

**BUFFALO COUNTY BOARD OF COMMISSIONERS  
BUFFALO COUNTY BOARD OF EQUALIZATION  
TUESDAY, FEBRUARY 11, 2025**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, February 11, 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 February 6, 2025. Chairperson Morrow announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. County Attorney Shawn Eatherton, Deputy County Attorney Andrew Hoffmeister and Deputy County Attorney Josiah Davis were present.

**REGULAR AGENDA**

Moved by Lynch and seconded by Higgins to approve the January 28, 2025 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Lynch, Higgins, Klein, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

Transportation Director Charles McGraw from the Community Action Partnership of Mid Nebraska was present to review the funding matches required for the operations RYDE Transit-Community Action Partnership of Mid Nebraska. Moved by Maendele and seconded by Lynch to approve the Local Funding Match for RYDE Transit Public Transportation with the following Resolution 2025-05. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Klein, Loeffelholz and Morrow. Abstain: Kouba, Motion declared carried.

**RESOLUTION 2025-05**

WHEREAS, there are federal funds available under Section 5311 of the Federal Transit Act and for the Nebraska Public Transportation Assistance Program, and

WHEREAS, the RYDE Transit-Community Action Partnership of Mid Nebraska desires to apply for said funds to provide public transport in (transit system's service area).

NOW THEREFORE, BE IT RESOLVED; the Buffalo County Board of Commissioners hereby instructs the RYDE Transit to apply for said funds.

Said funds are to be used for the RYDE Transit transportation operations in the FY 2025-2026 Application for Public Transportation Assistance. Local Funding Amount Match for 2025-2026: \$101,796.00

Health Director Jeremy Eschliman and Planning Section Manager Katherine Mulligan presented the Memorandum of Understanding (MOU) with Two Rivers Public Health Department regarding public swimming pool inspections. Following discussion, moved by Lynch and seconded by Kouba to approve the MOU with Two Rivers Public Health Department regarding public swimming pool inspections. Upon roll call vote, the following Board members voted "Aye": Lynch, Kouba, Higgins, Klein, Loeffelholz, Maendele and Morrow. Motion declared carried.

After discussion, moved by Maendele and seconded by Loeffelholz to appoint Joshua Chaney to the Planning and Zoning Commission Committee for a 3-year term. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

Lieutenant Robert Tubbs was present for the discussion of the Request for Proposal (RFP) for the support and maintenance of Mitel Phone system for the Buffalo County offices and City of Kearney/Buffalo County Law Enforcement Center. Proposals are due to the County Clerk on Friday, March 7, 2025 and are to be opened on Tuesday, March 11, 2025 during the Board of Commissioners meeting. Following discussion, it was moved by Higgins and seconded by Kouba to approve the RFP for the support and maintenance of Mitel Phone system for the Buffalo County offices and City of Kearney/Buffalo County Law Enforcement Center. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to ratify the following February 7, 2025 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

**FEBRUARY 7, 2025 PAYROLL**

<b>GENERAL FUND</b>			
NET PAYROLL			370,625.88
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	65,545.36
BUFFALO CO TREASURER	I	PREMIUMS	174,550.47
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	7,076.60
FIRST NATIONAL BANK	T	FEDERAL TAXES	124,702.72
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,180.44
MADISON NATIONAL	I	LT DISABILITY	309.51
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	4,285.55
NATIONWIDE RETIREMENT	R	DEFERRED COMP	2,232.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	19,471.60
VISION SERVICE PLAN	E	EMPE VSP EYE	1,238.16
<b>ROAD FUND</b>			
NET PAYROLL			66,575.14
AMERICAN FAMILY LIFE	I	PREMIUMS	1,068.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	10,679.94
BUFFALO CO TREASURER	I	PREMIUMS	4,288.00
BUFFALO CO COURT	E	GARNISHMENT	228.50
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	19,551.43
MADISON NATIONAL	I	PREMIUMS	188.56
MADISON NATIONAL	I	LT DISABILITY	118.90
METLIFE	E	DENTAL	1,013.82
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,909.90
VISION SERVICE PLAN	E	EMPE VSP EYE	323.79
<b>WEED FUND</b>			
NET PAYROLL			5,728.20
RETIREMENT PLANS AMERITAS	R	EMPE RET	900.84
BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,789.53
MADISON NATIONAL	I	LT DISABILITY	3.94
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

**ZONING**

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

Registered Land Surveyor Mitch Humphrey presented a Preliminary Plat Application filed on behalf Tyler R. Wilterding and Karmen M. Wilterding and Ryan S. Rodehorst and Rutheah A. Rodehorst. This property is for a Preliminary Subdivision to be known as “Heritage Hills Subdivision”. This property is a tract of land located in part of the North Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the 6<sup>th</sup> p.m., Buffalo County, Nebraska. Deputy County Attorney Hoffmeister presented the application to the Board. Registered Land Surveyor Humphrey was present to answer questions. No one else addressed the Board. Moved by Loeffelholz and seconded by Higgins to approve the Application for Preliminary Subdivision, “Heritage Hills Subdivision”, located in part of the North Half of the Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the 6<sup>th</sup> p.m., Buffalo County, Nebraska with the following Resolution 2025-06. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

**RESOLUTION 2025-06**

WHEREAS, on or around September 23, 2024, The Buffalo County Zoning Office received an Application for Preliminary Plat for “Heritage Hills Subdivision”, filed by Mitch Humphrey, licensed land surveyor, for a tract of land being part of the North Half of the

Southwest Quarter of Section One (1), Township Nine (9) North, Range Sixteen (16) West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska, inventoried as Permit #2024-071, in the Buffalo County Zoning Records.

WHEREAS, on, or around October 22, 2024, during the regular meeting of the Buffalo County Board of Commissioners, The Buffalo County Zoning Administrator, denied the Application for Preliminary Plat, known as "Heritage Hills Subdivision" because the subdivision, as proposed, was noncompliant under zoning and subdivisions, then, in effect. Thereafter the Board, by simple majority, voted in favor of The Buffalo County Zoning Administrator's recommendation of denial, and

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

1. Buffalo County Subdivision Regulations, Section 1.05, states, "No subdivision of land, regardless of acreage involved, shall be permitted within the jurisdiction of Buffalo County unless the property subdivided and all portions therein abuts before and after subdividing, a dedicated and maintained public street(s) and/or road(s), or private streets as private streets are allowed to be created in this Resolution. (Resolution 7-13-2021)";
2. Buffalo County Subdivision Regulations, Section 2.35, defines a street as, "A highway, road, avenue, or boulevard, dedicated to and accessed by the public which affords principal means of access to or abutting property. A private street is not a publicly accessed street. A private street may limit public access by gates, signage, or other means, limits or restricts access on and to the private street. (Resolution 7-13-2021)";
3. Buffalo County Subdivision Regulations, Section 4.02 (E), states, "All lots shall have a minimum of 25 feet width along a street or road. (Resolution 7-13-2021)";
4. Buffalo County Subdivision Regulations, Section 4.03, states, "...In all cases of permanent dead-end streets and roads, cul-de-sac rights of-way shall be dedicated. Streets and roads ending in a cul-de-sac shall not be longer than six-hundred (600) feet..." and
5. Buffalo County Subdivision Regulations, Section 4.03, states, "...Cul-de-Sacs must have a 66-foot radius...";
6. Buffalo County Subdivision Regulations, Section 4.03, requires the minimum right-of-way widths to be "66 feet";
7. Buffalo County Subdivision Regulations, Section 4.11, states, "Streets and roads, whether private as allowed in Chapter 4 or public, within a subdivision shall minimally conform to the Nebraska State Board of Public Roads Classification Local Road RL-2 as to design, grade, maximum grade, tangent sight, traveled width of the road, shoulder width, and other particulars addressed in State Board of Public Road regulations regarding street layout with the dedicated road right of way.";
8. Buffalo County Subdivision Regulations, Section 4.12 (A), states, "Access to and within a subdivision shall be accomplished by dedicated public streets or roads laid out as directed in minimum design standards.";
9. Buffalo County Subdivision Regulations, Section 4.12 (B), states, "Private Street Minimum Width and Operative as Grant of Utility Access and Occupation Private Streets, when created under this Resolution, shall have a minimum street width of sixty-six (66) feet in width and grant access within the private street to entry, occupation, and use by public (Resolution 7-13-2021).";
10. Buffalo County Subdivision Regulations, Section 5.01, states, "All streets, roads and public ways whether designated public or private within the subdivision shall be graded to the standards described in Chapter 4 of these regulations. Absent a hard surfacing requirement, all streets, roads, and ways whether designated public or private within the subdivision shall be minimally surfaced with three (3) inches of crushed rock embedded into the subgrade during construction and one (1) inch of gravel or higher grade of road surfacing. (Resolution 2-25-2020)";
11. Buffalo County Zoning Regulations, Section 5.32 (2), states: "Single family, ranch, and farm dwellings on a parcel abutting improved road, meaning a road above county minimum maintenance road classification or public street within approved subdivision, including ranch and farm dwellings; (Resolution 8-10-04) in addition single family dwellings must be located minimum distances from livestock confinement facilities (Resolution 07-13-2021).".

WHEREAS, on January 16, 2025, the Buffalo County Planning & Zoning Commission, after public hearing, gave a favorable recommendation, together with the condition that the access road be renamed to E. 106<sup>th</sup> Street Place, to the proposed subdivision of land, together with various suggestions and recommendations, all as stated in the minutes of that meeting of the Commission that have been forwarded to this Board, and reviewed by this Board, and

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

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

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

### **BOARD OF EQUALIZATION**

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

Moved by Lynch and seconded by Loeffelholz to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for First Lutheran Church for a 2005 Ford F350. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Moved by Lynch and seconded by Loeffelholz to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Salvation Army for a 2006 Chevy Express G30. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Moved by Maendele and seconded by Klein to approve Tax List Corrections numbered 5072 through 5076 submitted by County Assessor Meusch. Upon roll call vote, the following Board members voted "Aye": Maendele, Klein, Higgins, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Klein to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:41 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

### **ROAD DEPARTMENT**

Highway Superintendent John Maul was present for the following Agenda Item.

After discussion it was moved by Klein and seconded by Loeffelholz to change the weekly hour schedule at the Highway Department from five (5) eight (8) hour days to four (4) ten (10) hour days beginning Monday, March 3, 2025 through Thursday, November 6, 2025 returning to five (5) eight (8) hour days on Monday, November 10, 2025. Upon roll call vote, the following Board members voted "Aye": Klein, Loeffelholz, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

### **REGULAR AGENDA**

Moved by Kouba and seconded by Maendele to accept the Clerk of the District Court January 2025 Report. Upon roll call vote, the following Board members voted "Aye": Kouba, Maendele, Higgins, Klein, Loeffelholz, Lynch and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to accept the Buffalo County Treasurer January 2025 Fund Balance Report. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

Moved by Higgins and seconded by Maendele to approve the addition of pledged collateral in the amount of \$1,200,000.00 for the Buffalo County Treasurer at NebraskaLand Bank. Upon roll call vote, the following Board members voted "Aye": Higgins, Maendele, Klein, Kouba, Loeffelholz, Lynch, and Morrow. Motion declared carried.

Moved by Higgins and seconded by Maendele to approve the release of pledged collateral in the amount of \$1,200,000.00 for the Buffalo County Treasurer at NebraskaLand Bank. Upon roll call vote, the following Board members voted "Aye": Higgins, Maendele, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Moved by Higgins and seconded by Loeffelholz to approve the release of pledged collateral in the amount of \$9.12 for the Buffalo County Treasurer at First Tier Bank. Upon roll call vote, the following Board members voted "Aye": Higgins, Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Moved by Maendele and seconded by Loeffelholz to approve the following transfer of County funds all per budget. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

FROM	100	GENERAL FUND	TO	5400	WEED DISTRICT FUND	\$10,000.00
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After discussion it was moved by Maendele and seconded by Loeffelholz to ratify Chairperson Morrow's signature on a letter of opposition of LB216, which transfers duties of ex-officio Clerks of the District Court to Clerk of the Magistrate and State. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

Chairperson Morrow reviewed the following correspondence. Two Rivers sent an email with a January 2025 newsletter attached. State of Nebraska Judicial Branch- State Court Administrator, Corey R. Steel sent a letter to inform the Board about the State's pursuit for legislation in regards to LB216. City of Kearney sent a letter regarding the Planning Commission Agenda for February 21, 2025 meeting. Nebraska Intergovernmental Risk Management Association (NIRMA) sent a letter and booklet regarding the 2024 Annual Report. Kearney Area Chamber of Commerce sent a letter with updates for the 2025 year as well as a magazine featuring Kearney Nebraska. 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 presented a review of the current construction projects in Buffalo County to the Board.

Chairperson Morrow asked if there was anything else to come before the Board at 10:06 A.M. before she declared the meeting adjourned until the regular meeting at 9:00 A.M. on Tuesday, February 25, 2025.

ATTEST:

\_\_\_\_\_  
Sherry L. Morrow, Chairperson  
Buffalo County Board of Commissioners

(SEAL)

\_\_\_\_\_  
Heather A. Christensen  
Buffalo County Clerk

February 2025

1 Year

Emma Frerichs- Jail

Michael Psota- Road

Maria Hantia – Building & Grounds

5 Years

Leslie Homan-County Attorney

Blake Power - Road

20 Years

Christie Luther-County Attorney

46 Years

Bob Anderson-Sheriff

## February 21, 2025 Payroll

<b><u>GENERAL FUND</u></b>			
NET PAYROLL			361,494.65
AMERICAN FAMILY LIFE	I	PREMIUMS	1,554.52
RETIREMENT PLANS AMERITAS	R	EMPE RET	63,500.22
BUFFALO CO TREASURER	I	PREMIUMS	173,523.53
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	6,631.60
FIRST NATIONAL BANK	T	FEDERAL TAXES	120,043.40
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,179.71
MADISON NATIONAL	I	LT DISABILITY	309.82
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	4,285.55
NATIONWIDE RETIREMENT	R	DEFERRED COMP	2,232.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	18,690.33
VISION SERVICE PLAN	E	EMPE VSP EYE	1,238.54
<b><u>ROAD FUND</u></b>			
NET PAYROLL			73,047.73
AMERICAN FAMILY LIFE	I	PREMIUMS	1,068.67
RETIREMENT PLANS AMERITAS	R	EMPE RET	11,730.00
BUFFALO CO TREASURER	I	PREMIUMS	4,288.00
BUFFALO CO COURT	E	GARNISHMENT	228.50
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	22,245.88
MADISON NATIONAL	I	PREMIUMS	188.65
MADISON NATIONAL	I	LT DISABILITY	118.95
METLIFE	E	DENTAL	1,013.82
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,370.87
VISION SERVICE PLAN	E	EMPE VSP EYE	323.90
<b><u>WEED FUND</u></b>			
NET PAYROLL			5,728.19
RETIREMENT PLANS AMERITAS	R	EMPE RET	900.84
BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,789.53
MADISON NATIONAL	I	LT DISABILITY	3.95
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

BUFFALO  
BOARD PREAPPROVAL REPORT  
COUNTY GENERAL  
FROM 02/25/2025 TO 02/28/2025

Account # 1099	Description	Account Amt	Vendor	Invoice Description	Claim #
601-00 BOARD					
00-2-2000	PRINTING & PUBLISHING	652.36	COLUMN SOFTWARE PBC	PUBLICATION ZONING 463B216C	02502206
00-3-0101	OFFICE SUPPLIES	43.98	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
	<b>601-00 BOARD</b>	<b>696.34</b>			
602-00 CLERK					
00-2-1801	DUES, SUBSCRIP & REG	50.00	NACO	REGISTRATION CLERK H CHRIST	02502305
00-2-1801	DUES, SUBSCRIP & REG	50.00	NE ASSN OF CO CLERKS,REG	DUES CLERK H CHRISTENSEN K	02502307
	<b>602-00 CLERK</b>	<b>100.00</b>			
603-00 TREASURER					
00-3-0101	OFFICE SUPPLIES	10.00	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
	<b>603-00 TREASURER</b>	<b>10.00</b>			
604-00 REGISTER OF DEEDS					
00-2-1801	DUES, SUBSCRIPT & REG	50.00	NACO	REGISTRATION CLERK H CHRIST	02502305
00-2-1801	DUES, SUBSCRIPT & REG	50.00	NE ASSN OF CO CLERKS,REG	DUES CLERK H CHRISTENSEN K	02502307
00-3-0101	OFFICE SUPPLIES	29.13	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
	<b>604-00 REGISTER OF DEEDS</b>	<b>129.13</b>			
605-00 ASSESSOR					
00-2-1801	DUES, SUBSCRIPT & REG	25.00	CENTRAL NEBR CO ASSESSOR	DUES ASSESSOR JAN. 2025	02502190
	<b>605-00 ASSESSOR</b>	<b>25.00</b>			
607-00 ELECTION COMMISSIONER					
00-2-1801	DUES, TRAINING, REGISTRATION,	50.00	NACO	REGISTRATION CLERK H CHRIST	02502305
00-2-1801	DUES, TRAINING, REGISTRATION,	50.00	NE ASSN OF CO CLERKS,REG	DUES CLERK H CHRISTENSEN K	02502307
00-2-2000	PRINTING & PUBLISHING	300.00	THE RAVENNA NEWS	PUBLICATION ELECTIONS 19695	02502329
00-2-2000	PRINTING & PUBLISHING	300.00	THE BEACON OBSERVER	PUBLICATION ELECTIONS 2455	02502347
00-2-2201	BALLOT PRINTING	1,304.71	ELECTION SYSTEMS & SOFTWA	EXPENSES ELECTIONS CD211414	02502236
00-3-0113	VOTING SUPPLIES	28.34	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-5-0500	OFFICE EQUIPMENT	88.98	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
	<b>607-00 ELECTION COMMISSIONER</b>	<b>2,122.03</b>			



BUFFALO  
BOARD PREAPPROVAL REPORT  
COUNTY GENERAL  
FROM 02/25/2025 TO 02/28/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
610-00	DATA PROCESSING				
00-2-0200	TELEPHONE (CELL PHONE)	45.00	MANDI J AMY	REIMBURSE CELL PHONE	02502163
00-2-0200	TELEPHONE (CELL PHONE)	45.00	NATHAN AREHART	REIMBURSE CELL PHONE	02502165
00-2-0200	TELEPHONE (CELL PHONE)	45.00	DREW BOHL	REIMBURSE CELL PHONE	02502169
00-2-0200	TELEPHONE (CELL PHONE)	45.00	NATHAN BRECHT	REIMBURSE CELL PHONE	02502172
00-2-0200	TELEPHONE (CELL PHONE)	45.00	JENNIFER CHURCH	REIMBURSE MILEAGE CELL PHON	02502195
00-2-0200	TELEPHONE (CELL PHONE)	45.00	KATHARINE COLLINS	REIMBURSE CELL PHONE	02502205
00-2-0200	TELEPHONE (CELL PHONE)	45.00	DENNISE DANIELS	REIMBURSE CELL PHONE	02502215
00-2-0200	TELEPHONE (CELL PHONE)	45.00	JOSIAH DAVIS	REIMBURSE CELL PHONE	02502221
00-2-0200	TELEPHONE (CELL PHONE)	45.00	SHAWN EATHERTON	REIMBURSE CELL PHONE	02502234
00-2-0200	TELEPHONE (CELL PHONE)	45.00	PAUL FARRELL	REIMBURSE CELL PHONE	02502241
00-2-0200	TELEPHONE (CELL PHONE)	2,794.59	FRONTIER	PHONE SVC BCSO 01571105702	02502245
00-2-0200	TELEPHONE (CELL PHONE)	45.00	ANDREW W HOFFMEISTER	REIMBURSE CELL PHONE	02502258
00-2-0200	TELEPHONE (CELL PHONE)	45.00	LISA R HUERTA	REIMBURSE CELL PHONE	02502261
00-2-0200	TELEPHONE (CELL PHONE)	45.00	ERIC INGEBRETSEN	REIMBURSE CELL PHONE	02502264
00-2-0200	TELEPHONE (CELL PHONE)	45.00	NICK KILLOUGH	REIMBURSE CELL PHONE	02502275
00-2-0200	TELEPHONE (CELL PHONE)	45.00	DOUG KRAMER	REIMBURSE MILEAGE CELL PHON	02502279
00-2-0200	TELEPHONE (CELL PHONE)	45.00	JOHN MARSH	REIMBURSE CELL PHONE	02502289
00-2-0200	TELEPHONE (CELL PHONE)	45.00	LYNN MARTIN	REIMBURSE CELL PHONE	02502290
00-2-0200	TELEPHONE (CELL PHONE)	45.00	KOLTON MORSE	REIMBURSE CELL PHONE	02502303
00-2-0200	TELEPHONE (CELL PHONE)	107.57	NEBRASKA CENTRAL TELEPHON	PHONE SVC COMMUNICATIONS 11	02502308
00-2-0200	TELEPHONE (CELL PHONE)	45.00	KANE M RAMSEY	REIMBURSE CELL PHONE	02502327
00-2-0200	TELEPHONE (CELL PHONE)	45.00	REBECCA RILEY	REIMBURSE CELL PHONE	02502330
00-2-0200	TELEPHONE (CELL PHONE)	45.00	JOSE RODRIGUEZ	REIMBURSE CELL PHONE	02502331
00-2-0200	TELEPHONE (CELL PHONE)	45.00	BRENDA ROHRICH	REIMBURSE CELL PHONE	02502332
00-2-0200	TELEPHONE (CELL PHONE)	45.00	CRAIG SLEICHER	REIMBURSE CELL PHONE	02502336
00-2-0200	TELEPHONE (CELL PHONE)	45.00	MARTI SLEISTER	REIMBURSE CELL PHONE	02502337
00-2-0200	TELEPHONE (CELL PHONE)	45.00	CHERYL STABENOW	REIMBURSE CELL PHONE	02502339
00-2-0200	TELEPHONE (CELL PHONE)	715.33	VERIZON WIRELESS	FEES IT 610596792	02502361
00-2-0200	TELEPHONE (CELL PHONE)	45.00	AARON WENTZ	REIMBURSE CELL PHONE	02502370
00-2-0200	TELEPHONE (CELL PHONE)	45.00	MELISSA L WILLIS	REIMBURSE CELL PHONE	02502372
00-2-0200	TELEPHONE (CELL PHONE)	45.00	MELANIE R YOUNG	REIMBURSE CELL PHONE	02502379
00-2-0200	TELEPHONE (CELL PHONE)	45.00	ERIC ZIKMUND	REIMBURSE CELL PHONE	02502380
00-2-1101	COMPUTER EXPENSE GENERAL (INTE	524.95	CHARTER COMMUNICATIONS	PHONE SVC COMMUNICATIONS 17	02502192
00-2-1101	COMPUTER EXPENSE GENERAL (INTE	757.50	GREAT PLAINS COMMUNICATIO	SVC COMMUNICATIONS 201065 I	02502252
00-2-1101	7 COMPUTER EXPENSE GENERAL (INTE	665.00	OPTK NETWORKS	INTERNET SVC COMMUNICATIONS	02502315
00-2-1102	COMPUTER CONSULTANT (SUPPORT)	150.00	DAS ST ACCOUNTING	SVC IT 1466496	02502217
00-2-2544	MAINTENANCE AGREEMENTS	206.22	CANON SOLUTIONS AMERICA,	MAINT IT 240430	02502185
00-2-2544	MAINTENANCE AGREEMENTS	1,571.74	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-2-2544	MAINTENANCE AGREEMENTS	5,916.02	HOMETOWN LEASING	FEES IT 044	02502260
00-2-2544	MAINTENANCE AGREEMENTS	6,040.11	MIPS INC.	SVC DIST COURT 25010149 SUP	02502300
00-2-2544	MAINTENANCE AGREEMENTS	180.00	PLATTE VALLEY COMMUNICATI	FEE B&G 12825013 EQUIP IT 1	02502322
00-5-0315	DATA PROCESSING EQUIPMENT	5,263.20	AMAZON CAPITAL SERVICES	SUPPLIES PUB DEFENDER 1KY1Y	02502161
00-5-0315	DATA PROCESSING EQUIPMENT	6,494.79	EATON CORPORATION	EQUIP IT 987730250	02502235
00-5-0315	DATA PROCESSING EQUIPMENT	1,225.00	MICROFILM IMAGING SYSTEMS	SVC IT 97404 97364 97259 97	02502296
00-5-1309	DATA PROCESSING SOFTWARE	2,975.00	FLEETPRIDE	SVC IT 80059694	02502243
00-5-1309	DATA PROCESSING SOFTWARE	1,292.64	KRONOS	SVC IT 12359542	02502280
00-5-1309	DATA PROCESSING SOFTWARE	1,347.00	TYLER TECHNOLOGIES, INC.	SVC IT PRI101: 000000875	02502355

610-00 DATA PROCESSING

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39,531.66  
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BUFFALO  
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COUNTY GENERAL  
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Account # 1099 Description Account Amt Vendor Invoice Description Claim #  
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Account #	Description	Amt	Vendor	Invoice Description	Claim #
619-00	ZONING				
00-2-1700	TRAVEL EXPENSE	12.60	SCOTT BRADY	REIMBURSE MILEAGE	02502171
00-2-1700	TRAVEL EXPENSE	3.50	JEREMY SEDLACEK	REIMBURSE MILEAGE	02502333
00-2-1700	TRAVEL EXPENSE	26.60	SCOTT STUBBLEFIELD	REIMBURSE MILEAGE	02502344
00-2-1700	TRAVEL EXPENSE	41.30	MARC VACEK	REIMBURSE MILEAGE	02502359
00-2-1700	TRAVEL EXPENSE	46.20	LOYE WOLFE	REIMBURSE MILEAGE	02502374
00-2-2000	PRINTING & PUBLISHING	52.17	COLUMN SOFTWARE PBC	PUBLICATION ZONING 463B216C	02502206
00-3-0101	OFFICE SUPPLIES	15.83	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233

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619-00 ZONING 198.20  
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Account #	Description	Amt	Vendor	Invoice Description	Claim #
621-00	CLERK OF DISTRICT COURT				
00-1-0327	7 MENTAL HEALTH BOARD	100.00	DR MICHAEL LAWSON	MH BOARD HEARING	02502283
00-1-0327	9 MENTAL HEALTH BOARD	100.00	STEPHEN G LOWE	MB BOARD HEARING LEGAL CO C	02502286
00-1-0327	7 MENTAL HEALTH BOARD	100.00	SHARON MAULER	MH BOARD HEARING	02502292
00-2-0100	POSTAL SERVICE	280.00	U.S. BANK	EXPENSES US BANK CON'T EXT	02502357
00-2-2300	JUROR FEES	126.96	U.S. BANK	EXPENSES US BANK CON'T EXT	02502357
00-3-0101	OFFICE SUPPLIES	35.27	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-3-0101	OFFICE SUPPLIES	1,068.60	MIPS INC.	SVC DIST COURT 25010149 SUP	02502300
00-3-0101	OFFICE SUPPLIES	104.24	U.S. BANK	EXPENSES US BANK CON'T EXT	02502357

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621-00 CLERK OF DISTRICT COURT 1,915.07  
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Account #	Description	Amt	Vendor	Invoice Description	Claim #
622-00	COUNTY COURT SYSTEM				
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	891.28	THOMSON REUTERS-WEST	SUBSCRIPTION CO COURT 85142	02502349
00-2-2401	9 COURT APPOINTED COUNCIL	12,864.54	BRUNER FRANK SCHUMACHER,	LEGAL DIST COURT 119092 119	02502175
00-2-2401	9 COURT APPOINTED COUNCIL	1,425.00	MICHAEL D CARPER	LEGAL CO COURT JV21 190 JV2	02502187
00-2-2401	9 COURT APPOINTED COUNCIL	1,451.66	COCHRAN LAW PC, LLO	LEGAL DIST COURT 2025 0115	02502204
00-2-2401	9 COURT APPOINTED COUNCIL	362.00	DEWALD DEEVER L'HEUREUX L	LEGAL CO COURT 2820	02502224
00-2-2401	9 COURT APPOINTED COUNCIL	2,413.00	DIER, OSBORN & COX, P.C.,	LEGAL CO COURT JV24 206,207	02502226
00-2-2401	9 COURT APPOINTED COUNCIL	2,680.00	BRANDON DUGAN LAW	LEGAL DIST COURT 2372 180 2	02502231
00-2-2401	9 COURT APPOINTED COUNCIL	730.00	MARSHA FANGMEYER, ESQ.	LEGAL CO COURT JV23 140	02502240
00-2-2401	9 COURT APPOINTED COUNCIL	9,565.81	FYE LAW OFFICE	LEGAL DIST COURT 11365 1136	02502246
00-2-2401	9 COURT APPOINTED COUNCIL	10,703.16	JACOBSEN ORR LAW FIRM	LEGAL DIST COURT CR24 260 C	02502268
00-2-2401	9 COURT APPOINTED COUNCIL	30,223.00	KLEIN BREWSTER BRANDT & M	LEGAL DIST COURT 8080 8081	02502276
00-2-2401	9 COURT APPOINTED COUNCIL	920.75	JEFFREY C KNAPP	LEGAL CO COURT JV23 97-98 J	02502277
00-2-2401	9 COURT APPOINTED COUNCIL	2,095.50	LIESKE, LIESKE & ENSZ, PC	LEGAL DIST COURT CR23 245 C	02502284
00-2-2401	9 COURT APPOINTED COUNCIL	1,950.00	STEPHEN G LOWE	MB BOARD HEARING LEGAL CO C	02502286
00-2-2401	9 COURT APPOINTED COUNCIL	4,724.54	PARKER GROSSART BAHENSKY	LEGAL DIST COURT CI06 199 C	02502319
00-2-2401	9 COURT APPOINTED COUNCIL	15,133.80	STAMM ROMERO & ASSOC, P.C	LEGAL DIST COURT 4321 CO CO	02502340
00-2-2401	9 COURT APPOINTED COUNCIL	2,160.90	THOMAS S STEWART	LEGAL CR22 547 CR24 504 CR2	02502342
00-2-2401	9 COURT APPOINTED COUNCIL	3,088.14	MICHAEL J SYNEK	LEGAL DIST COURT CI24 503 C	02502346
00-2-2401	9 COURT APPOINTED COUNCIL	2,875.00	REBECCA TVRDIK ANDERSON	LEGAL CO COURT JV24 147 JV2	02502353
00-2-2401	9 COURT APPOINTED COUNCIL	1,330.00	TYE & ROWLING, PC, LLO	LEGAL CO COURT JV19 206 JV1	02502354
00-3-0101	OFFICE SUPPLIES	130.48	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233

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622-00 COUNTY COURT SYSTEM 107,718.56  
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Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
625-00	PUBLIC DEFENDER				
00-2-1704	MILEAGE	31.88	D. BRANDON BRINEGAR	REIMBURSE MILEAGE	02502173
00-2-1704	MILEAGE	19.43	SHARON JOSEPH	REIMBURSE MILEAGE	02502269
00-2-1704	MILEAGE	19.53	MICHELLE MITCHELL	REIMBURSE MILEAGE	02502301
00-2-1704	MILEAGE	45.90	ANA POST	REIMBURSE MILEAGE	02502325
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	178.00	JUSTICE WORKS LLC	EXPENSE PUB DEFENDER 22637	02502271
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	869.96	THOMSON REUTERS - WEST	SUBSCRIPTION PUB DEFENDER 8	02502350
00-2-1801	DUES, SUBSCRIPTIONS & REGISTRA	50.00	JEFF WIRTH	REIMBURSE NE BAR	02502373
00-3-0101	OFFICE SUPPLIES	180.40	AMAZON CAPITAL SERVICES	SUPPLIES PUB DEFENDER 1KY1Y	02502161
00-3-0101	OFFICE SUPPLIES	658.03	COPYCAT PRINTING CENTER	SVC PUB DEFENDER 217000 216	02502210
00-3-0101	OFFICE SUPPLIES	14.00	POLICE OFFICERS ASSOCIATI	SUPPLY PUB DEFENDER 7854	02502324

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625-00 PUBLIC DEFENDER 2,067.13  
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641-00	BUILDING & GROUNDS				
00-2-0501	LIGHTS	5,357.88	DAWSON PUBLIC POWER DISTR	UTILITIES B&G 9428	02502223
00-2-0501	LIGHTS	14,542.99	NEBRASKA PUBLIC POWER DIS	UTILITIES B&G 311010034000	02502313
00-2-0502	WATER	3,572.21	CITY OF KEARNEY	UTILITIES B&G 151182000 001	02502198
00-2-0502	WATER	25.00	VILLAGE OF MILLER	UTILITIES B&G	02502362
00-2-0503	HEATING FUELS	1,039.00	COUNTRY PARTNERS COOPERAT	UTILITIES B&G A59057 A59126	02502211
00-2-0503	HEATING FUELS	10,072.11	NORTHWESTERN ENERGY	UTILITIES B&G 29350972 2660	02502316
00-2-0503	HEATING FUELS	1,974.23	U.S. BANK	EXPENSES CA BOARD EXTENSION	02502356
00-2-0505	GARBAGE (LANDFILL USE)	22.25	DAN'S SANITATION, INC	SVC B&G 9393107	02502214
00-2-1300	BUILDING REPAIR (COURTHOUSE)	29.82	AMERICAN ELECTRIC COMPANY	SUPPLIES B&G 3595: 1036542	02502162
00-2-1300	BUILDING REPAIR (COURTHOUSE)	22.98	BUILDERS WAREHOUSE INC	SUPPLIES B&G 1706979 170808	02502184
00-2-1300	BUILDING REPAIR (COURTHOUSE)	2,990.36	CULLIGAN OF KEARNEY	SVC B&G 116251 132589 13369	02502212
00-2-1300	7 BUILDING REPAIR (COURTHOUSE)	22,061.00	DUNCAN THEIS CONSTRUCTION	CONSTRUCTION B&G APP 8	02502232
00-2-1300	BUILDING REPAIR (COURTHOUSE)	1,196.81	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-2-1300	BUILDING REPAIR (COURTHOUSE)	341.10	ENTERPRISE ELECTRIC KEARN	SUPPLIES B&G 3597: 1029735	02502238
00-2-1300	BUILDING REPAIR (COURTHOUSE)	534.34	HOLMES PLUMBING & HEATING	SUPPLIES B&G 340961 341625	02502259
00-2-1300	BUILDING REPAIR (COURTHOUSE)	160.04	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-2-1300	BUILDING REPAIR (COURTHOUSE)	73.56	SHERWIN WILLIAMS	SUPPLIES B&G 58878 84630 86	02502334
00-2-1300	BUILDING REPAIR (COURTHOUSE)	211.23	U.S. BANK	EXPENSES CA BOARD EXTENSION	02502356
00-2-1300	BUILDING REPAIR (COURTHOUSE)	553.10	THE WALDINGER CORPORATION	REPAIRS B&G 74289881 743407	02502364
00-2-1300	BUILDING REPAIR (COURTHOUSE)	1,538.70	WILKINS ARCHITECTURE DESI	RENOVATION B&G 6503 6504 65	02502371
00-2-1300	7 BUILDING REPAIR (COURTHOUSE)	7,500.00	YOUNG ELECTRIC	SVC B&G 1408	02502378
00-2-1302	BUILDING REPAIR (JAIL)	75.27	AMAZON CAPITAL SERVICES	SUPPLIES PUB DEFENDER 1KY1Y	02502161
00-2-1302	BUILDING REPAIR (JAIL)	340.75	CULLIGAN OF KEARNEY	SVC B&G 116251 132589 13369	02502212
00-2-1302	BUILDING REPAIR (JAIL)	2,531.05	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-2-1302	BUILDING REPAIR (JAIL)	114.00	KEARNEY WINNELSON CO	SUPPLIES B&G 47921801 47921	02502274
00-2-1302	BUILDING REPAIR (JAIL)	23.74	MASTERS TRUE VALUE	SUPPLIES B&G 2501: 087501 0	02502291
00-2-1302	BUILDING REPAIR (JAIL)	400.00	THE WALDINGER CORPORATION	REPAIRS B&G 74289881 743407	02502364
00-2-1304	OTHER BUILDING REPAIR (RYDE)	400.00	KEARNEY WINNELSON CO	SUPPLIES B&G 47921801 47921	02502274
00-2-1304	OTHER BUILDING REPAIR (RYDE)	237.72	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-2-1304	OTHER BUILDING REPAIR (RYDE)	3,188.22	THE WALDINGER CORPORATION	REPAIRS B&G 74289881 743407	02502364
00-2-1305	BUILDING REPAIR (MIDTOWN)	16.69	CENTURY LUMBER CENTER	SUPPLIES B&G 176077	02502191
00-2-1305	BUILDING REPAIR (MIDTOWN)	16,041.50	DAVE WAGGONER PLUMBING &	SVC B&G RETAINAGE	02502220
00-2-1305	BUILDING REPAIR (MIDTOWN)	105.82	KEARNEY WINNELSON CO	SUPPLIES B&G 47921801 47921	02502274

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Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-2-1305	BUILDING REPAIR (MIDTOWN)	9.20	MASTERS TRUE VALUE	SUPPLIES B&G 2501: 087501 0	02502291
00-2-1305	BUILDING REPAIR (MIDTOWN)	73.98	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-2-1305	BUILDING REPAIR (MIDTOWN)	1,422.40	NEBRASKA GENERATOR SERVIC	SVC B&G 18559 18606	02502309
00-2-1305	BUILDING REPAIR (MIDTOWN)	23.77	SHERWIN WILLIAMS	SUPPLIES B&G 58878 84630 86	02502334
00-2-1306	BUILDING REPAIR (EXTENSION)	19.99	BUILDERS WAREHOUSE INC	SUPPLIES B&G 1706979 170808	02502184
00-2-1306	BUILDING REPAIR (EXTENSION)	275.00	CMH INTERIORS	SUPPLIES B&G KEO34114 KEO34	02502203
00-2-1306	BUILDING REPAIR (EXTENSION)	87.11	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-2-1306	BUILDING REPAIR (EXTENSION)	15.00	PLATTE VALLEY COMMUNICATI	FEE B&G 12825013 EQUIP IT 1	02502322
00-2-1306	BUILDING REPAIR (EXTENSION)	8.25	SHERWIN WILLIAMS	SUPPLIES B&G 58878 84630 86	02502334
00-2-1306	BUILDING REPAIR (EXTENSION)	1,918.55	U.S. BANK	EXPENSES CA BOARD EXTENSION	02502356
00-2-1307	BUILDING REPAIR (HHS)	216.64	HOLMES PLUMBING & HEATING	SUPPLIES B&G 340961 341625	02502259
00-2-1308	ROAD BUILDING REPAIR	634.60	COMMERCIAL INDUSTRIAL SUP	PARTS B&G 2501045 2501107	02502208
00-2-1308	ROAD BUILDING REPAIR	748.69	KEARNEY WINNELSON CO	SUPPLIES B&G 47921801 47921	02502274
00-2-1308	ROAD BUILDING REPAIR	.59	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-2-1308	ROAD BUILDING REPAIR	1,542.70	THE WALDINGER CORPORATION	REPAIRS B&G 74289881 743407	02502364
00-2-1309	WEED BUILDING REPAIR	86.14	AMERICAN ELECTRIC COMPANY	SUPPLIES B&G 3595: 1036542	02502162
00-2-1309	WEED BUILDING REPAIR	97.29	CHEROKEE BUILDING MATERIA	SUPPLIES B&G 46086200 46167	02502193
00-2-1309	WEED BUILDING REPAIR	367.93	ENTERPRISE ELECTRIC KEARN	SUPPLIES B&G 3597: 1029735	02502238
00-2-1309	WEED BUILDING REPAIR	42.50	JACK LEDERMAN CO, INC	SUPPLIES B&G 34153 34154	02502266
00-2-1309	WEED BUILDING REPAIR	34.97	U.S. BANK	EXPENSES CA BOARD EXTENSION	02502356
00-2-1310	BUILDING REPAIR (OLD PROBATION)	88,232.03	HACKEL CONSTRUCTION, INC	CONSTRUCTION B&G APP 5	02502253
00-2-1310	BUILDING REPAIR (OLD PROBATION)	618.80	WILKINS ARCHITECTURE DESI	RENOVATION B&G 6503 6504 65	02502371
00-2-1311	BUILDING REPAIR (MAINTENANCE B	119.38	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-2-1312	BUILDING REPAIR (PW)	51.72	AMAZON CAPITAL SERVICES	SUPPLIES PUB DEFENDER 1KY1Y	02502161
00-2-1312	BUILDING REPAIR (PW)	32.03	BUILDERS WAREHOUSE INC	SUPPLIES B&G 1706979 170808	02502184
00-2-1312	BUILDING REPAIR (PW)	110.00	COMFY BOWL, INC	RENTAL B&G 89730	02502207
00-2-1312	BUILDING REPAIR (PW)	26.29	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-2-1312	BUILDING REPAIR (PW)	84.54	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-2-1312	BUILDING REPAIR (PW)	44.99	NAPA AUTO PARTS	PARTS BOARD 354834 807552 P	02502306
00-2-1650	GROUNDS REPAIR	656.25	JACK LEDERMAN CO, INC	SUPPLIES B&G 34153 34154	02502266
00-2-2544	MAINTENANCE AGREEMENTS-ELEVATO	300.00	ELECTRONIC SYSTEMS, INC	FEE B&G 36063	02502237
00-2-2544	MAINTENANCE AGREEMENTS-ELEVATO	525.00	RAPID FIRE PROTECTION INC	SVC B&G 86175 86176	02502328
00-2-2544	MAINTENANCE AGREEMENTS-ELEVATO	371.70	TK ELEVATOR CORPORATION	SVC B&G 1000669536	02502351
00-2-2544	MAINTENANCE AGREEMENTS-ELEVATO	3,919.00	THE WALDINGER CORPORATION	REPAIRS B&G 74289881 743407	02502364
00-2-9900	MISCELLANEOUS	25.98	AMAZON CAPITAL SERVICES	SUPPLIES PUB DEFENDER 1KY1Y	02502161
00-2-9900	MISCELLANEOUS	39.00	CASH WA DISTRIBUTING	SUPPLIES B&G P14508143	02502188
00-2-9900	MISCELLANEOUS	441.57	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-2-9900	MISCELLANEOUS	498.72	U.S. BANK	EXPENSES CA BOARD EXTENSION	02502356
00-2-9900	MISCELLANEOUS	8,000.00	WILKINS ARCHITECTURE DESI	RENOVATION B&G 6503 6504 65	02502371
00-3-0101	OFFICE SUPPLIES	148.65	U.S. BANK	EXPENSES CA BOARD EXTENSION	02502356
00-3-0103	JANITORIAL SUPPLIES	107.15	AMAZON CAPITAL SERVICES	SUPPLIES PUB DEFENDER 1KY1Y	02502161
00-3-0103	JANITORIAL SUPPLIES	7,049.74	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-3-0103	JANITORIAL SUPPLIES	861.15	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-5-0303	TRUCKS	134.99	AMAZON CAPITAL SERVICES	SUPPLIES PUB DEFENDER 1KY1Y	02502161
00-5-0308	SNOW MOVING EQUIPMENT	663.92	AG LAND ATV INC	SVC B&G 105731	02502159
00-5-0319	JANITORIAL EQUIPMENT	98.58	U.S. BANK	EXPENSES CA BOARD EXTENSION	02502356
00-5-1100	OTHER EQUIPMENT	340.64	U.S. BANK	EXPENSES CA BOARD EXTENSION	02502356

641-00 BUILDING & GROUNDS

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218,420.59  
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BUFFALO  
BOARD PREAPPROVAL REPORT  
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Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
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645-00	COOPERATIVE EXTENSION				
00-2-0100	POSTAL SERVICES	41.61	MIDWEST CONNECT, LLC	POSTAL SVC EXT OFFICE BC05	02502297
00-2-1704	MILEAGE	141.91	U.S. BANK	EXPENSES US BANK CON'T EXT	02502357
00-2-1708	BOARD MEMBERS EXPENSE	100.00	NACEB	DUES EXT OFFICE K ELSEN	02502304
00-2-1801	DUES, SUBSCRIPTIONS & REG.	50.00	U.S. BANK	EXPENSES US BANK CON'T EXT	02502357
00-3-0101	OFFICE SUPPLIES	92.68	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-3-0124	PROGRAM SUPPLIES	54.65	APPLE MARKET	SUPPLIES EXT. OFFICE 48706	02502164
00-3-0124	PROGRAM SUPPLIES	117.82	HEIDI DARBY	REIMBURSE EXPENSES	02502216
00-3-0124	PROGRAM SUPPLIES	31.64	HOBBY LOBBY	SUPPLIES EXT OFFICE 9309136	02502257
00-3-0124	PROGRAM SUPPLIES	74.02	MENARDS - KEARNEY	SUPPLIES EXT OFFICE 85793 8	02502295
00-3-0124	PROGRAM SUPPLIES	220.33	U.S. BANK	EXPENSES US BANK CON'T EXT	02502357
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	645-00 COOPERATIVE EXTENSION	924.66			
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651-00	SHERIFF				
00-2-1700	TRAVEL EXPENSES	267.00	BUFFALO COUNTY CLERK	PER DIEM BCSO 1707 1708 171	02502180
00-2-1700	TRAVEL EXPENSES	488.00	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-1801	DUES, SUBSCRIPTION & REG	70.00	UNK ACADEMIC ADVISING & C	SVC BCSO 3.6.25	02502358
00-2-1810	UNIFORM CLEANING/PURCHASE	310.04	GALLS, LLC	EQUIP BCSO 030198226 030204	02502247
00-2-1810	7 UNIFORM CLEANING/PURCHASE	60.00	GARY MICHAELS CLOTHIERS	REPAIRS BCSO 1627	02502249
00-2-1810	UNIFORM CLEANING/PURCHASE	165.74	JACK'S UNIFORMS AND EQUIP	EQUIP BCSO 117380B	02502267
00-2-1810	UNIFORM CLEANING/PURCHASE	1,572.60	MALLORY SAFETY & SUPPLY L	EQUIP BCSO 6088357	02502288
00-2-1810	UNIFORM CLEANING/PURCHASE	264.00	MOONLIGHT CUSTOM SCREENPR	SVC BCSO 24654 24862	02502302
00-2-1810	7 UNIFORM CLEANING/PURCHASE	75.00	STITCH 3 LLC	REPAIRS BCSO 6809	02502343
00-2-1810	UNIFORM CLEANING/PURCHASE	280.00	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-1810	UNIFORM CLEANING/PURCHASE	104.08	VILLAGE UNIFORM	RENTAL BCSO 612752 613237 6	02502363
00-2-2418	SHERIFF CASE FEES	2,435.56	BUFFALO COUNTY SHERIFF	FEES STATE FEES EXPENSE,MIL	02502183
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	100.03	AMAZON CAPITAL SERVICES	SUPPLIES PUB DEFENDER 1KY1Y	02502161
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	531.87	AT&T MOBILITY	SVC BCSO 287298012011	02502166
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	50.00	BUFFALO COUNTY SHERIFF	EXPENSES BCSO 1104 1105 110	02502182
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	40.00	CIOX HEALTH	EXPENSES PUB DEFENDER CR24	02502196
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	91.00	FAMILY PRACTICE ASSOCIATE	SVC BCSO 7060	02502239
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	186.50	INTOXIMETERS, INC	EQUIP BCSO 11525HUNT	02502265
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	245.00	KODEX, INC	SVC BCSO 37894D370001	02502278
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	10.00	LANGUAGE LINE SERVICES	SVC BCSO 11514535	02502282
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	139.70	SIRCHIE ACQUISITION COMPA	EQUIP BCSO 0678773IN	02502335
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	544.59	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	40.00	WELLS FARGO	EXPENSES BCSO 8950	02502366
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	30.15	WELLS FARGO	EXPENSES BCSO 3346	02502368
00-2-2912	SHERIFF'S TRAINING SCHOOL	660.00	INTERNATIONAL ASSOCIATION	MEMBERSHIP BCSO 0386443 038	02502262
00-2-2912	SHERIFF'S TRAINING SCHOOL	80.00	NEBRASKA LAW ENFORCEMENT	SVC BCSO 14529 14803	02502312
00-2-2912	SHERIFF'S TRAINING SCHOOL	665.00	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-3-0101	OFFICE SUPPLIES	2,430.00	ALL MAKES OFFICE EQUIPMEN	SUPPLIES BCSO 241231	02502160
00-3-0101	OFFICE SUPPLIES	39.72	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-3-0101	OFFICE SUPPLIES	263.73	QUILL CORPORATION	SUPPLIES BCSO 42605789 4231	02502326
00-3-0209	MACHINERY & EQUIPMENT FUEL	8,460.61	CITY OF KEARNEY	FUEL ROADS 2025: 0000055 B	02502200
00-3-0209	MACHINERY & EQUIPMENT FUEL	17.00	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-3-0210	MACHINERY & EQUIPMENT GREASE-O	354.56	ATS	REPAIRS BOARD 69578 BCSO 69	02502167

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00-3-0210	MACHINERY & EQUIPMENT GREASE-O	155.93	NAPA AUTO PARTS	PARTS BOARD 354834 807552 P	02502306
00-3-0212	EQUIPMENT REPAIR	120.00	LMN GRAPHICS, LLC	SVC BCSO 1562	02502285
00-3-0212	EQUIPMENT REPAIR	828.70	NAPA AUTO PARTS	PARTS BOARD 354834 807552 P	02502306
00-3-0212	7 EQUIPMENT REPAIR	39.95	NEBRASKA GLASS COMPANY, L	REPAIRS BCSO 10086255	02502310
00-5-0400	ENGINEERING & TECH EQUIPMENT	1,112.55	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-5-0400	ENGINEERING & TECH EQUIPMENT	4,181.10	WELLS FARGO	EXPENSES BCSO 8950	02502366
00-5-0400	ENGINEERING & TECH EQUIPMENT	140.00	WELLS FARGO	EXPENSES BCSO 2877	02502367

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651-00 SHERIFF 27,649.71  
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652-00 ATTORNEY					
00-2-1700	TRAVEL EXPENSE	10.00	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-1801	DUES, SUBSCRIPTIONS & REG.	5,049.41	THOMSON REUTERS - WEST	SUBSCRIPTION CO ATTORNEY 85	02502348
00-2-1801	DUES, SUBSCRIPTIONS & REG.	30.00	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-2600	COURT COSTS	88.36	ADAMS COUNTY SHERIFF	FEES CO ATTORNEY 54182 5418	02502157
00-2-2600	7 COURT COSTS	161.85	MEGAN L BELLAMY	SVC CO ATTORNEY 606	02502168
00-2-2600	COURT COSTS	32.60	CUSTER COUNTY SHERIFF	FEE CO ATTORNEY 53962	02502213
00-2-2600	COURT COSTS	35.97	DAWSON COUNTY SHERIFF'S O	FEES CO ATTORNEY 53865 5394	02502222
00-2-2600	COURT COSTS	22.38	HALL COUNTY SHERIFF'S OFF	FEES CO ATTORNEY 152108	02502254
00-2-2600	COURT COSTS	49.31	HAYES COUNTY SHERIFF	FEES CO ATTORNEY 53951	02502256
00-2-2600	COURT COSTS	42.75	KEARNEY COUNTY SHERIFF'S	FEES CO ATTORNEY 10664 1066	02502272
00-2-2600	COURT COSTS	27.50	PHELPS COUNTY SHERIFF'S O	FEES CO ATTORNEY JV23 90	02502320
00-2-2600	COURT COSTS	218.50	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-3-0101	OFFICE SUPPLIES	428.55	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-3-0101	OFFICE SUPPLIES	518.59	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-5-0500	OFFICE EQUIPMENT	645.00	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356

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652-00 ATTORNEY 7,360.77  
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653-00 COMMUNICATION CENTER					
00-2-0200	TELEPHONE SERVICE	86.43	AT&T MOBILITY	SVC BCSO 287298012011	02502166
00-2-0200	TELEPHONE SERVICE	99.98	CHARTER COMMUNICATIONS	PHONE SVC COMMUNICATIONS 17	02502192
00-2-0200	TELEPHONE SERVICE	1,087.88	FRONTIER	PHONE SVC BCSO 01571105702	02502245
00-2-0609	MAINTENANCE AND REPAIRS	384.00	DRY CREEK WIRELESS, LLC	SVC COMMUNICATIONS 1115	02502230
00-2-0609	MAINTENANCE AND REPAIRS	48.80	EAKES OFFICE SOLUTIONS	SUPPLIES DEEDS 90881470 907	02502233
00-2-0609	MAINTENANCE AND REPAIRS	536.11	GREAT PLAINS COMMUNICATIO	SVC COMMUNICATIONS 201065 I	02502252
00-2-0609	7 MAINTENANCE AND REPAIRS	588.24	OPTK NETWORKS	INTERNET SVC COMMUNICATIONS	02502315
00-2-0609	MAINTENANCE AND REPAIRS	474.43	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-0609	MAINTENANCE AND REPAIRS	40.00	WELLS FARGO	EXPENSES BCSO 8950	02502366
00-2-1100	DATA PROCESSING COSTS	960.00	DAS STATE ACCTNG-CENTRAL	SVC COMMUNICATIONS 1464135	02502218
00-2-1801	DUES, SUBSC, REGIST, TRAINING,	438.00	BUFFALO COUNTY CLERK	PER DIEM BCSO 1707 1708 171	02502180
00-2-1801	DUES, SUBSC, REGIST, TRAINING,	65.00	UNK ACADEMIC ADVISING & C	SVC BCSO 3.6.25	02502358
00-2-1801	DUES, SUBSC, REGIST, TRAINING,	99.00	WELLS FARGO	EXPENSES BCSO 3346	02502368
00-2-1810	UNIFORM CLEANING/PURCHASE	61.99	GALLS, LLC	EQUIP BCSO 030198226 030204	02502247
00-4-0206	COMMUNICATION EQUIPMENT - RENT	74.95	NEBRASKA CENTRAL TELEPHON	PHONE SVC COMMUNICATIONS 11	02502308

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653-00 COMMUNICATION CENTER 5,044.81  
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671-00	COUNTY JAIL				
00-2-1100	DATA PROCESSING COSTS	274.11	AT&T MOBILITY	SVC BCSO 287298012011	02502166
00-2-1100	DATA PROCESSING COSTS	576.00	DAS STATE ACCTNG-CENTRAL	SVCS COMMUNICATIONS 1464135	02502218
00-2-1810	UNIFORM CLEANING/PURCHASE	247.94	GALLS, LLC	EQUIP BCSO 030198226 030204	02502247
00-2-1900	BOARD OF PRISONERS	24,855.87	SUMMIT FOOD SERVICE, LLC	SVC BCJ INV2000232999 INV2	02502345
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	35.36	BUFFALO COUNTY SHERIFF	EXPENSES BCSO 1104 1105 110	02502182
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	63.64	DATASHIELD CORPORATION	SVC BCJ 0154471 0156771	02502219
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	344.81	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	65.00	UNK ACADEMIC ADVISING & C	SVC BCSO 3.6.25	02502358
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	69.47	WELLS FARGO BANKS ACCT AN	FEES BCJ 24120002130	02502365
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	80.00	WELLS FARGO	EXPENSES BCSO 8950	02502366
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	16.84	WELLS FARGO	EXPENSES BCSO 3346	02502368
00-2-2901	LAW ENFORCEMENT COSTS - COUNTY	62.00	WPCI	SVC BCJ S167699	02502376
00-2-2912	SHERIFF'S TRAINING SCHOOL	175.00	NEBRASKA LAW ENFORCEMENT	SVC BCSO 14529 14803	02502312
00-2-3000	6 MED & HOSP CLIENT SERVICE	19,995.47	ADVANCED CORRECTIONAL HEA	MEDICAL BCJ RINV004486 INV0	02502158
00-2-3000	6 MED & HOSP CLIENT SERVICE	765.93	CHI HEALTH GOOD SAMARITAN	MEDICAL BCJ 450839072 45071	02502194
00-2-3000	MED & HOSP CLIENT SERVICE	6,689.91	DIAMOND DRUGS, INC	MEDICAL BCJ IN001485601	02502225
00-2-3000	MED & HOSP CLIENT SERVICE	253.00	GARCIA CLINICAL LABORATOR	MEDICAL BCJ 71458	02502248
00-2-3000	6 MED & HOSP CLIENT SERVICE	157.05	MIDWEST EMERGENCY GRAND I	MEDICAL BCSO 642647171	02502298
00-2-3000	6 MED & HOSP CLIENT SERVICE	1,290.00	PLATTE VALLEY DENTAL CLIN	MEDICAL BCJ 614657	02502323
00-2-3100	PROVISIONS & CLOTHING	151.53	MCKESSON MEDICAL SURGICAL	SUPPLIES BCJ DOC 23254030	02502294
00-2-3100	PROVISIONS & CLOTHING	228.75	WELLS FARGO	SUPPLIES BCJ 3465	02502369
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	671-00 COUNTY JAIL	56,397.68			
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693-00	EMERGENCY MANAGER				
00-2-0200	TELEPHONE SERVICE	175.00	AT&T MOBILITY	SVC BCSO 287298012011	02502166
00-2-0200	TELEPHONE SERVICE	332.11	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-2912	TRAINING AND CONFERENCE	135.00	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-3-0209	MACHINERY & EQUIP - FUEL	88.63	CITY OF KEARNEY	FUEL ROADS 2025: 00000055 B	02502200
00-5-1309	DATA PROCESSING SOFTWARE	449.97	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
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	693-00 EMERGENCY MANAGER	1,180.71			
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702-00	SURVEYOR				
00-4-0200	1 EQUIPMENT RENTAL	1,000.00	TRENTON SNOW, LLC	RENTAL SURVEYOR	02502338
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	702-00 SURVEYOR	1,000.00			
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803-00	VETERAN'S SERVICE OFFICE				
00-2-1704	MILEAGE	15.26	STANLEY BRODINE	REIMBURSE MILEAGE	02502174
00-2-1800	OTHER (COMMITTEE EXPENSE)	12.22	COLUMN SOFTWARE PBC	PUBLICATION ZONING 463B216C	02502206
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	803-00 VETERAN'S SERVICE OFFICE	27.48			
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Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
822-00	INSTITUTIONS				
00-2-2801	NORFOLK REGIONAL CENTER	558.00	NEBRASKA HEALTH & HUMAN S	PT SVCS JAN 2025	02502311
00-2-2802	BEATRICE REGIONAL CENTER	186.00	NEBRASKA HEALTH & HUMAN S	PT SVCS JAN 2025	02502311
00-2-2805	LINCOLN REGIONAL CENTER	186.00	NEBRASKA HEALTH & HUMAN S	PT SVCS JAN 2025	02502311
		*****			
	822-00 INSTITUTIONS	930.00			
		*****			
970-00	MISCELLANEOUS GENERAL				
00-2-0100	POSTAL SERVICE	6,672.33	MIDWEST CONNECT, LLC	POSTAL SVC EXT OFFICE BC05	02502297
00-2-1105	GPS COSTS	837.97	VERIZON	TRACKERS BOARD 344000062730	02502360
00-2-1601	VEHICLE REPAIRS	150.52	ATS	REPAIRS BOARD 69578 BCSO 69	02502167
00-2-1601	VEHICLE REPAIRS	30.19	GRAHAM TIRE CO	PARTS BOARD 1313357403	02502251
00-2-1601	VEHICLE REPAIRS	307.48	NAPA AUTO PARTS	PARTS BOARD 354834 807552 P	02502306
00-2-1706	7 PARKING/TOLLS (TOWING)	328.00	DONKEY TOWING & TRANSFER	SVC BCSO 1.15.25 2.7.25	02502227
00-2-1706	7 PARKING/TOLLS (TOWING)	162.40	DOWHY TOWING & RECOVERY	SVC BCSO 2403095716	02502228
00-2-1706	PARKING/TOLLS (TOWING)	245.00	KEARNEY TOWING & REPAIR C	SVC BCSO 0187925	02502273
00-2-1706	PARKING/TOLLS (TOWING)	125.00	TURNER BODY SHOP OF KEARN	SVC BCSO 29493	02502352
00-2-1856	SCPET (FISCAL AGENT)	4,893.88	CITY OF NORTH PLATTE	SVC BOARD 1CGB54F	02502201
00-2-1856	7 SCPET (FISCAL AGENT)	5,677.00	IDEABANK MARKETING	SVC BOARD 17170 17232	02502263
00-2-1856	SCPET (FISCAL AGENT)	6,098.19	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-2100	PROBATION COSTS	4,428.53	STATE OF NEBR PROBATION D	EXPENSES BOARD 2ND QRTR	02502341
00-2-2414	JUVENILE JUSTICE	2,295.31	BOYS TOWN	SVC CO ATTORNEY GRANT25CB05	02502170
00-2-2414	JUVENILE JUSTICE	1,145.76	BUFFALO COUNTY COMMUNITY	YOUTH SVC CO ATTORNEY GRANT	02502177
00-2-2414	JUVENILE JUSTICE	1,058.00	CENTRAL MEDIATION CENTER	JV SVCS CO ATTORNEY GRANT25	02502189
00-2-2414	JUVENILE JUSTICE	71.40	JENNIFER CHURCH	REIMBURSE MILEAGE CELL PHON	02502195
00-2-2414	6 JUVENILE JUSTICE	1,598.00	COMPASS FAMILY SUPPORT SE	SVC CO ATTORNEY GRANT25CB05	02502209
00-2-2414	JUVENILE JUSTICE	2,933.34	FATHER FLANAGAN'S BOYS'HO	EXPENSES CO ATTORNEY CINVO0	02502242
00-2-2414	JUVENILE JUSTICE	37.32	DOUG KRAMER	REIMBURSE MILEAGE CELL PHON	02502279
00-2-2414	JUVENILE JUSTICE	806.00	OWENS EDUCATIONAL SERVICE	YOUTH SVC CO ATTORNEY 37232	02502317
00-2-2416	DRUG PROGRAM COSTS (MULTI JUR	2,106.16	AT&T MOBILITY	SVC BCSO 287298012011	02502166
00-2-2416	DRUG PROGRAM COSTS (MULTI JUR	1,000.00	THE CITY OF HASTINGS	DUES BCSO 2025	02502197
00-2-2500	7 CONSULTING FEE	375.00	WOODS & AITKEN LLP	SVC BOARD 98087240	02502375
00-2-2557	ADULT INMATE TRANSPORTATION CO	136.00	BUFFALO COUNTY CLERK	PER DIEM BCSO 1707 1708 171	02502180
00-2-2557	ADULT INMATE TRANSPORTATION CO	1,230.85	MIDWEST SPECIAL SERVICES,	SVC BCSO 416803	02502299
00-2-2557	ADULT INMATE TRANSPORTATION CO	295.65	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-2-2600	9 COURT COSTS	5,790.59	BRUNER FRANK SCHUMACHER,	LEGAL DIST COURT 119092 119	02502175
00-2-2600	6 COURT COSTS	825.00	BRYCE RIESSLAND	SVC PUB DEFENDER CR24 2007	02502176
00-2-2600	COURT COSTS	33.00	BUFFALO COUNTY ATTORNEY	EXPENSES PUB DEFENDER CR24	02502178
00-2-2600	COURT COSTS	578.37	BUFFALO COUNTY ATTORNEY'S	REIMBURSE CO ATTORNEY 5544	02502179
00-2-2600	COURT COSTS	3,609.17	BUFFALO COUNTY COURT	FEE CO COURT 591 592	02502181
00-2-2600	COURT COSTS	44.00	CIOX HEALTH	EXPENSES PUB DEFENDER CR24	02502196
00-2-2600	COURT COSTS	1,817.00	CLERK OF THE DISTRICT COU	EXPENSES DIST COURT 615 616	02502202
00-2-2600	9 COURT COSTS	2,200.00	COCHRAN LAW PC, LLO	LEGAL DIST COURT 2025 0115	02502204
00-2-2600	7 COURT COSTS	1,427.10	JESSICA DREIER	SVC PUB DEFENDER CR24 1968	02502229
00-2-2600	9 COURT COSTS	2,400.00	BRANDON DUGAN LAW	LEGAL DIST COURT 2372 180 2	02502231
00-2-2600	COURT COSTS	53.62	FRANKLIN COUNTY SHERIFF	FEE CO COURT PR12 32	02502244
00-2-2600	9 COURT COSTS	692.76	FYE LAW OFFICE	LEGAL DIST COURT 11365 1136	02502246
00-2-2600	7 COURT COSTS	342.00	CYNTHIA GEMBALA HUGG	SVC DIST COURT CR24 212 CR2	02502250



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00-2-2600	COURT COSTS	21.50	HARLAN COUNTY SHERIFF	FEE CO COURT JV2 59	02502255
00-2-2600	9 COURT COSTS	2,016.85	JACOBSEN ORR LAW FIRM	LEGAL DIST COURT CR24 260 C	02502268
00-2-2600	COURT COSTS	911.46	JUSTICE BENEFITS INC	EXPENSES BCSO 201707115	02502270
00-2-2600	9 COURT COSTS	7,510.00	KLEIN BREWSTER BRANDT & M	LEGAL DIST COURT 8080 8081	02502276
00-2-2600	COURT COSTS	19.46	LANCASTER COUNTY SHERIFF	FEE DIST COURT CI24 579	02502281
00-2-2600	9 COURT COSTS	1,008.78	LIESKE, LIESKE & ENSZ, PC	LEGAL DIST COURT CR23 245 C	02502284
00-2-2600	7 COURT COSTS	250.00	MAKING CHOICES COUNSELING	SVC PUB DEFENDER CR24 1862	02502287
00-2-2600	7 COURT COSTS	156.00	REBECCA M. MCCrackEN	SVC CO COURT JV24 172	02502293
00-2-2600	COURT COSTS	42.50	NEBRASKA INTERACTIVE LLC	EXPENSES CO ATTORNEY 881916	02502314
00-2-2600	9 COURT COSTS	85.00	PARKER GROSSART BAHENSKY	LEGAL DIST COURT CI06 199 C	02502319
00-2-2600	COURT COSTS	14,500.00	PHYSICIANS LABORATORY P.C	SVC CO ATTORNEY 25032400967	02502321
00-2-2600	6 COURT COSTS	370.00	PHYSICIANS LABORATORY P.C	SVC CO ATTORNEY 25032400967	02502321
00-2-2600	9 COURT COSTS	30.00	STAMM ROMERO & ASSOC, P.C	LEGAL DIST COURT 4321 CO CO	02502340
00-2-2600	9 COURT COSTS	762.40	THOMAS S STEWART	LEGAL CR22 547 CR24 504 CR2	02502342
00-2-2600	9 COURT COSTS	507.10	MICHAEL J SYNEK	LEGAL DIST COURT CI24 503 C	02502346
00-2-2600	COURT COSTS	20.68	YORK COUNTY SHERIFF	FEE CO COURT JV24 14	02502377
00-2-4000	HAZMAT TEAM	80.08	AT&T MOBILITY	SVC BCSO 287298012011	02502166
00-2-4411	AREA AGENCY ON AGING (&SENIOR	2,500.00	CITY OF KEARNEY	FUEL ROADS 2025: 00000055 B	02502200
00-2-4416	ROAD IMPROVEMENTS - AIRPORT	4,832.50	CITY OF KEARNEY	BOND BOARD AIRPORT RD 2025	02502199
00-2-4429	BOOKMOBILE	24,703.25	CITY OF KEARNEY	FUEL ROADS 2025: 00000055 B	02502200
00-2-4430	PARKS & RECREATION	20,752.67	CITY OF KEARNEY	FUEL ROADS 2025: 00000055 B	02502200
00-2-8900	AUTOPSY COSTS	1,612.40	CAPITAL CITY TRANSFER SER	TRANSPORT CO ATTORNEY 18496	02502186
00-2-9900	MISCELLANEOUS	29.50	COPYCAT PRINTING CENTER	SVC PUB DEFENDER 217000 216	02502210
00-2-9900	7 MISCELLANEOUS	55.00	PAPER TIGER SHREDDING, IN	SVC BOARD 212135	02502318
00-2-9900	MISCELLANEOUS	119.99	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356
00-3-0209	MACHINERY & EQUIPMENT FUEL	22,516.34	CITY OF KEARNEY	FUEL ROADS 2025: 00000055 B	02502200
00-3-0400	MISCELLANEOUS (PRISONER MISC)	923.60	BUFFALO COUNTY SHERIFF	EXPENSES BCSO 1104 1105 110	02502182
00-3-0400	MISCELLANEOUS (PRISONER MISC)	505.95	U.S. BANK	EXPENSES CA BOARD EXENSION	02502356

970-00 MISCELLANEOUS GENERAL

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171,700.90  
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0100 COUNTY GENERAL FUND

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645,150.43  
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705-00 ROAD FUND

00-2-1400	7 ROAD EQUIPMENT REPAIR-PARTS	748.01	AUSSIE HYDRAULICS LLP	REPAIRS ROAD 30810 30824 30	02502384
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	2,392.42	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES ROAD 76NV19: 6703	02502385
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	604.71	CENTRAL AUTO ELECTRIC INC	REPAIRS ROAD 32494	02502388
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	1,336.12	FARM PLAN	REPAIRS ROAD 11848750 11850	02502395
00-2-1400	7 ROAD EQUIPMENT REPAIR-PARTS	437.91	FRIESEN CHEVROLET INC	REPAIRS ROAD 785989C 153303	02502397
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	30.53	GLASS DOCTOR OF CENTRAL N	REPAIRS ROAD 121088 121202	02502399
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	785.50	JIM HAWK TRUCK TRAILERS I	REPAIRS ROAD 06P80059	02502401
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	171.54	KEARNEY EQUIPMENT	REPAIRS ROAD 05534	02502402
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	3.54	KELLY SUPPLY COMPANY	REPAIR ROAD S200696330 S200	02502403
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	69.99	MENARDS - KEARNEY	TOOLS ROAD 85747 86005 8601	02502408
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	450.00	MURPHY TRACTOR AND EQUIPM	REPAIRS ROAD 2386518	02502410

BUFFALO  
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Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	60.26	NAPA AUTO PARTS	REPAIRS ROAD 809871 809994	02502411
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	8,796.36	NMC, INC.	REPAIRS ROAD 0904900	02502412
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	939.35	POWERPLAN-MURPHY TRACTOR	REPAIRS ROAD 2371950 237958	02502414
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	64.10	SAHLING KENWORTH INC	REPAIRS ROAD 041P381977 041	02502415
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	1,524.87	U.S. BANK	EXPENSES CC	02502417
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	403.68	FARM PLAN	REPAIRS ROAD 11848750 11850	02502395
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	190.00	GLASS DOCTOR OF CENTRAL N	REPAIRS ROAD 121088 121202	02502399
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	37.50	KEARNEY EQUIPMENT	REPAIRS ROAD 05534	02502402
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	59.00	MARLATT PRECISION LLC	LABOR ROAD 3721	02502405
00-2-1500	ROAD EQUIPMENT REPAIR-LABOR	4,227.00	NMC, INC.	REPAIRS ROAD 0904900	02502412
00-2-1501	CAR REPAIR LABOR (ROAD EQP RP	100.00	GLASS DOCTOR OF CENTRAL N	REPAIRS ROAD 121088 121202	02502399
00-2-1600	OTHER EQUIPMENT REPAIR	121.96	ACE HARDWARE & GARDEN CEN	REPAIRS ROAD 44402 7	02502381
00-2-1600	OTHER EQUIPMENT REPAIR	649.80	CONSTRUCTION RENTAL INC	REPAIRS ROAD 5076082 507760	02502392
00-2-1600	OTHER EQUIPMENT REPAIR	122.69	MENARDS - KEARNEY	TOOLS ROAD 85747 86005 8601	02502408
00-2-1600	OTHER EQUIPMENT REPAIR	99.96	WILKE'S TRUE VALUE	REPAIRS ROAD 2501: 109621 1	02502419
00-2-1702	LODGING	412.62	U.S. BANK	EXPENSES CC	02502417
00-2-1801	DUES, SUBSCRIPTIONS & REG	219.00	U.S. BANK	EXPENSES CC	02502417
00-2-1805	PERSONAL SAFETY EQUIPMENT	103.45	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES ROAD 76NV19: 6703	02502385
00-2-1805	PERSONAL SAFETY EQUIPMENT	559.43	KIMBALL MIDWEST	SUPPLIES ROAD 103031052 102	02502404
00-2-1805	PERSONAL SAFETY EQUIPMENT	22.00	WINZER	SUPPLIES ROAD 2952647	02502420
00-2-2200	EXPRESS & FREIGHT	7.50	ASK SUPPLY CO. LLC	SUPPLIES ROAD 24678	02502383
00-2-2200	EXPRESS & FREIGHT	34.77	BARCO MUNICIPAL PRODUCTS	SUPPLIES ROAD IN251105	02502386
00-2-2200	EXPRESS & FREIGHT	34.00	CENTRAL AUTO ELECTRIC INC	REPAIRS ROAD 32494	02502388
00-2-2200	EXPRESS & FREIGHT	20.00	FARM PLAN	REPAIRS ROAD 11848750 11850	02502395
00-2-2200	EXPRESS & FREIGHT	145.87	NMC, INC.	REPAIRS ROAD 0904900	02502412
00-2-2200	EXPRESS & FREIGHT	185.43	POSTLE INDUSTRIES, INC	SUPPLIES 2589	02502413
00-2-2200	EXPRESS & FREIGHT	61.46	U.S. BANK	EXPENSES CC	02502417
00-2-2200	EXPRESS & FREIGHT	19.85	WINZER	SUPPLIES ROAD 2952647	02502420
00-3-0101	OFFICE SUPPLIES	84.28	EAKES OFFICE SOLUTIONS	SUPPLIES ROAD 90818990	02502394
00-3-0103	JANITORIAL SUPPLIES	21.75	WILKE'S TRUE VALUE	REPAIRS ROAD 2501: 109621 1	02502419
00-3-0106	SHOP SUPPLIES	588.15	ASK SUPPLY CO. LLC	SUPPLIES ROAD 24678	02502383
00-3-0106	SHOP SUPPLIES	1,112.96	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES ROAD 76NV19: 6703	02502385
00-3-0106	SHOP SUPPLIES	45.17	KELLY SUPPLY COMPANY	REPAIR ROAD S200696330 S200	02502403
00-3-0106	SHOP SUPPLIES	98.00	KIMBALL MIDWEST	SUPPLIES ROAD 103031052 102	02502404
00-3-0106	SHOP SUPPLIES	3.32	MASTERS TRUE VALUE	SUPPLIES ROAD SUPPLIES ROAD	02502406
00-3-0106	SHOP SUPPLIES	253.27	MATHESON TRI-GAS INC	SUPPLIES ROAD 0030997862 00	02502407
00-3-0106	SHOP SUPPLIES	70.38	MENARDS - KEARNEY	TOOLS ROAD 85747 86005 8601	02502408
00-3-0106	SHOP SUPPLIES	21.99	NMC, INC.	REPAIRS ROAD 0904900	02502412
00-3-0106	SHOP SUPPLIES	804.87	POSTLE INDUSTRIES, INC	SUPPLIES 2589	02502413
00-3-0106	SHOP SUPPLIES	696.78	WINZER	SUPPLIES ROAD 2952647	02502420
00-3-0110	SMALL TOOLS	289.10	AMAZON CAPITAL SERVICES	TOOLS ROAD 1QV7X9RH3PGW	02502382
00-3-0110	SMALL TOOLS	85.29	MATHESON TRI-GAS INC	SUPPLIES ROAD 0030997862 00	02502407
00-3-0110	SMALL TOOLS	251.37	MENARDS - KEARNEY	TOOLS ROAD 85747 86005 8601	02502408
00-3-0110	SMALL TOOLS	6.49	WILKE'S TRUE VALUE	REPAIRS ROAD 2501: 109621 1	02502419
00-3-0202	GRAVEL AND BORROW	8,281.90	SOUTHWEST GRAVEL PRODUCTS	GRAVEL ROAD BC20252	02502416
00-3-0203	GRADER BLADES	1,018.50	FARM PLAN	REPAIRS ROAD 11848750 11850	02502395
00-3-0203	GRADER BLADES	6,192.00	MIDWEST SERVICE & SALES C	SUPPLIES ROAD 0036564 00365	02502409
00-3-0207	STEEL PRODUCTS	423.44	JACK LEDERMAN CO, INC	SUPPLIES ROAD 108634	02502400
00-3-0207	STEEL PRODUCTS	372.15	U.S. BANK	EXPENSES CC	02502417
00-3-0209	MACHINERY & EQUIPMENT FUEL	82.18	BOSSSELMAN ENERGY INC	FUEL ROAD 5073643 5064422	02502387

BUFFALO  
BOARD PREAPPROVAL REPORT  
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Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
00-3-0209	MACHINERY & EQUIPMENT FUEL	41.00	CFP-C-T	FUEL ROAD 1019396 T032174	02502389
00-3-0209	MACHINERY & EQUIPMENT FUEL	10.00	COMFY BOWL, INC	FUEL ROAD 89759	02502391
00-3-0209	MACHINERY & EQUIPMENT FUEL	159.00	FARMERS CO-OP ASSOCIATION	FUEL ROAD 1070224 1071001 1	02502396
00-3-0209	MACHINERY & EQUIPMENT FUEL	25.50	MATHESON TRI-GAS INC	SUPPLIES ROAD 0030997862 00	02502407
00-3-0209	MACHINERY & EQUIPMENT FUEL	24.88	U.S. BANK	EXPENSES CC	02502417
00-3-0210	MACHINERY & EQUIPMENT GREASE O	990.06	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES ROAD 76NV19: 6703	02502385
00-3-0210	MACHINERY & EQUIPMENT GREASE O	386.92	BOSELMAN ENERGY INC	FUEL ROAD 5073643 5064422	02502387
00-3-0210	MACHINERY & EQUIPMENT GREASE O	73.00	FARM PLAN	REPAIRS ROAD 11848750 11850	02502395
00-3-0210	MACHINERY & EQUIPMENT GREASE O	29.90	JIM HAWK TRUCK TRAILERS I	REPAIRS ROAD 06P80059	02502401
00-3-0211	MACHINERY EQUIPMENT TIRE REP	36.00	CFP-C-T	FUEL ROAD 1019396 T032174	02502389
00-3-0211	MACHINERY EQUIPMENT TIRE REP	6,147.52	GARRETT TIRES & TREADS -	REPAIRS ROAD 21501260 21501	02502398
00-3-0211	MACHINERY EQUIPMENT TIRE REP	1,063.30	U.S. BANK	EXPENSES CC	02502417
00-3-0302	SIGN POSTS	890.00	BARCO MUNICIPAL PRODUCTS	SUPPLIES ROAD IN251105	02502386
00-4-0100	EQUIPMENT RENTAL ROAD	95.00	COMFY BOWL, INC	FUEL ROAD 89759	02502391
00-4-0100	EQUIPMENT RENTAL ROAD	33.00	CONSTRUCTION RENTAL INC	REPAIRS ROAD 5076082 507760	02502392
00-4-0110	ASPHALT EQUIPMENT RENTAL(CUSTO	705.00	DPF ALTERNATIVES/DUECK EN	SVC ROAD 25116	02502393
00-5-0102	EASEMENT AND OTHER	573.00	VILLAGE OF RIVERDALE	REPAIRS ROAD 1.31.25	02502418
00-5-1307	ADVERTISING FOR BIDS	46.44	COLUMN SOFTWARE PBC	PUBLICATION ROAD 463B216C 0	02502390
705-00 ROAD FUND		58,385.04	*****		
0200 COUNTY ROAD FUND		58,385.04	*****		
879-00 COUNTY VISITORS PROMOTION					
00-1-0301	ADMINISTRATIVE EXPENSES	55,156.00	KEARNEY VISITOR'S BUREAU	EXPENSES DEC 2024	02502421
879-00 COUNTY VISITORS PROMOTION		55,156.00	*****		
0900 VISITOR'S PROMOTION FUND		55,156.00	*****		
879-00 COUNTY VISITORS PROMOTION					
00-2-6063	MARKETING	36,097.00	KEARNEY VISITOR'S BUREAU	EXPENSES DEC 2024	02502422
00-2-9900	MISCELLANEOUS	19,059.00	KEARNEY VISITOR'S BUREAU	EXPENSES DEC 2024	02502422
879-00 COUNTY VISITORS PROMOTION		55,156.00	*****		
0995 VISITORS PROMOTION IMPROVEMENT FUND		55,156.00	*****		



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 BOARD PREAPPROVAL REPORT  
 DRUG FORFEITURES  
 FROM 02/25/2025 TO 02/28/2025

Account #	Description	Account Amt	Vendor	Invoice Description	Claim #
733-00	NOXIOUS WEED CONTROL				
00-2-1400	ROAD EQUIPMENT REPAIR-PARTS	185.15	ARNOLD MOTOR SUPPLY/AUTO	SUPPLIES WEED 76NV: 201980	02502429
00-2-1801	DUES, SUBSCRIPTIONS & REG	95.00	U.S. BANK	EXPENSES CC	02502431
00-3-0101	OFFICE SUPPLIES	27.98	EAKES OFFICE SOLUTIONS	SUPPLIES WEED 90819290	02502430
	<b>733-00 NOXIOUS WEED CONTROL</b>	<b>308.13</b>			
	<b>5400 NOXIOUS WEED DISTRICT FUND</b>	<b>308.13</b>			
697-00 911	EMERGENCY SERVICE				
00-2-0200	911 TELEPHONE SERVICE	1,806.60	CENTURYLINK	INTERNET 911 720536131 7203	02502432
00-2-0200	911 TELEPHONE SERVICE	255.58	FIBER PLATFORM, LLC	SVC 911 SI25004510	02502433
00-2-0200	911 TELEPHONE SERVICE	835.44	FRONTIER	PHONE SVC 911 1880122053091	02502434
00-2-0200	911 TELEPHONE SERVICE	573.60	GREAT PLAINS COMMUNICATIO	SVC 911 201065	02502435
00-2-0200	911 TELEPHONE SERVICE	96.20	LANGUAGE LINE SERVICES	SVC 911 11514535	02502436
00-2-0200	911 TELEPHONE SERVICE	109.99	NEBRASKA CENTRAL TELEPHON	PHONE SVC 911 11013239 1101	02502437
00-2-0400	911 RADIO EQUIPMENT MAINT/REPA	1,417.67	PLATTE VALLEY COMMUNICATI	MAINT 911 012825012	02502438
	<b>697-00 911 EMERGENCY SERVICE</b>	<b>5,095.08</b>			
	<b>5907 911 EMERGENCY SERVICE FUND</b>	<b>5,095.08</b>			
	<b>GRAND</b>	<b>1,302,423.02</b>			

\_\_\_\_\_

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## SALES OUTLET CONTRACTOR AGREEMENT

This Agreement is made and entered into this \_\_\_\_ day of February, \_\_\_\_ - 2025, by and between Nebraska Keno, Inc., hereinafter referred to as "Operator", and The Ridge, LLC hereinafter referred to as "Contractor."

### RECITALS:

**WHEREAS**, Operator has entered into an exclusive Lottery Operator Agreement with Buffalo County, hereinafter referred to as "County", to conduct a keno-type lottery;

**WHEREAS**, Operator has the exclusive right to conduct a keno-type lottery pursuant to that Agreement and desires to establish a sales outlet location for the keno-type lottery pursuant to Nebraska law; and,

**WHEREAS**, Contractor desires to operate a sales outlet location for a keno-type lottery pursuant to Nebraska law; and,

**WHEREAS**, Operator and Contractor desire to enter into an agreement to allow Contractor to operate a sales outlet location for the keno-type lottery,

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. **TERM.** This Agreement shall be effective on the date a license to operate the sales outlet location is granted by the State of Nebraska and the game is operational at Contractor's location, and shall continue for one year following the effective date of this Agreement. The Agreement shall automatically renew for successive one year terms unless either party gives written notice to the other of its intent to terminate this Agreement at the conclusion of the then existing term. The notice to terminate shall be in writing and shall be given at least ninety (90) days prior to the conclusion of the then existing term. It is understood that in no event will this Agreement extend beyond the term of the Operator's Lottery Operator Agreement with the County. Notwithstanding any other provision herein to the contrary, Operator shall have the right to terminate this Agreement at any time, without prior notice, if Contractor's sales location fails to generate gross sales from the keno-type lottery operation of at least \$5,000.00 in any calendar month.

2. **LOCATION.** The sales outlet location established under this Agreement shall be located in Buffalo County which is operated by Contractor.

3. **OPERATOR'S OBLIGATIONS.** Operator shall be obligated to perform as follows:

A. **Equipment.** All equipment necessary to conduct the keno-type lottery

at the sale outlet location shall be supplied by Operator, other than those set forth in the “Contractor’s Obligations”. The keno equipment shall be installed by Operator. Operator and Contractor have previously discussed anticipated site preparation, and agree that the cost of preparing the location for installation of equipment shall be paid by Contractor which reserves the right to retain any person or entity responsible for such site preparation. No structural alterations in the Contractor's premises shall be made without the consent of the Contractor.

B. Supplies. Supplies used at the sale outlet location to conduct the keno-type lottery shall be provided by the Operator to the Contractor, and shall conform in all respects with the standards and specifications of the County and the State of Nebraska for a keno-type lottery. Contractor agrees to keep supplies clean and in an orderly fashion for use by keno customers.

C. Management. Operator shall provide the initial training of Contractor's management required to operate the keno-type lottery at Contractor's location. Subsequent employees shall be trained by Contractor. Contractor shall be responsible for the day to day operations of the sales outlet location.

4. **CONTRACTOR'S OBLIGATIONS.** Contractor shall be obligated to perform as follows:

- A. Compliance with Laws. Comply with the contract with the County of Buffalo, the laws of the State of Nebraska and the regulations of the Nebraska Department of Revenue in relation to the conducting of keno games and to take all steps necessary to ensure that Contractor's employees also comply. The Contractor agrees to maintain its premises in a clean and sanitary condition, and in conformance with all applicable health and safety laws and regulations.
- B. Location. Contractor agrees to provide space to conduct the business of the sales outlet location in Buffalo County. Contractor may make future alterations to the location after consultation with the Operator. Contractor agrees to provide, install and wire a minimum of 4 42” flat screen TV’s which will be used exclusively as display monitors for the Optima AV computer to display the keno game. Location of the TV monitors will be mutually agreed upon between the Operator and Contractor.
- C. Labor. All employees required to conduct business at the sale outlet location shall be employed by Contractor.
- D. Marketing. Contractor shall be entitled to direct all advertising and marketing of the keno-type lottery at the sales outlet location.
- E. Hours of Operation. Contractor shall be required to conduct business at the sales outlet location for a minimum of 50 (fifty) hours each week which shall verified each month by submitting a copy of the computer transaction report.
- F. Reporting of Big Wins. Contractor shall be required to report every net win of \$500 or more to the General Manager at Hastings Keno, Inc. located in

Hastings, Nebraska by calling Ryan Palabrica at 402-984-5737 prior to paying such prize.

5. **COMPENSATION TO CONTRACTOR.** Contractor shall be entitled to 5% (five percent) of the gross proceeds generated by keno writers, and if utilized, 5% (five percent) of the gross proceeds generated by a self service keno kiosk received at the sales outlet location without any deduction for prizes, taxes, or other expenses associated with conducting the keno-type lottery.

6. **HANDLING OF PROCEEDS.** A bank account in the name of Operator and, accessible to both parties, shall be established. Contractor shall place the daily gross proceeds in said account no less than every three days, Saturdays, Sundays and holidays excluded. Each month during the term of this Agreement, Contractor shall provide Operator with a statement setting forth the proceeds. The statement shall set forth the amount due and owing to Operator and Contractor pursuant to the terms of this Agreement. In the event the proceeds held are insufficient to provide the compensation required, Operator will deliver to the bank account the sum necessary to meet the compensation figure. Any payment from either party under this paragraph shall be made within three (3) days after the date of the statement of proceeds described above. Contractor shall establish, with its own funds, a **cash fund of \$2,000** out of which it is able to pay any prizes which exceed the daily gross proceeds. Contractor shall have the right to issue checks upon the account set forth above only for the purpose of paying prizes to winners and to maintain the cash fund at \$2,000. Contractor and Operator shall agree on a method of reporting and accounting for the replenishing of the cash fund.

7. **RECORDS KEEPING AND AUDITING.** Operator and Contractor shall maintain a separate set of records of all operations associated with the keno-type lottery at the sales outlet location on a daily basis. Contractor shall submit to Operator, at least monthly, financial reports of the operation of the keno-type lottery at the sales outlet location. Contractor must store all daily transaction records at a location away from the Sales Outlet location for a period of at least three years. These financial reports shall contain all information related to proceeds received in the month reported. Operator and Contractor shall allow each other to review and examine all books, records, and financial reports relating to operation of the keno-type lottery at the sales outlet location.

8. **LOTTERY OPERATOR AGREEMENT.** The parties agree that the operation of the sales outlet location by Contractor shall in all respects comply with the terms and provisions of the Lottery Operator Agreement entered into between Operator and the County together with any amendment to that Agreement. Contractor shall have the right to terminate this Agreement as hereinafter provided in the event an amendment to the Lottery Operator Agreement substantially and adversely alters the rights or responsibilities of Contractor under this Agreement.



9. **CONCESSIONS.** Contractor shall continue to operate all other business interests of Contractor at the sale outlet location and Operator shall have no right to or interest in those other business operations of Contractor.

10. **ASSIGNABILITY.** The parties agree that all rights and obligations under this contract are personal to the parties and neither this contract nor any rights or obligations hereunder may be assigned, transferred, or subcontracted by Contractor without the prior written consent of Operator and County.

11. **DEFAULT.** The Contractor will be deemed to be in default of this Agreement upon the happening of any of the following events:

- A. Insolvency of the Contractor.
- B. The filing of a petition in bankruptcy by the Contractor.
- C. The conviction of the Contractor, or any person owning at least 10 % equity ownership in the business of the Contractor, of a felony relating to the honesty or trustworthiness of the Contractor, or such other person, in performance of this Agreement.
- D. The interruption or cessation of operations at the sales outlet location for:
  - (1) A continuous period of seven (7) days without prior written consent of Operator; or
  - (2) Twenty-one (21) days of interruption accumulated during any six (6) month period without prior written consent of Operator;
- E. Any breach of this Agreement.

12. **REMEDIES.** In the event of any breach of this Agreement, and in addition to all remedies available under this Agreement, at law or in equity, either party shall be entitled to affirmative or negative injunctive relief.

13. **TERMINATION.** Either party may terminate this Agreement for any reason at the end of any term, by giving the other written notice of its intent to terminate. Such notice must be given at least ninety (90) days prior to the end of the then existing term, all as provided in paragraph 1 above. In the event of a breach of this Agreement, either party may terminate this Agreement upon thirty (30) days written notice of breach of this Agreement to the other. The party alleged to have breached this Agreement shall have the right to cure such breach within the thirty (30) day period.

14. **INSPECTION.** Operator reserves the right to inspect the sales outlet location at any time in order to assure the quality of the keno-type lottery.

15. **CONTINGENCIES.** This Agreement is contingent upon approval of the County and issuance of the license to operate a sales outlet location by the State of Nebraska. Notwithstanding any other provision regarding termination, this Agreement shall terminate immediately in the event Contractor's license is revoked by the State.

16. **INSURANCE.** The Contractor shall carry and certify to the Operator: (1), Public Liability insurance coverage with a minimum limit of \$1,000,000 per occurrence with the Operator being named as an additional insured thereunder; (2) Property Coverage against perils of loss designated as "special form", for no less than eighty percent (80%) of the fair market value, upon Contractor's personal property located at the sales outlet; and (3) Worker's Compensation and Employers Liability for any employees other than employees exempt from such coverage.

17. **AGENCY RELATIONSHIP.** Contractor shall be considered the sole agent of Operator in the performance of this Agreement. It is understood that all matters involving employees of the Contractor are the sole responsibility of the Contractor and Contractor agrees to indemnify and hold Operator harmless from any claims of any kind made by any employee of the Contractor.

18. **CONFLICT OF INTEREST.** Contractor shall not operate any other keno-type lottery within Buffalo County, Nebraska without the prior written consent of Operator and County.

19. **CONSTRUCTION.** This Agreement shall be governed by the laws of the State of Nebraska and incorporates the entire understanding of the parties. It may not be modified except in writing signed by both parties and approved by the County.

20. **WAIVER.** No waiver by either party to this Agreement at any time of any breach by the other party or of compliance by the other party with any condition or provision of this Agreement to be performed by the other party shall be deemed to be a waiver of similar or dissimilar provisions or conditions at the same or any prior or subsequent time.

21. **NOTICES.** Any notices or payments required hereunder shall be deemed given or made upon its deposit in the United States mail, postage prepaid, addressed as follows:

A. To the Contractor:  
James Edward Wiltgen  
The Ridge, LLC  
7335 N Avenue  
Kearney, NE 68847

B. To the Operator:  
Michael J. Nevriy  
Nebraska Keno, Inc.  
P.O. Box 1001  
Hastings, NE 68902

**IN WITNESS WHEREOF**, the Operator and the Contractor have executed this Agreement on the date first written above.

**NEBRASKA KENO, INC.  
OPERATOR**

By: \_\_\_\_\_  
Michael J. Nevriy- President

**THE RIDGE, LLC  
CONTRACTOR**

By: \_\_\_\_\_  
James Edward Wiltgen-Member





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

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## ZONING AGENDA ITEM #1A

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**MEETING DATE:** February 25, 2025

**SUBJECT:** Buffalo County Zoning Regulations, with renumbering as necessary, in the following section: Section 11.1, General Amendment, Section 11.2, Submission to Planning Commission for Amendments, Section 11.3, Amendment Consideration and Adoption, regarding the binding recommendations of the planning commission.

Discussion:

**Amend the proposed Buffalo County Zoning Regulations with amendments noted in strikethrough for deletion of, red letters being the revisions recommended by The Planning Commission, and underlining for added and renumbering as necessary, as follows:**

“AMENDMENT 11.1 GENERAL The regulations, restrictions and boundaries set forth in this Resolution may from time to time be amended, supplemented, changed or repealed, provided however that no such action may be taken until after public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least ten days’ notice of the time and place of such hearing shall be published in a newspaper of general circulation in the county.

### 11.2 SUBMISSION TO PLANNING COMMISSION

An amendment may be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of Commissioners. The County Board of Commissioners shall act on any petition prior to ~~90~~ 120 days of date of receipt. Having once considered a petition, the County Board of Commissioners will not consider substantially the same petition or proposal for one year from date of rejection. If the amendment request is not acted upon by the County after ~~90~~ 120 days of receipt, the proposal shall be deemed to be denied by the County Board. If the amendment request is not adopted in some form by the County Board after one (1) year after date of receipt or initiating motion derived from the County Board or Planning Commission, the proposal shall be deemed denied by the County Board.

All proposed amendments, except those initiated by the Planning Commission, shall be submitted to the Planning Commission for study and recommendation. The Planning Commission shall study the proposals to determine:

- A. The need and justification for the change.
- B. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property and on surrounding properties.
- C. When pertaining to a change in the district classification of property, the amount of undeveloped land in the general area and in the county having the same district classification as requested.
- D. The relationship of the proposed amendment to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purpose of this Resolution and the Comprehensive Plan.

Within ~~45~~ 60 days from the date that any proposed amendment is referred to it (unless a longer period shall have been established by mutual agreement between the County Board of Commissioners and the Planning Commission in the particular case), the Planning Commission shall submit its report and recommendation to the County Board of Commissioners.

A vote either for or against an amendment by a majority of all the Planning Commission members present shall constitute a recommendation of the Commission; whereas a vote either for or against an amendment by less than a majority of the Planning Commission present constitutes a failure to recommend. When amending zoning district boundaries, the Planning Commission and County Board where applicable and authorized may place conditions upon property sought to be re-zoned. (Resolution 9-14-04)

When the Planning Commission submits a recommendation of approval or disapproval of the proposed amendment, and the County Board agrees with the recommendation of the Planning Commission, then the County Board, may by simple majority vote, adopt the recommendation of approval or denial of the proposed all done by resolution.

When the Planning Commission submits a recommendation of approval or disapproval of the proposed amendment, and the County Board does not agree with the recommendation of the Planning Commission, then the County Board, by no less than two-thirds majority vote may modify the Planning Commission's recommendation and adopt the amendment as modified by the Board all done by resolution.

When the Planning Commission submits a failure to recommend ~~or to disapprove an amendment~~ then the County Board may take such action as it deems appropriate with the final decision of the County Board done by resolution.

If the amendment shall affect the boundaries of any district, the resolution shall define the change or the boundary as amended, shall order the Official Zoning Map(s) to be changed to reflect such amendment, and shall amend the section of the resolution incorporating the same and reincorporate such Map as amended.

11.3 Notice:

Notice of hearing for an amendment for hearing at the Planning Commission and/or Board of County Commissioners shall fix the time and place for the amendment hearing and contain a statement regarding the proposed changes in regulations or restrictions or in the boundary of any district. If the proposed amendment is not a general revision of an existing provision of this resolution, and will affect specific property, it shall be designated by legal description and general street location. In addition to such publication notice, written notice of such proposed amendment shall be mailed to all owners of lands located within three hundred (300) feet of the area proposed to be altered and an opportunity granted to interested parties to be heard. Also, in addition to the proposed notices, notice of the hearing shall also be posted ten (10) days in advance of the public hearing(s) concerning the property in a conspicuous place on or near the property to seeking action in the public hearing.”

On January 16, 2025, The Planning Commission recommended to forward the proposed code amendment, as shown above, with red letters being the revisions recommended by The Planning Commission, favorably, but with reluctance, on an 5-0 vote, with no abstentions and one absence.

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

Voting “Nay”: None.

Abstain: None.

Absent: Keep.

No opposition was received regarding the proposed code amendment.

## ZONING AGENDA ITEM #1B

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**MEETING DATE:** February 25, 2025

**SUBJECT:** Buffalo County Subdivision Regulations, with renumbering as necessary, in the following section: Buffalo County Subdivision Regulations, Section 9.03, Amendments, regarding the procedural nature of subdivision resolution amendments.

Discussion:

**Amend the proposed Buffalo County Subdivision Regulations with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as follows:**

Sec. 9.03 AMENDMENTS. Amendments to substantive issues in this Resolution and fees are amended as follows: The procedure for the consideration and adoption of any such proposed amendments, excepting changes for fees, shall be in like manner as that required for the consideration and adoption of the resolution except herein before or herein after modified.

A. Subdivision Resolution Amendments for matters other than fees: Suggested amendments to this subdivision resolution shall be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of Commissioners by written application, filed in the Office of the County Clerk, or Office of the Zoning Administrator. Upon receipt of such application, the Zoning Administrator shall forward the application to amend to the Planning Commission for its recommendation. Upon public hearing with notice as prescribed in this Resolution, the Planning Commission shall forward its recommendation to the County Board, within ~~thirty (30)~~ sixty (60) days. Upon public hearing, the County Board may allow, deny, or allow with modifications, the proposed amendment all done in resolution form.

B. Fee Amendment Fees referred to this Resolution can be reviewed and amended by County Board at public hearing without need of submission of the same to the Planning Commission.

## ZONING AGENDA ITEM #1C

---

**MEETING DATE:** February 25, 2025

**SUBJECT:** Buffalo County Subdivision Regulations, with renumbering as necessary, in the following section: Buffalo County Subdivision Regulations, Section 4.11, regarding road and street design.

Discussion:

**Amend the proposed Buffalo County Subdivision Regulations with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary as follows:**

Sec. 4.11 STREET AND ROAD DESIGN Rural Local Classification Standard 2 Conformance Streets and roads, whether private as allowed in Chapter 4 or public, within a subdivision shall minimally conform to the Nebraska State Board of Public Roads Classification Local Road RL-2 as published by the Nebraska Department of Roads, Board of Public Roads Classifications & Standards, 2008 edition <https://govdocs.nebraska.gov/epubs/R6000/R010-2008> as to design, grade, maximum grade, tangent sight, traveled width of the road, shoulder width, and other particulars addressed in State Board of Public Road regulations regarding street layout with the dedicated road right of way, unless otherwise specifically excepted to in this Resolution . (See attachment #\_ for reference) As an exception of RL-2 Standards, no street within a subdivision as concerns the traveled portion of the road, shall exceed six (6) percent change in elevation in any portion of the street. Also, street layout and design shall consider snow control and minimization of the adverse effects of drifting snow, on the streets to be dedicated. Abatements of snow drifting and snow control as proposed by the developer are subject to review and decision of the Highway Superintendent. That review and/or inspection by the Highway Superintendent may include, but or not limited to: a need for decreased angle or widening of backslope for cuts and fills within and outside of the dedicated street(s) of the subdivision to abate snow drifting hazards.

On January 16, 2025, The Planning Commission recommended to forward the proposed code amendment, as shown above, favorably, on an 6-0 vote, with no abstentions and one absence.

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

Voting “Nay”: None.

Abstain: None.

Absent: Keep.

No opposition was received regarding the proposed code amendment.



## ZONING AGENDA ITEM #1D

---

**MEETING DATE:** February 25, 2025

**SUBJECT:** Buffalo County Zoning Regulations, with renumbering as necessary, in the following section: Proposed Buffalo County Zoning Regulations, Section 6.6 Livestock Confinement Facilities regarding minimum distance setbacks for livestock confinement operations.

Discussion:

**Amend the proposed Buffalo County Zoning Regulations, Section 6.6 (1C), with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as follows:**

C. MINIMUM DISTANCE REQUIREMENTS (Resolution 7-10-12)

	<b>General Farming/Ranching Classification</b>	<b>Class I</b>	<b>Class II</b>	<b>Class III</b>	<b>Class IV</b>
<b>Total Animal Units Allowed</b>	1-299	300-1,000	1,001-2,500	2,501-5,000	5,001 and above
<b>Minimum Distance Required</b>	No Minimum Requirement	<del>1/2 mile</del> <u>1/4 mile</u>	<del>3/4 mile</del> <u>1/2 mile</u>	<del>1 mile</del> <u>3/4 mile</u>	<del>1 mile</del> , <u>3/4 mile</u> plus 1 foot per every 2 animal units in excess of 5,000 (Maximum Amount: 2 Miles)

# Zoning Agenda

Item #1A

# Proposed Amendment Item #1A

**Amend the proposed Buffalo County Zoning Regulations with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as shown below:**

“AMENDMENT 11.1 GENERAL The regulations, restrictions and boundaries set forth in this Resolution may from time to time be amended, supplemented, changed or repealed, provided however that no such action may be taken until after public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least ten days’ notice of the time and place of such hearing shall be published in a newspaper of general circulation in the county.

## 11.2 SUBMISSION TO PLANNING COMMISSION

An amendment may be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of Commissioners. The County Board of Commissioners shall act on any petition prior to ~~90~~ 120 days of date of receipt. Having once considered a petition, the County Board of Commissioners will not consider substantially the same petition or proposal for one year from date of rejection. If the amendment request is not acted upon by the County after ~~90~~ 120 days of receipt, the proposal shall be deemed to be denied by the County Board. If the amendment request is not adopted in some form by the County Board after one (1) year after date of receipt or initiating motion derived from the County Board or Planning Commission, the proposal shall be deemed denied by the County Board.

All proposed amendments, except those initiated by the Planning Commission, shall be submitted to the Planning Commission for study and recommendation. The Planning Commission shall study the proposals to determine:

- A. The need and justification for the change.
- B. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property and on surrounding properties.
- C. When pertaining to a change in the district classification of property, the amount of undeveloped land in the general area and in the county having the same district classification as requested.
- D. The relationship of the proposed amendment to the purposes of the general planning program, with appropriate consideration as to whether the proposed change will further the purpose of this Resolution and the Comprehensive Plan.

Within ~~45~~ 60 days from the date that any proposed amendment is referred to it (unless a longer period shall have been established by mutual agreement between the County Board of Commissioners and the Planning Commission in the particular case), the Planning Commission shall submit its report and recommendation to the County Board of Commissioners.

A vote either for or against an amendment by a majority of all the Planning Commission members present shall constitute a recommendation of the Commission; whereas a vote either for or against an amendment by less than a majority of the Planning Commission present constitutes a failure to recommend. When amending zoning district boundaries, the Planning Commission and County Board where applicable and authorized may place conditions upon property sought to be re-zoned. (Resolution 9-14-04)

When the Planning Commission submits a recommendation of approval or disapproval of the proposed amendment, and the County Board agrees with the recommendation of the Planning Commission, then the County Board, may by simple majority vote, adopt the recommendation of approval or denial of the proposed all done by resolution.

When the Planning Commission submits a recommendation of approval or disapproval of the proposed amendment, and the County Board does not agree with the recommendation of the Planning Commission, then the County Board, by no less than two-thirds majority vote may modify the Planning Commission's recommendation and adopt the amendment as modified by the Board all done by resolution.

When the Planning Commission submits a failure to recommend ~~or to disapprove an amendment~~ then the County Board may take such action as it deems appropriate with the final decision of the County Board done by resolution.

If the amendment shall affect the boundaries of any district, the resolution shall define the change or the boundary as amended, shall order the Official Zoning Map(s) to be changed to reflect such amendment, and shall amend the section of the resolution incorporating the same and reincorporate such Map as amended

#### 11.3 Notice:

Notice of hearing for an amendment for hearing at the Planning Commission and/or Board of County Commissioners shall fix the time and place for the amendment hearing and contain a statement regarding the proposed changes in regulations or restrictions or in the boundary of any district. If the proposed amendment is not a general revision of an existing provision of this resolution, and will affect specific property, it shall be designated by legal description and general street location. In addition to such publication notice, written notice of such proposed amendment shall be mailed to all owners of lands located within three hundred (300) feet of the area proposed to be altered and an opportunity granted to interested parties to be heard. Also, in addition to the proposed notices, notice of the hearing shall also be posted ten (10) days in advance of the public hearing(s) concerning the property in a conspicuous place on or near the property to seeking action in the public hearing."

# Zoning Agenda

Item #1B

## Proposed Amendment Item #1B

**Amend the proposed Buffalo County Subdivision Regulations with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as shown below:**

### SUGGESTED LANGUAGE-SUBDIVISION RESOLUTION:

Now on books, with amendments noted in strikethrough for deletion of, and underlining for added, language:

Sec. 9.03 AMENDMENTS. Amendments to substantive issues in this Resolution and fees are amended as follows: The procedure for the consideration and adoption of any such proposed amendments, excepting changes for fees, shall be in like manner as that required for the consideration and adoption of the resolution except herein before or herein after modified.

A. Subdivision Resolution Amendments for matters other than fees: Suggested amendments to this subdivision resolution shall be initiated by the County Board of Commissioners by a motion of the County Board, by the Planning Commission by motion of a member of the Planning and Zoning Commission, or by written petition of any property owner addressed to the County Board of Commissioners by written application, filed in the Office of the County Clerk, or Office of the Zoning Administrator. Upon receipt of such application, the Zoning Administrator shall forward the application to amend to the Planning Commission for its recommendation. Upon public hearing with notice as prescribed in this Resolution, the Planning Commission shall forward its recommendation to the County Board, within thirty (30) sixty (60) days. Upon public hearing, the County Board may allow, deny, or allow with modifications, the proposed amendment all done in resolution form.

B. Fee Amendment Fees referred to this Resolution can be reviewed and amended by County Board at public hearing without need of submission of the same to the Planning Commission.

# Zoning Agenda

Item #1C

## Proposed Amendment Item #1C

**Amend the proposed Buffalo County Subdivision Regulations with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as shown below:**

Sec. 4.11 STREET AND ROAD DESIGN Rural Local Classification Standard 2 Conformance Streets and roads, whether private as allowed in Chapter 4 or public, within a subdivision shall minimally conform to the Nebraska State Board of Public Roads Classification Local Road RL-2 as published by the Nebraska Department of Roads, Board of Public Roads Classifications & Standards, 2008 edition <https://govdocs.nebraska.gov/epubs/R6000/R010-2008> as to design, grade, maximum grade, tangent sight, traveled width of the road, shoulder width, and other particulars addressed in State Board of Public Road regulations regarding street layout with the dedicated road right of way, unless otherwise specifically excepted to in this Resolution. (See attachment # for reference) As an exception of RL-2 Standards, no street within a subdivision as concerns the traveled portion of the road, shall exceed six (6) percent change in elevation in any portion of the street. Also, street layout and design shall consider snow control and minimization of the adverse effects of drifting snow, on the streets to be dedicated. Abatements of snow drifting and snow control as proposed by the developer are subject to review and decision of the Highway Superintendent. That review and/or inspection by the Highway Superintendent may include, but or not limited to: a need for decreased angle or widening of backslope for cuts and fills within and outside of the dedicated street(s) of the subdivision to abate snow drifting hazards.



# Zoning Agenda

Item #1D

## Proposed Amendment Item #1D

Amend the proposed Buffalo County Zoning Regulations, Section 6.6 (1C), with amendments noted in strikethrough for deletion of, and underlining for added and renumbering as necessary, as shown below:

### C. MINIMUM DISTANCE REQUIREMENTS (Resolution 7-10-12)

	<u>General Farming/Ranching Classification</u>	<u>Class I</u>	<u>Class II</u>	<u>Class III</u>	<u>Class IV</u>
<u>Total Animal Units Allowed</u>	<u>1-299</u>	<u>300-1,000</u>	<u>1,001- 2,500</u>	<u>2,501- 5,000</u>	<u>5,001 and above</u>
<u>Minimum Distance Required</u>	<u>No Minimum Requirement</u>	<u>1/2 mile 1/4 mile</u>	<u>3/4 mile 1/2 mile</u>	<u>1 mile 3/4 mile</u>	<u><del>1 mile</del>, 3/4 mile plus 1 foot per every 2 animal units in excess of 5,000 (Maximum Amount: 2 Miles)</u>

File with Your  
County Treasurer

# Application for Exemption from Motor Vehicle Taxes by Qualifying Nonprofit Organizations

• Read instructions on reverse side.

FORM  
**457**

Name of Organization <b>CATHOLIC HIGH SCHOOL OF KEARNEY</b>		Tax Year <b>2025</b>	Value of Motor Vehicles
Name of Owner of Property		County Name <b>BUFFALO</b>	State Where Incorporated <b>NE</b>
Street or Other Mailing Address <b>110 E 35TH ST PO BOX 1886</b>		Contact Name <b>MATT ROGERS</b>	Phone Number <b>308-234-2610</b>
City <b>KEARNEY</b>	State <b>NE</b>	Zip Code <b>68847</b>	Email Address <b>MATT.ROGERS@KEARNEYCATHOLIC.ORG</b>

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

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
MATT ROGERS	PRINCIPAL	110 E 35TH ST KEARNEY, NE 68847--KEARNEY CATHOLIC
FR. JOSEPH HANNAPPEL	PASTOR ST. JAMES CH	PO BOX 128, KEARNEY, NE 68848--ST. JAMES

**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- EXPEDITION MAX	2022	XLT 4X4	1FMJK1JT4NEA57739	02/2025

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

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

VEHICLE WILL BE USED TO TRANSPORT STUDENTS AND STAFF TO VARIOUS EDUCATIONAL, ATHLETIC, AND OTHER EXTRACURRICULAR ACTIVITIES.

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

YES     NO

If No, give percentage of exempt use:  
\_\_\_\_\_ %

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

**sign here**

*Matt Rogers*  
Authorized Signature

*Principal*  
Title

*2/14/2025*  
Date

**For County Treasurer Recommendation**

Approval  
 Denial

Comments: \_\_\_\_\_

*Brenda R Rohrich*  
Signature of County Treasurer

*2-14-25*  
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

File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM 451

Read instructions on reverse side. Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization <b>Board of Regents of the University of Nebraska</b>			County Name <b>Buffalo</b>	Tax Year <b>2025</b>
Name of Business if Different than Organization <b>dba University of Nebraska at Kearney</b>			State Where Incorporated <b>Nebraska</b>	
Name of Owner of Property <b>% Vice Chancellor for Business and Finance</b>			Value of Real Property <b>\$163,510</b>	Value of Personal Property <b>\$</b>
Street or Other Mailing Address of Applicant <b>2504 9th Ave</b>			Contact Name <b>Jane Sheldon</b>	Parcel ID Number <b>604538000</b>
City <b>Kearney</b>	State <b>NE</b>	Zip Code <b>68849</b>	Email Address <b>sheldonj@unk.edu</b>	

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

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Charles Bicak	Interim Chancellor	2504 9th Ave, Kearney Nebraska 68849

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

Lot Seven (7) Block Thirty-Six (36), P & H Addition

**RECEIVED**  
BUFFALO COUNTY  
ASSESSOR'S OFFICE  
DATE 12-16-2024 RAD

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

Agricultural and Horticultural Society  Educational  Religious  Charitable  Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:

The property is a land exchange with St Teresa of Calcutta Newman Center and University of Nebraska at Kearney property at 1601 University Drive. St Teresa of Calcutta Newman Center has signed a 5-year lease with the University to utilize the property for the exclusive benefit of a religious organization.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above?  YES  NO
- Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO
- Is a portion of the property used for the sale of alcoholic beverages?  YES  NO  
If Yes, state the number of hours per week \_\_\_\_\_
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

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

*Jane E Sheldon*  
Authorized Signature  
Interim VC for Bus and Finance  
Title  
12-17-2024  
Date

Retain a copy for your records.

### For County Assessor's Recommendation

Approval COMMENTS: \_\_\_\_\_

Approval of a Portion \_\_\_\_\_

Denied \_\_\_\_\_

*[Signature]*  
Signature of County Assessor  
11/14/2025  
Date

### For County Board of Equalization Use Only

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

Approval of a Portion \_\_\_\_\_

Denied \_\_\_\_\_

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

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization Board of Regents of the University of Nebraska		County Name Buffalo	Tax Year 2025
Name of Business if Different than Organization dba University of Nebraska at Kearney		State Where Incorporated Nebraska	
Name of Owner of Property % Vice Chancellor for Business and Finance	Value of Real Property \$378,725	Value of Personal Property \$	Parcel ID Number 602459000
Street or Other Mailing Address of Applicant 2504 9th Ave		Contact Name Jane Sheldon	Phone Number 308/865-8205
City Kearney	State NE	Zip Code 68849	Email Address sheldonj@unk.edu

Type of Ownership

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

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Charles Bicak	Interim Chancellor	2504 9th Ave, Kearney Nebraska 68849

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

The West 55 feet of the South 1/2 of Block Two (2), Franks Second Addition

**RECEIVED**  
 BUFFALO COUNTY  
 ASSESSOR'S OFFICE  
 DATE 12-16-2024 RAD

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

Agricultural and Horticultural Society     Educational     Religious     Charitable     Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:

The property is a land exchange with St Teresa of Calcutta Newman Center and University of Nebraska at Kearney property at 1601 University Drive. St Teresa of Calcutta Newman Center has signed a 5-year lease with the University to utilize the property for the exclusive benefit of a religious organization.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above?  YES     NO

Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES     NO

Is a portion of the property used for the sale of alcoholic beverages?  YES     NO  
If Yes, state the number of hours per week \_\_\_\_\_

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES     NO

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

Jane E Sheldon  
Authorized Signature

Interim VC for Bus and Finance  
Title

12-17-2024  
Date

Retain a copy for your records.

### For County Assessor's Recommendation

Approval

Approval of a Portion

Denied

COMMENTS: \_\_\_\_\_

[Signature]  
Signature of County Assessor

11/14/2025  
Date

### For County Board of Equalization Use Only

Approved

Approval of a Portion

Denied

If the County Board's determination is different from the County Assessor'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

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization <b>Board of Regents of the University of Nebraska</b>		County Name <b>Buffalo</b>	Tax Year <b>2025</b>
Name of Business if Different than Organization <b>dba University of Nebraska at Kearney</b>		State Where Incorporated <b>Nebraska</b>	
Name of Owner of Property <b>% Vice Chancellor for Business and Finance</b>	Value of Real Property <b>\$170,860</b>	Value of Personal Property <b>\$</b>	Parcel ID Number <b>604535000</b>
Street or Other Mailing Address of Applicant <b>2504 9th Ave</b>		Contact Name <b>Jane Sheldon</b>	Phone Number <b>308/865-8205</b>
City <b>Kearney</b>	State <b>NE</b>	Zip Code <b>68849</b>	Email Address <b>sheldonj@unk.edu</b>

Type of Ownership

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

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Charles Bicak	Interim Chancellor	2504 9th Ave, Kearney Nebraska 68849

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:  
 The West 32.6 feet of Lot Five (5) Block Thirty-Six (36), P & H Addition  
 The East 12.8 Feet of the South 1/2 of Block Two (2), Franks Second Addition, except the North 10 feet thereof

**RECEIVED**  
 BUFFALO COUNTY  
 ASSESSOR'S OFFICE  
 DATE 12-16-2024 RAO

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

Agricultural and Horticultural Society     Educational     Religious     Charitable     Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:  
 The property is a land exchange with St Teresa of Calcutta Newman Center and University of Nebraska at Kearney property at 1601 University Drive. St Teresa of Calcutta Newman Center has signed a 5-year lease with the University to utilize the property for the exclusive benefit of a religious organization.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.


Is all of the property used exclusively as described above?  YES     NO

Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES     NO

Is a portion of the property used for the sale of alcoholic beverages?  YES     NO  
 If Yes, state the number of hours per week \_\_\_\_\_

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES     NO


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**  Interim VC for Bus and Finance 12-17-2024  
 Authorized Signature Title Date

Retain a copy for your records.

**For County Assessor's Recommendation**

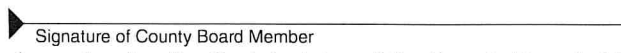
Approval    COMMENTS: \_\_\_\_\_  
 Approval of a Portion  
 Denied

 1/14/2025  
 Signature of County Assessor Date

**For County Board of Equalization Use Only**

Approved    If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.  
 Approval of a Portion  
 Denied

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

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization <b>Board of Regents of the University of Nebraska</b>			County Name <b>Buffalo</b>	Tax Year <b>2025</b>
Name of Business if Different than Organization <b>dba University of Nebraska at Kearney</b>			State Where Incorporated <b>Nebraska</b>	
Name of Owner of Property <b>% Vice Chancellor for Business and Finance</b>			Value of Real Property <b>\$259,640</b>	Value of Personal Property <b>\$</b>
Street or Other Mailing Address of Applicant <b>2504 9th Ave</b>			Contact Name <b>Jane Sheldon</b>	Parcel ID Number <b>602458000</b>
City <b>Kearney</b>	State <b>NE</b>	Zip Code <b>68849</b>	Phone Number <b>308/865-8205</b>	
Email Address <b>sheldonj@unk.edu</b>				
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input checked="" type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization				

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Charles Bicak	Interim Chancellor	2504 9th Ave, Kearney Nebraska 68849

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

The East 50 feet of Lot five (5) Block thirty-six (36), P & H Addition,

**RECEIVED**  
BUFFALO COUNTY  
ASSESSOR'S OFFICE  
DATE 12-16-2024 (RA)

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

- Agricultural and Horticultural Society   
 Educational   
 Religious   
 Charitable   
 Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:

The property is a land exchange with St Teresa of Calcutta Newman Center and University of Nebraska at Kearney property at 1601 University Drive. St Teresa of Calcutta Newman Center has signed a 5-year lease with the University to utilize the property for the exclusive benefit of a religious organization.


All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above?  YES  NO
- Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO
- Is a portion of the property used for the sale of alcoholic beverages?  YES  NO  
If Yes, state the number of hours per week \_\_\_\_\_
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

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**  Interim VC Business and Fin 12-17-2024  
Authorized Signature Title Date

Retain a copy for your records.

For County Assessor's Recommendation	
<input checked="" type="checkbox"/> Approval	COMMENTS: _____
<input type="checkbox"/> Approval of a Portion	_____
<input type="checkbox"/> Denied	_____
 _____ Signature of County Assessor Date <u>1/14/2025</u>	

For County Board of Equalization Use Only	
<input type="checkbox"/> Approved	If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.
<input type="checkbox"/> Approval of a Portion	_____
<input type="checkbox"/> Denied	_____

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

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

Failure to properly complete or timely file this application will result in a denial of the exemption.

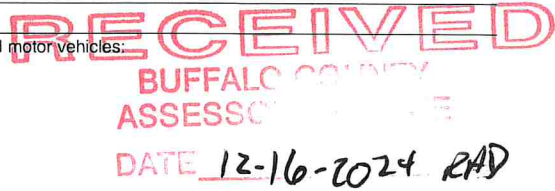
Name of Organization <b>Board of Regents of the University of Nebraska</b>		County Name <b>Buffalo</b>	Tax Year <b>2025</b>
Name of Business if Different than Organization <b>dba University of Nebraska at Kearney</b>		State Where Incorporated <b>Nebraska</b>	
Name of Owner of Property <b>% Vice Chancellor for Business and Finance</b>	Value of Real Property <b>\$203,850</b>	Value of Personal Property <b>\$</b>	Parcel ID Number <b>604537000</b>
Street or Other Mailing Address of Applicant <b>2504 9th Ave</b>		Contact Name <b>Jane Sheldon</b>	Phone Number <b>308/865-8205</b>
City <b>Kearney</b>	State <b>NE</b>	Zip Code <b>68849</b>	Email Address <b>sheldonj@unk.edu</b>

Type of Ownership

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

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Charles Bicak	Interim Chancellor	2504 9th Ave, Kearney Nebraska 68849

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:  
 Lot Six (6) Block Thirty-six (36), P & H Addition



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

Agricultural and Horticultural Society     Educational     Religious     Charitable     Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:  
 The property is a land exchange with St Teresa of Calcutta Newman Center and University of Nebraska at Kearney property at 1601 University Drive. St Teresa of Calcutta Newman Center has signed a 5-year lease with the University to utilize the property for the exclusive benefit of a religious organization.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? .....  YES     NO


Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES     NO

Is a portion of the property used for the sale of alcoholic beverages? .....  YES     NO

If Yes, state the number of hours per week \_\_\_\_\_

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? ...  YES     NO

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**  \_\_\_\_\_ Interim VC Bus and Finance 12-17-2024  
 Authorized Signature Title Date


Retain a copy for your records.

**For County Assessor's Recommendation**

Approval    COMMENTS: \_\_\_\_\_

Approval of a Portion    \_\_\_\_\_

Denied    \_\_\_\_\_

 \_\_\_\_\_ 1/14/2025  
 Signature of County Assessor Date

**For County Board of Equalization Use Only**

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

Approval of a Portion    \_\_\_\_\_

Denied    \_\_\_\_\_

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

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**



File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM 451

RECEIVED BUFFALO COUNTY ASSESSOR'S OFFICE DATE 11/4/2024 PAD

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization <b>Faith United Church</b>		County Name <b>Buffalo</b>		Tax Year <b>2025</b>
Name of Business if Different than Organization		State Where Incorporated		
Name of Owner of Property <b>Faith United Church</b>		Value of Real Property <b>\$135,000</b>	Value of Personal Property <b>\$7,000</b>	Parcel ID Number <b>640081101</b>
Street or Other Mailing Address of Applicant <b>PO Box 159;715 Front St</b>		Contact Name <b>Melanie Murr</b>		Phone Number <b>308-468-5521</b>
City <b>Gibbon</b>	State <b>NE</b>	Zip Code <b>68840</b>	Email Address <b>faithumc@nctc.net</b>	
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input checked="" type="checkbox"/> Religious Organization <input type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization				

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Melanie Murr	Admin Asst	PO Box 305;1005 Gibbon, NE 68840
Dan Rockefeller	Trustees Chair	PO Box 194; Gibbon, Ne 68840
Christyne Eckloff	Admin Council Chair	1360 P Road; Minden, NE 68959

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:  
**Lot 7&E1;Lot 8,Block 2 Original town of Gibbon, Buffalo County, Nebraska. 715 Front Street**

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

Give a detailed description of the primary use of the property and any other uses of the property:  
**Free Pantry. Donate food to those in need. Nonprofit. Purchased this building from the City on 7-08-2024**

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above?  YES  NO


Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO

Is a portion of the property used for the sale of alcoholic beverages?  YES  NO


If Yes, state the number of hours per week \_\_\_\_\_


Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

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**  \_\_\_\_\_ **Admin Asst** \_\_\_\_\_ **11-04-2024**  
Authorized Signature Title Date

Retain a copy for your records.

For County Assessor's Recommendation	
<input checked="" type="checkbox"/> Approval	COMMENTS: _____
<input type="checkbox"/> Approval of a Portion	_____
<input type="checkbox"/> Denied	_____
 _____ <b>1/14/2025</b> Signature of County Assessor Date	

For County Board of Equalization Use Only	
<input type="checkbox"/> Approved	If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.
<input type="checkbox"/> Approval of a Portion	_____
<input type="checkbox"/> Denied	_____
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	

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization <b>ST JAMES CHURCH OF KEARNEY</b>		County Name <b>BUFFALO</b>	Tax Year <b>2024</b>
Name of Business if Different than Organization		State Where Incorporated <b>NEBRASKA</b>	
Name of Owner of Property <b>%FR JOSEPH A HANNAPPEL</b>	Value of Real Property <b>\$217,500</b>	Value of Personal Property <b>\$</b>	Parcel ID Number <b>603764000</b>
Street or Other Mailing Address of Applicant <b>3801 A AVE</b>		Contact Name <b>JOSEPH A HANNAPPEL</b>	Phone Number <b>308-234-5536</b>
City <b>KEARNEY</b>	State <b>NE</b>	Zip Code <b>68847</b>	Email Address <b>LISA@STJAMESCHURCHKEARNEY.ORG</b>
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input checked="" type="checkbox"/> Religious Organization <input type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization			

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
FR JOSEPH A HANNAPPEL	SEC/TREASURER	7 SIOUX LANE KEARNEY NE 68847
MOST REV JOSEPH G HANEI	PRESIDENT	2708 OLD FAIR RD GRAND ISLAND NE 68803
VERY REV DON BUHRMAN	VICE PRESIDENT	2511 DEL MONTE AVE GRAND ISLAND NE 68803

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

MANNIX PLACE KY, LOTS 1 & 2 & S 17' OF N 50' E 1/2 LOT 35 NW1/4 SS & S 20' OF VAC 35TH ST, BUFFALO COUNTY, NE

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

- Agricultural and Horticultural Society   
 Educational   
 Religious   
 Charitable   
 Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:

KCHS SCHOOL TEACHER AND RELIGIOUS HOUSING AND GARAGE

RECEIVED

BUFFALO COUNTY ASSESSOR'S OFFICE

DATE 12/30/24

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above?  YES  NO
- Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO
- Is a portion of the property used for the sale of alcoholic beverages?  YES  NO  
If Yes, state the number of hours per week \_\_\_\_\_
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

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

*Joseph Hannappel*  
Authorized Signature

SECRETARY/TREASURER

12/30/2024

Title

Date

Retain a copy for your records.

### For County Assessor's Recommendation

- Approval
- Approval of a Portion
- Denied

COMMENTS: \_\_\_\_\_

*[Signature]*  
Signature of County Assessor

1/14/2025  
Date

### For County Board of Equalization Use Only

- Approved
- Approval of a Portion
- Denied

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

\_\_\_\_\_  
Signature of County Board Member

\_\_\_\_\_  
Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization <b>BRYAN HEALTH</b>		County Name <b>BUFFALO</b>	Tax Year <b>2025</b>
Name of Business if Different than Organization		State Where Incorporated <b>NEBRASKA</b>	
Name of Owner of Property <b>BRYAN HEALTH</b>	Value of Real Property <b>\$555,520</b>	Value of Personal Property <b>\$</b>	Parcel ID Number <b>605739000</b>
Street or Other Mailing Address of Applicant <b>1600 S 48TH STREET</b>	Contact Name <b>MELISSA SCHWAB</b>	Phone Number <b>402-481-1111</b>	
City <b>LINCOLN</b>	State <b>NE</b>	Zip Code <b>68506</b>	Email Address <b>MELISSA.SCHWAB@BRYANHEALTH.ORG</b>

Type of Ownership

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

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
RUSSELL GRONWOLD	CEO	1600 S 48TH STREET, LINCOLN, NE 68506
MICHAEL DEWERFF	CFO	1600 S 48TH STREET, LINCOLN, NE 68506
JOHN WOODRICH	COO	1600 S 48TH STREET, LINCOLN, NE 68506

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

SW1/4 SS ADD KY LTS 505 & 506

**RECEIVED**  
**BUFFALO COUNTY**  
**ASSESSOR'S OFFICE**  
**DATE 12/20/24 TLO**

SITUS ADDRESS: 3003 CENTRAL AVE, KEARNEY, NE

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

Agricultural and Horticultural Society     Educational     Religious     Charitable     Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:

BRYAN HEALTH PURCHASED BUILDING IN JANUARY 2024. THE BUILDING IS BEING REMODELED FOR CLINICAL MEDICAL SPACE AND WILL BE READY FOR MEDICAL SERVICES IN APRIL 2025.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? .....  YES     NO

Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES     NO

Is a portion of the property used for the sale of alcoholic beverages? .....  YES     NO

If Yes, state the number of hours per week \_\_\_\_\_

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? ...  YES     NO

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

CONTROLLER

Date

12/18/2024

Retain a copy for your records.

### For County Assessor's Recommendation

Approval    COMMENTS: \_\_\_\_\_

Approval of a Portion    \_\_\_\_\_

Denied    \_\_\_\_\_

Signature of County Assessor

Date

1/14/2025

### For County Board of Equalization Use Only

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

Approval of a Portion    \_\_\_\_\_

Denied    \_\_\_\_\_

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

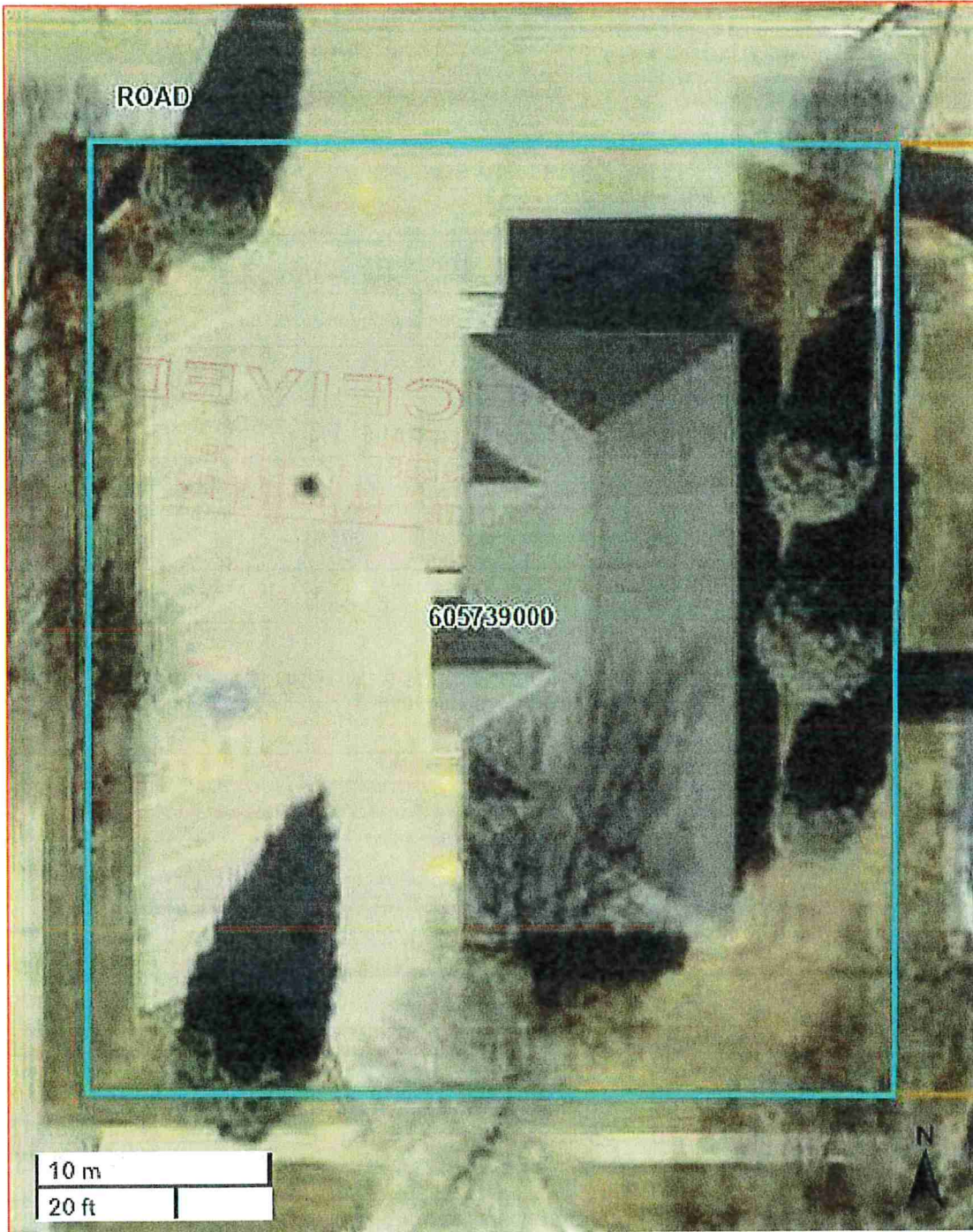
Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



# Buffalo County, NE

- Parcels
- Parcel Numbers
- Roads



Items designated as 'Roads' may include both public and private roads, driveways, easements, or other means of public or private access some of which may not legally or factually exist.

Date created: 12/9/2024

Last Data Uploaded: 12/6/2024 9:50:00 PM

Developed by



**ARTICLES OF AMENDMENT TO THE  
ARTICLES OF INCORPORATION  
OF  
BRYANLGH HEALTH SYSTEM  
(hereafter BRYAN HEALTH)**



Pursuant to the provisions of the Nebraska Nonprofit Corporation Act, the undersigned Corporation hereby adopts the following Articles of Amendment to its Articles of Incorporation:

1. The name of the Corporation is BryanLGH Health System, but is hereafter changed to Bryan Health.

2. The following Amendment is hereby made to the Articles of Incorporation:

Article 1 is amended as follows: The name of the Corporation is Bryan Health.

3. The Amendment was set forth in a resolution duly adopted by sufficient vote of the Board of Directors at a meeting held on July 9, 2012. There are no members of the BryanLGH Health System; therefore, no vote of the members was required.

Date: July 10, 2012

BryanLGH Health System (hereafter Bryan Health)

By: Kimberly A. Russel  
Kimberly A. Russel

Its: President and Chief Executive Officer

NOV 17 1997

STATE OF NEBRASKA  
SECRETARY'S OFFICE  
Received filed and recorded on  
film roll no. 97-28  
at page 140

*Secretary of State*  
Secretary of State  
*JH Wilson*

AMENDMENT TO ARTICLES OF INCORPORATION  
OF  
BRYAN HEALTHCARE, INC.

The Articles of Incorporation of Bryan Healthcare, Inc., a Nebraska not-for-profit corporation having no members, have been amended as follows:

A. ARTICLE I shall be amended to read as follows:

ARTICLE I  
Name

~~The name of the corporation is BryanLGH Health System.~~

The above amendment to the Articles of Incorporation of Bryan Healthcare, Inc. was approved November 13, 1997, at a duly held meeting of the Board of Trustees of said corporation.

*R. Lynn Wilson*

R. Lynn Wilson, President BryanLGH  
Health System, formerly Bryan  
Healthcare, Inc.

STATE OF NEBRASKA } SS  
Lancaster County }  
in said county, the 19 day of September 94  
at 2:29 o'clock P. M. Film No. 94-705

000705

SEP 19 1994

STATE OF NEBRASKA } SS  
SECRETARY'S OFFICE }  
Received and filed for record 12508  
and recorded on film roll No. 94-17 at page 365  
Debra J. Beckmann  
Secretary of State  
CO.#8 pd-

Fee Paid \$ 5.00  
AMENDMENT TO ARTICLES OF INCORPORATION  
OF  
BRYAN HEALTH CENTER, INC.

The Articles of Incorporation of Bryan Health Center, Inc., a Nebraska not-for-profit corporation having no members, have been amended as follows:

A. ARTICLE 1 shall be amended to read as follows:

ARTICLE 1  
Name

The name of the corporation is Bryan Healthcare, Inc.

The above amendment to the Articles of Incorporation of Bryan Healthcare, Inc. was approved May 31, 1994, at a duly held meeting of the Board of Trustees of said corporation.

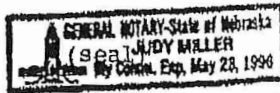
R. Lynn Wilson  
R. Lynn Wilson, President  
Bryan Health Center, Inc.

Ronald J. Wachter  
Ronald J. Wachter, Secretary  
Bryan Health Center, Inc.

STATE OF NEBRASKA )  
LANCASTER COUNTY ) ss.

On this 13 day of September, 1994, before me, the undersigned Notary Public in and for said county, personally appeared R. Lynn Wilson and Ronald J. Wachter, President and Secretary respectively, of Bryan Health Center, Inc., a Nebraska nonprofit corporation, to me known to be such officers and the identical persons whose names are affixed to the foregoing instrument, and severally acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of such corporation.

Witness my hand and notarial seal the day and year last above written.



Judy C. Miller  
Notary Public  
My commission expires: May 23, 1996

## Page 1

809950

OCT 4 1986 38683

STATE OF NEBRASKA } SS  
SECRETARY'S OFFICE }Received and filed for  
record and recorded on  
film roll 85-39 at page 1339ARTICLES OF INCORPORATION  
OF  
BRYAN HEALTH CENTER, INC.Allen J. Beersmann  
Secretary of State  
By: *[Signature]* 38683

The undersigned, acting as incorporators, do hereby associate for the purpose of forming a nonprofit corporation for charitable, scientific and educational purposes under the provisions of the Nebraska Nonprofit Corporation Act (Nebraska Revised Statutes of 1943, Chapter 21, Article 19). The undersigned do therefore hereby agree upon and adopt the following Articles of Incorporation.

ARTICLE 1Name

The name of the corporation is Bryan Health Center,  
Inc.

ARTICLE 2Registered Office and Agent

The initial registered office of the corporation is at 1600 South 48th Street, Lincoln, Nebraska 68506 and the name and address of its registered agent at that address is E.G. Edwards, until changed in the manner provided by law.

ARTICLE 3Purpose

The purpose for which the corporation is organized is to conduct any or all lawful affairs for which corporations may be organized under the Nebraska Nonprofit Corporation Act which are not otherwise inconsistent with these Articles of Incorporation.

1339



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**Page 2**

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ARTICLE 4Specific Limitations

The corporation is organized and shall operate exclusively for charitable, scientific and educational purposes as a nonprofit corporation, and no part of its net earnings shall inure to the benefit of or be distributable to any member, trustee, officer or private individual other than to an organization which is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States internal revenue law) and other than in furtherance of the exempt purposes of the corporation. The corporation may, however, pay compensation in a reasonable amount to its trustees or officers, and to others, for services rendered.

The corporation shall not by any substantial part of its activities attempt to influence legislation by propaganda or otherwise. The corporation shall not directly or indirectly participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any provision of these Articles of Incorporation, the corporation shall not carry on any activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States internal revenue law).

ARTICLE 5Board of Trustees

The corporation shall have no members. The business and affairs of the corporation shall be managed by a Board of Trustees. The number of trustees and their terms of office shall be fixed by the Bylaws. Trustees shall be elected by the Board of Trustees of the corporation. The Board of Trustees shall adopt Bylaws and may amend the same, but no Bylaw shall be inconsistent with law or the provisions of these Articles of Incorporation.

## Page 3

ARTICLE 6Initial Board

The number of trustees constituting the initial Board of Trustees of the corporation is ten (10).

The names and addresses of the persons who are to serve as the members of the initial Board of Trustees, the year in which their initial terms of office will expire and their addresses are:

<u>Name</u>	<u>Term</u>	<u>Address</u>
E. G. Edwards	May 31, 1986	721 Hazelwood Drive Lincoln, NE 68510
Dan R. Hergert	May 31, 1986	2725 Kucera Drive Lincoln, NE 68502
E. J. Faulkner	May 31, 1986	4100 South Street Lincoln, NE 68506
Lee J. Schroeder	May 31, 1986	2001 Greenbriar Lane Lincoln, NE 68506
James F. Nissen	May 31, 1986	1555 S. 56th St. Lincoln, NE 68506
William C. Smith	May 31, 1986	6711 Rexford Lincoln, NE 68506
Gates Minnick	May 31, 1986	2304 Sheridan Blvd. Lincoln, NE 68502
William H. Lewis	May 31, 1986	3821 S. 42nd St. Lincoln, NE 68506
Roger T. Larson	May 31, 1986	600 S. 112th St. Lincoln, NE 68520
Glen F. Lau	May 31, 1986	3701 S. 44th St. Lincoln, NE 68506

ARTICLE 7Liability for Debts

The property of trustees and officers of the corporation shall not be subject to the payment of any debts of the

1341

-3-

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**Page 4**

corporation, nor shall the property of the corporation be subject to the payment of any debts of any other corporation or individual.

ARTICLE 8

Duration

The period of duration of the corporation shall be perpetual.

ARTICLE 9

Dissolution

In the event of dissolution of the corporation or winding up of its affairs, or other liquidation of its assets, the Board of Trustees shall, after paying or making provision for payment of all of the liabilities of the corporation, distribute all of the remaining assets of the corporation to Bryan Memorial Hospital if, at the time of such distribution, it qualifies as an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States internal revenue law), or, if it does not so qualify, to the Bryan Memorial Hospital Foundation if, at the time of such distribution, it qualifies as an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States internal revenue law). If neither entity so qualifies, all of the assets shall be distributed to the Nebraska Annual Conference of the United Methodist Church, if it so qualifies at the time of distribution. If none of the aforementioned entities so qualifies, all of the assets shall be distributed to an organization or organizations created and operated for charitable, religious or scientific purposes and which at the time qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended (or the corresponding provision of any future United States internal revenue law).

ARTICLE 10

Removal of Trustees

Any trustee may be removed at any time for cause upon the vote of two-thirds (2/3) of all the trustees (including the trustee to be removed) then in office.

Page 5

ARTICLE 11

Incorporators

The names and addresses of the incorporators of the corporation are:

<u>Name</u>	<u>Address</u>
E. G. Edwards	721 Hazelwood Drive Lincoln, NE 68510
James O. Leslie	4130 S. 31st Street Lincoln, NE 68502

Dated: Sept 25<sup>th</sup>, 1985

INCORPORATORS

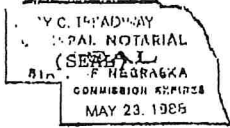
E. G. Edwards  
E. G. Edwards

James O. Leslie  
James O. Leslie

STATE OF NEBRASKA            )  
   ) SS  
 COUNTY OF LANCASTER        )

On this 25th day of September, 1985, before me, the undersigned Notary Public in and for said County, personally appeared E. H. Edwards & G. O. Lantis, who, being by me duly sworn, declared that they signed the foregoing Articles of Incorporation as their voluntary act and deed, and that the statements therein are true.

*Judy C. Treadway*  
 Notary



1314



File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

**RECEIVED**  
BUFFALO COUNTY ASSESSOR'S OFFICE  
FORM 451  
DATE 12-6-2024 FAD

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name and Address of Organization  <b>KEARNEY COMMUNITY SUSTAINABLE HOUSING</b> 2224 CENTRAL AVENUE, SUITE NS1-6 KEARNEY, NE 68847 [Barcode]	County Name <b>BUFFALO</b>	Tax Year <b>2025</b>	
	State Where Incorporated <b>NEBRASKA</b>		
	Value of Real Property \$ <b>58,000</b> <small>Assessed</small>	Value of Personal Prop \$	Parcel ID Number <b>606071201</b>
	Contact Name <b>Tami James Moore</b>	Phone Number <b>308-440-6996</b>	
	Name of Business, if Different than Organization		


Type of Organization (Please attach documentation of organization's formation and purpose)

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

Name	Title of Officers, Directors, or Partners	Phone Number	Email Contacts
Tami Moore	Executive Director	308 440 6992	mooretj@unk.edu
Drew Blessing	President	308-293-9995	drew@kearney.sustainablehousing.org
Erin Davis	Vice President	308-293-3818	erin.adams@me.com

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:  
**VILLAGE PLAZA SECOND ADD LOT 2 BLK 1 (.97AC)**

For more information on permissive exemptions, please scan the QR code.



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

Agricultural and Horticultural Society  
 Educational  
 Religious  
 Charitable  
 Cemetery

Give a detailed description of the primary use of the property and all other uses of the property: Please attach ALL documents that would support the property for possible exemption. The burden of proof lies with the organization applying for exemption. Please attach additional pages if needed.

*Construction and management of apartments for homeless and agency identified families in housing crises.*

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above?  YES  NO  
 Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO  
 Is a portion of the property used for the sale of alcoholic beverages?  YES  NO  
 If Yes, state the number of hours per week \_\_\_\_\_  
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

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** *Tami James Moore* Authorized Signature     
 *Executive Director* Title     
 *12/6/2024* Date

**Retain a copy for your records.**

For more information on permissive exemptions, please go to <https://revenue.nebraska.gov/PAD/permissive-exemptions>

### For County Assessor's Recommendation

Approval      COMMENTS: \_\_\_\_\_  
 Approval of a Portion      \_\_\_\_\_  
 Denied      \_\_\_\_\_

*[Signature]* Signature of County Assessor      *1/14/2025* Date

### For County Board of Equalization Use Only

Approved      If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.  
 Approval of a Portion      \_\_\_\_\_  
 Denied      \_\_\_\_\_

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

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**





Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508  
Cincinnati, OH 45201

KEARNEY COMMUNITY SUSTAINABLE HOUSING  
2224 CENTRAL AVE SUITE NS1-6  
KEARNEY, NE 68847

Date:  
10/18/2023  
Employer ID number:  
92-1948935  
Person to contact:  
Name: Jeffrey Flynn II  
ID number: 62032  
Telephone: 877-829-5500  
Accounting period ending:  
December 31  
Public charity status:  
170(b)(1)(A)(vi)  
Form 990 / 990-EZ / 990-N required:  
Yes  
Effective date of exemption:  
August 2, 2022  
Contribution deductibility:  
Yes  
Addendum applies:  
No  
DLN:  
26053486008893

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements



**ARTICLES OF INCORPORATION**  
**OF**

**KEARNEY COMMUNITY SUSTAINABLE HOUSING**

The undersigned, acting as the Incorporator of a corporation (the "Corporation") under the Nebraska Nonprofit Corporation Act (the "Act"), hereby adopts the following Articles of Incorporation for the Corporation:

**ARTICLE I.**  
**Name**

The name of the Corporation shall be: Kearney Community Sustainable Housing

**ARTICLE II.**  
**Type of Corporation**

The Corporation is a public benefit corporation.

**ARTICLE III.**  
**Registered Office and Registered Agent**

The name of the initial registered agent and the street and mailing addresses of the initial registered office of the Corporation is: Tami J. Moore, 704 10<sup>th</sup> Avenue, Kearney, NE 68845.

**ARTICLE IV.**  
**Incorporator**

The name and street address of the incorporator of the Corporation is: Tami J. Moore, 704 10<sup>th</sup> Avenue, Kearney, NE 68845.

**ARTICLE V.**  
**Duration**

The Corporation shall have perpetual existence.

**ARTICLE VI.**  
**Purposes**

The purpose for which the Corporation is organized is to provide safe, sustainable housing units for individuals and families who are transitioning from acute crisis situations into stable life situations and are exclusively charitable, scientific and educational within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provision of any future federal tax code (the "Code").

**ARTICLE VII.**  
**Members**

The corporation shall not have members.

**ARTICLE VIII.**  
**Board of Directors**

The management of the affairs of the Corporation shall be vested with the Board of Directors. The Board of Directors shall be responsible for the administration and disposition of all of the Corporation's real and personal property in accordance with the purposes for which the Corporation has been organized and in accordance with any terms and conditions of any gift, grant, devise or bequest under which the Corporation may have received certain property.

**ARTICLE IX.**  
**Dissolution**

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by the District Court of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

**ARTICLE X.**  
**Amendments**

These Articles of Incorporation may be amended at any time in the manner and form provided by the Act as existing at the time of the adoption of these Articles of Incorporation or as provided by any other applicable law.

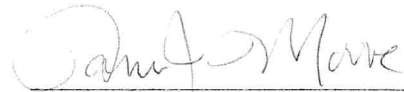
**ARTICLE XI.**  
**Severability**

In the event that any of the provisions of these Articles of Incorporation (including any provision within a single section, paragraph or sentence) is held by a court of competent jurisdiction to be invalid, void or otherwise unenforceable, the remaining provisions are severable and shall remain enforceable to the full extent permitted by law.

**ARTICLE XII.**  
**Interpretation**

Unless the context otherwise requires, words or expressions contained in these Articles of Incorporation bear the same meaning as in the Act. The term "Act" means the Nebraska Nonprofit Corporation Act as in effect on the date hereof and any statutory modification or successor statute thereto that may hereafter be enacted or come into effect.

Dated: July 7, 2022

A handwritten signature in cursive script, appearing to read "Tami J. Moore".

---

Tami J. Moore, Incorporator

File with Your County Assessor on or Before December 31

# Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read Instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization KPT&G LLC		County Name Buffalo	Tax Year 2025
Name of Business If Different than Organization		State Where Incorporated Nebraska	
Name of Owner of Property KPT&G LLC C/O Bryan Health		Value of Real Property \$470,670	Value of Personal Property \$
Street or Other Mailing Address of Applicant 1600 S 48th Street		Contact Name Jon Peppmuller	Parcel ID Number 580072990
City Lincoln	State NE	Zip Code 68506	Phone Number 402-481-1111
Email Address jon.peppmuller@bryanhealth.org			
Type of Ownership <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input checked="" type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization			

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
John Woodrich	Director	1600 S 48th Street, Lincoln, NE 68506

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

Western Nebraska Property Development Add Blk 1 Lot 1, Blk 2 Lots 1,2,3,4 (18,92A)

RECEIVED  
BUFFALO COUNTY  
ASSESSOR'S OFFICE  
DATE 12/20/24 TJC

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

- Agricultural and Horticultural Society  
 Educational  
 Religious  
 Charitable  
 Cemetery

Give a detailed description of the primary use of the property and any other uses of the property:

Construction began in late 2023 on a 25,000 square foot new construction building for the new Kearney Cancer Center for Cancer Services in Kearney, NE. Bryan Medical Center and Kearney Regional Medical Center will be providing the services at the Kearney Cancer Center. **\*\*PLEASE NOTE THIS APPLICATION SEEKS A 14.7% EXEMPTION ONLY BASED UPON THE SQUARE FOOTAGE OF THIS FACILITY. 85.3% OF WHICH IS LEASED TO A NON-EXEMPT ENTITY\*\***

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

- Is all of the property used exclusively as described above?  YES  NO
- Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO
- Is a portion of the property used for the sale of alcoholic beverages?  YES  NO
- If Yes, state the number of hours per week \_\_\_\_\_
- Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

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 Controller

Date 12/20/2024

Retain a copy for your records.

### For County Assessor's Recommendation

- Approval  
 Approval of a Portion  
 Denied

COMMENTS:

recommended 14.7% Exemption

Signature of County Assessor

Date 1/14/2025

### For County Board of Equalization Use Only

- Approved  
 Approval of a Portion  
 Denied

If the County Board's determination is different from the County Assessor'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

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

# Buffalo County, NE

## Summary



**Parcel Number** 580072990  
**PropertyAddress**  
**City**  
**State**  
**Zip**  
**Legal** WESTERN NEBRASKA PROPERTY DEVELOPMENT ADD BLK 1  
 LOT 1, BLK 2 LOTS 1,2,3,4 (18.92A)  
**Acres** 0  
**Tax District** 1000  
**Neighborhood** 2044 - 30TH AVES OF UPRR & 11TH  
**School District** 10-0007  
**Zoning** Commercial  
**LotArea** 18.9200 ACRE(S)

## Owners

[KPT&G, LLC](#)  
 300 S 68TH STREET PLACE, STE 500  
 C/O BRYAN HEALTH ATTN: PEPPMULLER, JON  
 LINCOLN, NE 68510

## Sales

Sale Date	Sale Price	Grantee	SellerName
7/31/2024	\$0	GCP WESTERN NEBRASKA CANCER CENTER, LLC	KPT&G, LLC
12/31/2017	\$662,000	KPT&G, LLC	KEARNEY PROPERTIES, LLC

## Recent Sales in Area

Sale date range:

From: 12/20/2021 To: 12/20/2024

Sales by Neighborhood

Distance: 1500 Feet Sales by Distance

## Land

Frontage	Depth1	Depth2	Square Feet	Description
0	0	0	19	18.9200 ACRE(S)

## Valuation

Assessed Year	2024	2023	2022	2021	2020
Dwelling/Building	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land	\$470,670.00	\$427,880.00	\$427,880.00	\$427,880.00	\$427,880.00
<b>Total</b>	<b>\$470,670.00</b>	<b>\$427,880.00</b>	<b>\$427,880.00</b>	<b>\$427,880.00</b>	<b>\$427,880.00</b>

**Tax History**

Tax Year	2024	2023	2022	2021	2020
Value	\$470,670.00	\$427,880.00	\$427,880.00	\$427,880.00	\$427,880.00
Tax	\$8,068.50	\$7,758.44	\$7,964.88	\$7,839.82	\$7,838.14
Exemption	\$564.00	\$476.00	\$456.00	\$460.00	\$437.00
Net Tax	\$6,273.54	\$7,282.20	\$7,508.80	\$7,379.64	\$7,400.80

**Treasurer Link**

[Treasurer's Online](#)

**Property Record Card(s)**

- [Property Record Card \(PDF\)](#)
- [Property Record Card-1 \(PDF\)](#)
- [Property Record Card-2 \(PDF\)](#)
- [Property Record Card-3 \(PDF\)](#)
- [Property Record Card-4 \(PDF\)](#)
- [Property Record Card-5 \(PDF\)](#)
- [Property Record Card-6 \(PDF\)](#)
- [Property Record Card-7 \(PDF\)](#)
- [Property Record Card-8 \(PDF\)](#)
- [Property Record Card-9 \(PDF\)](#)
- [Property Record Card-10 \(PDF\)](#)
- [Property Record Card-11 \(PDF\)](#)
- [Property Record Card-12 \(PDF\)](#)
- [Property Record Card-13 \(PDF\)](#)

**Photos**



No data available for the following modules: Dwelling/Building, Other Improvements, Sketches, Site Plan Viewer.

The public information contained herein is furnished as a public service by Buffalo County. The map, all associated data, and measurements are approximate and not to be used for any official purpose. Buffalo County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information for any other particular use. Furthermore, Buffalo County assume no liability associated with the use or misuse of said information.

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 Last Data Upload: 12/19/2024, 8:58:42 PM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
 GEOSPATIAL



- Parcels
- Parcel Numbers
- Roads



Items designated as 'Roads' may include both public and private roads, driveways, easements, or other means of public or private access some of which may not legally or factually exist

Date created: 12/20/2024  
Last Data Uploaded: 12/19/2024 9:58:42 PM  
Developed by



New

File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization <i>The Ambry Association, Inc.</i>	County Name <i>Buffalo</i>	Tax Year <i>2025</i>
Name of Business if Different than Organization	State Where Incorporated <i>Nebraska</i>	ASSESSOR'S OFFICE <i>12-27-2024</i>
Name of Owner of Property <i>The Ambry Association, Inc.</i>	Value of Real Property <i>\$176,620</i>	Value of Personal Property <i>\$</i>
Street or Other Mailing Address of Applicant <i>15 E. 26<sup>th</sup> Street</i>	Contact Name <i>Douglas LeDroit</i>	Parcel ID Number <i>605427100</i>
City <i>Kearney</i>	State <i>NE</i>	Zip Code <i>68847</i>
	Email Address <i>douglas.ledroit@gmail.com</i>	Phone Number <i>308-708-0254</i>

Type of Organization (Please attach documentation of organization's formation and purpose)

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

Name	Title of Officers, Directors, or Partners	Phone Number	Email Contacts
<i>Gary Luther</i>	<i>President</i>	<i>402-631-9335</i>	<i>lutheraw@gmail.com</i>
<i>Jim Cole</i>	<i>Vice President</i>	<i>308-627-3716</i>	<i>JamesRCole121249@gmail.com</i>
<i>Douglas LeDroit</i>	<i>Treasurer/Manager</i>	<i>308-708-0254</i>	<i>douglas.ledroit@gmail.com</i>

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

*SW1/4 SS ADD KY LT 151  
15 E 26<sup>th</sup> ST Kearney NE 68847*

For more information on permissive exemptions, please scan the QR code.



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

Agricultural and Horticultural Society  
 Educational  
 Religious  
 Charitable  
 Cemetery

Give a detailed description of the primary use of the property and all other uses of the property: Please attach ALL documents that would support the property for possible exemption. The burden of proof lies with the organization applying for exemption. Please attach additional pages if needed.

*To provide rooms for anonymous 12 Step and addiction recovery meetings and functions*

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above?  YES  NO

Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO

Is a portion of the property used for the sale of alcoholic beverages?  YES  NO

If Yes, state the number of hours per week \_\_\_\_\_

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

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** *Douglas LeDroit* \_\_\_\_\_ *Treasurer/Manager* \_\_\_\_\_ *12/27/24*  
 Authorized Signature Title Date

Retain a copy for your records.

### For County Assessor's Recommendation

Approval  
 Approval of a Portion  
 Denied

COMMENTS: \_\_\_\_\_

Signature of County Assessor \_\_\_\_\_ *[Signature]* \_\_\_\_\_ *1/14/2025*  
 Date

### For County Board of Equalization Use Only

Approved  
 Approval of a Portion  
 Denied

If the County Board's determination is different from the County Assessor'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 \_\_\_\_\_

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.



File with Your County Assessor on or Before December 31

# Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM 451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization CHRISTIANS FOR CHRISTIAN EDUCATION, INC		County Name BUFFALO	Tax Year 2025
Name of Business if Different than Organization DBA: FAITH CHRISTIAN SCHOOL		State Where Incorporated NEBRASKA	
Name of Owner of Property		Value of Real Property \$	Value of Personal Property \$
Street or Other Mailing Address of Applicant 5710 19TH AVE		Parcel ID Number 310002677	
City KEARNEY		State NE	Zip Code 68845
		Contact Name Aaron Peterson	Phone Number 308-236-8744
		Email Address a.peterson@fcskearney.org	


Type of Organization (Please attach documentation of organization's formation and purpose)

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

Name	Title of Officers, Directors, or Partners	Phone Number	Email Contacts
Josh Murdoch	President	308-991-4673	Josh.Murdoch.2012@gmail.com
Simon Ritchie	Vice President	308-440-0058	Simon.Ritchie@Parker.com
Becky Lombard	Treasurer	319-361-4144	lumbard412@gmail.com

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

For more information on permissive exemptions, please scan the QR code.



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

Agricultural and Horticultural Society
  Educational
  Religious
  Charitable
  Cemetery

Give a detailed description of the primary use of the property and all other uses of the property: Please attach ALL documents that would support the property for possible exemption. The burden of proof lies with the organization applying for exemption. Please attach additional pages if needed.

RECEIVED

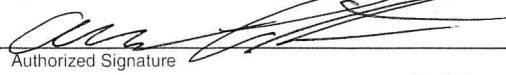
BUFFALO COUNTY ASSESSOR'S OFFICE

12/20/24

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above?  YES  NO  
 Is the property used for financial gain or profit to either the owner, the owner or organization making exclusive use of the property, or private individuals?  YES  NO  
 Is a portion of the property used for the sale of alcoholic beverages?  YES  NO  
 If Yes, state the number of hours per week \_\_\_\_\_  
 Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin?  YES  NO

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.

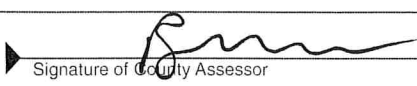
**sign here**  \_\_\_\_\_ Principal \_\_\_\_\_ 12/20/2024  
 Authorized Signature Title Date

Retain a copy for your records.

**For County Assessor's Recommendation**

Approval  
 Approval of a Portion  
 Denied

COMMENTS: \_\_\_\_\_

 \_\_\_\_\_ 1/14/2025  
 Signature of County Assessor Date

**For County Board of Equalization Use Only**

Approved  
 Approval of a Portion  
 Denied

If the County Board's determination is different from the County Assessor'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

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

RECEIVED

File with Your County Assessor on or Before December 31

Exemption Application for Tax Exemption on Real and Personal Property by Qualifying Organizations

BUFFALO COUNTY ASSESSOR'S OFFICE FORM 451 DATE 12-31-2024

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization: Classic Car Collection, a Not-for-Profit Corporation; County Name: Buffalo; Tax Year: 2024; Name of Business: d/b/a The American Automobile Experience; State: Nebraska; Value of Real Property: \$0; Value of Personal Property: \$46,000; Parcel ID Number: 310008947; Contact Name: Brad Kernick; Email Address: bkernick@frontier.net

Type of Ownership: Charitable Organization

Table with 3 columns: Name, Title of Officers, Directors, or Partners, Address, City, State, Zip Code. Rows include Brad Kernick (Chairman), Jeff Knapp (Vice Chairman), and Earl Joy (Treasurer).

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles: Personal Property: Auto memorabilia, including artwork, displays, plaques, auto-related artifacts. See attached schedule.

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

Give a detailed description of the primary use of the property and any other uses of the property: Used as informative displays to enhance the experience of the guests touring the automotive museum. See attached schedule for explanations the museum's exempt purpose and program accomplishments.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions. Is all of the property used exclusively as described above? YES

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. Signature: Brad Kernick, Title: CHAIRMAN OF BO, Date: 12/31/24

For County Assessor's Recommendation: Approval checked. Signature of County Assessor: [Signature], Date: 1/14/2025

For County Board of Equalization Use Only: Approved checked. 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.

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

## Schedule to Form 451

### CLASSIC CAR COLLECTION BOARD OF DIRECTORS December 1, 2024

Brad Kernick, Chairman  
Multiple volunteer and certified auto  
appraiser  
4308 Country Club Lane  
Kearney, Nebraska 68845  
(308) 440-2941  
[bkernick@frontiernet.net](mailto:bkernick@frontiernet.net)

Jeffrey Knapp, Vice Chairman  
Attorney at Law  
510 West 24<sup>th</sup> Street  
Kearney, Nebraska 68845  
(308) 237-9428  
[jknapp@lycos.com](mailto:jknapp@lycos.com)

Jackie Purdy, Secretary  
Volunteer on several boards  
6 Indian Hills Drive  
Kearney, Nebraska 68847  
(308) 237-5521  
[klpjap6@gmail.com](mailto:klpjap6@gmail.com)

Earl Joy, Treasurer  
Retired  
707 11<sup>th</sup> Ave Place  
Kearney, NE 68845

Bruce Schanbacher  
Retired – bus driver  
1611 West 73<sup>rd</sup> Street  
Kearney, NE 68845  
(308) 233-2806  
[bdsschanbacher@gmail.com](mailto:bdsschanbacher@gmail.com)

Norris Marshall  
President, Blue Print Engines  
186 W Road  
Kearney, NE 68847  
(308) 236-1000  
[norris@marshallengines.com](mailto:norris@marshallengines.com)

Gene Beerbohm  
Insurance Agent, Volunteer Fireman  
5004 Avenue M Place  
Kearney, Nebraska 68847  
(308) 440-2449  
[gbeerbohm@charter.net](mailto:gbeerbohm@charter.net)

Tom Henning  
President, Cash-Wa Distributing  
820 West 82<sup>nd</sup> Street  
Kearney, Nebraska 68845

John Sahling  
Long-time semi-truck business owner  
c/o Sahling Kenworth  
2206 East 25<sup>th</sup> Street  
Kearney, Nebraska 68847

Danny Oberg  
Car enthusiast  
619 S Clay St  
Grand Island, NE 68803

Steve Mercer  
Farmer  
3355 East 11<sup>th</sup> Street  
Kearney, NE 68847

Reed Miller  
Engineer  
1111 Central Avenue  
Kearney, NE 68847

Schedule to Form 451

9:45 AM  
12/28/24  
Accrual Basis

Classic Car Collection  
Transactions by Account  
As of December 28, 2024

Type	Date	Num	Adj	Name	Memo	Clr	Split	Debit	Credit	Balance
1200.1 Equipment										
Bill	08/02/2023			Intellicom	three additional bright sign players			2,830.30		0.00
Bill	03/03/2024	28		Computer Repair and Surveillan...	GW Brand VCR Surveillance System; POE and support up to 12 cameras			5,000.00		2,830.30
Bill	04/09/2024	696955		Yenda's Music	Optoma ZW350E Laser Projector			1,098.93		7,830.30
Bill	07/08/2024	700317		Yenda's Music	Optoma ZW350E Laser Projector for Art Hoops Display #2			1,098.93		8,929.23
								9,968.16	0.00	9,968.16
								9,968.16	0.00	9,968.16

853.86  
10,822.02

8/9/2024 Ron's Flag poles

2/11

Total Depreciable Equipment

Schedule to Form 451

Depreciation Detail Listing

Program Services

2023

PAGE 1

\* Item is included in UBIA for Section 199A calculations. See "UBIA" in lower right corner.

(This page is not filed with the return. It is for your records only.)

Social security number/EIN

45-2560489

Classic Car Collection

No.	Description	Date	Cost	Basis Adjustment	Business percentage	Section 179	Bonus depreciation	Depreciable Basis	Life	Method	Rate	Prior Depreciation	Current Depreciation	Accumulated Depreciation	AMT Current
1	Bright Sign Players	08-02-2023	2,830		100.00			2,830	5	SL	10		283	283	283
2	Security System	03-03-2024	5,000		100.00			5,000	5	SL	10		500	500	500
3	Optoma ZW350E Laser Projector	04-09-2024	1,069		100.00			1,069	5	SL	10		107	107	107
4	Optoma Laser Projector	8-2024	1069		100			1069	5	SL	10				
5	2 Plug poles	8-9-2024	854		100			854	7	SL	10				
								10,802							
<b>Totals</b>													8,899	890	890

Land Amount  
Net Depreciable Cost

8,899

CY 179 and CY Bonus  
TOTAL CY Depr including 179/bonus

890

ST ADJ:

*Schedule to Form 451 - Car Memorabilia Collection*  
**Classic Car Collection**  
**Transactions by Account**  
 As of December 28, 2024

9:50 AM  
 12/28/24  
 Accrual Basis

Type	Date	Num	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
1076.1 - Car Memorabilia											0.00
Bill	02/28/2023			Steffes Group	earned money on purchase of memorabilia			2000 1 Accounts	20,000.00		20,000.00
Bill	03/31/2023			Steffes Group	balance due on purchase of memorabilia			2000 1 Accounts	90,000.00		110,000.00
<b>Total 1076.1 - Car Memorabilia</b>											
<b>TOTAL</b>									<b>110,000.00</b>	<b>0.00</b>	<b>110,000.00</b>

*Total Cost*

Classic Car Collection, a 501 (c)(3) not-for-profit Nebraska corporation

Personal Property purchased from Steffes Auction Group May 2023 "Memorabilia" - Major items in purchase:

1923 Ford Model T (picture car) \$8,000

1948 Dodge Custom Sedan \$5,000

1954 Flexible Visicoach Bus \$8,000

Library \$ 500

Signage (interior, exterior) \$7,000

Artwork hung on walls \$7,000

200 +/- Belts, stations used throughout museum \$2,000

Gift Shop Inventory at cost \$4,000

Projectors \$1,000

Shop tools, supplies \$1,500

Jack stands \$1,000

Kiosks \$1,000

*Estimated value \$46,000*

*Total cost of collection purchased was \$110,000 acquired in 2023. we haven't been able to get a detailed list of collectible items acquired. The difference from the estimated value of items listed is thought to be cost to acquire business name and other intangible assets.*

Schedule to Form 990

Form 990

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

2023

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Go to www.irs.gov/Form990 for instructions and the latest information.

Header section A through K containing organization details: Classic Car Collection, The American Automobile Experience, 3600 Hwy 30 E - Ste B, Kearney, NE 68847. Includes tax-exempt status (501(c)(3)), website (americanautoexperience.com), and form of organization (Corporation).

Part I Summary

Summary table with columns for Activities & Governance, Revenue, Expenses, and Net Assets or Fund Balances. Rows include mission statement, member counts, revenue breakdown (Total revenue: 109,760), expenses breakdown (Total expenses: 112,598), and net assets (Total assets: 243,315).

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature section for Brad Kernick, Chairman, including signature and title.

Preparer information section for R Andrew Hanson, CPA, LLC, including signature, date (12-31-2024), and PTIN (P00023849).

May the IRS discuss this return with the preparer shown above? See instructions. [X] Yes [ ] No

For Paperwork Reduction Act Notice, see the separate instructions.

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III [ ]

1 Briefly describe the organization's mission:
Classic Car Collection is dedicated to presenting an entertaining yet artful perspective tracing the major role that the automobile has played relative to history, culture, industry, and innovation.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [ ] Yes [x] No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [ ] Yes [x] No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code: ) (Expenses \$ 107,084 including grants of \$ 50 ) (Revenue \$ 48,744 )
Maintaining the museum featuring over 120 cars currently in the collection. The majority of which are on loan to the musuem. Other exhibits include authentic vignettes, artwork, mannequins, and other items. We embrace and use technology via interactive displays to help illustrate the wide-ranging effects that automobiles have and continue to have on our lives. The museum has recreated a 1950's gas station, with both vintage tools and modern devices, which shows the progression of technical sophistication and advancement. There is also a drive-in theater screen and display that incorporates the original ticket booth from the local Kearney Drive-In. Other displays include various video screens showing historical footage and events. The "Car Hoods Project" is the crowning bit of technology. Using recreated car hoods as projector screens, they provide historical yet entertaining footage.

4b (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

4c (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

4d Other program services (Describe on Schedule O.)
(Expenses \$ including grants of \$ ) (Revenue \$ )

4e Total program service expenses 107,084



Schedule to Form 451

**Part X Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part X

		(A)		(B)		
		Beginning of year		End of year		
Assets	1	Cash - non-interest-bearing	28,022	1	24,571	
	2	Savings and temporary cash investments		2		
	3	Pledges and grants receivable, net		3		
	4	Accounts receivable, net		4		
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5		
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6		
	7	Notes and loans receivable, net		7		
	8	Inventories for sale or use	1,389	8	4,485	
	9	Prepaid expenses and deferred charges	91,667	9	96,250	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a	8,899		
	b	Less: accumulated depreciation	10b	890	10c	8,009
	11	Investments - publicly traded securities		11		
	12	Investments - other securities. See Part IV, line 11		12		
	13	Investments - program-related. See Part IV, line 11		13		
	14	Intangible assets		14		
	15	Other assets. See Part IV, line 11 (Museum Collection)	110,000	15	110,000	
16	<b>Total assets.</b> Add lines 1 through 15 (must equal line 33)	231,078	16	243,315		
Liabilities	17	Accounts payable and accrued expenses	3,850	17	3,925	
	18	Grants payable		18		
	19	Deferred revenue		19		
	20	Tax-exempt bond liabilities		20		
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		21		
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22		
	23	Secured mortgages and notes payable to unrelated third parties		23		
	24	Unsecured notes and loans payable to unrelated third parties		24	15,000	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		25		
	26	<b>Total liabilities.</b> Add lines 17 through 25	3,850	26	18,925	
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.					
	27	Net assets without donor restrictions	227,228	27	224,390	
	28	Net assets with donor restrictions		28		
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.					
	29	Capital stock or trust principal, or current funds		29		
	30	Paid-in or capital surplus, or land, building, or equipment fund		30		
	31	Retained earnings, endowment, accumulated income, or other funds		31		
	32	<b>Total net assets or fund balances</b>	227,228	32	224,390	
33	<b>Total liabilities and net assets/fund balances</b>	231,078	33	243,315		

# Schedule to Form 990 - Public Support Schedule

**Part III Support Schedule for Organizations Described in Section 509(a)(2)**

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
<b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	6,174	107,566	108,079	98,247	54,499	374,565
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose . . . . .	53,335	50,243	55,666	65,835	88,727	313,806
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf . . . . .						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge . . . . .						
<b>6 Total.</b> Add lines 1 through 5 . . . . .	59,509	157,809	163,745	164,082	143,226	688,371
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons . . . . .				45,000	10,000	55,000
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
<b>c</b> Add lines 7a and 7b . . . . .				45,000	10,000	55,000
<b>8 Public support.</b> (Subtract line 7c from line 6.) . . . . .						633,371

**Section B. Total Support**

Calendar year (or fiscal year beginning in)	(a) 2019	(b) 2020	(c) 2021	(d) 2022	(e) 2023	(f) Total
<b>9</b> Amounts from line 6 . . . . .	59,509	157,809	163,745	164,082	143,226	688,371
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources . . . . .				237	1,389	1,626
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 . . . . .						
<b>c</b> Add lines 10a and 10b . . . . .				237	1,389	1,626
<b>11</b> Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) . . . . .				610	208	818
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.) . . . . .	59,509	157,809	163,745	164,929	144,823	690,815
<b>14 First 5 years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> . . . . . <input type="checkbox"/>						

**Section C. Computation of Public Support Percentage**

<b>15</b> Public support percentage for 2023 (line 8, column (f), divided by line 13, column (f)) . . . . .	<b>15</b>	91.68 %
<b>16</b> Public support percentage from 2022 Schedule A, Part III, line 15 . . . . .	<b>16</b>	93.35 %

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for 2023 (line 10c, column (f), divided by line 13, column (f)) . . . . .	<b>17</b>	0.00 %
<b>18</b> Investment income percentage from 2022 Schedule A, Part III, line 17 . . . . .	<b>18</b>	0.00 %

- 19a 33 1/3% support tests - 2023.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization
- b 33 1/3% support tests - 2022.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization
- 20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

File with the County Assessor on or before May 1, or a penalty will be assessed.


# Personal Property Return

## Nebraska Net Book Value

\* Attach all supporting schedules

Tax Year	<b>2025</b>
County Name	<b>BUFFALO</b>

**Please complete this return and file with the county assessor's office. Your county assessor may require a copy of your federal depreciation worksheet, if applicable.**

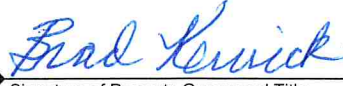
Name and Mailing Address of Property Owner <b>CLASSIC CAR COLLECTION</b> <b>DBA: THE AMERICAN AUTOMOBILE EXPERIENCE</b> <b>C/O KERNICK, BRAD</b> <b>3600 HIGHWAY 30 EAST SUITE B</b> <b>KEARNEY, NE 68847</b> 	Telephone Number <b>308-440-2941</b>	Schedule Number <b>310008947</b>
	Property Type <b>Tax Exempt</b>	Tax District & Precinct/Township <b>1000</b> 1000 KEARNEY CITY 10-0007
	Legal Description and / or Address of Property (if different than Mailing)	

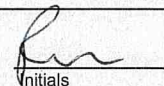
Totals	Taxable Value	
1 Commercial and industrial property total (from schedule) . . . . .	1	8,515
2 Agricultural machinery and equipment total (from schedule) . . . . .	2	
3 TOTAL TAXABLE VALUE before exemptions (total of lines 1 and 2) . . . . .	3	8,515

Describe any leased or consigned property in your custody, and list the name and address of the lessor or owner.	
Description of Property	Name and Address of Lessor or Owner

Under penalties of law, I declare that I have examined this return, including any attached schedules, and to the best of my knowledge and belief, it is correct and complete.

**sign here**

	<u>2/5/25</u>	<u>308-440-2941</u>	<u>bkernick@frontiernet.net</u>
Signature of Property Owner and Title	Date	Daytime Phone Number	Email Address
Signature of Preparer	Date	Daytime Phone Number	Email Address

For County Assessor's Use Only	
Depreciation Worksheet Reviewed	PENALTY <input type="checkbox"/> 10% <input type="checkbox"/> 25%
<u>2/5/25</u>  Date Initials	
Total personal property value exempted under Beginning Farmer Tax Credit Act	
\$	

**Return to: BUFFALO COUNTY ASSESSOR, PO BOX 1270, KEARNEY, NE 68848-1270**

Signature of County Assessor \_\_\_\_\_ Date \_\_\_\_\_



# Personal Property Schedule – Nebraska Net Book Value

\* Attach as many schedules as necessary to your Nebraska Personal Property Return.  
\* Retain a copy for your records.

Name on Personal Property Return <b>CLASSIC CAR COLLECTION ( 310008947 )</b>	For Tax Year <b>2025</b>
---	-----------------------------

Type of Property (Check only one box.)	
1 <input type="checkbox"/> Commercial and Industrial Property	2 <input type="checkbox"/> Agricultural Machinery and Equipment

You may include more than one item on a line ONLY when items were placed in service in the same calendar year and have the same recovery period.

(A) Item Name/Description	(B) Year Placed in Service	(C) Number of Items	(D) Nebraska Adjusted Basis	(E) Recovery Period	(F) Net Book Depreciation Factor	(G) Net Book Taxable Value (Col. D X Col. F) (Round to Whole Dollar)
( 5 ) 2 FLAG POLES	2024	0	\$ 854	7	89.29 %	\$ 763
( 4 ) OPOMAL LASER PROJECTOR	2024	0	1,069	5	85.00	909
( 3 ) OPTOMA ZW350E LASER	2024	0	1,069	5	85.00	909
( 2 ) SECURITY SYSTEM	2024	0	5,000	5	85.00	4,250
( 1 ) 3 BRIGHT SIGN PLAYERS	2023	0	2,830	5	59.50	1,684

TOTAL this page (if more than one schedule is used, total each page separately).  
Enter the total of all pages on line 1 or line 2, as appropriate, on the Personal Property Return . . . \$ 8,515

File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility  
Annual Filing Required

FORM  
**451NF**

Name of Owner <b>5410 17th Ave NE PropCo, LLC</b>		County Name <b>Buffalo</b>	Tax Year <b>2025</b>
Name of Business if Different than Owner <b>Kinship Poine KEarney Northridge</b>			
Street or Other Mailing Address of Applicant <b>5410 17th Ave</b>	City <b>Kearney</b>	State <b>NE</b>	Zip Code <b>68845</b>
Contact Name <b>Sheryl Marcet</b>	Email Address <b>sheryl.marcet@arcushp.com</b>	Phone Number <b>312-925-9976</b>	Parcel Number <b>0580149300</b>
Legal Description of Real Property <b>Attached</b>			

**RECEIVED**  
BUFFALO COUNTY  
ASSESSOR  
DATE **12-30-2024**  
For more information on permissive exemptions, please scan the QR code.



What type of for-profit facility is the exemption being applied? (check all that apply)  
 Nursing Facility     Skilled Nursing Facility     Assisted-Living Facility

Does this facility accept Medicaid benefits?     Yes     No

If yes, complete the information below for the most recent three-year period from date the form is completed:  
The exemption percentage for each year in the most recent three-year period is equal to a facility's number of occupied Medicaid beds for a given year divide by the facility's total number of occupied bed for that year. The exemption percentage for each year is added together and divided by three to calculate the average percentage of occupied Medicaid beds over the most recent three year period. This number is the final exemption percentage that will be multiplied by the facility's property taxes to determine the facility's exemption amount. Please see specific instructions on reverse side for each column below.

1	2	3	4
The three most recent years:	Total number of occupied beds for year specified in Column (1)	Total number of occupied Medicaid Beds for Year	Percentage of occupied Medicaid Beds: Column (3) divided by Column (2)
Year 1: 202 <sub>4</sub>	39	5	12.8%
Year 2: 202 <sub>3</sub>	40	5	12.5%
Year 3: 202 <sub>2</sub>	36	4	11.1%

5	5a	5b
Calculate the three year average percentage of occupied Medicaid beds for exempt purposes	Sum of three year Percentages from Column (4)	Average Occupied Medicaid Beds Percentage Column (5a) divided by 3
	36.4%	12.13%

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** *Sheryl Marcet*  
Authorized Signature

Vice President  
Title

12/30/2024  
Date

Retain a copy for your records.

### For County Assessor's Recommendation

Approval for **12.13** %  
 Denied

COMMENTS: \_\_\_\_\_

*[Signature]*  
Signature of County Assessor

**1/14/2025**  
Date

### For County Board of Equalization Use Only

Approved for \_\_\_\_\_ %  
 Denied

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

\_\_\_\_\_  
Signature of County Board Member

\_\_\_\_\_  
Date

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

**Exhibit A**

**Legal Description of Property**

A tract of land being Lot 2, Block 1, Northridge Retirement Subdivision, a subdivision to the City of Kearney, being part of the East half of the Northeast 1/4 of Section 27, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT, However that part of Lot 2 being more particularly described as follows: Referring to the Southeast corner of Lot 1, Northridge Retirement Subdivision and assuming the East line of Lot 1 and Lot 2 of said Northridge Retirement Subdivision as bearing South and all bearings contained herein are relative thereto; thence South on the East line of said Lot 2 a distance of 25 feet; thence S 89°33'08" W and parallel with the North line of said Lot 1 a distance of 568.99 feet; thence North on a line being 17.29 feet Westerly of as measured at right angles from the West line of said Lot 1 a distance of 459.49 feet to a point on the North line of said Lot 2; thence N 89°33'08" E and on the North line of said Lot 2 a distance of 17.29 feet to the Northwest corner of said Lot 1; thence South on the West line of said Lot 1 a distance of 434.43 feet to the Southwest corner of said Lot 1; thence N 89°33'08" E and on the South line of said Lot 1 a distance of 551.61 feet to the Place of Beginning.

File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility  
Annual Filing Required

FORM  
**451NF**

Name of Owner MEL - WEL Investors, LLC.	County Name Buffalo	Tax Year December 31, 2024
Name of Business if Different than Owner		

Street or Other Mailing Address of Applicant P.O. Box 699	City Spearfish	State SD	Zip Code 57783
Contact Name Maclyn Westland	Email Address maclyn.westland@lantisnet.com	Phone Number 605.642.7736	Parcel Number 0560335220

Legal Description of Real Property  
BUFFALO COMMONS RETIREMENT VILLAGE LOT 2  
(3.732 AC)  
  
5616 4TH AVE

What type of for-profit facility is the exemption being applied? (check all that apply)

Nursing Facility   
  Skilled Nursing Facility   
  Assisted-Living Facility

For more information on permissive exemptions, please scan the QR code.



Does this facility accept Medicaid benefits?     Yes     No

If yes, complete the information below for the most recent three-year period:

(Tax year bed calculations is Total number of beds X Number of days in tax year = Total beds for year). Please see specific instructions on reverse side for each column below.

(1) Tax Year	(2) Total # of beds for facility	(3) Total days in year	(4) Total # of beds for facility for the year (2) x (3) = (4)	(5) Total # of occupied Medicaid Beds for Year	(6) Percentage occupied of Medicaid Beds: (5) divided (4)
2023	48	365	17,520	4,779	27.28%
2022	48	365	17,520	4,305	24.57%
2021	48	365	17,520	4,404	25.14%
(7) Calculate the three year average percentage of occupied Medicaid beds for exempt purposes.	(7a) Sum of three year Percentages from (6)	(7b) Average Occupied Medicaid Beds Percentage (7a) divided by (3)			
	76.99	21.09%			

RECEIVED

BUFFALO COUNTY  
ASSESSOR'S OFFICE

DATE 12-11-24

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**    Maclyn R. Westland    Accountant    12/11/24  
 Authorized Signature    Title    Date

**Retain a copy for your records.**

**For County Assessor's Recommendation**

Approval for 21.09%    COMMENTS: \_\_\_\_\_  
 Denied

[Signature]    1/14/2025  
 Signature of County Assessor    Date

**For County Board of Equalization Use Only**

Approved for \_\_\_\_\_%    If the County Board's determination is different from the County Assessor's recommendation, an explanation is required.  
 Denied

\_\_\_\_\_    \_\_\_\_\_  
 Signature of County Board Member    Date

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

WEL-Life at Kearney  
 Detailed Census Report - By Payer  
 Yearly Census - Ending December 2023

Unit: All Floor: All Payers: All Bed Certification: All

Summary By: Payer	# of Days	Jan/23	Feb/23	Mar/23	Apr/23	May/23	Jun/23	Jul/23	Aug/23	Sep/23	Oct/23	Nov/23	Dec/23
		Medicaid AL - Waiver NE (ALN)	4779	380	392	434	440	408	360	380	372	389	420
Private Pay - Assisted Living (PP)	7735	779	672	713	632	624	589	649	678	632	596	566	605
<b>TOTAL DAYS</b>	<b>12514</b>	<b>1159</b>	<b>1064</b>	<b>1147</b>	<b>1072</b>	<b>1032</b>	<b>949</b>	<b>1029</b>	<b>1050</b>	<b>1021</b>	<b>1016</b>	<b>956</b>	<b>1019</b>



WEL-Life at Kearney  
 Detailed Census Report - By Payer  
 Yearly Census - Ending December 2022

Unit: All Floor: All Payers: All Bed Certification: All

Summary By: Payer	# of Days	Jan/22	Feb/22	Mar/22	Apr/22	May/22	Jun/22	Jul/22	Aug/22	Sep/22	Oct/22	Nov/22	Dec/22
		Medicaid AL - Waiver NE (ALN)	4305	390	335	342	360	350	360	372	371	360	351
Private Pay - Assisted Living (PP)	8556	682	607	719	690	713	649	703	713	758	797	750	775
<b>TOTAL DAYS</b>	<b>12861</b>	<b>1072</b>	<b>942</b>	<b>1061</b>	<b>1050</b>	<b>1063</b>	<b>1009</b>	<b>1075</b>	<b>1084</b>	<b>1118</b>	<b>1148</b>	<b>1080</b>	<b>1159</b>

Date: Dec 3, 2024  
 Time: 17:28:01 CT  
 User: Maclyn Westland

WEL-Life at Kearney  
 Detailed Census Report - By Payer  
 Yearly Census - Ending December 2021

Unit: All Floor: All Payers: All Bed Certification: All

Summary By: Payer	# of Days	Jan/21	Feb/21	Mar/21	Apr/21	May/21	Jun/21	Jul/21	Aug/21	Sep/21	Oct/21	Nov/21	Dec/21
		Medicaid AL - Waiver NE (ALN)	4404	372	336	372	360	372	360	372	372	360	372
Private Pay - Assisted Living (PP)	8265	713	644	699	670	682	670	688	726	716	713	669	675
<b>TOTAL DAYS</b>	<b>12669</b>	<b>1085</b>	<b>980</b>	<b>1071</b>	<b>1030</b>	<b>1054</b>	<b>1030</b>	<b>1060</b>	<b>1098</b>	<b>1076</b>	<b>1085</b>	<b>1029</b>	<b>1071</b>

File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility  
Annual Filing Required

FORM  
**451NF**

Name of Owner: MEL - WEL Investors, LLC. County Name: Buffalo Tax Year: December 31, 2024

Name of Business if Different than Owner: WEL - Life at Kearney

Street or Other Mailing Address of Applicant: P.O. Box 699 City: Spearfish State: South Dakota Zip Code: 57783

Contact Name: Maclyn Westland Email Address: maclyn.westland@lantisnet.com Phone Number: 605.642.7736 Parcel Number: 0560335220

Legal Description of Real Property: BUFFALO COMMONS RETIREMENT VILLAGE LOT 2 (3.732 AC) 5616 4TH AVE

What type of for-profit facility is the exemption being applied? (check all that apply)

- Nursing Facility  Skilled Nursing Facility  Assisted-Living Facility

For more information on permissive exemptions, please scan the QR code.



Does this facility accept Medicaid benefits?  Yes  No

If yes, complete the information below for the most recent three-year period from date the form is completed: The exemption percentage for each year in the most recent three-year period is equal to a facility's number of occupied Medicaid beds for a given year divide by the facility's total number of occupied bed for that year. The exemption percentage for each year is added together and divided by three to calculate the average percentage of occupied Medicaid beds over the most recent three year period. This number is the final exemption percentage that will be multiplied by the facility's property taxes to determine the facility's exemption amount. Please see specific instructions on reverse side for each column below.

1	2	3	4
The three most recent years:	Total number of occupied beds for year specified in Column (1)	Total number of occupied Medicaid Beds for Year	Percentage of occupied Medicaid Beds: Column (3) divided by Column (2)
Year 1: 202 <sub>4</sub>	12,958	4,943	38.15%
Year 2: 202 <sub>3</sub>	12,514	4,779	38.19%
Year 3: 202 <sub>2</sub>	12,861	4,305	33.47%

5	5a	5b
Calculate the three year average percentage of occupied Medicaid beds for exempt purposes	Sum of three year Percentages from Column (4)	Average Occupied Medicaid Beds Percentage Column (5a) divided by 3
	109.81	36.60%

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

Maclyn R. Westland  
Authorized Signature

Accountant  
Title

02/19/25  
Date

Retain a copy for your records.

Amended

### For County Assessor's Recommendation

- Approval for 36.60%  
 Denied

COMMENTS: \_\_\_\_\_

Signature of County Assessor

2/19/25  
Date

### For County Board of Equalization Use Only

- Approved for \_\_\_\_\_%  
 Denied

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

Signature of County Board Member \_\_\_\_\_ Date \_\_\_\_\_

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

Date: Feb 18, 2025  
 Time: 15:03:58 CT  
 User: Maclyn Westland

WEL-Life at Kearney  
 Detailed Census Report - By Payer  
 Yearly Census - Ending December 2024

WEL-Life at Kearney  
 Page # 1

Unit: All Floor: All Payers: All Bed Certification: All

Summary By: Payer Reporting Group	Jan/24	Feb/24	Mar/24	Apr/24	May/24	Jun/24	Jul/24	Aug/24	Sep/24	Oct/24	Nov/24	Dec/24
Medicaid	434	405	351	358	403	397	434	434	420	434	408	465
Private	614	668	725	694	742	706	688	678	592	639	614	655
<b>TOTAL DAYS</b>	1048	1073	1076	1052	1145	1103	1122	1112	1012	1073	1022	1120

# of Days

4943  
8015

12958

WEL-Life at Kearney  
 Detailed Census Report - By Payer  
 Yearly Census - Ending December 2023

Unit: All Floor: All Payers: All Bed Certification: All

Summary By: Payer	# of Days	Jan/23	Feb/23	Marr/23	Apr/23	May/23	Jun/23	Jul/23	Aug/23	Sep/23	Oct/23	Nov/23	Dec/23
		Medicaid AL - Waiver NE (ALIN)	4779	380	392	434	440	408	360	380	372	389	420
Private Pay - Assisted Living (PP)	7735	779	672	713	632	624	589	649	678	632	596	566	605
<b>TOTAL DAYS</b>	<b>12514</b>	<b>1159</b>	<b>1064</b>	<b>1147</b>	<b>1072</b>	<b>1032</b>	<b>949</b>	<b>1029</b>	<b>1050</b>	<b>1021</b>	<b>1016</b>	<b>956</b>	<b>1019</b>

Unit: All Floor: All Payers: All Bed Certification: All

Summary By: Payer	# of Days	Jan/22	Feb/22	Mar/22	Apr/22	May/22	Jun/22	Jul/22	Aug/22	Sep/22	Oct/22	Nov/22	Dec/22
		Medicaid AL - Waiver NE (ALN)	4305	390	335	342	360	350	360	372	371	360	351
Private Pay - Assisted Living (PP)	8556	682	607	719	690	713	649	703	713	758	797	750	775
<b>TOTAL DAYS</b>	<b>12861</b>	<b>1072</b>	<b>942</b>	<b>1061</b>	<b>1050</b>	<b>1063</b>	<b>1009</b>	<b>1075</b>	<b>1084</b>	<b>1118</b>	<b>1148</b>	<b>1080</b>	<b>1159</b>

File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility

Annual Filing Required

**FORM  
451NF**

Name of Owner <b>Seneca Sunrise LLC</b>	County Name <b>Buffalo</b>	Tax Year <b>2025</b>
Name of Business if Different than Owner		

Street or Other Mailing Address of Applicant <b>710 Grand Ave</b>	City <b>Ravenna</b>	State <b>NE</b>	Zip Code <b>68869</b>
Contact Name <b>Linda Zinnell</b>	Email Address <b>lzinnell@yahoo.com</b>	Phone Number <b>308-440-9131</b>	Parcel Number <b>0040391010</b>

Legal Description of Real Property  
**1ST ADD RV BLK 2 (200' x 300' OLD SCHOOL GROUND)  
S-T-R 9-12-14**

What type of for-profit facility is the exemption being applied? (check all that apply)

Nursing Facility   
  Skilled Nursing Facility   
  Assisted-Living Facility

For more information on permissive exemptions, please scan the QR code.



Does this facility accept Medicaid benefits?     Yes     No

If yes, complete the information below for the most recent three-year period:

(Tax year bed calculations is Total number of beds X Number of days in tax year = Total beds for year). Please see specific instructions on reverse side for each column below.

(1) Tax Year	(2) Total # of beds for facility	(3) Total days in year	(4) Total # of beds for facility for the year (2) x (3) = (4)	(5) Total # of occupied Medicaid Beds for Year	(6) Percentage occupied of Medicaid Beds: (5) divided (4)
<b>2022</b>		<b>365</b>	<b>11840</b>	<b>4066</b>	<b>34.3</b>
<b>2023</b>		<b>365</b>	<b>9479</b>	<b>2700</b>	<b>28.5</b>
<b>2024</b>		<b>366</b>	<b>9327</b>	<b>3709</b>	<b>39.8</b>
(7) Calculate the three year average percentage of occupied Medicaid beds for exempt purposes.	(7a) Sum of three year Percentages from (6)	(7b) Average Occupied Medicaid Beds Percentage (7a) divided by (3)			
	<b>102.6</b>	<b>34.2</b>			

RECEIVED

BUFFALO  
ASSESSOR

DATE 12-17-2024 RAD

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**

*Linda Zinnell*  
Authorized Signature

**Manager**  
Title

**12-17-24**  
Date

**Retain a copy for your records.**

**For County Assessor's Recommendation**

Approval for 34.2 %

Denied

COMMENTS: \_\_\_\_\_

*[Signature]*  
Signature of County Assessor

1/14/2025  
Date

**For County Board of Equalization Use Only**

Approved for \_\_\_\_\_ %

Denied

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

\_\_\_\_\_  
Signature of County Board Member

\_\_\_\_\_  
Date

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

<b>Month</b>	Medicaid Census	Total Census	% <b>2022</b>	Medicaid Census	Total Census	% <b>2023</b>	Medicaid Census	Total Census	% <b>2024</b>
January	360	1011	35.6	283	818	34.6	276	741	37.2
February	325	896	36.3	230	941	24.4	270	757	35.7
March	372	982	37.9	220	935	23.5	279	775	36.0
April	360	1084	33.2	240	870	27.6	270	862	31.3
May	329	1029	32.0	247	844	29.3	279	816	34.2
June	330	959	34.4	220	790	27.8	294	720	41.0
July	342	1023	33.4	211	754	28.0	311	730	42.6
August	341	992	34.4	213	747	28.5	341	752	45.3
September	330	952	34.7	210	690	30.4	347	813	42.7
October	331	1022	32.4	206	702	29.3	372	831	44.8
November	329	959	34.3	180	685	26.3	360	790	45.6
December	317	931	34.0	240	703	34.1	310	740	41.9
<b>Totals</b>	<b>4066</b>	<b>11840</b>	<b>34.3</b>	<b>2700</b>	<b>9479</b>	<b>28.5</b>	<b>3709</b>	<b>9327</b>	<b>39.8</b>
	<b># of Medicaid Days for 2022</b>	<b># of Occupied Days for 2022</b>	<b>for 2022</b>	<b># of Medicaid Days for 2023</b>	<b># of Occupied Days for 2023</b>	<b>for 2023</b>	<b># of Medicaid Days for 2024</b>	<b># of Occupied Days for 2024</b>	<b>for 2024</b>

Total Medicaid Census 10475 days divided by Total Census 30646 days equals 34.2 % average for 3 years.

## Seneca Sunrise Worksheet for Form 451 NF



File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility  
Annual Filing Required

FORM  
451NF

Name of Owner <b>Seneca Sunrise LLC</b>	County Name <b>Buffalo</b>	Tax Year <b>2025</b>
Name of Business if Different than Owner		

Street or Other Mailing Address of Applicant <b>710 Grand Ave</b>	City <b>Ravenna</b>	State <b>NE</b>	Zip Code <b>68869</b>
Contact Name <b>Linda Zinnell</b>	Email Address <b>lzinnell@yahoo.com</b>	Phone Number <b>308-440-9131</b>	Parcel Number <b>0040391000</b>

Legal Description of Real Property  
**1ST ADD RV BLK 2 (W100' x 300' OLD SCHOOL GROUND) (TIF)  
S-T-R 9-12-14**

What type of for-profit facility is the exemption being applied? (check all that apply)  
 Nursing Facility     Skilled Nursing Facility     Assisted-Living Facility

For more information on permissive exemptions, please scan the QR code.



Does this facility accept Medicaid benefits?     Yes     No

If yes, complete the information below for the most recent three-year period:

(Tax year bed calculations is Total number of beds X Number of days in tax year = Total beds for year). Please see specific instructions on reverse side for each column below.

(1) Tax Year	(2) Total # of beds for facility	(3) Total days in year	(4) Total # of beds for facility for the year (2) x (3) = (4)	(5) Total # of occupied Medicaid Beds for Year	(6) Percentage occupied of Medicaid Beds: (5) divided (4)
2022		365	11840	4066	34.3
2023		365	9479	2700	28.5
2024		366	9327	3709	39.8
(7) Calculate the three year average percentage of occupied Medicaid beds for exempt purposes.	(7a) Sum of three year Percentages from (6) <b>102.6</b>	(7b) Average Occupied Medicaid Beds Percentage (7a) divided by (3) <b>34.2</b>	<div style="text-align: center;"> <h2 style="color: red; margin: 0;">RECEIVED</h2> <p style="color: red; margin: 0;">BUFFALO COUNTY ASSESSOR'S OFFICE</p> <p style="color: red; margin: 0;">DATE <u>12-17-2024 RAD</u></p> </div>		

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

*Linda Zinnell*  
Authorized Signature

Manager  
Title

12-17-24  
Date

Retain a copy for your records.

### For County Assessor's Recommendation

Approval for 34.2 %  
 Denied

COMMENTS: \_\_\_\_\_

*[Signature]*  
Signature of County Assessor

1/14/2025  
Date

### For County Board of Equalization Use Only

Approved for \_\_\_\_\_ %  
 Denied

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

\_\_\_\_\_  
Signature of County Board Member

\_\_\_\_\_  
Date

**County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.**

<b>Month</b>	Medicaid Census	Total Census	% <b>2022</b>	Medicaid Census	Total Census	% <b>2023</b>	Medicaid Census	Total Census	% <b>2024</b>
January	360	1011	35.6	283	818	34.6	276	741	37.2
February	325	896	36.3	230	941	24.4	270	757	35.7
March	372	982	37.9	220	935	23.5	279	775	36.0
April	360	1084	33.2	240	870	27.6	270	862	31.3
May	329	1029	32.0	247	844	29.3	279	816	34.2
June	330	959	34.4	220	790	27.8	294	720	41.0
July	342	1023	33.4	211	754	28.0	311	730	42.6
August	341	992	34.4	213	747	28.5	341	752	45.3
September	330	952	34.7	210	690	30.4	347	813	42.7
October	331	1022	32.4	206	702	29.3	372	831	44.8
November	329	959	34.3	180	685	26.3	360	790	45.6
December	317	931	34.0	240	703	34.1	310	740	41.9
<b>Totals</b>	<b>4066</b>	<b>11840</b>	<b>34.3</b>	<b>2700</b>	<b>9479</b>	<b>28.5</b>	<b>3709</b>	<b>9327</b>	<b>39.8</b>
	<b># of Medicaid Days for 2022</b>	<b># of Occupied Days for 2022</b>	<b>for 2022</b>	<b># of Medicaid Days for 2023</b>	<b># of Occupied Days for 2023</b>	<b>for 2023</b>	<b># of Medicaid Days for 2024</b>	<b># of Occupied Days for 2024</b>	<b>for 2024</b>

Total Medicaid Census 10475 days divided by Total Census 30646 days equals 34.2 % average for 3 years.

## Seneca Sunrise Worksheet for Form 451 NF

File with Your County Assessor on or Before December 31

# Exemption Application

For a Qualifying For-Profit Nursing Facility, Skilled Nursing Facility, or Assisted-Living Facility  
Annual Filing Required

FORM  
451NF

Name of Owner: **Seneca Sunrise LLC** County Name: **Buffalo** Tax Year: **2025**

Name of Business if Different than Owner

Street or Other Mailing Address of Applicant: **710 Grand Ave** City: **Ravenna** State: **NE** Zip Code: **68869**

Contact Name: **Linda Zinnell** Email Address: **lzinnell@yahoo.com** Phone Number: **308-440-9131** Parcel Number: **0040070000**

Legal Description of Real Property  
**OT RAV BLK 4 LTS 1,2&3**  
**624 Grand Ave**

What type of for-profit facility is the exemption being applied? (check all that apply)

- Nursing Facility  Skilled Nursing Facility  Assisted-Living Facility

For more information on permissive exemptions, please scan the QR code.



Does this facility accept Medicaid benefits?  Yes  No

If yes, complete the information below for the most recent three-year period:

(Tax year bed calculations is Total number of beds X Number of days in tax year = Total beds for year). Please see specific instructions on reverse side for each column below.

(1) Tax Year	(2) Total # of beds for facility	(3) Total days in year	(4) Total # of beds for facility for the year (2) x (3) = (4)	(5) Total # of occupied Medicaid Beds for Year	(6) Percentage occupied of Medicaid Beds: (5) divided (4)
2022		365	11840	4066	34.3
2023		365	9479	2700	28.5
2024		366	9327	3709	39.8
(7) Calculate the three year average percentage of occupied Medicaid beds for exempt purposes.	(7a) Sum of three year Percentages from (6) 102.6	(7b) Average Occupied Medicaid Beds Percentage (7a) divided by (3) 34.2	<b>RECEIVED</b> BUFFALO COUNTY ASSESSOR'S OFFICE DATE <u>12-17-2024</u> RAD		

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: *Linda Zinnell*

Title: *Manager*

Date: *12-17-24*

Retain a copy for your records.

### For County Assessor's Recommendation

Approval for 34.2 %

COMMENTS: \_\_\_\_\_

Denied

Signature of County Assessor: *[Signature]*

Date: *1/14/2025*

### For County Board of Equalization Use Only

Approved for \_\_\_\_\_ %

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

Denied

Signature of County Board Member: \_\_\_\_\_

Date: \_\_\_\_\_

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

Month	Medicaid Census	Total Census	% 2022	Medicaid Census	Total Census	% 2023	Medicaid Census	Total Census	% 2024
January	360	1011	35.6	283	818	34.6	276	741	37.2
February	325	896	36.3	230	941	24.4	270	757	35.7
March	372	982	37.9	220	935	23.5	279	775	36.0
April	360	1084	33.2	240	870	27.6	270	862	31.3
May	329	1029	32.0	247	844	29.3	279	816	34.2
June	330	959	34.4	220	790	27.8	294	720	41.0
July	342	1023	33.4	211	754	28.0	311	730	42.6
August	341	992	34.4	213	747	28.5	341	752	45.3
September	330	952	34.7	210	690	30.4	347	813	42.7
October	331	1022	32.4	206	702	29.3	372	831	44.8
November	329	959	34.3	180	685	26.3	360	790	45.6
December	317	931	34.0	240	703	34.1	310	740	41.9
<b>Totals</b>	<b>4066</b>	<b>11840</b>	<b>34.3</b>	<b>2700</b>	<b>9479</b>	<b>28.5</b>	<b>3709</b>	<b>9327</b>	<b>39.8</b>
	<b># of</b>	<b># of</b>	<b>for</b>	<b># of</b>	<b># of</b>	<b>for</b>	<b># of</b>	<b># of</b>	<b>for</b>
	<b>Medicaid</b>	<b>Occupied</b>	<b>2022</b>	<b>Medicaid</b>	<b>Occupied</b>	<b>2023</b>	<b>Medicaid</b>	<b>Occupied</b>	<b>2024</b>
	<b>Days for</b>	<b>Days for</b>		<b>Days for</b>	<b>Days for</b>		<b>Days for</b>	<b>Days for</b>	
	<b>2022</b>	<b>2022</b>		<b>2023</b>	<b>2023</b>		<b>2024</b>	<b>2024</b>	

Total Medicaid Census 10475 days divided by Total Census 30646 days equals 34.2 % average for 3 years.

## Seneca Sunrise Worksheet for Form 451 NF