| AMERICAN FAMILY LIFE | I | PREMIUMS | 1,426.90 |
| RETIREMENT PLANS AMERITAS | R | EMPE RET | 67,084.86 |
| BUFFALO CO TREASURER | I | PREMIUMS | 175,896.00 |
| DAWSON CO COURT | E | GARNISHMENT | 302.13 |
| EMPOWER ANNUITY INS | R | DEFERRED COMP | 1,075.00 |
| FIRST CONCORD | E | FLEX FUNDS | 7,291.56 |
| FIRST NATIONAL BANK | T | FEDERAL TAXES | 128,239.35 |
| KEARNEY UNITED WAY | E | DONATIONS | 67.42 |
| MADISON NATIONAL | I | PREMIUMS | 1,150.92 |
| MADISON NATIONAL | I | LT DISABILITY | 324.08 |
| METLIFE | E | DENTAL | 4,311.55 |
| NATIONWIDE RETIREMENT | R | DEFERRED COMP | 3,257.00 |
| NE CHILD SUPPORT | E | CHILD SUPPORT | 876.50 |
| STATE OF NE | T | STATE TAXES | 20,084.38 |
| VISION SERVICE PLAN | E | EMPE VSP EYE | 1,240.80 |
| <u>ROAD FUND</u> | | | |
| NET PAYROLL | | | 72,596.89 |
| AMERICAN FAMILY LIFE | I | PREMIUMS | 897.39 |
| RETIREMENT PLANS AMERITAS | R | EMPE RET | 11,211.36 |
| BUFFALO CO TREASURER | I | PREMIUMS | 4,597.00 |
| FAMILY SUPPORT REGISTRY | E | GARNISHMENT | 75.00 |
| FIRST CONCORD | E | FLEX FUNDS | 842.49 |
| FIRST NATIONAL BANK | T | FEDERAL TAXES | 21,258.76 |
| MADISON NATIONAL | I | PREMIUMS | 231.06 |
| MADISON NATIONAL | I | LT DISABILITY | 110.71 |
| METLIFE | E | DENTAL | 1,028.91 |
| NATIONWIDE RETIREMENT | R | DEFERRED COMP | 272.50 |

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| STATE OF NE | T | STATE TAXES | 3,153.49 |
| VISION SERVICE PLAN | E | EMPE VSP EYE | 318.98 |
| <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 |

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

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| <u>GENERAL FUND</u> | | | |
| ADAMS CO SHERIFF | S | FEES | 50.00 |
| ADVANCED CORRECTIONAL HEALTHCARE | MC | MEDICAL | 20,717.42 |
| LYNNE ALBIN | S | LEGAL | 1,900.35 |
| ALL SAFE INDUSTRIES | SU | SUPPLIES | 799.35 |
| AMAZON CAPITAL SERVICES | E | EXPENSES | 4,819.83 |
| AMERI-TECH INDUSTRIAL | S | REPAIRS | 700.00 |
| MANDI J AMY | RE | REIMBURSE | 45.00 |
| APPLE MARKET | SU | SUPPLIES | 28.44 |
| NATHAN AREHART | RE | REIMBURSE | 45.00 |
| AT&T MOBILITY | U | PHONE SVC | 3,292.52 |
| ATS | S | REPAIRS | 2,647.75 |
| B & S CONCRETE | C | CONCRETE | 12,705.00 |
| RICHARD BEECHNER | E | MH BOARD | 100.00 |
| MELODIE TURNER BELLAMY | S | LEGAL | 624.00 |
| DREW BOHL | RE | REIMBURSE | 45.00 |
| BOKF, NA | E | PROJECT | 411,560.46 |
| BOMGAARS SUPPLY | SU | SUPPLIES | 77.98 |
| BOYS TOWN | S | JUV. SVC | 1,726.56 |
| NATHAN BRECHT | RE | REIMBURSE | 45.00 |
| D. BRANDON BRINEGAR | RE | REIMBURSE | 202.36 |
| BRUNER FRANK SCHUMACHER | S | LEGAL | 26,602.53 |
| BUFFALO CO ATTORNEY | E | EXPENSE | 15.00 |
| BUFFALO CO CLERK | E | PER DIEM | 212.00 |
| BUFFALO CO COURT | S | FEES | 3,472.58 |
| BUFFALO CO MUTUAL AID ASSN | D | DUES | 200.00 |
| BUFFALO CO SHERIFF | S | SVC | 55.56 |
| BUFFALO CO SHERIFF | E | EXPENSES | 2,632.13 |
| BUILDERS WAREHOUSE | SU | SUPPLIES | 123.95 |
| C & I EQUIPMENT | RT | RENTAL | 968.00 |
| CANON U.S.A. | S | MAINT | 230.97 |
| MICHAEL D CARPER | S | LEGAL | 1,040.00 |
| WAM, INC | RT | RENTAL | 1,300.00 |
| CENTRAL NE REPORTING | S | SVC | 265.00 |
| CENTURY LUMBER CENTER | SU | SUPPLIES | 427.92 |
| CHARTER COMMUNICATIONS | U | PHONE SVC | 1,340.20 |
| JENNIFER CHURCH | RE | REIMBURSE | 97.50 |
| CITY OF KEARNEY | U | UTILITIES | 4,386.13 |
| CITY OF KEARNEY | AP | BUDGET | 85,573.47 |
| CLERK OF THE DISTRICT COURT | E | EXPENSES | 2,005.00 |
| CLERK OF THE DISTRICT COURT | S | FEES | 504.05 |
| CLIPPER PUBLISHING | S | PRINTING | 73.50 |
| CNA SURETY | S | SVC | 40.00 |
| COCHRAN LAW PC, | S | LEGAL | 6,264.52 |
| KATHARINE COLLINS | RE | REIMBURSE | 45.00 |
| COLUMN SOFTWARE PBC | A | PUBLICATION | 521.70 |
| COMFY BOWL | RT | RENTAL | 310.00 |
| COMPASS FAMILY SUPPORT SERVICES | S | SVC | 675.00 |

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| CONSOLIDATED CONCRETE | C | CONCRETE | 4,098.93 |
| CONSTRUCTION RENTAL | RT | RENTAL | 1,053.00 |
| DR. ANTHONY TATMAN | S | SVC | 50.00 |
| CULLIGAN OF KEARNEY | S | SVC | 740.50 |
| DAN'S SANITATION | S | SVC | 22.25 |
| DENNISE DANIELS | RE | REIMBURSE | 45.00 |
| DAS ST ACCOUNTING | S | SVC | 150.00 |
| DAS STATE ACCTNG-CENTRAL FINANCE | S | TELE SVCS | 1,536.00 |
| DATASHIELD CORPORATION | S | SVC | 56.06 |
| JOSIAH DAVIS | RE | REIMBURSE | 45.00 |
| LYDIA DAVIS | RE | REIMBURSE | 45.00 |
| DAWSON PUBLIC POWER DISTRICT | U | UTILITIES | 4,346.01 |
| DENT POPPER | S | REPAIR | 304.96 |
| DIAMOND DRUGS | MC | MEDICAL | 9,864.45 |
| DIER, OSBORN & COX, P.C., L.L.O. | S | LEGAL | 1,130.00 |
| JESSICA DREIER | S | SVC | 2,132.75 |
| BRANDON DUGAN LAW | S | LEGAL | 4,870.00 |
| DUNCAN THEIS CONSTRUCTION | C | CONSTRUCTION | 29,427.00 |
| EAKES OFFICE SOLUTIONS | SU | SUPPLIES | 7,538.67 |
| SHAWN EATHERTON | RE | REIMBURSE | 297.46 |
| EGAN SUPPLY COMPANY | SU | SUPPLIES | 1,366.96 |
| EMERSON PLACE APARTMENTS LTD | RT | RENT | 286.00 |
| ENTERPRISE ELECTRIC KEARNEY | SU | SUPPLIES | 198.61 |
| FARMERS COOPERATIVE ASSOCIATION | F | FUEL | 75.11 |
| PAUL FARRELL | RE | REIMBURSE | 45.00 |
| FATHER FLANAGAN'S BOYS'HOME | S | JUV SVC | 10,700.38 |
| FBI-LEEDA | E | TRAINING | 795.00 |
| FIRST CARE MEDICAL PC | MC | MEDICAL | 52.09 |
| FIRST CONCORD BENEFITS GROUP | S | FEES | 400.00 |
| FRITSON PSYCHOLOGICAL SERVICES | MC | MEDICAL | 3,000.00 |
| TAMARA FRIZANE | RE | REIMBURSE | 45.00 |
| FRONTIER | S | TELE SVCS | 4,166.91 |
| FYE LAW OFFICE | S | LEGAL | 14,171.01 |
| GALLS, LLC | EQ | EQUIP | 170.76 |
| GARCIA CLINICAL LABORATORY INC | MC | MEDICAL | 201.50 |
| GARRETT TIRES & TREADS | S | REPAIRS | 42.50 |
| CYNTHIA GEMBALA HUGG | S | SVC | 174.40 |
| GIBBON VOLUNTEER DEPARTMENT | S | SVC | 100.00 |
| CHI GOOD SAMARITAN HEALTH SYSTEMS | E | CONTRACT | 1,200.00 |
| GREAT PLAINS COMMUNICATIONS | E | INTERNET | 757.50 |
| GUARDIAN ALLIANCE TECHNOLOGIES | S | SVC | 525.00 |
| HALL CO SHERIFF'S OFFICE | S | FEES | 51.83 |
| HAYES & ASSOCIATES | S | SVC | 4,250.00 |
| ANDREW W HOFFMEISTER | RE | REIMBURSE | 45.00 |
| HOMETOWN LEASING | EQ | LEASE | 5,916.02 |
| LISA R HUERTA | RE | REIMBURSE | 45.00 |
| IDEABANK MARKETING | D | DUES | 177.00 |
| ERIC INGEBRETSEN | RE | REIMBURSE | 45.00 |
| INTEGRATED SECURITY SOLUTIONS | SU | SUPPLIES | 255.00 |
| ISAAC CONSTRUCTION | C | CONSTRUCTION | 450.00 |
| JACK LEDERMAN CO | SU | SUPPLIES | 261.91 |
| JACK'S UNIFORMS AND EQUIPMENT | EQ | EQUIP | 44.79 |
| JACOBSEN ORR LAW FIRM | S | LEGAL | 3,702.20 |
| JOHNSTONE SUPPLY | SU | SUPPLIES | 27.16 |
| JONES POLYGRAPH SERVICE | S | SVC | 350.00 |
| SHARON JOSEPH | RE | REIMBURSE | 26.80 |
| JUSTICE WORKS | E | SUBSCRIPTION | 190.00 |
| KEARNEY CRETE & BLOCK CO | C | CONSTRUCTION | 163.20 |
| KEARNEY WINNELSON CO | SU | SUPPLIES | 1,039.60 |
| ZACHARY S KENNEDY | E | FEE | 20.00 |
| NICK KILLOUGH | RE | REIMBURSE | 45.00 |
| KLEIN BREWSTER BRANDT & MESSERSMITH | S | LEGAL | 27,332.60 |
| JEFFREY C KNAPP | S | LEGAL | 996.65 |
| DOUG KRAMER | RE | REIMBURSE | 45.00 |

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| KRONOS | S | SVC | 1,403.83 |
| LAB CORP OF AMERICA HOLDINGS | MC | MEDICAL | 562.50 |
| LARSEN ELECTRIC | S | REPAIRS | 376.56 |
| ADALINE LARSON | S | FEES | 20.00 |
| DR MICHAEL LAWSON | E | MH BOARD | 100.00 |
| LINCOLN JOURNAL STAR | A | PUBLISHING | 228.48 |
| LIESKE, LIESKE & ENSZ, PC LLO | S | LEGAL | 5,574.75 |
| LMN GRAPHICS | S | SVC | 1,475.00 |
| STEPHEN G LOWE | E | MH BOARD | 2,175.00 |
| MAKING CHOICES COUNSELING | S | SVC | 250.00 |
| JOHN MARSH | RE | REIMBURSE | 45.00 |
| LYNN MARTIN | RE | REIMBURSE | 45.00 |
| MASTERS TRUE VALUE | SU | SUPPLIES | 24.68 |
| MATTHEW BENDER & CO | E | SUBSCRIPTION | 1,066.76 |
| SHARON MAULER | E | MH BOARD | 200.00 |
| JENNIFER R MCCARTER REPORTING | S | SVC | 283.50 |
| MCKESSON MEDICAL SURGICAL | SU | SUPPLIES | 551.23 |
| MEYERS-CARLISLE-LEAPLEY CONST CO | E | PROJECT | 24,001.21 |
| MENARDS | SU | SUPPLIES | 2,317.87 |
| MANDY M MEYER | E | MH BOARD | 200.00 |
| MICROFILM IMAGING SYSTEMS | S | SVC | 1,225.00 |
| MID NE AGGREGATE | S | SVC | 7,335.08 |
| MIDWEST CONNECT | S | POSTAL SVC | 4,687.25 |
| MIDWEST SEPTIC | EQ | EQUIP | 475.00 |
| MIPS INC. | S | SUPPORT | 6,128.82 |
| MIRROR IMAGE CAR WASH | S | SVC | 441.22 |
| MODERN CLEANERS & DRAPERY | S | SVC | 14.30 |
| MOLLY BOMBERGER COUNSELING SERVICES | S | SVC | 2,530.00 |
| KOLTON MORSE | RE | REIMBURSE | 45.00 |
| MOTOROLA SOLUTIONS | S | REPAIRS | 300.00 |
| NACO | D | DUES | 5,603.60 |
| NACO | E | REGISTRATION | 480.00 |
| NAPA AUTO PARTS | S | PARTS | 817.03 |
| NATIONAL SHERIFF'S ASSOCIATION | D | DUES | 250.00 |
| NE CENTRAL TELEPHONE CO | U | PHONE SVC | 213.65 |
| NE GENERATOR SERVICE LLC | S | REPAIRS | 2,326.38 |
| NE HEALTH & HUMAN SERVICES | S | PT SVCS | 1,058.54 |
| NE PUBLIC POWER DIST | U | UTILITIES | 308.57 |
| NE PUBLIC POWER DISTRICT | U | UTILITIES | 21,293.57 |
| NE SHERIFF'S ASSOC | D | DUES | 1,480.00 |
| NE UC FUND | E | EXPENSE | 502.11 |
| NE INTERACTIVE | E | EXPENSES | 97.00 |
| OPTK NETWORKS | E | INTERNET SVC | 1,253.24 |
| ROBERT NELSON | RE | REIMBURSE | 45.00 |
| NENA | D | DUES | 62.00 |
| NEW WEST SPORTS MEDICINE | MC | MEDICAL | 634.15 |
| NORTHWESTERN ENERGY | U | UTILTIES | 2,177.95 |
| OVERHEAD DOOR CO OF KEARNEY | SU | SUPPLIES | 415.00 |
| PAPER TIGER SHREDDING | S | SVC | 55.00 |
| PARKER GROSSART BAHENSKY BEUCKE | S | LEGAL | 200.78 |
| PHELPS CO SHERIFF'S OFFICE | S | FEES | 18.50 |
| PHYSICIANS LABORATORY P.C. | MC | MEDICAL | 6,331.00 |
| PLATTE VALLEY AUTO | S | REPAIR | 108.55 |
| PLATTE VALLEY COMMUNICATIONS | S | SVC | 15.00 |
| ANA POST | RE | REIMBURSE | 46.86 |
| POWER DMS | E | SOFTWARE | 8,252.71 |
| PRO-TINT | S | SVC | 150.00 |
| PROFESSIONAL FORMS & SUPPLIES | SU | SUPPLIES | 258.71 |
| PYE-BARKER FIRE & SAFETY | S | SVC | 525.00 |
| QUILL CORPORATION | SU | SUPPLIES | 1,249.72 |
| KANE M RAMSEY | RE | REIMBURSE | 45.00 |
| RAVENNA SANITATION | U | UTILTIES | 1,094.00 |
| RESPONDER TRAINING ENTERPRISES | E | TRAINING | 1,347.95 |

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| REBECCA RILEY | RE | REIMBURSE | 45.00 |
| RIVER FRONT GLASS | S | REPAIR | 45.00 |
| ROCK SOLID RENTALS | RT | RENT | 290.00 |
| JOSE RODRIGUEZ | RE | REIMBURSE | 45.00 |
| BRENDA ROHRICH | RE | REIMBURSE | 157.70 |
| SAYLER SCREENPRINTING | S | SVC | 74.95 |
| CONNIE S SCHUMAN | S | SVC | 75.25 |
| RICHARD SERR | RE | REIMBURSE | 45.00 |
| SHI INTERNATIONAL CORP | E | EXPENSES | 723.70 |
| MARTI SLEISTER | RE | REIMBURSE | 483.81 |
| TRENTON SNOW, LLC | RT | RENTAL | 1,000.00 |
| SOFTWARE UNLIMITED CORPORATION | S | SVC | 12,947.48 |
| CHERYL STABENOW | RE | REIMBURSE | 45.00 |
| STAMM ROMERO & ASSOC, P.C., L.L.O. | S | LEGAL | 18,721.70 |
| THOMAS S STEWART | S | LEGAL | 2,919.46 |
| STONERIDGE APARTMENTS | RT | RENT | 91.00 |
| SUMMIT FOOD SERVICE | S | SVC | 35,725.50 |
| MICHAEL J SYNEK | S | LEGAL | 2,272.34 |
| THE LAWN BUILDERS | S | SVC | 485.73 |
| 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 |
| REBECCA TVRDIK ANDERSON | S | LEGAL | 5,675.00 |
| TYE & ROWLING, PC, LLO | S | LEGAL | 950.00 |
| TYLER TECHNOLOGIES | S | SVC | 222.65 |
| U.S. BANK | E | EXPENSES | 22,107.58 |
| UNIV OF NE LINCOLN | E | TRAVEL | 80.00 |
| TIM VANCE | RE | REIMBURSE | 45.00 |
| VERIZON | S | SVC | 1,152.93 |
| VERIZON WIRELESS | S | SVC | 679.57 |
| VILLAGE OF MILLER | U | UTILITIES | 25.00 |
| VILLAGE UNIFORM | S | SVC | 160.00 |
| THE WALDINGER CORPORATION | S | SVC | 19,133.49 |
| WALGREEN CO | S | SVC | 2,220.00 |
| TRISTAN WELCH | S | LEGAL | 888.10 |
| WELLS FARGO BANKS ACCT ANALYSIS | S | FEES | 69.86 |
| WELLS FARGO | E | EXPENSES | 154.00 |
| WELLS FARGO | E | EXPENSES | 146.62 |
| WELLS FARGO | E | EXPENSES | 165.00 |
| WELLS FARGO | E | EXPENSES | 577.29 |
| AARON WENTZ | RE | REIMBURSE | 45.00 |
| WILKE'S TRUE VALUE | SU | SUPPLIES | 286.12 |
| MELISSA L WILLIS | RE | REIMBURSE | 45.00 |
| WJE CONSULTING LLC | AP | ALLOCATION | 2,352.00 |
| WPCI | S | SVC | 129.00 |
| YELLOW ROBE CONSULTING | S | SVC | 1,800.00 |
| YORK CO SHERIFF | S | FEES | 19.50 |
| YOUNG ELECTRIC | S | REPAIRS | 1,000.00 |
| MELANIE R YOUNG | RE | REIMBURSE | 45.00 |
| <u>ROAD/HWY DEPT</u> | | | |
| AMAZON CAPITAL SERVICES | E | EXPENSES | 342.93 |
| ERIC ARCHULETA | E | REGISTRATION | 33.50 |
| AUSSIE HYDRAULICS | S | REPAIRS | 282.28 |
| ARNOLD MOTOR SUPPLY/AUTO VALUE PART | S | REPAIRS | 5,199.59 |
| BOSSELMAN ENERGY | F | FUEL | 732.11 |
| BUFFALO CO TREASURER | E | EXPENSES | 20.00 |
| BUILDERS WAREHOUSE | EQ | TOOLS | 229.99 |
| CFP-C-T | F | FUEL | 47.85 |
| COLONIAL RESEARCH CHEMICAL COR | SU | SUPPLIES | 154.32 |
| COMFY BOWL | RT | RENTAL | 105.00 |
| CONSTRUCTION RENTAL | S | REPAIRS | 176.90 |
| EAKES OFFICE SOLUTIONS | SU | SUPPLIES | 36.14 |
| FARM PLAN | S | REPAIRS | 2,803.88 |

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| FARMERS CO-OP ASSOCIATION | F | FUEL | 188.00 |
| GARRETT TIRES & TREADS | S | REPAIRS | 2,446.35 |
| GLASS DOCTOR OF CENTRAL NE | S | SVC | 150.00 |
| GRAHAM TIRE CO | E | EXPENSES | 1,231.90 |
| JACK LEDERMAN CO | SU | SUPPLIES | 221.83 |
| JIM HAWK TRUCK TRAILERS | S | REPAIRS | 125.32 |
| LINDA A JOHNSON | S | SVC | 32.50 |
| KIMBALL MIDWEST | SU | SUPPLIES | 190.11 |
| MATHESON TRI-GAS | SU | SUPPLIES | 245.46 |
| MENARDS | EQ | TOOLS | 615.21 |
| MID NE AGGREGATE | G | GRAVEL | 51,855.51 |
| MIDWEST SERVICE & SALES CO | SU | SUPPLIES | 6,832.90 |
| NMC, INC. | S | REPAIRS | 5,657.57 |
| PAULSEN, INC | G | GRAVEL | 61,570.60 |
| POSTLE INDUSTRIES | SU | SUPPLIES | 987.60 |
| POWERPLAN-MURPHY TRACTOR | S | REPAIRS | 1,275.28 |
| SAHLING KENWORTH | S | REPAIRS | 2,755.32 |
| SHERWIN WILLIAMS | S | REPAIRS | 486.90 |
| STERN OIL COMPANY, INC. | F | FUEL | 3,740.51 |
| TRUCK CENTER COMPANIES | S | REPAIRS | 882.02 |
| U.S. BANK | E | EXPENSES | 3,729.33 |
| WILKE'S TRUE VALUE | SU | SUPPLIES | 6.49 |
| <u>VISITOR'S PROMOTION</u> | | | |
| KEARNEY VISITOR'S BUREAU | E | EXPENSES | 97,198.00 |
| <u>VISITORS'S IMPROVEMENT</u> | | | |
| KEARNEY VISITOR'S BUREAU | E | EXPENSES | 97,198.00 |
| <u>HEALTH INSURANCE FUND</u> | | | |
| BCBS HEALTH CLAIM EXPENSE | MC | HEALTH | 133,649.31 |
| HM LIFE MELLON GLOBAL CASH MGNT | MC | HEALTH | 70,588.80 |
| <u>STOP PROGRAM</u> | | | |
| INTOXIMETERS, INC | SU | SUPPLIES | 1,170.25 |
| <u>INHERITANCE TAX</u> | | | |
| DONALD F DREYER ESTATE | RE | REIMBURSE | 839.16 |
| PHYLLIS M WELLS IRREVOCABLE TRUST | RE | REIMBURSE | 23.18 |
| <u>KENO LOTTERY</u> | | | |
| BUFFALO CO BOARD OF COMMISSIONERS | T | TAX | 4,457.00 |
| <u>WEED DISTRICT FUND</u> | | | |
| DPF ALTERNATIVES/DUECK ENTERPRISES | SU | SUPPLIES | 1,303.50 |
| <u>911 EMERGENCY SERVICE</u> | | | |
| CENTURYLINK | U | TELE SVC | 1,801.01 |
| FIBER PLATFORM, LLC | S | SVC | 255.90 |
| FRONTIER | U | TELE SVCS | 936.25 |
| NE CENTRAL TELEPHONE CO | U | TELE SVC | 109.99 |
| PLATTE VALLEY COMMUNICATIONS, INC. | S | SVC | 1,417.67 |

Moved by Higgins and seconded by Loeffelholz to approve the transfer of County funds from the Inheritance Fund (2700) to the County Bond Levy Fund (3700) in the amount of \$150,000.00 all per budget. Upon roll call vote, the following Board members voted "Aye": Higgins, Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

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

Moved by Higgins and seconded by Kouba to approve the release of pledged collateral in the amount of \$150,000.00 for the Buffalo County Treasurer at Firstier Bank. Upon roll call vote, the following Board members voted “Aye”: Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Buffalo County Sheriff Neil Miller was present to discuss the following agenda items. After discussion it was moved by Maendele and seconded by Lynch to approve renewal of Interlocal Agreement with Nebraska Regional Interoperability Network (NRIN) with the following resolution 2025-69. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow. Motion declared carried.

RESOLUTION 2025-69

WHEREAS, The Interlocal Cooperation Act of the State of Nebraska (Neb.Rev.Stat. 13-801 et.seq. and all amendments thereto) enables separate political subdivisions of Nebraska to cooperate on the basis of mutual advantage to provide for joint undertakings, services and facilities.

WHEREAS, Buffalo County, Nebraska believes it is in the best interest of its citizens to join with other Nebraska Public Agencies participating in the Nebraska Regional Interoperability Network

WHEREAS, the Nebraska Regional Interoperability Network is established by Public Agencies for the benefit of Nebraska citizens and allows information to be shared among emergency and communications centers on a real time, on demand, basis to help mitigate an emergency that threatens any location.

THEREFORE BE IT RESOLVED, that the Buffalo County Board hereby:

1. Approves the document entitled “Agreement”, and
2. Enters into the Agreement for the formation and participation in the Nebraska Regional Interoperability Network until the Board of the Public Agency terminates the Agreement, and
3. The Chair of the Board of the public agency is hereby authorized to execute the Agreement on behalf of the Public Agency following passage and approval of this Resolution.

After discussion it was moved by Maendele and seconded by Kouba to approve the Justice Behavioral Health Coordinator Professional Services Agreement. Upon roll call vote, the following Board members voted "Aye": Maendele, Kouba, Higgins, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

ZONING

Zoning Administrator Dennise Daniels was present to discuss a proposed zoning amendment to the Board of Commissioners for referral to the Buffalo County Planning Commission for discussion, study, and recommendation. The proposed amendment was regarding Personal Use Solar Energy Systems, situated on a lot comprised of 10.00 acres or greater in the Agricultural – Residential 2 (AGR- 2) District. Moved by Maendele and seconded by Lynch to refer the proposed zoning amendment regarding Personal Use Solar Energy Systems situated on a lot comprised of 10.00 acres or greater in the Agricultural – Residential 2 (AGR- 2) District to the Planning & Zoning Commission for further review. Upon roll call vote, the following Board members voted “Aye”: Maendele, Lynch, Higgins, Klein, Kouba, Loeffelholz and Morrow and. Motion declared carried.

Health Director Jeremy Eschliman, Environmental Health Supervisor Ashley Green were present to present the quarterly update from Two Rivers Public Health Department and a copy of the presentation is on file with the County Clerk.

FACILITIES DEPARTMENT

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

Moved by Lynch and seconded by Loeffelholz to approve the Courthouse Snow Event Plan. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Facilities Director Gaasch presented the proposal for a modification of the 610 building north entrance. After discussion it was moved by Kouba and seconded by Higgins to approve Wilkins ADP as the architecture for the 610 Building North Entrance. Upon roll call vote, the following Board members voted "Aye": Kouba, Higgins, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Klein and seconded by Lynch to recess the regular meeting of the Board of Commissioners at 9:44 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Klein, Lynch, Higgins, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

BOARD OF EQUALIZATION

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

Moved by Loeffelholz and seconded by Klein to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for the Evangelical Lutheran Good Samaritan Society Home Care for a 2010 Ford Fusion Sedan, two 2014 Ford Fusion Sedans and two 2015 Ford Fusion Sedans. Upon roll call vote, the following Board members voted “Aye”: Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Klein to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Community Action Partnership of Mid-Nebraska for two 2008 Chevy Uplanders, three 2010 Dodge Grand Caravans, two 2010 Ford Cutaways, two 2010 Ford Expeditions, a 2012 Chevy Crew Cab, a 2014 Chevy G2500, a 2014

Dodge Grand Caravan, two 2014 Ford Cutaways, a 2014 Dodge Caravan, three 2016 Ford Cutaways, six 2017 Ford E450 Cutaways, a 2017 Chevrolet Express Van, three 2018 Dodge Caravans, a 2021 Ford Cutaway, three 2021 Ford E450 Cutaways, a 2022 Chrysler Voyager LX and a 2022 Ford E450 Cutaway. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Lynch, Maendele and Morrow. Abstain: Kouba. 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 9:48 A.M. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Klein, Higgins, Kouba, Lynch and Morrow. Motion declared carried.

ROAD DEPARTMENT

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

Moved by Higgins and seconded by Klein to accept the low bid of Simon Contracting Project No. C10 (1415) Structure No. C001011605 located on 280th Road east of Odessa Road for the bid price of \$518,000.00. Upon roll call vote, the following Board members voted “Aye”: Higgins, Klein, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Higgins and seconded by Loeffelholz to accept the low bid of Saul Ramos Construction for the Project No. C10 (1446) structure no. C001003805P located on 108th Road a quarter mile east of Imperial Road and Project No. C10 (1416) structure no. C001017510 located on Wiseman Road north of 70th Road for the bid price of \$269,082.65. Upon roll call vote, the following Board members voted “Aye”: Higgins, Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

After discussion it was moved by Higgins and seconded by Klein to approve the recommendation of Olsson Engineering to put up 4-Way Stop Signs at 56th Street and Antelope Avenue. Upon roll call vote, the following Board members voted "Aye": Higgins, Klein, Kouba, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

REGULAR AGENDA

Chairperson Morrow reviewed the following correspondence. Buffalo County Employee sent an email to thank the Board for the December holiday hours. Development Council for Buffalo County sent a card to thank the Board for their continued support and partnership. Court Appointed Special Advocates for Children (CASA) sent a card to thank the Board for their continued support. Chairperson Morrow called on each Board member present for committee reports and recommendations.

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 she declared the meeting adjourned at 10:00 A.M. until the regular meeting on Tuesday, December 9, 2025.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

(SEAL)

Heather A. Christensen
Buffalo County Clerk

NOVEMBER 28, 2025 PAYROLL


| | | | |
|----------------------------|---|---------------|------------|
| <u>GENERAL FUND</u> | | | |
| NET PAYROLL | | | 395,437.64 |
| AMERICAN FAMILY LIFE | I | PREMIUMS | 1,426.90 |
| RETIREMENT PLANS AMERITAS | R | EMPE RET | 69,722.70 |
| BUFFALO CO TREASURER | I | PREMIUMS | 173,823.00 |
| DAWSON CO COURT | E | GARNISHMENT | 302.13 |
| EMPOWER ANNUITY INS | R | DEFERRED COMP | 1,075.00 |
| FIRST CONCORD | E | FLEX FUNDS | 6,624.06 |
| FIRST NATIONAL BANK | T | FEDERAL TAXES | 135,251.33 |
| KEARNEY UNITED WAY | E | DONATIONS | 67.42 |
| MADISON NATIONAL | I | PREMIUMS | 1,150.16 |
| MADISON NATIONAL | I | LT DISABILITY | 311.18 |
| METLIFE | E | DENTAL | 4,250.39 |
| NATIONWIDE RETIREMENT | R | DEFERRED COMP | 3,257.00 |
| NE CHILD SUPPORT | E | CHILD SUPPORT | 876.50 |
| STATE OF NE | T | STATE TAXES | 21,177.61 |
| VISION SERVICE PLAN | E | EMPE VSP EYE | 1,221.86 |
| <u>ROAD FUND</u> | | | |
| NET PAYROLL | | | 72,542.35 |
| AMERICAN FAMILY LIFE | I | PREMIUMS | 897.39 |
| RETIREMENT PLANS AMERITAS | R | EMPE RET | 11,239.97 |
| BUFFALO CO TREASURER | I | PREMIUMS | 4,597.00 |
| FAMILY SUPPORT REGISTRY | E | GARNISHMENT | 75.00 |
| FIRST CONCORD | E | FLEX FUNDS | 842.49 |
| FIRST NATIONAL BANK | T | FEDERAL TAXES | 21,293.45 |
| MADISON NATIONAL | I | PREMIUMS | 231.16 |
| MADISON NATIONAL | I | LT DISABILITY | 110.79 |
| METLIFE | E | DENTAL | 1,028.91 |
| NATIONWIDE RETIREMENT | R | DEFERRED COMP | 272.50 |
| STATE OF NE | T | STATE TAXES | 3,158.26 |
| VISION SERVICE PLAN | E | EMPE VSP EYE | 319.09 |
| <u>WEED FUND</u> | | | |
| NET PAYROLL | | | 5,979.06 |
| 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 |

MONTHLY FEE REPORT
for the Month of November, 2025

TOTAL AMOUNT

| | |
|-------------|-------------|
| Grand Total | \$ 6,976.75 |
|-------------|-------------|

[illegible]


CHERYL S. STABENOW
Clerk of the District Court



received
12-1-25

GENERAL NOTARY - State of Nebraska
CYNTHIA HORN
My Comm. Exp. August 28, 2026

Notary Public

Buffalo
FUND BALANCE LISTING
11/30/2025

| Fund | Fund Name | Beginning Balance | Collections | Disbursements | Fund Transfers | Ending Balance |
|------|------------------------------------|-------------------|-------------|---------------|----------------|----------------|
| 0100 | COUNTY GENERAL | 7,417,163.43 | 437,413.20 | -2,631,213.92 | 0.00 | 5,223,362.71 |
| 0200 | COUNTY ROAD | 626,840.23 | 403,031.88 | -388,594.10 | 0.00 | 641,278.01 |
| 0650 | HIGHWAY BRIDGE BUYBACK | 1,186,033.96 | 0.00 | 0.00 | 0.00 | 1,186,033.96 |
| 0900 | VISITOR'S PROMOTION | 97,198.89 | 86,604.62 | -97,198.00 | 0.00 | 86,605.51 |
| 0995 | VISITOR'S PROMOTION IMPROVEMENT | 97,199.15 | 86,604.61 | -97,198.00 | 0.00 | 86,605.76 |
| 1150 | DEEDS PRESERVATION & MODERNIZATION | 240,728.29 | 2,359.50 | 0.00 | 0.00 | 243,087.79 |
| 1275 | HEALTH RESERVE FUND | 672,426.47 | 359,605.00 | -204,238.11 | 0.00 | 827,793.36 |
| 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 | 29,654.01 | 102.76 | 0.00 | 0.00 | 29,756.77 |
| 2356 | STOP PROGRAM | 35,133.39 | 513.00 | -1,170.25 | 0.00 | 34,476.14 |
| 2360 | DRUG FORFEITURE | 414,639.27 | 0.00 | 0.00 | 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 | 2,705,776.66 | 95,674.36 | -862.34 | -150,000.00 | 2,650,588.68 |
| 2750 | COUNTY SINKING | 210,000.00 | 0.00 | 0.00 | 0.00 | 210,000.00 |
| 2850 | KENO LOTTERY | 212,604.65 | 14,490.77 | -4,457.00 | 0.00 | 222,638.42 |
| 2913 | 911 WIRELESS SERVICE FUND | 37,259.31 | 12,419.77 | 0.00 | 0.00 | 49,679.08 |
| 3700 | COUNTY BOND LEVY | 1,800,413.62 | 5,722.22 | 0.00 | 150,000.00 | 1,956,135.84 |
| 3800 | RECOVERY ZONE BOND PAYMENT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5400 | COUNTY WEED | 103,642.42 | 0.00 | -20,360.95 | 0.00 | 83,281.47 |
| 5907 | 911 EMERGENCY SERVICES | 680,592.08 | 11,805.69 | -4,520.82 | 0.00 | 687,876.95 |
| 6001 | STATE GENERAL | 269,360.66 | 205,503.24 | -269,360.66 | 0.00 | 205,503.24 |
| 6009 | STATE SALES TAX MV | 909,669.83 | 676,610.57 | -909,669.83 | 0.00 | 676,610.57 |
| 6016 | REVENUE SALES TAX ROAD DEPARTMENT | 2.68 | 0.00 | 0.00 | 0.00 | 2.68 |
| 6021 | STATE TIRE TAX | 844.00 | 736.00 | -844.00 | 0.00 | 736.00 |
| 6101 | SD101 SEM GENERAL | 5,584.03 | 3,903.99 | -5,584.03 | 0.00 | 3,903.99 |
| 6102 | SD2 GIBBON GENERAL | 64,239.88 | 30,602.48 | -64,239.88 | 0.00 | 30,602.48 |
| 6103 | SD119 AMHERST GENERAL | 26,973.94 | 22,526.17 | -26,973.94 | 0.00 | 22,526.17 |
| 6105 | SD105 PTOWN GENERAL | 43,585.87 | 23,029.56 | -43,585.87 | 0.00 | 23,029.56 |
| 6107 | SD7 KEARNEY GENERAL | 538,273.99 | 452,462.10 | -538,273.99 | 0.00 | 452,462.10 |
| 6109 | SD9 ELM CREEK GENERAL | 32,587.47 | 18,716.05 | -32,587.47 | 0.00 | 18,716.05 |
| 6110 | SD100 CENTURA GENERAL | 95.71 | 499.88 | -95.71 | 0.00 | 499.88 |
| 6119 | SD19 SHELTON GENERAL | 28,160.81 | 15,510.99 | -28,160.81 | 0.00 | 15,510.99 |
| 6144 | SD44 ANSLEY GENERAL | 1,033.78 | 0.00 | -1,033.78 | 0.00 | 0.00 |
| 6169 | SD69 RAVENNA GENERAL | 24,028.28 | 20,474.92 | -24,028.28 | 0.00 | 20,474.92 |
| 6201 | SD101 SEM BOND | 413.14 | 72.89 | -413.14 | 0.00 | 72.89 |
| 6202 | SD2 GIBBON BOND | 8,351.46 | 1,623.29 | -8,351.46 | 0.00 | 1,623.29 |
| 6203 | SD119 AMHERST BOND | 3,153.70 | 2,536.57 | -3,153.70 | 0.00 | 2,536.57 |
| 6205 | SD105 PTOWN BOND | 5,431.10 | 664.13 | -5,431.10 | 0.00 | 664.13 |
| 6207 | SD7 KEARNEY BOND 2013 | 34,717.50 | 30,850.81 | -34,717.50 | 0.00 | 30,850.81 |
| 6209 | SD9 ELM CREEK BOND | 3,909.54 | 2,074.34 | -3,909.54 | 0.00 | 2,074.34 |
| 6210 | SD100 CENTURA BOND | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 6219 | SD19 SHELTON BOND | 981.05 | 477.80 | -981.05 | 0.00 | 477.80 |

**MEMORANDUM OF UNDERSTANDING
BETWEEN
BUFFALO AND SHERMAN
COUNTIES
FOR
JUVENILE SERVICES AID PROGRAM**

The Buffalo County Board of Commissioners, and the Sherman County Board of Commissioners, do hereby agree to work collaboratively to implement the Juvenile Services Aid Program for Fiscal Year 2026-2027 (FY 2027). Buffalo County Juvenile Services will provide juvenile diversion services, in an effort to address one of the most urgent priorities identified in our Four-Year Juvenile Services Plans. Buffalo County Juvenile Services will have day-to-day responsibilities for carrying out the identified services.

Buffalo and Sherman County will work primarily through the county attorney's office. Both counties will assist in the Nebraska Commission of Law Enforcement and Criminal Justice. If awarded, this proposal will allow Buffalo County to be the lead county in the joint grant application and will be responsible in the distribution of grant funds and financial aid reports.

Signed:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

Chairperson
Sherman County Board of Commissioners



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: December 9, 2025

AGENT: Mitch Humphrey, licensed land surveyor, on behalf of Teresa R. Smith and Amy L. Danielson, Personal Representative of the Robert E. Smith Estate

SUBJECT: Application for Administrative Subdivision, "T Smith Administrative Subdivision" located in Part of Government Lot One (1) and Part of Platte River Accretions, of Section Three (3), Township Eight (8) 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, "T Smith Administrative Subdivision", is arranged with one lot, containing, approximately, 3.65 acres. The proposed subdivision is situated south of Coal Chute Road and west of Navaho Road. The affected Parcel ID is: 660001000. Zoning District: Agriculture (AG).

No opposition was received regarding "T Smith 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

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

3-8-14
Platte

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: T Smith Administrative Subdivision Date 10-30-2025

Owner's name: Teresa R. Smith, and Amy L. Danielson, PR of the Estate of Robert E. Smith

Owner's home address: c/o Teresa R. Smith
45495 Coal Chute Road, Gibbon, NE 68840

Telephone number(home): 308-216-0349 (daytime) _____

Developer's name: Same as the listed owners

Developer's address: Same as the listed owners

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

List all people who own, have liens and other interest Clevenger Farm Products, Inc., Beneficiary
under Deed of Trust

Present use of property: Rural Residential

Desired use of property: Rural Residential Present Zoning Agricultural

Legal Description of property: See Attached Sheet

Area of property(square feet and/or acres) 4.08 Acres +/-

Number of lots or parcels: One (1)

School District _____ Fire District _____

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

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

Signature of Owner: Teresa R. Smith Printed Name Teresa R. Smith
Amy L. Danielson Printed Name Amy L. Danielson, PR

And agent: Mitchell W. Humphrey, P.L.S. 492

Preliminary Plat approval date: _____

| Office Use Only | |
|-----------------------|---------------------------------------|
| Permit Number | <u>2025-097</u> |
| Filing Fee | <u>370.00</u> Receipt # <u>975143</u> |
| Zoning Classification | <u>AG</u> |
| Floodplain Yes or No | <u>No</u> <u>11/6/25</u> <u>DW</u> |
| 8/09 | Date Initial |

Action Taken:

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

County Commissioners: _____ approved _____ disapproved Date: _____

Legal Desc: T SMITH ADMINISTRATIVE SUB., Pt Gov't Lt 1 and Platte River Accr., located in Sect. 3, T 8 N, R 14 W,
Buffalo County, NE
Client: Teresa R. Smith and Amy L. Danielson, PR
Prepared By: Mitchell Humphrey
Date: November 6, 2025, Rev: November 19, 2025
BSC Project No.: 240121

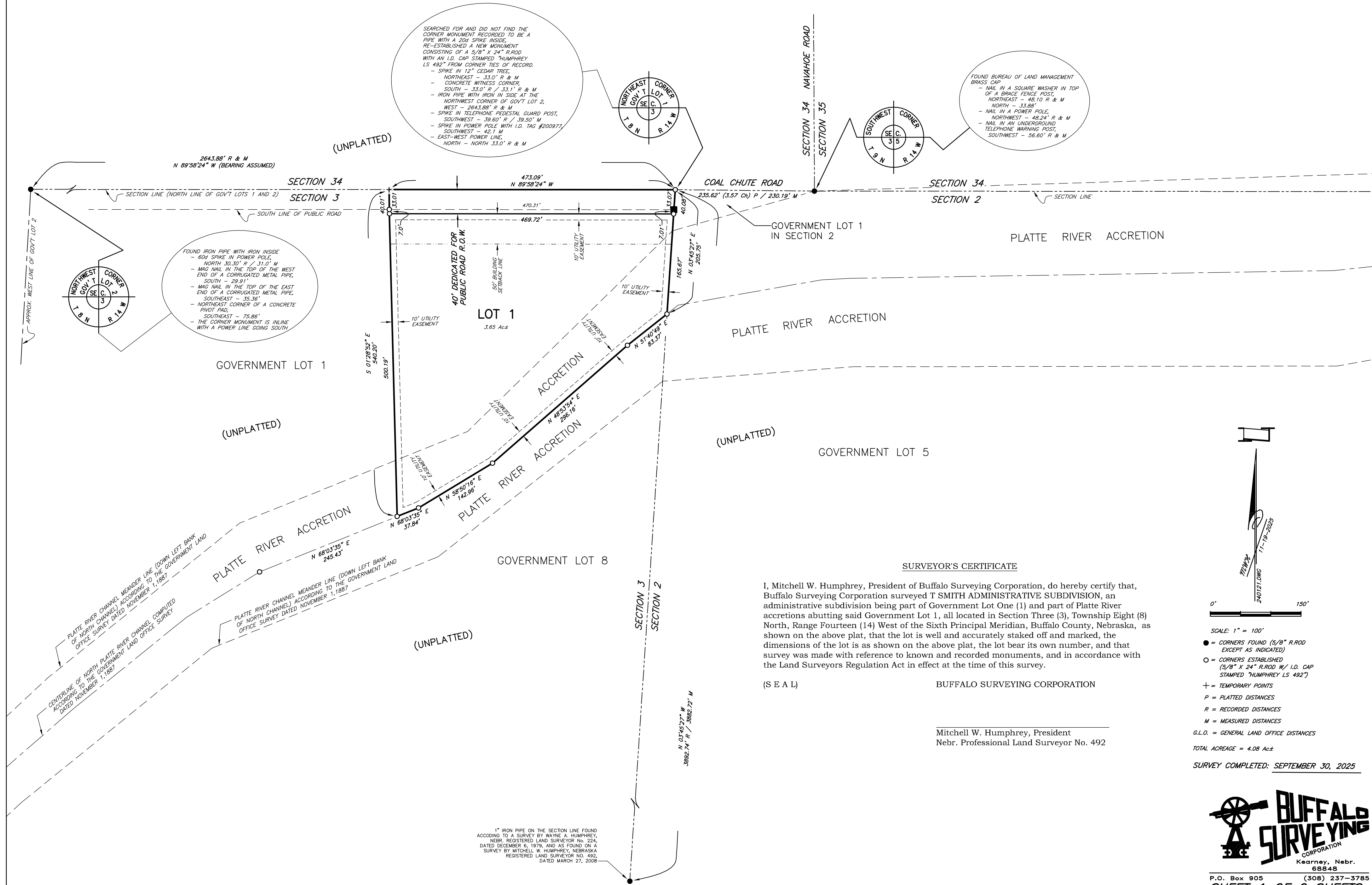
ATTACHMENT TO THE APPLICATION FOR SUBDIVISION

(T SMITH ADMINISTRATIVE SUBDIVISION)

LEGAL DESCRIPTION

A tract of land being part of Government Lot One (1) and part of Platte River accretions abutting said Government Lot 1, all located in Section Three (3), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Northeast Corner of Government Lot 1 located in Section 3, and assuming the North line of Government Lot 1 and Government Lot 2 located in Section 3 as bearing N 89°58'24" W and all bearings contained herein are relative thereto, thence on the North line of said Government Lot 1 located in Section 3, N 89°58'24" W a distance of 473.09 feet; thence leaving the North line of said Government Lot 1 located in Section 3, S 01°28'52" E a distance of 540.20 feet to a point on the centerline of the North Channel of the Platte River computed according to the Government Land Office Survey dated November 1, 1887; thence downstream on said centerline, N 68°03'35" E a distance of 37.84 feet; thence continuing downstream on said centerline N 58°50'16 E a distance of 142.96 feet; thence continuing downstream on said centerline N 48°53'54" E a distance of 296.16 feet; thence continuing downstream on said centerline N 51°40'49" E a distance of 83.37 feet to a point on the East line of said Government Lot 1 located in Section 3; thence leaving said centerline and on the East line of Government Lot 1 located in Section 3, N 03°45'27" E a distance of 205.75 feet to the place of beginning. Containing 4.08 acres, more or less.

T SMITH ADMINISTRATIVE SUBDIVISION
AN ADMINISTRATIVE SUBDIVISION BEING PART OF GOVERNMENT LOT ONE (1) AND PART OF PLATTE RIVER ACCRETIONS
ABUTTING SAID GOVERNMENT LOT 1, ALLOCATED IN SECTION THREE (3), TOWNSHIP EIGHT (8) NORTH, RANGE FOURTEEN (14) WEST
THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



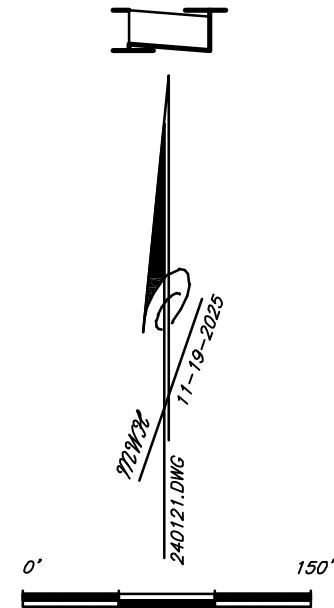
SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed T SMITH ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of Government Lot One (1) and part of Platte River accretions abutting said Government Lot 1, all located in Section Three (3), Township Eight (8) 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 bear 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



SCALE: 1" = 100'

- = CORNERS FOUND (5/8" R. ROD EXCEPT AS INDICATED)
- = CORNERS ESTABLISHED (5/8" X 24" R. ROD W/ I.D. CAP STAMPED "HUMPHREY LS 492")
- + = TEMPORARY POINTS
- P = PLATTED DISTANCES
- R = RECORDED DISTANCES
- M = MEASURED DISTANCES
- G.L.O. = GENERAL LAND OFFICE DISTANCES
- TOTAL ACRES = 4.08 Ac±
- SURVEY COMPLETED: SEPTEMBER 30, 2025

T SMITH ADMINISTRATIVE SUBDIVISION
AN ADMINISTRATIVE SUBDIVISION BEING PART OF GOVERNMENT LOT ONE (1) AND PART OF PLATTE RIVER ACCRETIONS
ABUTTING SAID GOVERNMENT LOT 1, ALL LOCATED IN SECTION THREE (3), TOWNSHIP EIGHT (8) NORTH, RANGE FOURTEEN (14) WEST
OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of Government Lot One (1) and part of Platte River accretions abutting said Government Lot 1, all located in Section Three (3), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Northeast Corner of Government Lot 1 located in Section 3, and assuming the North line of Government Lot 1 and Government Lot 2 located in Section 3 as bearing N 89°58'24" W and all bearings contained herein are relative thereto, thence on the North line of said Government Lot 1 located in Section 3, N 89°58'24" W a distance of 473.09 feet; thence leaving the North line of said Government Lot 1 located in Section 3, S 01°28'52" E a distance of 540.20 feet to a point on the centerline of the North Channel of the Platte River computed according to the Government Land Office Survey dated November 1, 1887; thence downstream on said centerline, N 68°03'35" E a distance of 37.84 feet; thence continuing downstream on said centerline N 58°50'16 E a distance of 142.96 feet; thence continuing downstream on said centerline N 48°53'54" E a distance of 296.16 feet; thence continuing downstream on said centerline N 51°40'49" E a distance of 83.37 feet to a point on the East line of said Government Lot 1 located in Section 3; thence leaving said centerline and on the East line of Government Lot 1 located in Section 3, N 03°45'27" E a distance of 205.75 feet to the place of beginning. Containing 4.08 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Teresa R. Smith a single person and Amy L. Danielson, Personal Representative of the Estate of Robert E. Smith, owners and Clevenger Farm Products, Inc. a Nebraska corporation, Beneficiary under Deed of Trust, being the sole owners and beneficiary, of the land described hereon, have caused the same to be surveyed, subdivided and platted and designated as T SMITH ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Government Lot One (1) and part of Platte River accretions abutting said Government Lot 1, all located in Section Three (3), Township Eight (8) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owner and other parties of interest hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets 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 owners and beneficiary.

Dated this _____ day of _____, 2025.

TERESA R. SMITH

by: Teresa R. Smith

ESTATE OF ROBERT E. SMITH

by: Amy L. Danielson

title: Personal Representative

CLEVENGER FARM PRODUCTS, INC., a
Nebraska Corporation, Beneficiary under
Deed of Trust

by: Robert E. Clevenger

title: President

ACKNOWLEDGEMENTS

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Teresa R. Smith.

(S E A L)

Notary Public

My commission expires _____.

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Amy L. Danielson, Personal Representative of the Estate of Robert E. Smith.

(S E A L)

Notary Public

My commission expires _____.

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Clevenger Farm Products, Inc., a Nebraska corporation, Beneficiary under Deed of Trust, by and through its President, Robert E. Clevenger.

(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 T SMITH ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Government Lot One (1) and part of Platte River accretions abutting said Government Lot 1, all located in Section Three (3), Township Eight (8) 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).

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

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

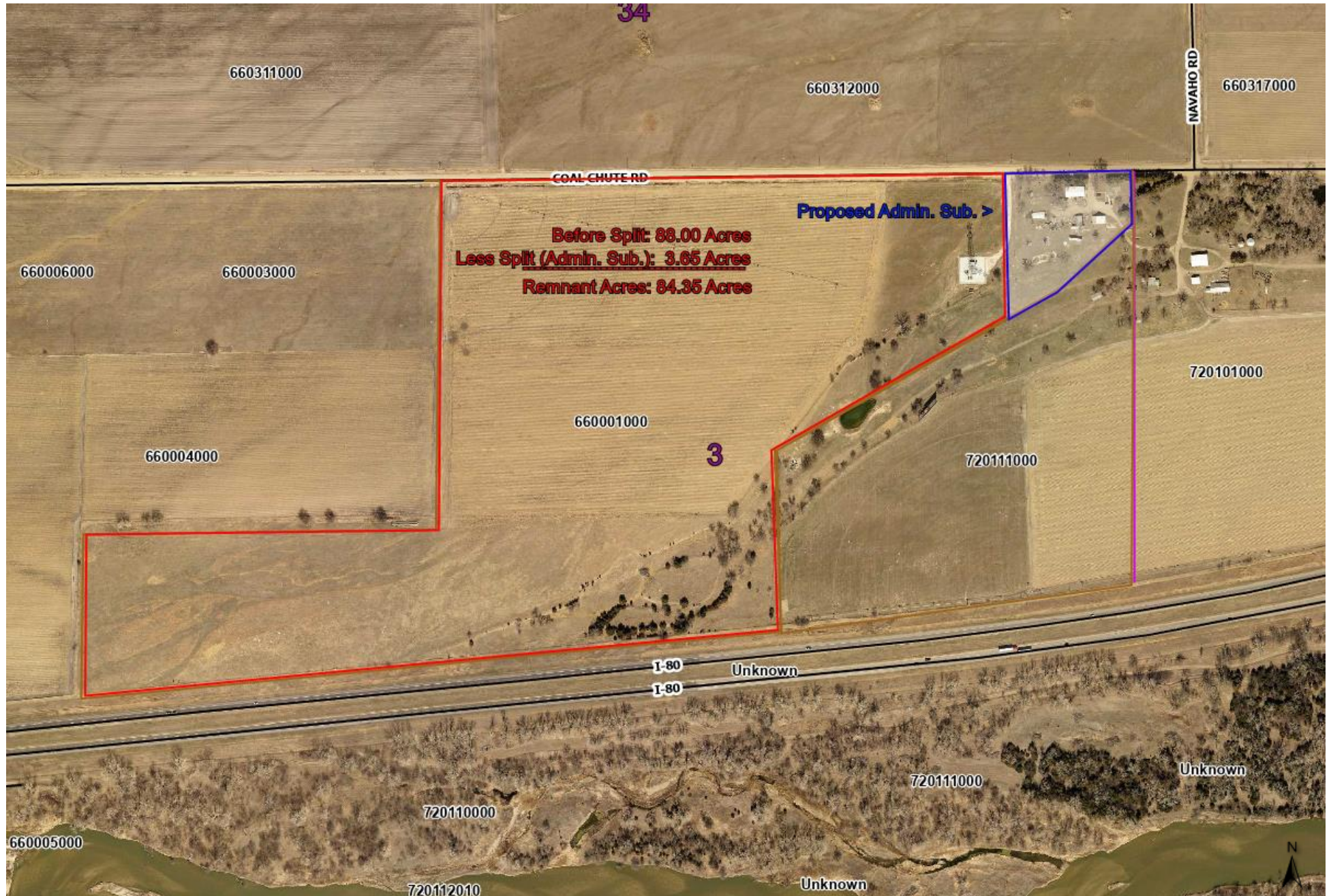
(SEAL)

Heather A. Christensen, County Clerk



T Smith Admin Sub Remnancy

Created by: null





NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: NTK0012331A

TO: **Buffalo Surveying Corporation**
Mitch 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:

Part of Section 3, Township 8 North, Range 14 West of the 6th P.M., being more particularly described as Lots 1, 2, 6 and 7, in Section 3, Township 8 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, except that part sold to the State of Nebraska, Department of Roads, by written contract, dated June 22, 1961, for the interstate highway.

Address: 45495 Coal Chute Road, Gibbon, NE 68840

GRANTEE IN LAST DEED OF RECORD:

[Teresa R. Smith, an undivided one-half interest](#)

[The heirs and devisees of Robert E. Smith, deceased, subject to the administrative powers of Amy L. Danielson, Personal Representative of the Estate of Robert E. Smith, records of the Probate Court of Buffalo County, Nebraska, Case No. PR23-98, an undivided one-half interest](#)

UNRELEASED LIENS OF RECORD:

- a. Deed of Trust from Robert E. Smith and Teresa R. Smith, husband and wife, to Barry L. Hemmerling, Attorney at law, Trustee for Clevenger Farm Products, Inc., a Nebraska corporation, Beneficiary, in the principal amount of \$197,326.53 dated May 14, 2014 and recorded May 27, 2014 as [Inst. No. 2014-03159](#); records of Buffalo County, Nebraska. (Includes other land)

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

- a. Judgment against Robert E. Smith entered in Buffalo County Court on November 19, 2021, captioned Discover Bank, Plaintiff -vs- Robert E. Smith, Defendant, in Case [CI 21-1813](#); transcribed to the District Court of Buffalo County, Nebraska on March 31, 2022 in Case No. [CI 22-176](#).

In the County Court of Buffalo County, Nebraska, Case No. [PR23-98](#), styled Estate of Robert E. Smith, Deceased. Case Pending. Shows within premises is jointly owned but only one-half interest was held jointly.

TAXES/ASSESSMENTS:

2023 and all prior years - paid in full
2024 in the amount of \$3,131.76 - not paid.
First half becomes delinquent May 1, 2025;
Second half becomes delinquent September 1, 2025.
Parcel ID No.: [660001000](#)
Assessed Value: \$442,730.00

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

EASEMENTS AND RESTRICTIONS OF RECORD:

- a. Restrictions shown in Warranty Deed recorded November 13, 1961 in [Book 177, Page 415](#); records of Buffalo County, Nebraska.
- b. Restrictions shown in Deed of Correction recorded July 17, 1963 in [Book 183, Page 417](#); records of Buffalo County, Nebraska.
- c. State of Nebraska Department of Roads Easement for Control of Advertising recorded June 24, 1964 in [Misc. Book 45, Page 197](#); records of Buffalo County, Nebraska.
- d. Easement to The State of Nebraska recorded November 3, 1966 in [Misc. Book 47, Page 467](#); records of Buffalo County, Nebraska.
- e. Memorandum of Lease Agreement recorded November 5, 2001 as [Inst. No. 2001-8876](#); records of Buffalo County, Nebraska.
- f. Memorandum of Assignment recorded November 14, 2001 as [Inst. No. 2001-9175](#); records of Buffalo County, Nebraska.
- g. Assignment and Assumption of Site Lease recorded November 10, 2005 as [Inst. No. 2005-9999](#); records of Buffalo County, Nebraska.
- h. Grant of Easement and Assignment of Lease recorded January 4, 2012 as [Inst. No. 2012-50](#); records of Buffalo County, Nebraska.
- i. Memorandum of Agreement Regarding Ground Lease recorded January 4, 2012 as [Inst. No. 2012-53](#); records of Buffalo County, Nebraska.
- j. Memorandum of Site Lease recorded March 14, 2013 as [Inst. No. 2013-2002](#); records of Buffalo County, Nebraska.
- k. Assignment and Assumption of Lease recorded September 21, 2018 as [Inst. No. 2018-05511](#); records of Buffalo County, Nebraska.

Effective Date: March 18, 2025 at 8:00 am

Nebraska Title Company



By

Registered Abstractor

Please direct inquiries to: Kaitlin Greene

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

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

From: [Mitch Humphrey](#)
To: [Dennise Daniels](#)
Subject: RE: T Smith Admin Sub: Abutting Easement Inquiry
Date: Friday, November 21, 2025 3:34:03 PM

Dennise:

No it will not be a part.

Mitch Humphrey



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

5308 Parklane Dr., Suite 3
P.O. Box 905
Kearney, NE 68848-0905
Office: 308-237-3786
Cell: 308-440-6768
Mitch@BuffaloSurveying.com
www.BuffaloSurveying.com

From: Dennise Daniels [mailto:ddaniels@buffalocounty.ne.gov]
Sent: Friday, November 21, 2025 3:31 PM
To: Mitch Humphrey
Subject: T Smith Admin Sub: Abutting Easement Inquiry

Mitch,

Will the abutting easement to the tower be included in the subdivision?

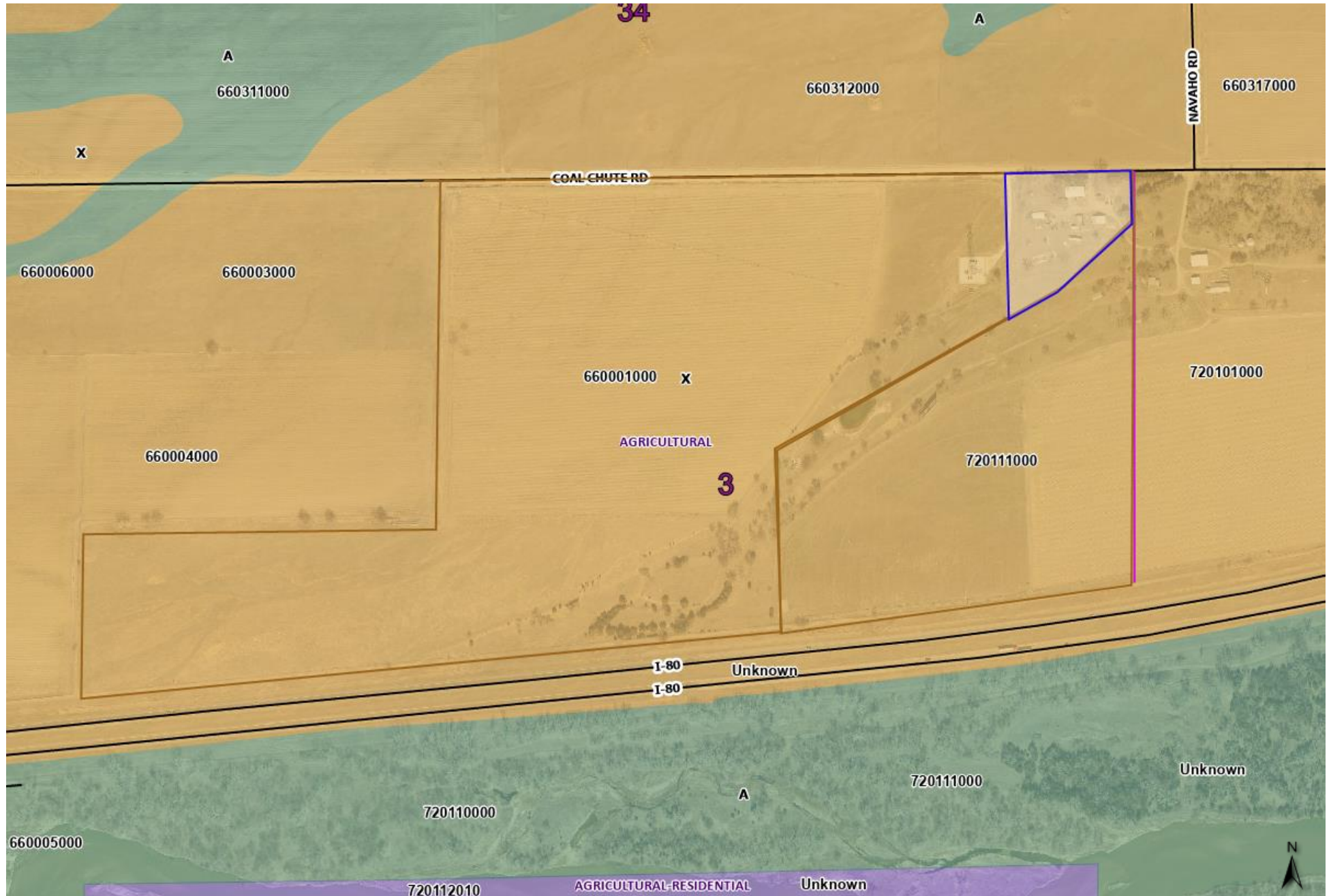
Thank you!

Dennise Daniels
Buffalo County Zoning & Floodplain Administrator
GIS Technician/Coordinator
PO Box 1270
1512 Central Ave
Kearney, NE 68848
Office: (308) 236-1998
Fax: (308) 236-1870

ddaniels@buffalocounty.ne.gov

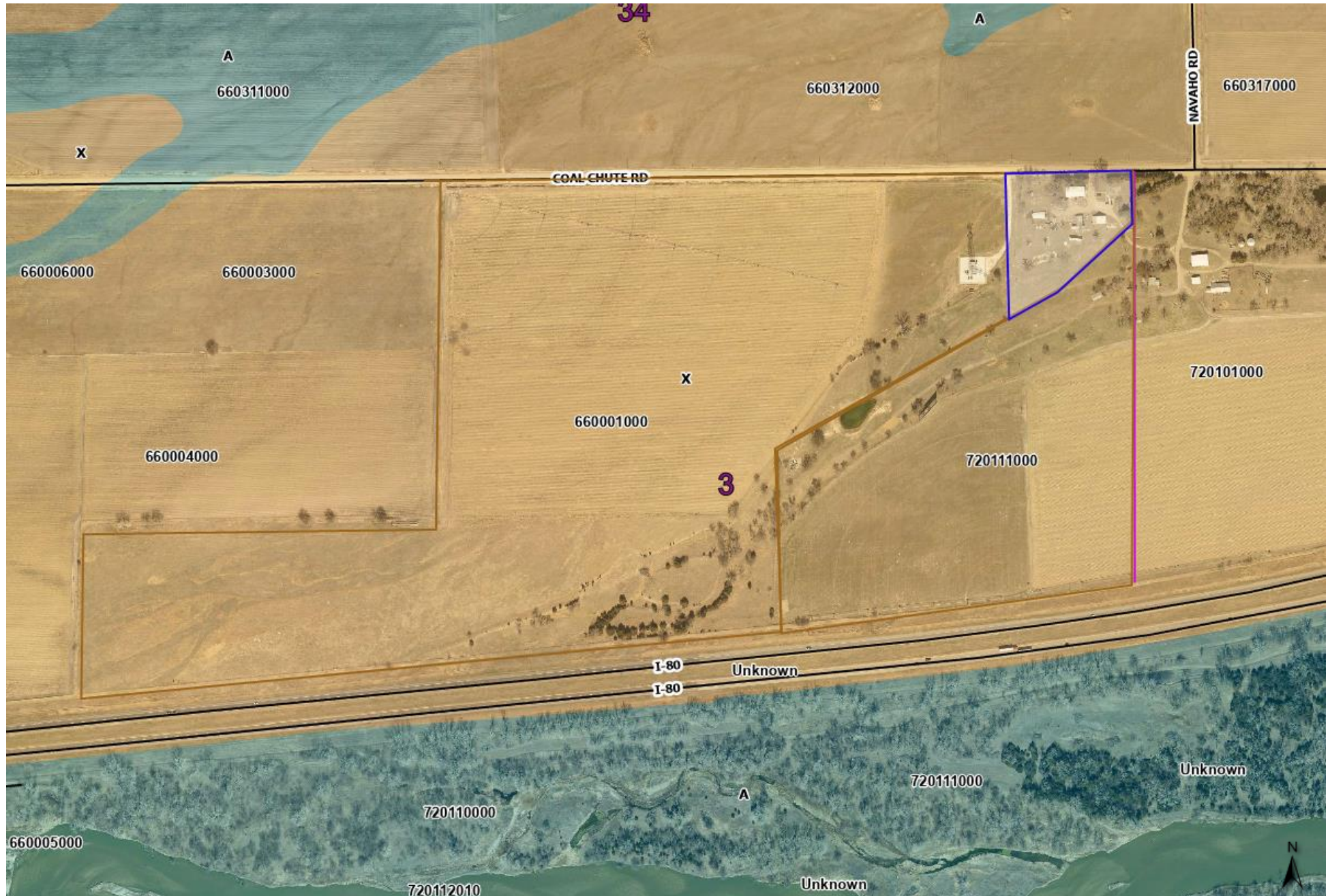
T Smith Admin Sub Zoning/Floodplain

Created by: null



T Smith Admin Sub Aerial/Floodplain

Created by: null



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

| | | | | |
|---|--------------------|--------------------------|--|---------------------------------------|
| Name of Organization Community Action Partnership Of Mid-Nebraska | | | Tax Year 2026 | Value of Motor Vehicles |
| Name of Owner of Property Community Action Partnership Of Mid-Nebraska | | | County Name Buffalo | State Where Incorporated Ne |
| Street or Other Mailing Address PO Box 2288 | | | Contact Name Rex Herrick | Phone Number (308) 865-5675 |
| City Kearney | State Ne | Zip Code 68848 | Email Address maintenance@mnca.net | |
| Type of Ownership: <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input type="checkbox"/> Religious <input checked="" 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 type="checkbox"/> Educational <input type="checkbox"/> Religious <input checked="" 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 |
|--------------|---|--|
| Barb Roebuck | President | 120 W 12th St. North Platte, Ne. 69101 |
| Myron Kouba | Vice-President | 1015 13th Ave. Kearney, Ne. 68845 |
| Coy Clark | Treasurer | 322 w 39th St. Kearney, Ne. 68848 |

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 |
|--------------------|------------|-----------|-------------------|--|
| Chevy | 2024 | Silverado | 1GC4YSE71RF254080 | |
| Dodge | 2018 | Journey | 3C4PDCAB5JT475960 | |
| Jeep | 2022 | Renegade | ZACNJDC17NPN54407 | |
| | | | | |
| | | | | |


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

Vehicle Maintenance Supervisor
Title12/3/2025
Date**For County Treasurer Recommendation**☒ Approval
☐ Denial

Comments: _____


Signature of County Treasurer12-4-25
Date**For County Board of Equalization Use Only**☐ Approved
☐ Denied

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

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

Signature of County Board Member

Date

Please retain a copy for your records.



Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

- To be filed with your county treasurer.
- Read instructions on reverse side.

FORM
457

Applicant's Name

South Central Behavioral Services, Inc.

Type of Ownership

☒ Nonprofit Corporation

☐ Other (specify):

Street or Other Mailing Address

3810 Central Ave, PO Box 1715

County

Buffalo

City

Kearney

State

NE

Zip Code

68848

State Where Incorporated

NE

IDENTIFY OFFICERS, DIRECTORS, OR PARTNERS OF THE NONPROFIT ORGANIZATION

| Title | Name, Address, City, State, Zip Code |
|----------------|---|
| President | Jean Issler, 1616 12th Ave Unit #9, Holdrege, NE. 68949 |
| Vice President | Melissa Haack, 2164 34 Rd, Upland, NE. 68981 |
| Secretary/CEO | Robert Shueey, 616 West 5th, Hastings, NE 68901 |
| Treasurer | RuAnn Root, 603 West 3rd, Juniata, NE. 68955 |

DESCRIPTION OF THE MOTOR VEHICLES

• Attach an additional sheet, if necessary.

| Motor Vehicle Make | Model Year | Body Type | Vehicle ID Number | Registration Date or Date of Acquisition, if Newly Purchased |
|--------------------|------------|-----------|-------------------|--|
| Ford | 2003 | Econoline | 1FBNE31L03HB27696 | Jan 2025 |
| | | | | |
| | | | | |
| | | | | |

Exempt Uses of Motor Vehicle:

☐ Agricultural/Horticultural ☐ Educational ☐ Religious ☒ Charitable ☐ Cemetery

Give detailed description of use, including an explanation if multiple use classifications exist:

Travel between clinics and service sites. Services provided include Mental Health, Substance Abuse, Specialized Children's Services, Rehabilitation and Assertive Community Treatment for adults with severe and persistent mental illness.

Are the motor vehicles used exclusively as indicated?

☒ YES ☐ NO

If No, give percentage of exempt use:

_____ %

Under penalties of law, I declare that I have examined this application and that it is, to the best of my knowledge and belief, true, complete, and correct. I also declare that I am duly authorized to sign this exemption application, and that the organization owning the above-listed property does not discriminate in membership or employment based on race, color, or national origin.

sign
here


Authorized Signature

Administrative Assistant

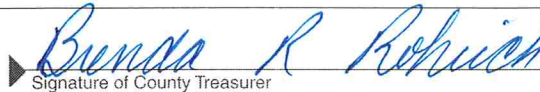
11-21-25
Date

FOR COUNTY TREASURER RECOMMENDATION

☒ APPROVAL

COMMENTS: _____

☐ DISAPPROVAL


Signature of County Treasurer

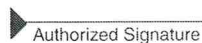
11-25-25
Date

FOR COUNTY BOARD OF EQUALIZATION USE ONLY

☐ APPROVAL

COMMENTS: _____

☐ DISAPPROVAL


Authorized Signature

Date