

BUFFALO COUNTY BOARD OF COMMISSIONERS
BUFFALO COUNTY BOARD OF EQUALIZATION
TUESDAY, AUGUST 26, 2025

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, August 26, 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 August 21, 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.

Moved by Maendele and seconded by Higgins to approve the August 12, 2025 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Maendele, Higgins, Klein, Kouba, Loeffelholz, Lynch and Morrow. Motion declared carried.

Moved by Higgins and seconded by Loeffelholz to ratify the following August 22, 2025 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Higgins, Loeffelholz, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

AUGUST 22, 2025 PAYROLL

<u>GENERAL FUND</u>			
NET PAYROLL			364,545.84
AMERICAN FAMILY LIFE	I	PREMIUMS	1,426.90
RETIREMENT PLANS AMERITAS	R	EMPE RET	64,075.86
BUFFALO CO TREASURER	I	PREMIUMS	174,162.50
BUFFALO COUNTY COURT	E	GARNISHMENT	166.76
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	6,694.89
FIRST NATIONAL BANK	T	FEDERAL TAXES	121,183.06
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,155.48
MADISON NATIONAL	I	LT DISABILITY	304.99
METLIFE	E	DENTAL	4,280.97
NATIONWIDE RETIREMENT	R	DEFERRED COMP	3,257.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,001.50
STATE OF NE	T	STATE TAXES	18,899.23
VISION SERVICE PLAN	E	EMPE VSP EYE	1,257.06
<u>ROAD FUND</u>			
NET PAYROLL			62,363.70
AMERICAN FAMILY LIFE	I	PREMIUMS	897.39
RETIREMENT PLANS AMERITAS	R	EMPE RET	9,701.36
BUFFALO CO TREASURER	I	PREMIUMS	4,131.00
FIRST CONCORD	E	FLEX FUNDS	821.66
FIRST NATIONAL BANK	T	FEDERAL TAXES	18,249.88
MADISON NATIONAL	I	PREMIUMS	173.29
MADISON NATIONAL	I	LT DISABILITY	107.65
METLIFE	E	DENTAL	1,012.85
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,674.27
VISION SERVICE PLAN	E	EMPE VSP EYE	314.31
<u>WEED FUND</u>			
NET PAYROLL			5,728.19
RETIREMENT PLANS AMERITAS	R	EMPE RET	900.84
BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,789.53
MADISON NATIONAL	I	LT DISABILITY	3.95
METLIFE	E	DENTAL	60.36

STATE OF NE	T	STATE TAXES	264.73
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Commissioner Maendele read into the record Employee Recognitions for the following County Employees: Rhonda Nielson for 1 year of service, Cameron Cauffman for 1 year of service, Kaytlyn Nienaber for 1 year of service, Deb Wilken for 1 year of service, Lynn Martin for 20 years of service and Andrew Hoffmeister for 44 years of service.

U.S. Department of Agriculture Wildlife Specialist Kyle Brown was present to introduce himself to the Board.

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

FROM	2700	INHERITANCE FUND	TO	1275	HEALTH INSURANCE FUND	\$500,000.00
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Moved by Higgins and seconded by Kouba to approve the following transfer of County funds all per budget. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Loeffelholz, Lynch, Maendele and Morrow. Motion declared carried.

FROM	0100	GENERAL FUND	TO	5400	WEED FUND	\$50,000.00
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Moved by Loeffelholz and seconded by Higgins to approve the following August 2025 vendor claims submitted by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Klein, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

<u>GENERAL FUND</u>			
MICHAEL S. ADAMOWICZ PHD	S	CONSULT	1,100.00
ADAMS CO SHERIFF	E	FEES	25.00
AMAZON CAPITAL SERVICES	SU	SUPPLIES	4,098.97
AMERICAN ELECTRIC COMPANY	SU	SUPPLIES	147.30
MANDI J AMY	RE	REIMBURSE	45.00
APEX MECHANICS	S	REPAIRS	1,870.14
APPLE MARKET	SU	SUPPLIES	27.08
NATHAN AREHART	RE	REIMBURSE	45.00
AT&T MOBILITY	U	PHONE SVC	3,319.40
ATS	S	REPAIRS	1,072.55
B & K AUTO REPAIR	S	REPAIRS	84.99
BARENT'S OUT ON A LIMB TREE SERVICE	S	SVC	5,000.00
MELODIE TURNER BELLAMY	S	LEGAL	318.00
BLANK APPRAISAL COMPANY	S	SVC	1,000.00
DREW BOHL	RE	REIMBURSE	45.00
BOMGAARS SUPPLY	SU	SUPPLIES	84.83
SADIE M BRANDT	E	FEES	20.00
NATHAN BRECHT	RE	REIMBURSE	45.00
D. BRANDON BRINEGAR	RE	REIMBURSE	22.18
STANLEY BRODINE	RE	REIMBURSE	15.26
BRUNER FRANK SCHUMACHER	S	LEGAL	24,816.57
BRYAN HEALTH	MC	MEDICAL	114.25
BUFFALO CO COMMUNITY PARTNERS	S	JUV SVCS	672.25
BUFFALO CO ATTORNEY	SU	SUPPLIES	10.00
BUFFALO CO CLERK	E	PER DIEM	702.00
BUFFALO CO COURT	E	EXPENSES	26.90
BUFFALO CO COURT	E	FEES	4,550.52
BUFFALO CO DISTRICT COURT	S	SVC	18.50
BUFFALO CO FACILITIES	E	EXPENSES	1,342.62
BUFFALO CO PUBLIC DEFENDER	E	EXPENSES	1,500.00
BUFFALO CO SHERIFF	E	EXPENSES	482.10
BUFFALO CO SHERIFF	E	EXPENSES	2,630.38
BUILDERS WAREHOUSE	SU	SUPPLIES	149.00
CANON U.S.A.	S	MAINT	206.22
MICHAEL D CARPER	S	LEGAL	1,080.00
CARPET PROS	SU	SUPPLIES	15,560.00
CENTRAL MEDIATION CENTER	S	CONSULT	920.00
CENTRAL NE RENTALS	RT	RENT	330.00
CENTRAL NE REPORTING	S	SVC	130.00
CHARTER COMMUNICATIONS	S	SVC	1,265.20
CHI HEALTH CLINIC SPECIALTY	MC	MEDICAL	159.39
JENNIFER CHURCH	RE	REIMBURSE	227.35
CIOX HEALTH	S	SVC	127.50
CITY OF KEARNEY	U	UTILITIES	5,433.90

CITY OF KEARNEY	E	EXPENSES	80,111.99
CLERK OF THE DISTRICT COURT	E	EXPENSES	2,257.00
CLERK OF THE DISTRICT COURT	E	FEES	526.81
COCHRAN LAW PC	S	LEGAL	6,528.05
KATHARINE COLLINS	RE	REIMBURSE	45.00
COLUMN SOFTWARE PBC	A	PUBLICATION	842.24
COMFY BOWL	RT	RENTAL	620.00
CONSTRUCTION RENTAL	EQ	EQUIP	368.50
COPYCAT PRINTING CENTER	SU	SUPPLIES	8.50
BENJAMIN CRABTREE	E	PER DIEM	123.55
DR. ANTHONY TATMAN	S	SVC	50.00
CULLIGAN OF KEARNEY	S	SVC	533.50
DAN'S SANITATION	S	SVC	22.25
DENNISE DANIELS	RE	REIMBURSE	45.00
DAS ST ACCOUNTING	S	SVC	150.00
DAS STATE ACCTNG-CENTRAL FINANCE	U	PHONE SVC	1,536.00
DATASHIELD CORPORATION	S	SVC	57.93
JOSIAH DAVIS	RE	REIMBURSE	45.00
LYDIA DAVIS	RE	REIMBURSE	45.00
DAWSON PUBLIC POWER DISTRICT	U	UTILITIES	5,219.55
DEPARTMENT OF CORRECTIONAL SERVICES	MC	MEDICAL	2,168.40
CHEYENNE DEVORE-HESTER	E	FEES	20.00
DIAMOND DRUGS	MC	MEDICAL	8,856.22
DIER, OSBORN & COX, P.C., L.L.O.	S	LEGAL	2,417.00
DONKEY TOWING & TRANSFER	S	SVC	213.00
DOUGLAS CO SHERIFF	E	FEES	74.95
DOWHY TOWING & RECOVERY	S	SVC	505.00
JESSICA DREIER	S	SVC	46.80
BRANDON DUGAN LAW	S	LEGAL	6,390.00
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	4,628.91
SHAWN EATHERTON	RE	REIMBURSE	45.00
EDUCATIONAL SERVICE UNIT NO 10	E	SUPPORT	1,600.00
ELECTION SYSTEMS & SOFTWARE	EQ	EQUIP	10,825.60
EMERSON PLACE APARTMENTS LTD	RT	RENT	616.00
FARMERS UNION CO-OP ASSN	F	FUEL	19.00
FARMERS COOPERATIVE ASSOCIATION	F	FUEL	185.68
PAUL FARRELL	RE	REIMBURSE	45.00
FATHER FLANAGAN'S BOYS'HOME	S	JUV SVCS	11,964.39
CALLI FAUBION	E	FEES	46.60
FIRST CARE MEDICAL PC	MC	MEDICAL	117.22
TAMARA FRIZANE	RE	REIMBURSE	223.50
FRONTIER	U	PHONE SVC	4,155.88
FYE LAW OFFICE	S	LEGAL	7,247.94
GALLS, LLC	EQ	EQUIP	1,145.98
GARCIA CLINICAL LABORATORY	MC	MEDICAL	45.00
GARRETT TIRES & TREADS	S	REPAIRS	863.79
CYNTHIA GEMBALA HUGG	S	SVC	212.00
GIBBON VOLUNTEER DEPARTMENT	S	SVC	100.00
GO PHYSICAL THERAPY	MC	MEDICAL	453.20
GREAT PLAINS COMMUNICATIONS	E	INTERNET	757.50
GREAT PLAINS UNIFORMS	EQ	EQUIP	3,111.78
HALL CO SHERIFF'S OFFICE	S E	SVC FEES	37.87
ANDREW W HOFFMEISTER	RE	REIMBURSE	45.00
HOLMES PLUMBING & HEATING	SU	SUPPLIES	18.66
HOMETOWN LEASING	EQ	LEASE	5,916.02
HORNER, LIESKE, MCBRIDE & KUHL	E	CREMATION	1,775.00
LISA R HUERTA	RE	REIMBURSE	45.00
PLASCO, LLC	SU	SUPPLIES	5,949.87
IDEABANK MARKETING	S	SVC	7,005.75
IHS PHARMACY	MC	MEDICAL	200.66
ERIC INGEBRETSEN	RE	REIMBURSE	45.00
INTECH SOFTWARE SOLUTIONS	E	SOFTWARE	6,909.00
INTEGRATED SECURITY SOLUTIONS	EQ	EQUIP	393.00
JACK LEDERMAN CO	SU	SUPPLIES	22.28

JACK'S UNIFORMS AND EQUIPMENT	EQ	EQUIP	329.83
JACOBSEN ORR LAW FIRM	S	LEGAL	21,843.60
JOHNSTONE SUPPLY	SU	SUPPLIES	141.28
SHARON JOSEPH	RE	REIMBURSE	25.41
JUSTICE WORKS	E	DEFENDER DATA	134.00
K & B PARTS	SU	TOOLS	647.32
KEARNEY AG & AUTO REPAIR	S	REPAIRS	529.45
KEARNEY CO SHERIFF'S OFFICE	E	FEES	58.56
KEARNEY CRETE & BLOCK CO	SU	PARTS	87.03
KEARNEY HOUSING AGENCY	RT	RENT	325.00
KEARNEY TOWING & REPAIR CENTER	S	SVC	741.00
KEARNEY WINNELSON CO	SU	SUPPLIES	2,133.24
NICK KILLOUGH	RE	REIMBURSE	45.00
KLEIN BREWSTER BRANDT & MESSERSMITH	S	LEGAL	32,156.30
JEFFREY C KNAPP	S	LEGAL	638.40
DOUG KRAMER	RE	REIMBURSE	244.85
KRONOS	S	SVC	1,326.00
L-TRON CORPORATION	EQ	EQUIP	900.00
LANGUAGE LINE SERVICES	S	SVC	20.00
LARSEN ELECTRIC INC	S	REPAIRS	282.55
JORDAN LAWN-TENBENSEL	E	FEES	20.00
DR MICHAEL LAWSON	E	MH BOARD	400.00
LINCOLN JOURNAL STAR	A	PUBLICATION	791.12
LIESKE, LIESKE & ENSZ	S	LEGAL	4,231.75
STEPHEN G LOWE	E	MH BOARD	2,050.00
MADISON CO SHERIFF	E	FEES	57.23
BILL MAENDELE	RE	REIMBURSE	1,450.14
JOHN MARSH	RE	REIMBURSE	45.00
LYNN MARTIN	RE	REIMBURSE	45.00
MASTERS TRUE VALUE	SU	SUPPLIES	19.43
SHARON MAULER	E	MB BOARD	400.00
JENNIFER R MCCARTER REPORTING	S	SVC	84.80
MCKESSON MEDICAL SURGICAL	SU	SUPPLIES	376.78
MENARDS	SU	SUPPLIES	5,237.25
MICROFILM IMAGING SYSTEMS	S	SVC	1,225.00
MIDWEST CONNECT	S	MAIL SVC	5,463.44
MIDWEST DOOR & HARDWARE	SU	SUPPLIES	9,991.00
MIDWEST SEPTIC	S	SVC	1,875.00
MIDWEST SERVICE & SALES CO	SU	SUPPLIES	911.65
MIGHTY DUCTS	S	SVC	1,225.00
MILLER & ASSOCIATES	S	SVC	9,750.00
MIPS INC.	E	SUPPORT	6,128.82
MIRROR IMAGE CAR WASH	S	SVC	492.30
MODERN CLEANERS & DRAPERY	S	SVC	28.60
MOLLY BOMBERGER COUNSELING SERVICES	S	SVC	1,886.00
MORRIS PRESS	SU	SUPPLIES	389.00
KOLTON MORSE	RE	REIMBURSE	45.00
MOTOROLA SOLUTIONS	EQ	EQUIP	120,636.43
BRANDON MYERS	E	PER DIEM	123.55
NACO	E	REGISTRATION	1,075.00
NAPA AUTO PARTS	SU	PARTS	3,003.19
NE CENTRAL TELEPHONE CO	U	PHONE SVC	182.70
NE HEALTH & HUMAN SERVICES	S	PT SVCS	10,952.36
NE LAW ENFORCEMENT	E	TUITION	480.00
NE PUBLIC POWER DIST	U	UTILITIES	410.00
NE PUBLIC POWER DISTRICT	U	UTILITIES	20,957.38
NE INTERACTIVE	E	EXPENSES	68.00
OPTK NETWORKS	E	INTERNET	1,253.24
ROBERT NELSON	RE	REIMBURSE	45.00
NIRMA	E	TRAINING	513.00
NMC, INC.	S	REPAIRS	2,833.61
JUSTIN NORRIS	E	PER DIEM	123.55
NORTHWESTERN ENERGY	U	UTILITIES	1,429.01
NOVUS WINDSHIELD REPAIR	S	REPAIRS	100.00

O'BRIEN STRAATMANN REDINGER FUNERAL	E	CREMATION	1,500.00
OWENS EDUCATIONAL SERVICES	S	YOUTH SVC	2,653.00
PARKER GROSSART BAHENSKY BEUCKE	S	LEGAL	1,007.50
ASHTIN N. PAWLOSKI	S	SVC	257.40
KAYALA PEDERSEN	E	FEES	164.20
PEPPERBALL	EQ	EQUIP	297.00
PHYSICIANS LABORATORY P.C.	MC	MEDICAL	6,314.00
PLATTE VALLEY COMMUNICATIONS	S	MAINT	1,852.95
PLATTE VALLEY DENTAL CLINIC	MC	MEDICAL	1,530.00
PRAIRIE VIEW APARTMENTS	RT	RENT	549.00
PRICE FUNERAL HOMES	E	CREMATION	1,500.00
PYE-BARKER FIRE & SAFETY	S	SVC	1,877.58
QUILL CORPORATION	SU	SUPPLIES	629.45
KANE M RAMSEY	RE	REIMBURSE	45.00
RATHMAN MANNING CONSTRUCTION	SU	SUPPLIES	9,650.00
RAVENNA SANITATION	S	SVC	524.74
RAYNOR GARAGE DOORS	S	REPAIRS	556.04
RED WILLOW CO SHERIFF	E	FEES	101.68
REDMAN'S SHOES	EQ	EQUIP	425.00
REGION III BEHAVIORAL HEALTH SVCS	E	EXPENSES	1,349.86
REBECCA RILEY	RE	REIMBURSE	45.00
RIVER FRONT GLASS	S	REPAIRS	376.85
JOSE RODRIGUEZ	RE	REIMBURSE	45.00
BRENDA ROHRICH	RE	REIMBURSE	45.00
JON ROSENLUND	E	PER DIEM	274.46
RUDOLPH LAW	S	LEGAL	140.00
ANGIE RUNNELLS	E	FEES	20.00
SAFE RESTRAINTS	EQ	EQUIP	2,573.12
WHITNEY SCHROEDER	E	FEES	20.00
RICHARD SERR	RE	REIMBURSE	45.00
SHERWIN WILLIAMS	SU	SUPPLIES	1,039.60
CRAIG SLEICHER	RE	REIMBURSE	45.00
MARTI SLEISTER	RE	REIMBURSE	45.00
TRENTON SNOW	RE	REIMBURSE	93.80
TRENTON SNOW, LLC	RT	RENTAL	1,000.00
SOLID WASTE AGENCY LANDFILL	C	DEMO	168.84
CHERYL STABENOW	RE	REIMBURSE	45.00
STAMM ROMERO & ASSOC	S	LEGAL	16,593.60
MATTHEW STARKEY	RE	REIMBURSE	468.30
THOMAS S STEWART	S	LEGAL	4,353.74
STRYKER SALE	EQ	EQUIP	1,350.00
SUMMIT FOOD SERVICE	E	FOOD SVC	41,861.58
MICHAEL J SYNEK	S	LEGAL	2,225.12
ELF ENTERPRISES	SU	SUPPLIES	2,250.00
THE LOCKMOBILE	SU	SUPPLIES	85.00
JULIE THOMAS	E	FEES	20.00
THOMSON REUTERS - WEST	E	SUBSCRIPTION	4,636.06
THOMSON REUTERS - WEST	E	SUBSCRIPTION	654.15
THOMSON REUTERS-WEST	E	SUBSCRIPTION	1,075.10
THOMSON REUTERS - WEST	E	SUBSCRIPTION	869.95
TK ELEVATOR CORPORATION	S	MAINT	384.48
TURNER BODY SHOP OF KEARNEY	S	SVC	625.00
REBECCA TVRDIK ANDERSON	S	LEGAL	3,050.00
TYE & ROWLING	S	LEGAL	1,610.50
U.S. BANK	E	EXPENSES	43,137.53
TIM VANCE	RE	REIMBURSE	45.00
VERIZON	S	SVC	914.77
VERIZON WIRELESS	U	PHONE SVC	678.97
VILLAGE OF MILLER	U	UTILITIES	25.00
THE WALDINGER CORPORATION	S	REPAIRS	5,175.40
TIFFANY WALLACE	E	FEES	20.00
WELLS FARGO BANKS ACCT ANALYSIS	E	FEES	69.76
WELLS FARGO	E	EXPENSES	1,566.33
WELLS FARGO	E	EXPENSES	65.00

WELLS FARGO	E	EXPENSES	183.45
WELLS FARGO	SU	SUPPLIES	399.98
AARON WENTZ	RE	REIMBURSE	45.00
WILKE'S TRUE VALUE	SU	SUPPLIES	598.07
WILKINS ARCHITECTURE DESIGN	S	CONSULT	2,916.00
MELISSA L WILLIS	RE	REIMBURSE	45.00
WINZER	SU	SUPPLIES	219.46
JEFF WIRTH	RE	REIMBURSE	52.92
WPCI	S	SVC	272.00
YOUNG ELECTRIC	S	SVC	1,575.00
MELANIE R YOUNG	RE	REIMBURSE	74.40
ERIC ZIKMUND	RE	REIMBURSE	45.00
ZOUL PROPERTIES	RT	RENT	290.00
<u>ROAD FUND</u>			
AMAZON CAPITAL SERVICES	SU	TOOLS	718.03
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	S	REPAIRS	5,338.09
BOSSELMAN ENERGY	F	FUEL	2,231.86
CFP-C-T	F	FUEL	52.32
COMFY BOWL	RT	RENTAL	210.00
CONSTRUCTION RENTAL	SU	TOOLS	725.59
CORNHUSKER CLEANING SUPPLY	SU	TOOLS	77.17
CUMMINS SALES AND SERVICE	S	REPAIRS	69.45
EAKES OFFICE SOLUTIONS	SU	SUPPLIES	29.58
ED BROADFOOT & SONS SAND & GRAVEL	G	GRAVEL	125,068.49
FARM PLAN	S	REPAIRS	10,676.91
FARMERS CO-OP ASSOCIATION	F	FUEL	118.50
FLOYD'S TRUCK CENTER	S	REPAIRS	5,053.49
FRIESEN CHEVROLET INC	S	REPAIRS	236.99
GARRETT TIRES & TREADS	S	REPAIRS	4,711.71
GLASS DOCTOR OF CENTRAL NE	S	REPAIRS	608.81
GRAHAM TIRE CO	S	REPAIRS	30.19
HANSEN INTERNATIONAL TRUCK	S	REPAIRS	631.94
JIM HAWK TRUCK TRAILERS	S	REPAIRS	1,859.80
JOHN'S AUTO BODY	S	REPAIRS	900.00
KELLY SUPPLY COMPANY	S	REPAIRS	51.01
KIMBALL MIDWEST	S	REPAIRS	523.58
TRACY KISTLER	E	REGISTRATION	31.25
LCL TRUCK EQUIPMENT,	EQ	EQUIP	3,816.06
MARLATT PRECISION LLC	S	REPAIRS	607.51
MASTERS TRUE VALUE	S	REPAIRS	4.72
MATHESON TRI-GAS	S	REPAIRS	244.87
MENARDS	SU	SUPPLIES	382.16
MID NE AGGREGATE	G	GRAVEL	139,090.59
MIDWAY CHEVROLET	E	LABOR	314.95
MIDWEST SERVICE & SALES CO	SU	SUPPLIES	40.00
NAPA AUTO PARTS	S	REPAIRS	131.72
NMC, INC.	S	REPAIRS	12,416.36
OLSSON	S	CONSULT	5,431.00
PAULSEN	G	GRAVEL	18,316.40
PLATTE VALLEY AUTO	S	REPAIRS	24.63
BLAKE POWER	E	REGISTRATION	31.25
POWERPLAN-MURPHY TRACTOR	S	REPAIRS	5,714.72
SAHLING KENWORTH	S	REPAIRS	824.90
SOUTHWEST GRAVEL PRODUCTS	G	GRAVEL	19,486.78
THE TIRE GUYS	S	REPAIRS	849.49
TJS AUTO GLASS	S	REPAIRS	305.20
U.S. BANK	E	EXPENSES	2,032.01
WILKE'S TRUE VALUE	S	REPAIRS	20.48
WINZER	SU	SUPPLIES	932.49
<u>VISITORS PROMOTION</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	77,560.00
<u>VISITORS IMPROVEMENT</u>			
KEARNEY VISITOR'S BUREAU	E	EXPENSES	77,559.00
<u>DEEDS PRESERVATION & MODERNIZATION</u>			

MIPS INC.	S	PRESERVATION	294.19
<u>HEALTH INSURANCE FUND</u>			
BCBS HEALTH CLAIM EXPENSE	MC	HEALTH	511,142.86
HM LIFE MELLON GLOBAL CASH MGNT	MC	HEALTH	70,000.56
<u>VETERAN'S INSURANCE FUND</u>			
CO VETERANS AID FUND	E	EXPENSES	629.08
<u>STOP PROGRAM</u>			
U.S. BANK	E	EXPENSES	3,608.97
<u>FEDERAL GRANTS</u>			
GREAT PLAINS UNIFORMS	EQ	EQUIP	1,394.41
<u>INHERITANCE TAX</u>			
PAMELA STUEMKY	E	EXPENSES	5,927.33
<u>WEED DISTRICT FUND</u>			
ARNOLD MOTOR SUPPLY/AUTO VALUE PART	SU	PARTS	124.74
BUFFALO CO CLERK	E	PER DEIM	132.00
KELLY SUPPLY COMPANY	SU	SUPPLIES	18.07
MENARDS	SU	SUPPLIES	35.24
NORFOLK LODGE & SUITES	E	EXPENSES	250.00
BRET STUBBS	RE	REIMBURSE	213.50
U.S. BANK	E	EXPENSES	79.98
<u>911 EMERGENCY FUND</u>			
CENTURYLINK	E	INTERNET	1,781.25
FIBER PLATFORM	S	SVC	255.90
FRONTIER	U	PHONE SVC	928.68
LANGUAGE LINE SERVICES	S	SVC	60.20
MOTOROLA SOLUTIONS	E	SUPPORT	8,878.01
NE CENTRAL TELEPHONE CO	U	PHONE SVC	109.99
PLATTE VALLEY COMMUNICATIONS	S	MAINT	1,417.67

Moved by Higgins and seconded by Kouba to approve the final levies for the various political subdivisions as provided by the Buffalo County Clerk with the following Resolution 2025-55. Upon roll call vote, the following Board members voted "Aye": Higgins, Kouba, Klein, Lynch, Maendele and Morrow. Abstain: Loeffelholz. Motion declared carried.

RESOLUTION 2025-55

BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS, with a full Board (or quorum) present, that the amounts set forth in the Fiscal Year Budget for Buffalo County, commencing July 1, 2025 and ending June 30, 2026, and appropriated for the following political subdivisions, hereby are approved for final levy allocation, to-wit:

POLITICAL SUBDIVISIONS	PERSONAL AND REAL PROPERTY TAX REQUEST	TAX REQUEST SUBJECT TO LEVY LIMIT	CALCULATED LEVY SUBJECT TO LEVY LIMIT	TOTAL LEVY
FIRE DISTRICTS				
SUBURBAN #1	720,596.55	651,285.30	0.032328	0.035768
GIBBON #2	63,291.00	63,291.00	0.010513	0.010513
SHELTON #3			Figured by Hall County	
PLEASANTON #4			Outside levy allocation	
RAVENNA #5	42,031.25	20,250.00	0.002743	0.005693
MILLER #6	43,296.25	43,296.25	0.012389	0.012389
ELM CREEK #7	109,140.00	52,020.00	0.008941	0.018758
AMHERST #8	65,793.00	26,293.00	0.013038	0.032626
AGRICULTURAL ASSOCIATION	2,175,000.00	2,175,000.00	0.024822	0.024822

Deputy County Attorney Hoffmeister was present to review a proposed settlement with the Board. Following discussion, a motion was made by Klein and seconded by Lynch to approve the workers' compensation settlement as recommended by the Nebraska Intergovernmental Risk Management Association (NIRMA). Upon roll call, the following Board members voted "Aye": Klein, Lynch, Higgins, Kouba, Loeffelholz, Maendele, and Morrow. The motion was declared carried.

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

After discussion and review of the County Sheriff’s report, it was moved by Maendele and seconded by Loeffelholz to approve the Special Designated Liquor License application filed by Arapahoe Golf Course for an event to be held at “Knobel Barn” located at 3070 Odessa Road Kearney, NE 68845 on September 13, 2025. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

Following discussion and review of the County Sheriff’s reports, it was moved by Lynch and seconded by Kouba to approve the Special Designated Liquor License applications filed by The Wandering Well for an event to be held at “Knobel Barn” located at 3070 Odessa Road Kearney, NE 68845 on September 20, 2025. Upon roll call vote, the following Board members voted "Aye": Lynch, Kouba, Higgins, Klein, Loeffelholz, Maendele and Morrow. Motion declared carried.

After discussion and review of the County Sheriff’s report, it was moved by Loeffelholz and seconded by Klein to approve the Special Designated Liquor License applications filed by B&B Research and Investments LLC; Trade Name: Village 1919, DBA: The Village for an event to be held at “The Chalet” located at 7265 Pawnee Road, Gibbon, NE 68840 on September 20, 2025. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Klein, Higgins, Kouba, Lynch, Maendele and Morrow. Motion declared carried.

Chairperson Morrow reviewed the following correspondence. City of Kearney and Buffalo County Sheriff’s office sent a letter thanking the Board for their support in the 5th Annual Law Enforcement Appreciation Banquet. Zoned Properties Inc. sent a letter introducing themselves as a potential cannabis retailer within Buffalo County. Chairperson Morrow called on each Board member present for committee reports and recommendations

ROAD DEPARTMENT

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

Acknowledge receipt of the 2025-2026 One & Six Year Road and Bridge Review and a copy will be on file with the County Clerk’s Office.

Moved by Klein seconded by Lynch to set public hearing date of Tuesday, September 23, 2025 at 9:45 A.M. for the One & Six Year Road and Bridge Program. Upon roll call vote, the following Board members voted "Aye": Klein, Lynch, Higgins, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

After discussion of the petition request for road improvement on 340th Road just west of Navaho Road (SE ¼ of Section 15, T-12-N, R-14-W). Moved by Maendele seconded by Loeffelholz to approve a contract and authorize Chairperson Morrow to sign the road improvement contract with DMC Well LLC, for 340th Road (SE ¼ of Section 15, T-12-N, R-14-W). Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch and Morrow. Motion declared carried.

Following discussion, it was moved by Lynch seconded by Klein to approve the road maintenance petition for Spruce Hollow West Second Subdivision. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Higgins, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

Great Plains Communication’s Project Engineer Brian Orwig was present for the discussion of the Great Plains Communications Utility poles at Dunbar and Eagle Road. No decision was made after the discussion.

Moved by Loeffelholz seconded by Klein to authorize Chairperson Morrow to sign the Annual Certification of Program Compliance and Signing Resolution 2025-56 for Nebraska Board of Public Roads Classification and Standards. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Kouba, Maendele and Morrow. Absent: Klein. Motion declared carried.

RESOLUTION 2025-56

SIGNING OF THE COUNTY ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE 2025

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2510(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and Standards; and

Whereas: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each county shall be signed by the County Board Chairperson and shall include the resolution of the governing body of the county authorizing the signing of the certification.

Be it resolved that the County Board Chairperson of Buffalo County is hereby authorized to sign the County Annual Certification of Program Compliance.

Highway Superintendent John Maul presented the Union Pacific Railroad inquiry regarding the closing of Maple Road and Poole Road at US Hwy 30 crossings. Buffalo County Sheriff Neil Miller spoke against the closing of the crossing for public use. No one else addressed the Board. Moved by Lynch and seconded by Klein to deny the closing of Maple Road and Poole Road at US Hwy 30 crossings. Upon roll call vote, the following Board members voted "Aye": Lynch, Klein, Higgins, Kouba, Loeffelholz, Maendele and Morrow. Motion declared carried.

FACILITIES DEPARTMENT

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

REGULAR AGENDA

Moved by Loeffelholz and seconded by Lynch to recess the regular meeting of the Board of Commissioners at 9:53 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

BOARD OF EQUALIZATION

Chairperson Morrow called the Board of Equalization to order in open session.

On August 12, 2025, the Buffalo County Board of Equalization confessed a judgment in Tax Equalization and Review Commission (TERC) Case No. 21C-0552, an appeal involving Kearney Lodging, LLC, Appellant, and Buffalo County, Appellee, regarding the property identified as Tax Parcel #600082000 for tax year 2021. During the discussion, Deputy County Attorney Hoffmeister explained a typographical error in the previously submitted August 12, 2025 Confession to Judgment. Following the clarification, it was moved by Maendele and seconded by Loeffelholz that the Buffalo County Board of Equalization amend its Confession to Judgment in TERC Case No. 21C-0552, and further authorize the Buffalo County Attorney’s Office to confess judgment on behalf of the Board. The amended judgment reflects that, for tax year 2021, the subject property had an assessed valuation of \$3,625,000, comprised of \$578,550 in land value and \$3,046,450 in improvements. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Klein, Kouba, Lynch, and Morrow. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to adjourn the Board of Equalization and return to the regular meeting of the Board of Commissioners at 9:56 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Klein, Kouba, Maendele and Morrow. Motion declared carried.

REGULAR AGENDA

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

At 9:57 A.M., Chairperson Morrow asked if there was anything else to come before the Board before he declared the meeting adjourned until the regular meeting on Tuesday, September 9, 2025.

ATTEST:

Sherry L. Morrow, Chairperson
Buffalo County Board of Commissioners

(SEAL)

Heather A. Christensen
Buffalo County Clerk

SEPTEMBER 5, 2025 PAYROLL

<u>GENERAL FUND</u>			
NET PAYROLL			368,499.37
AMERICAN FAMILY LIFE	I	PREMIUMS	1,426.90
RETIREMENT PLANS AMERITAS	R	EMPE RET	64,942.24
BUFFALO CO TREASURER	I	PREMIUMS	173,920.00
BUFFALO COUNTY COURT	E	GARNISHMENT	166.76
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	7,349.06
FIRST NATIONAL BANK	T	FEDERAL TAXES	122,808.48
KEARNEY UNITED WAY	E	DONATIONS	67.42
MADISON NATIONAL	I	PREMIUMS	1,138.72
MADISON NATIONAL	I	LT DISABILITY	310.91
METLIFE	E	DENTAL	4,324.33
NATIONWIDE RETIREMENT	R	DEFERRED COMP	3,257.00
NE CHILD SUPPORT	E	CHILD SUPPORT	1,001.50
STATE OF NE	T	STATE TAXES	19,166.61
VISION SERVICE PLAN	E	EMPE VSP EYE	1,256.68
<u>ROAD FUND</u>			
NET PAYROLL			64,103.38
AMERICAN FAMILY LIFE	I	PREMIUMS	897.39
RETIREMENT PLANS AMERITAS	R	EMPE RET	9,918.79
BUFFALO CO TREASURER	I	PREMIUMS	4,830.50
FAMILY SUPPORT REGISTRY	E	GARNISHMENT	75.00
FIRST CONCORD	E	FLEX FUNDS	842.49
FIRST NATIONAL BANK	T	FEDERAL TAXES	18,716.71
MADISON NATIONAL	I	PREMIUMS	182.73
MADISON NATIONAL	I	LT DISABILITY	107.61
METLIFE	E	DENTAL	1,028.34
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	2,746.03
VISION SERVICE PLAN	E	EMPE VSP EYE	319.01
<u>WEED FUND</u>			
NET PAYROLL			5,728.20
RETIREMENT PLANS AMERITAS	R	EMPE RET	900.84
BUFFALO CO TREASURER	I	PREMIUMS	346.00
FIRST CONCORD	E	FLEX FUNDS	33.33
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,789.53
MADISON NATIONAL	I	LT DISABILITY	3.94
METLIFE	E	DENTAL	60.36
STATE OF NE	T	STATE TAXES	264.73

Allen Grimmer
Notary Public

Buffalo
FUND BALANCE LISTING
8/31/2025

Corrected 9-4-25

Fund	Fund Name	Beginning Balance	Collections	Disbursements	Fund Transfers	Ending Balance
0100	COUNTY GENERAL	6,004,628.03	7,264,626.05	-2,272,490.84	-50,000.00	10,946,763.24
0200	COUNTY ROAD	853,779.93	405,512.24	-575,216.74	0.00	684,075.43
0650	HIGHWAY BRIDGE BUYBACK	1,186,033.96	0.00	0.00	0.00	1,186,033.96
0900	VISITOR'S PROMOTION	77,560.23	91,097.32	-77,560.00	0.00	91,097.55
0995	VISITOR'S PROMOTION IMPROVEMENT	77,559.51	91,097.32	-77,559.00	0.00	91,097.83
1150	DEEDS PRESERVATION & MODERNIZATION	234,816.86	2,376.00	-294.19	0.00	236,898.67
1275	HEALTH RESERVE FUND	191,984.11	358,411.54	-581,143.42	500,000.00	469,252.23
1500	COUNTY RELIEF	0.00	0.00	0.00	0.00	0.00
1700	COUNTY INSTITUTIONS	0.00	0.00	0.00	0.00	0.00
1900	VETERAN'S AID	22,102.69	7,544.56	-629.08	0.00	29,018.17
2356	STOP PROGRAM	31,998.39	1,938.00	0.00	0.00	33,936.39
2360	DRUG FORFEITURE	442,444.11	0.00	-3,608.97	0.00	438,835.14
2370	FEDERAL EQUITABLE SHARING	177.06	0.00	0.00	0.00	177.06
2500	COUNTY FEDERAL GRANTS	25,404.05	0.00	-1,394.41	0.00	24,009.64
2575	DISASTER FUND	0.00	0.00	0.00	0.00	0.00
2580	COVID AMERICAN RESCUE PLAN	0.00	0.00	0.00	0.00	0.00
2605	COMMUNITY DEVELOPMENT GRANT	0.00	0.00	0.00	0.00	0.00
2650	RECOVERY ZONE REBATE FUND	0.00	0.00	0.00	0.00	0.00
2700	INHERITANCE TAX	2,575,103.39	64,077.00	-5,927.33	-500,000.00	2,133,253.06
2750	COUNTY SINKING	0.00	0.00	0.00	0.00	0.00
2850	KENO LOTTERY	194,678.70	5,328.03	-5,666.00	0.00	194,340.73
2913	911 WIRELESS SERVICE FUND	0.00	0.00	0.00	0.00	0.00
3700	COUNTY BOND LEVY	1,276,098.24	419,400.83	0.00	0.00	1,695,499.07
3800	RECOVERY ZONE BOND PAYMENT	0.00	0.00	0.00	0.00	0.00
5400	COUNTY WEED	20,024.01	0.00	-19,107.39	50,000.00	50,916.62
5907	911 EMERGENCY SERVICES	706,730.06	10,969.03	-13,431.70	0.00	704,267.39
6001	STATE GENERAL	315,663.78	306,241.12	-315,663.78	0.00	306,241.12
6009	STATE SALES TAX MV	901,324.36	940,812.32	-901,324.36	0.00	940,812.32
6016	REVENUE SALES TAX ROAD DEPARTMENT	0.83	0.00	0.00	0.00	0.83
6021	STATE TIRE TAX	883.00	863.00	-883.00	0.00	863.00
6101	SD101 SEM GENERAL	3,960.38	88,199.87	-3,960.38	0.00	88,199.87
6102	SD2 GIBBON GENERAL	112,987.05	1,079,504.48	-112,987.05	0.00	1,079,504.48
6103	SD119 AMHERST GENERAL	29,920.06	477,889.56	-29,920.06	0.00	477,889.56
6105	SD105 PLEASANTON GENERAL	45,438.45	576,921.02	-45,438.45	0.00	576,921.02
6107	SD7 KEARNEY GENERAL	954,567.38	8,487,844.81	-954,567.38	0.00	8,487,844.81
6109	SD9 ELM CREEK GENERAL	40,295.66	518,282.21	-40,295.66	0.00	518,282.21
6110	SD100 CENTURA GENERAL	5,001.80	42,139.33	-5,001.80	0.00	42,139.33
6119	SD19 SHELTON GENERAL	44,929.99	611,437.08	-44,929.99	0.00	611,437.08
6144	SD44 ANSLEY GENERAL	118.64	0.00	-118.64	0.00	0.00
6169	SD69 RAVENNA GENERAL	50,399.18	604,719.17	-50,399.18	0.00	604,719.17
6201	SD101 SEM K-12 BOND	218.19	15,459.81	-218.19	0.00	15,459.81
6202	SD2 GIBBON K-12 BOND	15,425.60	216,985.69	-15,425.60	0.00	216,985.69
6203	SD119 AMHERST K-12 BOND	3,951.01	134,820.77	-3,951.01	0.00	134,820.77
6205	SD105 PLEASANTON K-12 BOND	5,388.14	122,847.42	-5,388.14	0.00	122,847.42
6207	SD7 KEARNEY K-12 BOND	119,273.34	1,926,774.19	-119,273.34	0.00	1,926,774.19
6209	SD9 ELM CREEK K-12 BOND	5,846.37	140,963.35	-5,846.37	0.00	140,963.35
6210	SD100 CENTURA K-12 BOND	0.00	0.00	0.00	0.00	0.00
6219	SD19 SHELTON K-12 BOND	2,192.57	46,185.32	-2,192.57	0.00	46,185.32

NEBRASKALAND BANK

BUFFALO CO TREASURER PLEDGED COLLATERAL

7/31/2025

PLEDGES

Description	Rcpt Number	Book Value	Int Rate	Maturity	Date Pledged	Date Released	Market
gnma remic trust	38382FX66	3,000,000.00	2.5	6/20/2050	8/23/2021		1,129,130.07
				<u>Expiration</u>	<u>Effective</u>		
IRREVOCABLE LETTER OF CREDIT	95175			10/20/2025	7/21/2025		1,300,000.00
TOTAL PLEDGES							2,429,130.07
FDIC COVERAGE							250,000.00
TOTAL COVERAGE							2,679,130.07
TREASURERS OFFICE							
ENDING FUND BALANCE							2,162,788.61
				OVER/UNDER COVERAGE:			516,341.46
To the Buffalo County Board 8/28/2025							
<u>RELEASE</u>				<u>Exp/Maturity</u>	<u>Effective Date</u>		
IRREVOCABLE LETTER OF CREDIT	93408			7/21/2025	4/21/2025		1,200,000.00
<u>ADD</u>							
IRREVOCABLE LETTER OF CREDIT	95175			10/20/2025	7/21/2025		1,300,000.00

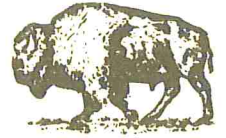
Neil A. Miller
Sheriff



BUFFALO COUNTY OFFICE OF THE SHERIFF

2025 Avenue A • P.O. Box 2228
Kearney, Nebraska 68848
Phone (308) 236-8555

Daniel J. Schleusener
Chief Deputy



September 3, 2025

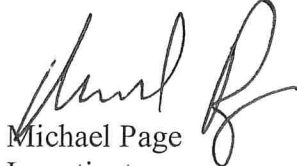
Chairperson Sherry Morrow
Buffalo County Board of Commissioners
PO Box 1270
Kearney, NE 68848

The following information is being returned to you related to the Buffalo County Clerk's Office request to review a Special Designated Liquor License (SDL) application from applicant Nancy Gallaway; DBA: Stockmen's Bar and Grill Inc., for an SDL for a wedding. The event is to be held at Knobel Barn located at 3070 Odessa Rd, Kearney, NE 68845 on, Saturday, September 27, 2025 from 1:00 p.m. to Sunday, September 28, 2025 at 1:00 a.m.; with an estimated number of 150 attendees. The application indicates the type of alcohol to be served includes beer, wine and distilled spirits.

The information provided indicated Stockman Bar and Grill Inc. has a Class C Nebraska Liquor License; License # 123262. The license is currently active. Nancy Gallaway, licensee and owner of Stockmen's Bar and Grill Inc., is listed as the event contact who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to.

Upon reviewing the application and performing a brief local background investigation on the licensee and owner of Stockmen's Bar and Grill Inc., to include the Nebraska Liquor Control Commission website, there was no information discovered of concern.

Sincerely,
NEIL A. MILLER
Sheriff


Michael Page
Investigator
cc: Sheriff Miller

SDL - LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

123262

STOCKMENS BAR AND GRILL

License #

Licensee Name/Non-Profit Organization

Event location name: **KNOBEL BARN**

Event address/location: **3070 ODESSA ROAD KEARNEY NE 68845**

Event Type: **WEDDING**

Event date(s): **9/27/25**

Event start time(s): **1PM**

Event end time(s): **1AM**

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: **375** X **200** (Must submit a diagram)

Estimated number of attendees: **150**

Alternate dates/times: **N/A**

Alternate location name/location: **N/A**

Type of alcohol to be served: Beer ☒ Wine ☒ Distilled Spirits ☒

Event contact name: **NANCY GALLAWAY** Event contact phone number: **308-627-3138 OR 308-826-3211**

Event contact Email: **STOCKMENSBARANDGRILL@GMAIL.COM**

*Signature Authorized Representative: *Nancy Gallaway*

Local Governing Body completes below:

The local governing body for the City of _____ **OR**
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – OUTDOOR AREA DIAGRAM

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

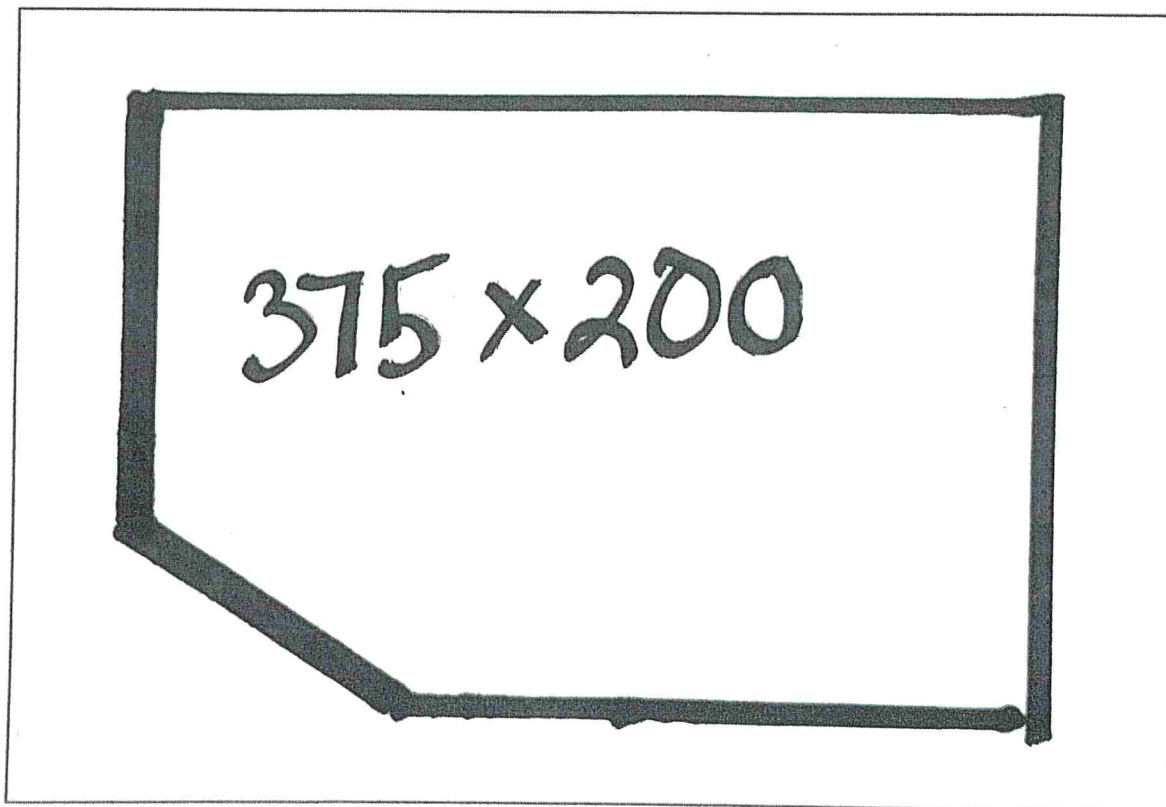
EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: WIZI, STBANDS WITH PROPER ID AND
SECURITY GUARDS ON SITE

DIAGRAM OF PROPOSED AREA:



Certificate of Achievement

- for those who serve or sell alcohol in Nebraska

NANCY GALLAWAY
holds a

State Alcohol certificate

Permit # RB-0164819

Permit Expires: 05-03-2026 Amount Paid: \$

 **Responsible Beverage Service Training**
NEBRASKA 

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 The Evangelical Lutheran Good Samaritan Society of St Lukes		Tax Year 2025	Value of Motor Vehicles
Name of Owner of Property The Evangelical Lutheran Good Samaritan Society of St Lukes		County Name Buffalo	State Where Incorporated
Street or Other Mailing Address 2201 E 32nd St		Contact Name Alicia Potter	Phone Number 308-236-4101
City Kearney	State NE	Zip Code 68847	Email Address alicia.potter@good-sam.com
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
Alicia Potter	Administrator	2201 E 32nd St Kearney, NE 68847

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

Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, if Newly Purchased
Ford LGT CONVTNL 'F' F150	2006		1FTPX14576FB25606	
Dodge Caravan Grand SE	2014		2C7WDG6G7ER220303	
Ford Cutaway Van E450 Supr DT	2010		1FDFF4FSXADB00785	

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:

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

☒ YES ☐ NO

If No, give percentage of exempt use:

_____ %

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

**sign
here**

Authorized Signature

Title

Date

For County Treasurer Recommendation

☒ Approval
☐ Denial

Comments: _____


Signature of County Treasurer

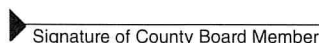

Date

For County Board of Equalization Use Only

☒ Approved
☐ Denied

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

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


Signature of County Board Member

Date

Please retain a copy for your records.

File with Your
County Treasurer

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

FORM
457

Name of Organization GOOD SAMARITAN HOSPITAL			Tax Year 2025	Value of Motor Vehicles \$149,900
Name of Owner of Property GOOD SAMARITAN HOSPITAL			County Name BUFFALO	State Where Incorporated NE
Street or Other Mailing Address 10 E 31ST STREET			Contact Name BRENDA DUNKEL	Phone Number 308-865-7855
City KEARNEY	State NE	Zip Code 68847	Email Address BRENDA.DUNKEL@COMMONSPIRIT.ORG	
Type of Ownership <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
		SEE ATTACHED

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

Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, if Newly Purchased
CHEV	2017	EXPRESS G4500	1GB6GUCG6H1233008	6/30/2025

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

☐ Agricultural and Horticultural Society ☐ Educational ☐ Religious ☒ Charitable ☐ Cemetery

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

☒ YES ☐ NO

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

ALL VEHICLES ARE USED TO SUPPORT THE MISSION OF GOOD SAMARITAN HOSPITAL IN IMPROVING THE HEALTH OF THE PEOPLE AND COMMUNITIES WE SERVE. VEHICLES INCLUDE AMBULANCES, COMMUNITY PROGRAM VEHICLES AND DEPARTMENT SUPPORT VEHICLES.

If No, give percentage of exempt use:

_____%

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

sign
here ▶

Authorized Signature

Title

VP FINANCE

Date

For County Treasurer Recommendation

☒ Approval

☐ Denial

Comments: _____

Signature of County Treasurer

Date

For County Board of Equalization Use Only

☐ Approved

☐ Denied

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

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

Signature of County Board Member

Date

Please retain a copy for your records.

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

Name of Organization Hope Evangelical Free Church		Tax Year 2025	Value of Motor Vehicles 20,000
Name of Owner of Property Hope Evangelical Free Church		County Name Buffalo	State Where Incorporated NE
Street or Other Mailing Address 907 C Ave.		Contact Name Eric Jones	Phone Number (308) 234-4673
City Kearney, NE 68847	State	Zip Code	Email Address eric@kearneyhope.org
Type of Ownership: <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery <input type="checkbox"/> For-profit Nursing Facilities			
Charitable Organizations: Motor Vehicle described above is used in the following exempt category (please mark the applicable boxes): <input type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Charitable <input type="checkbox"/> Cemetery			
Charitable and For-Profit Organizations, please answer the following: Are the motor vehicles used exclusively as indicated? (see instructions) <input type="checkbox"/> YES <input type="checkbox"/> NO _____% If No, give percentage of exempt use:			
For-profit Nursing/Assisting Living Facilities, please select the applicable box: <input type="checkbox"/> Nursing Facility <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Assisted-Living Facility What percentage of occupied beds have been provided to medicaid beneficiaries over the most recent three-year period? _____%			
Name		Title of Officers, Directors, or Partners	Address, City, State, Zip Code
Jacob Sertich		Chairman	11523 743 Rd, Holdrege, NE 68949
Julia Iliff		Secretary	305 C Ave, Axtell, NE 68924

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

Motor Vehicle Make	Model Year	Body Type	Vehicle ID Number	Registration Date or Date of Acquisition, if Newly Purchased
Dodge	2002	15 Pass Dodge Ram Wagon	2B5WB35Z32K107311	9/30/2025
Chevrolet	2008	15 Pass. Shuttle Bus	1GBJG31K581117049	9/30/2025
Chevrolet	2012	15 Pass. Shuttle Bus	1GB3G2BG4C1199622	9/30/2025

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

Vehicles are used to transport adults, kids and families to church events, weekly meetings, camps and retreats.

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

Pastor

Title

9/3/2025

Date

For County Treasurer Recommendation☒ Approval

Comments: _____

☐ Denial
Signature of County Treasurer9-4-25
Date**For County Board of Equalization Use Only**☐ Approved

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

☐ 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

Please retain a copy for your records.

Date: August 31th, 2025

To: Buffalo County Board

Subject: Tax List Corrections

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

Chairperson

3 – Personal Property

- 2023, 2024: PP schedule was amended, company audit- items in two counties and added missed items
- 2025: Claire's – Company filed bankruptcy, Accelerated for 2025

3 Correction for the month of August 2025

Tax List Correction

BUFFALO County, Nebraska

Property ID: 714500707 - PP

Date: 08-21-2025

No: **5112**

Name and Address:

H D & E SEAR, INC

Description of Property:

Tax Year: 2023
 1220 School: 10-0002
 District: 1220 TAX DISTRICT

PO BOX 329
AURORA, NE 68818

Stmnt No: 698

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit	Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	9,808	1.61288100	158.20	0.00	0.00	0.00	79.10	79.10	158.20
Corrected Amount	16,214	1.61288100	261.52	0.00	0.00	0.00	130.76	130.76	261.52
Additional Amount	6,406		103.32				51.66	51.66	103.32
Deducted Amount									

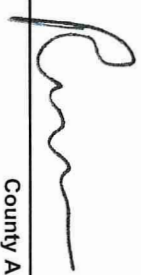
Reason for Correction: PP - AUDIT DONE FROM COMPANY

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

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.
 Approved by action of the County Board

this _____ day of _____,

Chairman


 County Assessor - County Clerk



714500707

By _____ Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 714500707 - PP

Date: 08-21-2025

No: 5113

Name and Address:
H D & E SEAR, INC

Description of Property:

Tax Year: 2024
1220 School: 10-0002
District: 1220 TAX DISTRICT

PO BOX 329
AURORA, NE 68818

Stmnt No: 683

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit	Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount	18,833	1.56418800	294.58	0.00	0.00	0.00	147.29	147.29	294.58
Corrected Amount	12,355	1.56418800	193.26	0.00	0.00	0.00	96.63	96.63	193.26
Additional Amount									
Deducted Amount	6,478		101.32				50.66	50.66	101.32

Reason for Correction:

PP - AUDIT DONE FROM COMPANY

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

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.
Approved by action of the County Board

this _____ day of _____,

Chairman

County Assessor - County Clerk



714500707

By

Deputy

Tax List Correction

BUFFALO County, Nebraska

Property ID: 310000257 - PP

Date: 08-28-2025

No: 5114

Name and Address:

CLAIRE'S BOUTIQUES, INC #6094

Description of Property:

HILLTOP MALL

VOIDED 8/28/2025 CLOSING

Tax Year: 2024

School: 1000 School: 10-0007

District: 1000 KEARNEY CITY

Stmnt No: 1813

3 SW 129TH AVE STE 400
PEMBROKE PINES, FL 33027

	Actual Valuation	Tax Rate	Consolidated Tax	Farmer Credit	Exemption Credit	Penalty Tax	1st Half	2nd Half	Total Tax
Original Amount									
Corrected Amount									
Additional Amount	1,309	1.71425700	22.44	0.00	0.00	0.00	11.22	11.22	22.44
Deducted Amount									

Reason for Correction:

PP-ACCELERATION OF 2025 - BUS CLOSING

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

ALL CORRECTIONS MADE ON THE TAX ROLL MUST BE SHOWN IN RED.
Approved by action of the County Board

this _____ day of _____, _____

Chairman

County Assessor - County Clerk



310000257

By _____

Deputy

Buffalo County Planning & Zoning

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: zoning@buffalocounty.ne.gov



To: Buffalo County Board of Commissioners

From: Dennise Daniels, Zoning Administrator

Subject: Summary Report of Denial for Proposed Plat

On or around August 7, 2025, The Buffalo County Zoning Office received an Application for Administrative Subdivision for “Halkyard Subdivision”, filed by Bryan Brown, licensed land surveyor, on behalf of John and Karen Halkyard, David Halkyard, Debbie Chaney & Dee Krolikowski, for a tract of land being part of the Southeast Quarter of the Northeast Quarter of Section Two (2), Township Nine (9) North, Range Fourteen (14) West of the 6th P.M., Buffalo County, Nebraska, inventoried as Permit #2025-068, in the Buffalo County Zoning Records.

While reviewing the proposed plat, “Halkyard Subdivision”, and all applicable Zoning and Subdivision Regulations, to ensure compliance, the following regulations, which are including, but not limited to, the subsequent provisions, were considered:

1. Buffalo County Zoning Regulations, Section 5.16 (2A) states, “Single Family Dwelling, Lot Size: A. Three (3) acres, with the placement of a maximum of four single family dwellings per U.S. Government surveyed quarter section, on a parcel abutting an improved road (above minimum maintenance road)”, regarding minimum lot sizes in the Agriculture (AG) District;
2. Buffalo County Subdivision Regulations, Section 4.06 (B), states, “Minimum Lot Area No lot shall have an area or width less than that required by any zoning resolution.”, regarding compliance with minimum lot sizes;
3. Buffalo County Subdivision Regulations, Section 2.23 (a) defines a lot as, “LOT Lot means: (a) A portion of real property containing at least the area required at the time it was created by the zoning district in which it is or was located for use, coverage, and yard space, exclusive of existing, laid out, proposed, or reserved streets, public ways, or roads, abutting and have access to at least one public street, road, or private street as a private street is allowed to be created in this resolution...”
4. Buffalo County Subdivision Regulations, Section 3.02 (B), states, “No more than three (3) additional lots shall be created from any lot, tract or parcel of land. If the remainder of any one parcel of land is ten (10) acres or less net of all street and road easements, reservations, and/or occupations, it shall be considered one of the additional three (3) lots. (Resolution 4-25-17)”, regarding remnancy;
5. Buffalo County Zoning Regulations, Section 2.52 states, “Authority to Continue: Any structure which is devoted to a use which is permitted in the zoning district in which it is located, but which is located on a lot which does not comply with the use regulations

Buffalo County Planning & Zoning

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: zoning@buffalocounty.ne.gov



and/or the applicable Buffalo County Zoning Regulations yard and height regulations may be continued, so long as it remains otherwise lawful.”, regarding nonconforming structures;

6. Buffalo County Zoning Regulations, Section 3.3149, defines a nonconforming lot of record, “NONCONFORMING LOT OF RECORD: A lot which is part of a recorded subdivision or a parcel of land, the deed to which was recorded prior to, and neither said lot nor parcel complies with the lot width or area requirements for any permitted uses in the district in which it is located.”

The 3-acre minimum lot size, as referenced under Buffalo County Zoning Regulations, Section 5.16 (2A), for lots in the Agriculture (AG) District is the regulatory standard across the county and state. Wastewater and well setbacks will need to be considered as water wells are replaced and septic tanks and leech fields are created. In 2002, Nebraska enacted provisions relating to wastewater and wastewater discharge. To give effect of a state law, various regulations were put into effect, namely Chapter 124, Chapter 3. These regulations apply state-wide to any lot that is “less than three acres”. The moving of a lot line can invoke a review by DEQ as to whether the subdivision, as now re-created, is compliant as to property line setbacks for the water well, septic tank, and leech field(s).

Furthermore, this proposed lot is a pre-zoning created lot. It is allowed to exist in its’ original dimensions as originally created. It can be sold in its’ original dimensions, without change. If anything about the original lot is revised, it must be created to be compliant. In this situation, the noncompliant lot is surrounded by land owned by the same owner. It can, and should be changed, to become compliant.

With careful consideration given to various chapters and sections regarding accesses, in the Buffalo County Zoning and Subdivision Regulations, directly affecting the proposed subdivision, and a review of the proposed plat, “Halkyard Subdivision ”, inventoried as Permit #2025-068 in the Buffalo County Zoning Records, the administrative plat, submitted as, “Halkyard Subdivision ” is not compliant and is, therefore, denied based on the above listed reasons 1 through 6.

The applicants and their agent have received a copy of this report. They may seek appeal of the Zoning Administrator’s decision by requesting a variance within ten (10) days from the date of decision by The Zoning Administrator, under Buffalo County Zoning Regulations, Section 9.4.

Application, Plat & Accompanying Documentation

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO
COUNTY SUBDIVISION REGULATIONS

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

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

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

Subdivision name: Halkyard Subdivision Date 7/31/25

Owner's name: John and Karen Halkyard, David Halkyard, John Halkyard, Debbie Chaney, Dee Krolikowski

Owner's home address: 10940 Gibbon Road, Gibbon, NE 68840

Telephone number(home): 308-216-0582 (daytime) _____

Developer's name: John and Karen Halkyard

Developer's address: 10940 Gibbon Road, Gibbon, NE 68840

Engineer's name and address: Brown Surveying Services, LLC P.O. Box 116 Shelton, NE 68876

List all people who own, have liens and other interest _____

Present use of property: Single Family Residence

Desired use of property: Single Family Residence Present Zoning Agricultural

Legal Description of property: 2-9-14 TRACT IN SE1/4 NE1/4 (1A)

Area of property(square feet and/or acres) 43560 SF 1.00 AC

Number of lots or parcels: 1

School District 10-0002 Fire District Gibbon VFD

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

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

Signature of Owner John Halkyard Printed Name John Halkyard

And agent: _____

Preliminary Plat approval date: _____

Action Taken:

P & Z Recommendation: ☐ approved ☐ disapproved
County Commissioners _____ approved _____ disapproved

Date: _____

Date: _____

Office Use Only	
Permit Number	<u>2025-068</u>
Filing Fee	<u>370.00</u> Receipt # <u>975116</u>
Zoning Classification	<u>AG1</u>
Floodplain Yes or No	<u>8/7/2025 dmd</u>
8/09	Date Initial

Signature of Owner: Karen Halkyard Printed Name: Karen Halkyard

Signature of Owner: David K Halkyard Printed Name: David Halkyard

Signature of Owner: John Halkyard Printed Name: John Halkyard

Signature of Owner: Debbie Chaney Printed Name: Debbie Chaney

Signature of Owner: Dee Krolikowski Printed Name: Dee Krolikowski

HALKYARD SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE FOURTEEN (14) WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

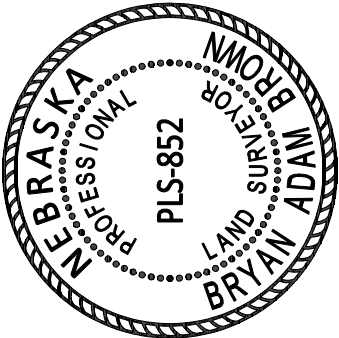
A TRACT OF LAND BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE FOURTEEN (14) WEST OF THE 6TH P.M. BUFFALO COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE ON AN ASSUMED BEARING OF N00°00'47"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 614.66 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°59'13"W A DISTANCE OF 290.40 FEET TO A POINT; THENCE N00°00'47"W A DISTANCE OF 150.00 FEET TO A POINT; THENCE N89°59'13"E A DISTANCE OF 290.40 FEET TO A POINT, SAID POINT IS ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S00°00'47"E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 43,560 SQUARE FEET OR 1.00 ACRES, MORE OR LESS, OF WHICH 6,000 SQUARE FEET OR 0.14 ACRES, MORE OR LESS, ARE DEDICATED AS COUNTY RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON MAY 7TH, 2025, I, BRYAN ADAM BROWN, A NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 852, DULY LICENSE UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.



Bryan Adam Brown
BRYAN ADAM BROWN, PROFESSIONAL LAND SURVEYOR NUMBER, PLS-852

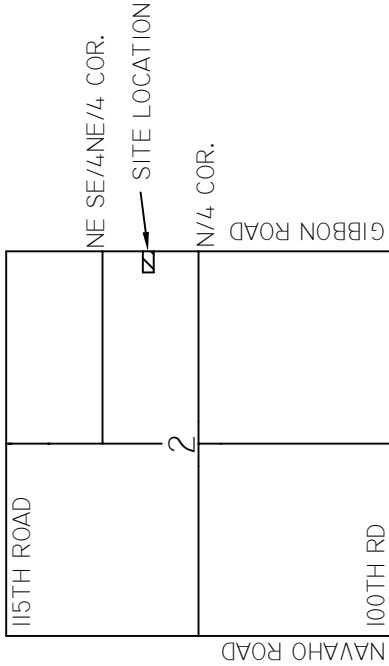
SECTION CORNER TIES

EAST 1/4 CORNER, SECTION 2 T9N R14W
FOUND BUFFALO COUNTY SURVEY ALUMINUM CAP ±0.5' BELOW GRADE IN NORTH/SOUTH COUNTY ROAD ON NORTH SIDE OF CONCRETE BOX CULVERT ESE 22.24' TO CHISELED "+" IN NORTHEAST CORNER OF CONCRETE BOX CULVERT WSW 21.62' TO CHISELED "+" IN NORTHWEST CORNER OF CONCRETE BOX CULVERT NNE 163.65' TO SHINER TAG #02219 ON POWER POLE SSE 168.35' TO "X" NAILS IN POWER POLE

NORTHEAST CORNER SE1/4 NE1/4, SECTION 2 T9N R14W
FOUND 5/8" REBAR INSIDE OF IRON PIPE ±0.6' BELOW GRADE IN NORTH SOUTH COUNTY ROAD NW 45.42' TO NAIL IN TOP OF FENCE POST W 33.03' TO NAIL WITH SHINER TAG IN TOP OF CORNER FENCE POST E 33.11' TO 5/8" REBAR NNE 63.95' TO NAIL WITH DISK IN POWER POLE

LOCATION MAP

SEC. 2 T9N R14W
NOT TO SCALE



SCALE: 1" = 40'



P. O. Box 116, Shelton, Nebraska 68876 - (308) 216-0582

PROJECT NAME: HALKYARD SURVEY GIBBON | SURVEYED BY: BAB

PROJECT NO.: 025-017 | DATE: 7-30-25 | SHEET: 1 OF 1

HALKYARD SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE FOURTEEN (14) WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JOHNNY LEE HALKYARD AND KAREN MARIE HALKYARD, HUSBAND AND WIFE AND DAVID K. HALKYARD, JOHNNY L. HALKYARD, DEBBIE A CHANEY AND DEE A. KROLIKOWSKI, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**HALKYARD SUBDIVISION**", AN ADMINISTRATIVE SUBDIVISION BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION TWO (2), TOWNSHIP NINE (9) NORTH, RANGE FOURTEEN (14) WEST OF THE 6TH P.M., BUFFALO COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND HEREBY DEDICATE THE ROAD RIGHT-OF-WAY AS WELL AS ANY EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2025.

JOHNNY LEE HALKYARD

KAREN MARIE HALKYARD

DAVID K. HALKYARD

JOHNNY L. HALKYARD

DEBBIE A. CHANEY

DEE A. KROLIKOWSKI

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF BUFFALO SS

ON THIS ____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHNNY LEE AND KAREN MARIE HALKYARD, HUSBAND AND WIFE, AND DAVID K. HALKYARD, JOHNNY L. HALKYARD, AND DEE A. KROLIKOWSKI , TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

(SEAL)

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF BUFFALO SS

ON THIS ____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DEBBIE A. CHANEY, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

(SEAL)

RESOLUTION -2025-

BE IT RESOLVED BY THE BUFFALO COUNTY COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA, IN REGULAR SESSION WITH QUORUM PRESENT, THAT THE PLAT OF "**HALKYARD SUBDIVISION**", AN ADMINISTRATIVE SUBDIVISION BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 2 TOWNSHIP 9, NORTH RANGE 14, WEST OF THE 6TH P.M., BUFFALO COUNTY, NEBRASKA DULY MADE OUT, ACKNOWLEDGED AND CERTIFIED IS HEREBY APPROVED, ACCEPTED, RATIFIED, AND AUTHORIZED TO BE FILED AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, BUFFALO COUNTY, NEBRASKA.

MOVED BY: _____, AND SECONDED BY _____
THAT THE FOREGOING RESOLUTION BE ADOPTED. SAID MOTION CARRIED ON _____ VOTE. (_____ ABSENT)

STATE OF NEBRASKA SS
COUNTY OF BUFFALO

I HEATHER A. CHRISTENSEN, COUNTY CLERK IN AND FOR BUFFALO COUNTY, NEBRASKA, BEING DULY QUALIFIED, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RESOLUTION AS PASSED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS ON THE ____ DAY OF _____, 2025.

HEATHER A. CHRISTENSEN, COUNTY CLERK (SEAL)





NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: NTK0012944

**TO: Brown Surveying Services
Bryan Brown**

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

LEGAL DESCRIPTION:

A tract of land being located in part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 9 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, and more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 2; thence on an assumed bearing of N 00° 00' 47" W along the East line of the Northeast Quarter a distance of 614.66 feet to a point, said point being the point of beginning; thence S 89° 59' 13" W a distance of 290.40 feet to a point; thence N 00° 00' 47" W a distance of 150.00 feet to a point; thence N 89° 59' 13" E a distance of 290.40 feet to a point, said point is on the East line of said Northeast Quarter; thence S 00° 00' 47" E along the East line of said Northeast Quarter for a distance of 150.00 feet to the point of beginning.

Address: 10850 Gibbon Road, Gibbon, NE 68840

GRANTEE IN LAST DEED OF RECORD:

[David K. Halkyard, Johnny L. Halkyard, Debbie A. Chaney and Dee A. Krolikowski](#)
(Part)

[Johnny Lee Halkyard and Karen Marie Halkyard](#) (Part)

UNRELEASED LIENS OF RECORD:

None of Record

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

Note: No determination of inheritance tax found for Myrtle M. Halkyard.

TAXES/ASSESSMENTS:

2023 and all prior years - paid in full
2024 in the amount of \$4,123.52 - Half Paid
Second Half Taxes due September 1, 2025.
Parcel ID No.: [660029000](#) (Includes other land)
Assessed Value: \$568,155.00

2023 and all prior years - paid in full
2024 in the amount of \$3,841.44 - all paid
Parcel ID No.: [660029050](#) (Includes other land)
Assessed Value: \$319,280.00

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

EASEMENTS AND RESTRICTIONS OF RECORD:

None of Record

Effective Date: August 13, 2025 at 8:00 am

Nebraska Title Company

A handwritten signature in blue ink, appearing to read "T. H. H. H.", is positioned above the text "By" and "Registered Abstractor".

By

Registered Abstractor

Please direct inquiries to: Kaitlin Greene

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

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

Last Deed of Record

XC

001395
 NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 9-10-92
 \$ 1.50 By NKB

001403
 NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 9-10-92
 \$ 1.50 By NKB

015481 ¹⁸² ~~015275~~
 WITHDRAWN
 RECORDED
 Page 92
 92 SEP -8 1992

PROPERTY

SURVIVORSHIP WARRANTY DEED

Margaret J. Crawford
 REGISTERED
 BUFFALO COUNTY, NEB.

DONALD K. HALKYARD and MYRTLE M. HALKYARD, husband and wife,
 and ORTA J. CRAWFORD, formerly ORTA J. HALKYARD, and GLENN CRAWFORD,
 wife and husband, herein called the grantor whether one or more,

in consideration of One Dollar (\$1.00)

received from grantees, does grant, bargain, sell convey and confirm unto JOHNNY LEE-HALKYARD
 and KAREN MARIE HALKYARD, husband and wife,

as joint tenants with right of survivorship, and not as tenants in common, the following described real
 property in Buffalo County, Nebraska:

A tract of land located in the Southeast Quarter of the Northeast Quarter (SE/4 NE/4)
 of Section Two (2), Township Nine (9) North, Range Fourteen (14) West of the 6th P.M.
 Buffalo County, Nebraska, more particularly described as follows: Referring to the South-
 east Corner of the Northeast Quarter of Section 2; thence Northerly on the East line of
 said Northeast Quarter a distance of 639.7 feet to the ACTUAL PLACE OF BEGINNING; thence
 continuing Northerly on the aforescribed course a distance of 120.0 feet; thence with
 a deflection angle to the left of 90°00' a distance of 363.0 feet; thence left 90° 00'
 and parallel with the East line of said Northeast Quarter a distance of 120.0 feet;
 thence left 90° 00' a distance of 363.0 feet to the place of beginning. Containing
 1.00 acres, more or less, of which 0.09 acres, more or less, are presently being used
 for road purposes.

201-239

To have and to hold the above described premises together with all tenements, hereditaments
 and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns
 of the survivor of them forever.

And grantor does hereby covenant with the grantees and with their assigns and with the heirs
 and assigns of the survivor of them that grantor is lawfully seised of said premises; that they are free from
 encumbrance

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will
 defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees,
 the entire fee title to this real property shall vest in the surviving grantee.

Dated September 8 92
~~August 19 79.~~

Orta J. Crawford
 Orta J. Crawford, formerly Orta
 J. Halkyard
Glenn Crawford
 Glenn Crawford

Donald K. Halkyard
 Donald K. Halkyard
Myrtle M. Halkyard
 Myrtle M. Halkyard

STATE OF NEBRASKA, County of Buffalo

Before me, a notary public qualified for said county, personally came Donald K. Halkyard
 and Myrtle M. Halkyard, husband and wife, and Orta J. Crawford, formerly
 Orta J. Halkyard and Glenn Crawford, wife and husband,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged
 the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on September 8, 1992

271
 \$ 10.50 paid
 \$ 1.50 paid
 # 222

GENERAL NOTARY - State of Nebraska
 JIMOTHY D. MORACEK
 My Comm. Exp. Sept. 6, 1992

GENERAL NOTARY - State of Nebraska
 JIMOTHY D. MORACEK
 My Comm. Exp. Sept. 6, 1992

Notary Public

My commission expires September 6, 1992

Form 4.2 To be approved by Nebraska State Bar Association

Felton & Wolf Co., Lincoln, Nebr.

JOHNNY HALKYARD
 KAREN MARIE HALKYARD
 BUFFALO, NEB. 68010



PROPERTY OF BUFFALO COUNTY
 10850 Gibbon Road - Gibbon

2015-01230
 KELLIE JOHN
 BUFFALO COUNTY REGISTER OF DEEDS
 KEARNEY, NEBRASKA
 RECORDED ON: 03/04/2015 9:39:26 AM
 DEED WARRANTY
 REC FEE: 10.00
 PAGES: 1
 PD: 10.00
 ESCROW:
 CK INFO: 10634 JEFFREY HAHN H&Z

NEBRASKA DOCUMENTARY STAMP TAX
 EXEMPTION: 5A
 RECORDED ON: 03/04/2015
 AUTHORIZED BY: ARV

WARRANTY DEED

MYRTLE M. HALKYARD, a single person, GRANTOR, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION conveys to GRANTEE, DAVID K. HALKYARD, JOHNNY L. HALKYARD, DEBBIE A. CHANEY and DEE A. KROLIKOWSKI the following described real estate (as defined in NEB. REV. STAT. §76-201) in Buffalo County, Nebraska:

The South Half of the Northeast Quarter (S½ NE¼) of Section Two (2), Township Nine (9) North, Range Fourteen (14) West of the 6th P.M. in Buffalo County, Nebraska, EXCEPT a tract of land located in said Southeast Quarter of the Northeast Quarter (SE¼ NE¼) more particularly described as follows: Referring to the Southeast Corner of the Northeast Quarter (NE¼) of Section 2, thence Northerly on the East line of said Northeast Quarter (NE¼), a distance of 639.7 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Northerly on the aforescribed course, a distance of 120.0 feet; thence with a deflection angle to the left of 90°00', a distance of 363.0 feet; thence left 90°00' and parallel with the East line of said Northeast Quarter (NE¼), a distance of 120.0 feet; thence left 90°00', a distance of 363.0 feet to the place of beginning. Containing 1.00 acres, more or less, of which 0.09 acres, more or less, are presently being used for road purposes.

GRANTOR reserves unto herself the right to the use and enjoyment to the above property and all income therefrom, so long as she shall live.

GRANTOR covenants with GRANTEE that GRANTOR:

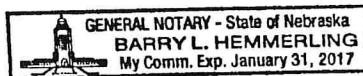
- (1) is lawfully seised of such real estate and that it is free from encumbrances, except covenants, easements and restrictions of record, if any;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 9th day of January, 2015.

Myrtle M. Halkyard
 MYRTLE M. HALKYARD

STATE OF NEBRASKA)
) ss.
 COUNTY OF BUFFALO)

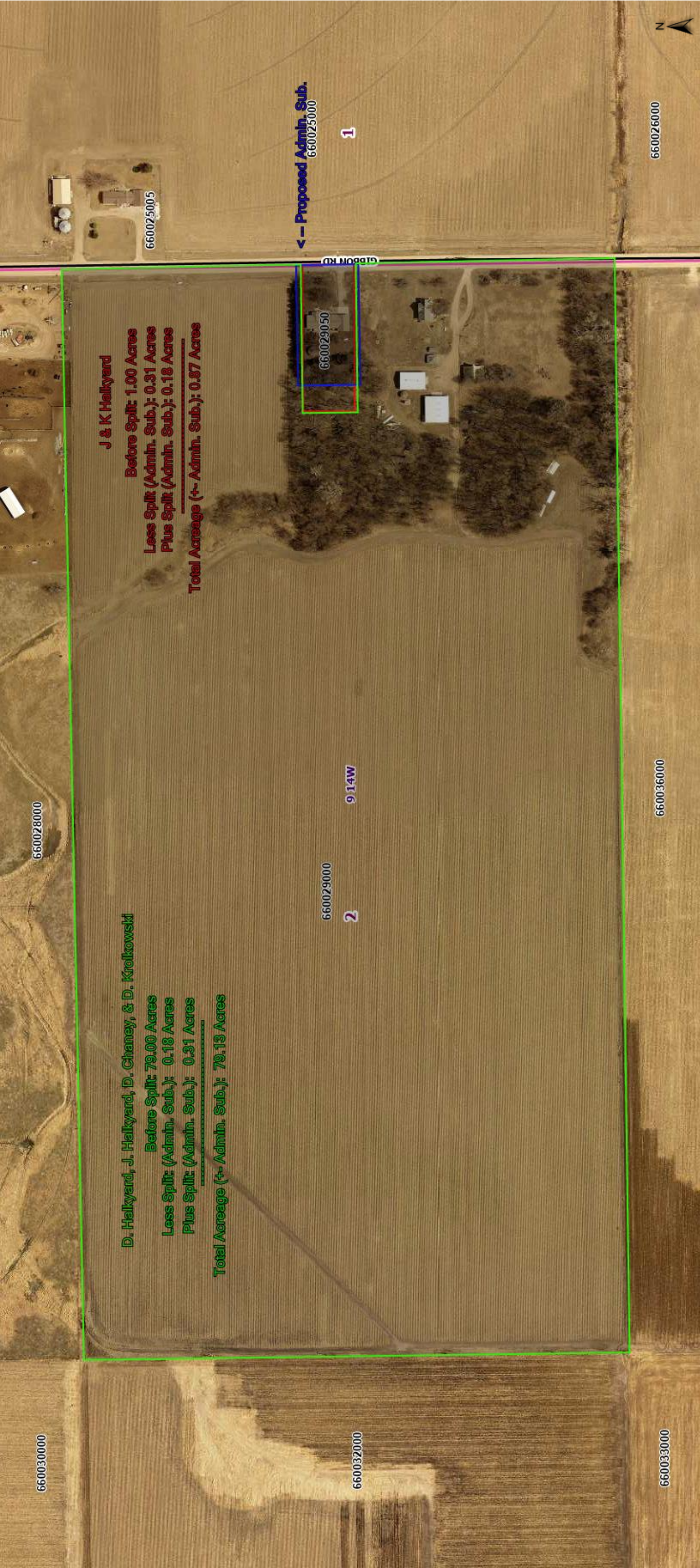
The foregoing instrument was acknowledged before me on January 9th, 2015, by MYRTLE M. HALKYARD, a single person.



Barry L. Hemmerling
 Notary Public

Return to:
 Barry L. Hemmerling
 Jeffrey, Hahn, Hemmerling &
 Zimmerman, P.C., LLO
 5640 So. 84th Street, Suite 100
 Lincoln, NE 68516

Remainderment



Other Considerations (State Standards)

LII > State Regulations > Nebraska Administrative Code

> Topic - ENVIRONMENT AND ENERGY

> Title 124 - ONSITE WASTEWATER TREATMENT SYSTEMS

> Neb. Admin. Code ENVIRONMENT AND ENERGY, tit. 124, ch. 4 -

SUBDIVISIONS

> **124 Neb. Admin. Code, ch. 4, § 001 - Subdivision Review and Approval Application**

124 Neb. Admin. Code, ch. 4, § 001 - Subdivision Review and Approval Application

State Regulations Compare

001.01 Prior to construction of a development area where an onsite wastewater treatment system is proposed on any lot less than three acres in size, the owner of the development area will submit an application for subdivision review and receive Department approval for the use of onsite wastewater treatment systems for the development area on a form provided by the Director and include any additional information as requested. The Department will review the application and determine the acceptability of onsite wastewater treatment systems for the development area. The Department will either approve or deny the use of onsite wastewater treatment systems for the development area. Approval will be based upon an evaluation of the submitted information to meet design requirements of this Title.

001.02 Once the Department has issued a subdivision approval, any subsequent change may be considered a new application and subject to the subdivision review

and approval application and fee requirements.

001.03 A subdivision approval expires ten years from the date the approval is issued by the Department unless the owner submits a written request for reauthorization or extension from the Department prior to the expiration date and the reauthorization or extension is approved by the Department. Such reauthorization or extension will be subject to requirements in effect at the time the reauthorization or extension is issued, and such reauthorization or extension will be valid for no more than one year from the date of issuance. Additional reauthorization or extension may be requested in writing prior to expiration.

Notes

124 Neb. Admin. Code, ch. 4, § 001

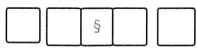
Amended effective 6/27/2022



State Regulations Toolbox

004. [Adopted without title]

124 NE ADC Ch. 2, § 004 • Nebraska Administrative Code • Effective: June 27, 2022 • (Approx. 2 pages)

[Document](#) [Notes of Decisions \(0\)](#) [History \(14\)](#) [Citing References \(2\)](#) [Context & Analysis \(0\)](#)[Fullscreen](#)

Nebraska Administrative Code

Environment and Energy

Title 124. Onsite Wastewater Treatment Systems

Chapter 2. Application of Regulations; General Provisions (Refs & Annos)

Notes

Outlines

Effective: June 27, 2022

Neb. Admin. R. & Regs. Tit. 124, Ch. 2, § 004

004. [Adopted without title]

Currentness

An existing onsite wastewater treatment system must obtain a new construction and/or operating permit or coverage under a general permit in accordance with this title if:

004.01 It endangers public health or environment, fails, or discharges a prohibited or unauthorized discharge.

004.02 It is being replaced, reconstructed, altered, repaired or modified, and the repairs are not exempted under 005 below;

004.03 There is an adverse change in use such as an increase in the number of bedrooms, design flow, or waste strength;

004.04 It begins to receive wastewater from a different dwelling or non-dwelling facility than it was originally constructed to serve;

004.05 It begins to receive wastewater from a dwelling or non-dwelling facility that is reconstructed or replaced following an event such as fire that renders the structure unsuitable for occupancy; or

004.06 The system owner creates or causes an encroachment on a setback distance by a change in a property line or construction of a new development feature such as a well, water line or foundation.

Credits

Amended eff. June 27, 2022.

Enabling Legislation: Neb. Rev. Stat. § 81-1505(8).

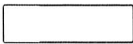
Current with rules filed through May 21, 2025. Some sections may be more current; see credits for details.

124 NAC Ch. 2, § 004, 124 NE ADC Ch. 2, § 004

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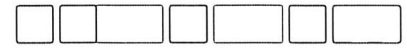
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008. [Adopted without title]

124 NE ADC Ch. 2, § 008 • Nebraska Administrative Code • Effective: June 27, 2022 • (Approx. 2 pages)

[Document](#) [Notes of Decisions \(0\)](#) [History \(14\)](#) [Citing References \(2\)](#) [Context & Analysis \(0\)](#)[Fullscreen](#)

Nebraska Administrative Code

Environment and Energy

Title 124, Onsite Wastewater Treatment Systems

Chapter 2, Application of Regulations; General Provisions (Refs & Annos)

[Notes](#)[Outlines](#)

Effective: June 27, 2022

Neb. Admin. R. & Regs. Tit. 124, Ch. 2, § 008

008. [Adopted without title]

Currentness

The owner of any dwelling or non-dwelling facility will establish a reserve area sufficient in size to be used for a replacement onsite wastewater treatment system capable of meeting the requirements of the construction permit or general permit covering the original system and these regulations. The reserve area will be considered a part of the onsite wastewater treatment system and all setback requirements apply to the reserve area.

Credits

Adopted eff. June 27, 2022.

Enabling Legislation: Neb. Rev. Stat. § 81-1505(8).

Current with rules filed through May 21, 2025. Some sections may be more current; see credits for details.

124 NAC Ch. 2, § 008, 124 NE ADC Ch. 2, § 008

End of Document

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All content

Nebraska

Parallel Search
Advanced**009. [Adopted without title]**

124 NE ADC Ch. 2, § 009 • Nebraska Administrative Code • Effective: June 27, 2022 • (Approx. 2 pages)

Document

Notes of Decisions (0)

History (13)

Citing References (2)

Context & Analysis (0)

Fullscreen



Nebraska Administrative Code

Environment and Energy

Title 124. Onsite Wastewater Treatment Systems

Chapter 2. Application of Regulations; General Provisions (Refs & Annos)

Notes

Outlines

Effective: June 27, 2022

Neb. Admin. R. & Regs. Tit. 124, Ch. 2, § 009

009. [Adopted without title]

Currentness

Location of an onsite wastewater treatment system on property not owned by the facility using the system is to have a properly executed and filed property easement which is to include provisions that allow for the operation and maintenance of the onsite wastewater treatment system. A copy of the filed easement is to be submitted with the system registration.

Credits

Adopted eff. June 27, 2022.

Enabling Legislation: Neb. Rev. Stat. § 81-1505(8).

Current with rules filed through May 21, 2025. Some sections may be more current; see credits for details.

124 NAC Ch. 2, § 009, 124 NE ADC Ch. 2, § 009

End of Document

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011. [Adopted without title]

124 NE ADC Ch. 2, § 011 • Nebraska Administrative Code • Effective: June 27, 2022 • (Approx. 3 pages)

Document

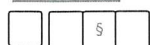
Notes of Decisions (0)

History (14)

Citing References (0)

Context & Analysis (0)

Fullscreen



Nebraska Administrative Code

Environment and Energy

Title 124. Onsite Wastewater Treatment Systems

Chapter 2. Application of Regulations; General Provisions (Refs & Annos)

Notes

Outlines

Effective: June 27, 2022

Neb. Admin. R. & Regs. Tit. 124, Ch. 2, § 011

011. [Adopted without title]

Currentness

A person is not to construct or relocate a foundation, well, water line, surface water feature, or property line within the setback distances listed in Table 2.1 of any onsite wastewater system, except that the Department may approve, at the system owner's request, an encroachment within the minimum setback distance to system components upon submittal of a construction plan and a letter from a professional engineer stating that he or she has evaluated the proposed construction plan and in his or her professional opinion, the encroachment will not have any detrimental effect on the system components, or on the proper function and operation of the system components, or on the ability to maintain or replace any of the system components and does not endanger human health or cause pollution; or if a less stringent distance is in a General Permit that setback distance would apply.

Table 2.1 - Lagoon, Tank and Soil Absorption System Setbacks

Item	Minimum Setback Distance feet (meters)		
	Tanks	Absorption, Infiltrative, and Evaporative Systems	Lagoons
Surface Water	50 ft. (15.2 m)	50 ft. (15.2 m)	50 ft. (15.2 m)
Private Drinking Water Wells	50 ft. (15.2 m)	100 ft. (30.5 m)	100 ft. (30.5 m)
Public Drinking Water Supply Wells:			
Non-Community System*	50 ft. (15.2 m)	100 ft. (30.5 m)	100 ft. (30.5 m)
Community System	500 ft. (152.4 m)	500 ft. (152.4 m)	1000 ft. (304.8 m)
Community System when a septic system or soil absorption system of > 1000 gpd is installed	500 ft. (152.4 m)	1000 ft. (304.8 m)	N/A
Horizontal Closed Loop Geothermal Wells (trenched or dug and above the ground water table)	25 ft. (15.2m)	25 ft. (15.2m)	25 ft. (15.2m)

All Other Water Wells	50 ft. (15.2 m)	100 ft. (30.5 m)	100 ft. (152.4 m)
Water Lines:			
Pressure Main/Service Connection/Suction Lines	10 ft. (3.1 m)	25 ft. (7.6 m)	25 ft. (7.6 m)
Property Lines	5 ft. (1.5 m)	5 ft. (1.5 m)	50 ft. (15.2 m)
Trees	NA	NA	50 ft. (15.2 m)
Parking area, driveway, sidewalk, or other impermeable surface or cover	5 ft. (1.5 m)	5 ft. (1.5 m)	50 ft. (15.2 m)
Foundation:			
Class 1	15 ft. (4.6 m)	30 ft. (9.1 m)	100 ft. (30.5 m)
Class 2	10 ft. (3.1 m)	10 ft. (3.1 m)	100 ft. (30.5 m)
Class 3	7 ft. (2.1 m)	10 ft. (3.1 m)	50 ft. (15.2 m)
Neighbor's Foundation:			
Class 1	25 ft. (7.6 m)	40 ft. (12.2 m)	200 ft. (61.0 m)
Class 2	20 ft. (6.1 m)	30 ft. (9.1 m)	200 ft. (61.0 m)
Class 3	15 ft. (4.6 m)	20 ft. (6.1 m)	100 ft. (30.5 m)

* See NAC Title 179 - Public Water Supply Systems, 7-010, for a complete definition for Non-community systems. It should be noted that some non-community systems may have more stringent setback requirements, per Title 179.

* Class 1 means a basement, a non-basement footing, swimming pool, or slab-on-grade living quarters where any portion of the living quarters basement, footing, or slab is lower in elevation than the onsite wastewater treatment system component.

* Class 2 means a basement, a non-basement footing foundation, trailer house, swimming pool, or slab-on-grade living quarters higher in elevation than the on-site wastewater treatment system. Any other foundation that is not a Class 1 or Class 3 is a Class 2 Foundation

* Class 3 means slab-on-grade construction that is not used as living quarters.

* The water well setback does not apply to a monitoring well meeting the requirements of Nebraska Administrative Code Title 178 that is installed and used for monitoring ground water quality.

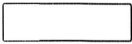
Credits

Adopted eff. June 27, 2022.

Enabling Legislation: Neb. Rev. Stat. § 81-1505(8).

Current with rules filed through May 21, 2025. Some sections may be more current; see credits for details.

124 NAC Ch. 2, § 011, 124 NE ADC Ch. 2, § 011



Applicant & Agent Denial Letters

Buffalo County Planning & Zoning

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: zoning@buffalocounty.ne.gov



August 25, 2025

Brown Surveying Services
c/o Bryan Brown
PO Box 116
Shelton, NE 68876

To Whom it May Concern,

On or around August 7, 2025, The Buffalo County Zoning Office received an Application for Administrative Subdivision for “Halkyard Subdivision”, filed by Bryan Brown, licensed land surveyor, on behalf of John and Karen Halkyard, David Halkyard, Debbie Chaney & Dee Krolikowski, for a tract of land being part of the Southeast Quarter of the Northeast Quarter of Section Two (2), Township Nine (9) North, Range Fourteen (14) West of the 6th P.M., Buffalo County, Nebraska, inventoried as Permit #2025-068, in the Buffalo County Zoning Records.

While reviewing the proposed plat, “Halkyard Subdivision”, and all applicable Zoning and Subdivision Regulations, to ensure compliance, the following regulations, which are including, but not limited to, the subsequent provisions, were considered:

1. Buffalo County Zoning Regulations, Section 5.16 (2A) states, “Single Family Dwelling, Lot Size: A. Three (3) acres, with the placement of a maximum of four single family dwellings per U.S. Government surveyed quarter section, on a parcel abutting an improved road (above minimum maintenance road)”, regarding minimum lot sizes in the Agriculture (AG) District;
2. Buffalo County Subdivision Regulations, Section 4.06 (B), states, “Minimum Lot Area No lot shall have an area or width less than that required by any zoning resolution.”, regarding compliance with minimum lot sizes;
3. Buffalo County Subdivision Regulations, Section 2.23 (a) defines a lot as, “LOT Lot means: (a) A portion of real property containing at least the area required at the time it was created by the zoning district in which it is or was located for use, coverage, and yard space, exclusive of existing, laid out, proposed, or reserved streets, public ways, or roads, abutting and have access to at least one public street, road, or private street as a private street is allowed to be created in this resolution...”
4. Buffalo County Subdivision Regulations, Section 3.02 (B), states, “No more than three (3) additional lots shall be created from any lot, tract or parcel of land. If the remainder of any one parcel of land is ten (10) acres or less net of all street and road easements, reservations, and/or occupations, it shall be considered one of the additional three (3) lots. (Resolution 4-25-17)”, regarding remnancy;

Buffalo County Planning & Zoning

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: zoning@buffalocounty.ne.gov



5. Buffalo County Zoning Regulations, Section 2.52 states, “Authority to Continue: Any structure which is devoted to a use which is permitted in the zoning district in which it is located, but which is located on a lot which does not comply with the use regulations and/or the applicable Buffalo County Zoning Regulations yard and height regulations may be continued, so long as it remains otherwise lawful.”, regarding nonconforming structures;
6. Buffalo County Zoning Regulations, Section 3.3149, defines a nonconforming lot of record, “NONCONFORMING LOT OF RECORD: A lot which is part of a recorded subdivision or a parcel of land, the deed to which was recorded prior to, and neither said lot nor parcel complies with the lot width or area requirements for any permitted uses in the district in which it is located.”

The 3-acre minimum lot size, as referenced under Buffalo County Zoning Regulations, Section 5.16 (2A), for lots in the Agriculture (AG) District is the regulatory standard across the county and state. Wastewater and well setbacks will need to be considered as water wells are replaced and septic tanks and leech fields are created. In 2002, Nebraska enacted provisions relating to wastewater and wastewater discharge. To give effect of a state law, various regulations were put into effect, namely Chapter 124, Chapter 3. These regulations apply state-wide to any lot that is “less than three acres”. The moving of a lot line can invoke a review by DEQ as to whether the subdivision, as now re-created, is compliant as to property line setbacks for the water well, septic tank, and leech field(s).

Furthermore, this proposed lot is a pre-zoning created lot. It is allowed to exist in its’ original dimensions as originally created. It can be sold in its’ original dimensions, without change. If anything about the original lot is revised, it must be created to be compliant. In this situation, the noncompliant lot is surrounded by land owned by the same owner. It can, and should be changed, to become compliant.

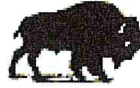
With careful consideration given to various chapters and sections regarding accesses, in the Buffalo County Zoning and Subdivision Regulations, directly affecting the proposed subdivision, and a review of the proposed plat, “Halkyard Subdivision ”, inventoried as Permit #2025-068 in the Buffalo County Zoning Records, the administrative plat, submitted as, “Halkyard Subdivision ” is not compliant and is, therefore, denied based on the above listed reasons 1 through 6.

The applicants and their agent have received a copy of this report. They may seek appeal of the Zoning Administrator’s decision by requesting a variance within ten (10) days from the date of decision by The Zoning Administrator, under Buffalo County Zoning Regulations, Section 9.4.

Buffalo County Planning & Zoning

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: zoning@buffalocounty.ne.gov



Sincerely,

A handwritten signature in blue ink that reads "Dennise Daniels". The signature is fluid and cursive, with a large loop at the end of the last name.

Dennise Daniels
Buffalo County Zoning & Floodplain Administrator
PO Box 1270
1512 Central Ave
Kearney, NE 68847
Office: (308) 236-1998
ddaniels@buffalocounty.ne.gov

PC: John and Karen Halkyard, David Halkyard, Debbie Chaney & Dee Krolikowski c/o
Bryan Brown

Buffalo County Planning & Zoning

1512 Central Avenue, PO Box 1270 • Kearney, Nebraska 68848

Phone (308) 236-1998 • Fax (308) 236-1870 • Email: zoning@buffalocounty.ne.gov



August 25, 2025

John and Karen Halkyard, David Halkyard, Debbie Chaney & Dee Krolikowski c/o Bryan Brown
10940 Gibbon Road
Gibbon, NE 68840

Greetings,

On or around August 7, 2025, The Buffalo County Zoning Office received an Application for Administrative Subdivision for “Halkyard Subdivision”, filed by Bryan Brown, licensed land surveyor, on behalf of John and Karen Halkyard, David Halkyard, Debbie Chaney & Dee Krolikowski, for a tract of land being part of the Southeast Quarter of the Northeast Quarter of Section Two (2), Township Nine (9) North, Range Fourteen (14) West of the 6th P.M., Buffalo County, Nebraska, inventoried as Permit #2025-068, in the Buffalo County Zoning Records.

While reviewing the proposed plat, “Halkyard Subdivision”, and all applicable Zoning and Subdivision Regulations, to ensure compliance, the following regulations, which are including, but not limited to, the subsequent provisions, were considered:

1. Buffalo County Zoning Regulations, Section 5.16 (2A) states, “Single Family Dwelling, Lot Size: A. Three (3) acres, with the placement of a maximum of four single family dwellings per U.S. Government surveyed quarter section, on a parcel abutting an improved road (above minimum maintenance road)”, regarding minimum lot sizes in the Agriculture (AG) District;
2. Buffalo County Subdivision Regulations, Section 4.06 (B), states, “Minimum Lot Area No lot shall have an area or width less than that required by any zoning resolution.”, regarding compliance with minimum lot sizes;
3. Buffalo County Subdivision Regulations, Section 2.23 (a) defines a lot as, “LOT Lot means: (a) A portion of real property containing at least the area required at the time it was created by the zoning district in which it is or was located for use, coverage, and yard space, exclusive of existing, laid out, proposed, or reserved streets, public ways, or roads, abutting and have access to at least one public street, road, or private street as a private street is allowed to be created in this resolution...”
4. Buffalo County Subdivision Regulations, Section 3.02 (B), states, “No more than three (3) additional lots shall be created from any lot, tract or parcel of land. If the remainder of any one parcel of land is ten (10) acres or less net of all street and road easements, reservations, and/or occupations, it shall be considered one of the additional three (3) lots. (Resolution 4-25-17)”, regarding remnancy;

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5. Buffalo County Zoning Regulations, Section 2.52 states, “Authority to Continue: Any structure which is devoted to a use which is permitted in the zoning district in which it is located, but which is located on a lot which does not comply with the use regulations and/or the applicable Buffalo County Zoning Regulations yard and height regulations may be continued, so long as it remains otherwise lawful.”, regarding nonconforming structures;
6. Buffalo County Zoning Regulations, Section 3.3149, defines a nonconforming lot of record, “NONCONFORMING LOT OF RECORD: A lot which is part of a recorded subdivision or a parcel of land, the deed to which was recorded prior to, and neither said lot nor parcel complies with the lot width or area requirements for any permitted uses in the district in which it is located.”

The 3-acre minimum lot size, as referenced under Buffalo County Zoning Regulations, Section 5.16 (2A), for lots in the Agriculture (AG) District is the regulatory standard across the county and state. Wastewater and well setbacks will need to be considered as water wells are replaced and septic tanks and leech fields are created. In 2002, Nebraska enacted provisions relating to wastewater and wastewater discharge. To give effect of a state law, various regulations were put into effect, namely Chapter 124, Chapter 3. These regulations apply state-wide to any lot that is “less than three acres”. The moving of a lot line can invoke a review by DEQ as to whether the subdivision, as now re-created, is compliant as to property line setbacks for the water well, septic tank, and leech field(s).

Furthermore, this proposed lot is a pre-zoning created lot. It is allowed to exist in its’ original dimensions as originally created. It can be sold in its’ original dimensions, without change. If anything about the original lot is revised, it must be created to be compliant. In this situation, the noncompliant lot is surrounded by land owned by the same owner. It can, and should be changed, to become compliant.

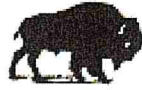
With careful consideration given to various chapters and sections regarding accesses, in the Buffalo County Zoning and Subdivision Regulations, directly affecting the proposed subdivision, and a review of the proposed plat, “Halkyard Subdivision ”, inventoried as Permit #2025-068 in the Buffalo County Zoning Records, the administrative plat, submitted as, “Halkyard Subdivision ” is not compliant and is, therefore, denied based on the above listed reasons 1 through 6.

The applicants and their agent have received a copy of this report. They may seek appeal of the Zoning Administrator’s decision by requesting a variance within ten (10) days from the date of decision by The Zoning Administrator, under Buffalo County Zoning Regulations, Section 9.4.

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Sincerely,

A handwritten signature in blue ink that reads "Dennise Daniels". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Dennise Daniels
Buffalo County Zoning & Floodplain Administrator
PO Box 1270
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Kearney, NE 68847
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ddaniels@buffalocounty.ne.gov

PC: Bryan Brown, Brown Surveying Services