

**BUFFALO COUNTY BOARD OF COMMISSIONERS  
BUFFALO COUNTY BOARD OF EQUALIZATION  
TUESDAY, NOVEMBER 12, 2024**

The Buffalo County Board of Commissioners and the Buffalo County Board of Equalization met on Tuesday, November 12, 2024 at 9:00 A.M. and 9:30 A.M. Chairperson Klein called the meeting to order and led those present in the Pledge of Allegiance. The following Board members responded to roll call: Timothy Higgins, Myron Kouba, Ronald Loeffelholz, Daniel Lynch, Bill Maendele, Sherry Morrow and Ivan Klein. A copy of the acknowledgment and receipt of notice and agenda by the Board of Commissioners is attached to these minutes. Public notice of this meeting was published/posted in the Kearney Hub, on the Buffalo County website, and the bulletin boards located outside the County Clerk's office and County Board Room on November 7, 2024. Chairperson Klein announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and posted at the back of the Board Room. County Clerk Heather Christensen took all proceedings hereinafter shown; while the convened meeting was open to the public. County Attorney Shawn Eatherton and Deputy County Attorney Andrew Hoffmeister were present.

**REGULAR AGENDA**

Moved by Higgins and seconded by Lynch to approve the October 22, 2024 Board meeting minutes. Upon roll call vote, the following Board members voted "Aye": Higgins, Lynch, Kouba, Loeffelholz, Maendele, Morrow and Klein. Motion declared carried.

Moved by Morrow and seconded by Higgins to ratify the following November 1, 2024 payroll claims processed by the County Clerk. Upon roll call vote, the following Board members voted "Aye": Morrow, Higgins, Kouba, Loeffelholz, Lynch, Maendele and Klein. Motion declared carried.

**NOVEMBER 1, 2024 PAYROLL**

<b>GENERAL FUND</b>			
NET PAYROLL			354,732.85
AMERICAN FAMILY LIFE	I	PREMIUMS	1,520.48
RETIREMENT PLANS AMERITAS	R	EMPE RET	63,192.81
BUFFALO CO TREASURER	I	PREMIUMS	160,593.54
EMPOWER ANNUITY INS	R	DEFERRED COMP	1,075.00
FIRST CONCORD	E	FLEX FUNDS	7,004.64
FIRST NATIONAL BANK	T	FEDERAL TAXES	121,282.77
KEARNEY UNITED WAY	E	DONATIONS	55.00
MADISON NATIONAL	I	PREMIUMS	1,150.78
MADISON NATIONAL	I	LT DISABILITY	308.30
ERIN M MCCARTNEY	E	GARNISHMENT	402.00
METLIFE	E	DENTAL	3,763.01
NATIONWIDE RETIREMENT	R	DEFERRED COMP	1,469.50
NE CHILD SUPPORT	E	CHILD SUPPORT	1,200.50
STATE OF NE	T	STATE TAXES	20,311.14
VISION SERVICE PLAN	E	EMPE VSP EYE	1,186.08
<b>ROAD FUND</b>			
NET PAYROLL			67,575.77
AMERICAN FAMILY LIFE	I	PREMIUMS	718.22
RETIREMENT PLANS AMERITAS	R	EMPE RET	10,465.37
BUFFALO CO TREASURER	I	PREMIUMS	4,110.14
FIRST CONCORD	E	FLEX FUNDS	816.24
FIRST NATIONAL BANK	T	FEDERAL TAXES	19,809.74
MADISON NATIONAL	I	PREMIUMS	181.36
MADISON NATIONAL	I	LT DISABILITY	117.65
METLIFE	E	DENTAL	935.69
NATIONWIDE RETIREMENT	R	DEFERRED COMP	272.50
STATE OF NE	T	STATE TAXES	3,064.91
VISION SERVICE PLAN	E	EMPE VSP EYE	299.68
<b>WEED FUND</b>			
NET PAYROLL			5,594.50
RETIREMENT PLANS AMERITAS	R	EMPE RET	889.44
BUFFALO CO TREASURER	I	PREMIUMS	320.65
FIRST CONCORD	E	FLEX FUNDS	104.16
FIRST NATIONAL BANK	T	FEDERAL TAXES	1,760.07
MADISON NATIONAL	I	LT DISABILITY	3.94
METLIFE	E	DENTAL	56.94

STATE OF NE	T	STATE TAXES	272.88
VISION SERVICE PLAN	E	EMPE VSP EYE	4.81

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

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

Moved by Loeffelholz and seconded by Lynch to approve Chairperson's signature on letters to Nebraska Department of Transportation regarding correspondence received in October 2024 and will be on file with the County Clerk. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Kouba, Morrow and Klein. "Nay": Maendele. Motion declared carried.

Zoning Administrator Dennise Daniels presented the resignation of Planning and Zoning Commission Member Francis Biehl. Moved by Maendele and seconded by Morrow to accept the resignation of Planning Commission Member Francis Biehl. Upon roll call vote, the following Board members voted "Aye": Maendele, Morrow, Higgins, Kouba, Loeffelholz, Lynch and Klein. Motion declared carried.

After discussion it was moved by Maendele and seconded by Lynch to appoint Jeremy Sedlacek as a member of the Planning and Zoning Commission for a three year term. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Kouba, Loeffelholz, Morrow and Klein. Motion declared carried.

After discussion it was moved by Morrow and Lynch to close the Courthouse on December 24, 2024 in observance of Christmas Holiday and to set a Board Meeting for December 23, 2024 at 9:00A.M. Upon roll call vote, the following Board members voted "Aye": Morrow, Lynch, Higgins, Kouba, Loeffelholz, Maendele and Klein. Motion declared carried.

Moved by Lynch and seconded by Loeffelholz to reappoint Planning and Zoning Commission members Tammy Jeffs, Scott Stubblefield and Scott Brady for a three year term. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Kouba, Maendele, Morrow and Klein. Motion declared carried.

Chairperson Klein reviewed the following correspondence. City of Kearney sent a letter regarding the Planning Commission Agenda for November 15, 2024. Chairperson Klein called on each Board member present for committee reports and recommendations.

## **ZONING**

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

Chairperson Klein opened the public hearing at 9:19 A.M. for the Buffalo County Zoning and Subdivision Regulations as part of the Buffalo County Comprehensive Plan, or the general plan for the improvement and development of the county outside of the jurisdiction of any city or village, as required per Neb. Rev. Stat. §23-174.06. Jason Wozniak a resident of Buffalo County spoke. No one else addressed the Board. Chairperson Klein closed the public hearing at 9:26 A.M. Moved by Loeffelholz and seconded by Kouba to table the Buffalo County Zoning and Subdivision Regulations as part of the Buffalo County Comprehensive Plan, or the general plan for the improvement and development of the county outside of the jurisdiction of any city or village, as required per Neb. Rev. Stat. §23-174.06 until December 10, 2024 for further review. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Kouba, Higgins, Lynch, Maendele, Morrow and Klein. Motion declared carried.

Zoning Administrator Daniels presented the Annual Report and Review of Special Use Permit Properties to the Board. After discussion it was moved by Maendele and seconded by Lynch to accept Annual Report and Review of Special Use Permit Properties. A copy will be on file with the County Clerk's office. Upon roll call vote, the following Board members voted "Aye": Maendele, Lynch, Higgins, Kouba, Loeffelholz, Morrow and Klein. Motion declared carried.

Zoning Administrator Daniels discussed the FEMA Grant (Flood Mitigation Assistance Swift Current) and requested to apply for Buffalo County. After discussion it was moved by Maendele and seconded by Loeffelholz to allow Zoning Administrator Daniels to submit an application for FEMA Grant (Flood Mitigation Assistance Swift Current) on behalf of Buffalo County. Upon roll call vote, the following Board members voted "Aye": Maendele, Loeffelholz, Higgins, Kouba, Lynch, Morrow and Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Kouba to recess the regular meeting of the Board of Commissioners at 9:30 A.M. and reconvene as a Board of Equalization. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Kouba, Higgins, Lynch, Maendele, Morrow and Klein. Motion declared carried.

## BOARD OF EQUALIZATION

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

On October 8, 2024 the County Board of Commissioners sitting as the County Board of Equalization approved the 2024-2025 Levy rates with resolution 2024-48. A request to combine two columns into one was received. Kearney Schools 7 columns "Capital 2024" and "Capital 2022" are now combined into one "Capital" column. No levy amounts have changed. Moved by Morrow and seconded by Lynch to accept the columniation change to the previously approved County levies with the following Resolution 2024-48A. Upon roll call vote, the following Board members voted "Aye": Morrow, Lynch, Higgins, Kouba, Loeffelholz, Maendele and Klein. Motion declared carried.

### RESOLUTION 2024-48A

PROPERTY TAX RATES 2024-2025							
<b>COUNTY FUNDS</b>		<b>LEVY</b>					
GENERAL		0.314032					
BOND		0.021068					
VETERAN'S AID		0.000379					
TOTAL		0.335479					
<b>BUFFALO COUNTY AGRICULTURAL SOCIETY</b>							
<b>GENERAL</b>	0.009247	<b>SINKING</b>	0.014620				
<b>FIRE DISTRICTS</b>							
	<b>GENERAL</b>	<b>SINKING</b>			<b>BOND</b>		
SUBURBAN #1	0.023539	0.008410			0.003712		
GIBBON #2	0.011623						
SHELTON #3	Set By Hall	County					
PLEASANTON #4	0.065336						
RAVENNA #5	0.003147				0.003648		
MILLER #6	0.011202						
ELM CREEK #7	0.009976				0.010974		
AMHERST #8	0.014859				0.023116		
<b>SID #3</b>							
<b>GENERAL</b>	0.163424						
<b>CITY/VILLAGE</b>							
	<b>GENERAL</b>	<b>BOND</b>			<b>PARKING</b>		<b>CRA</b>
AMHERST	0.080767	0.176790					
ELM CREEK	0.078564	0.321436					
GIBBON	0.400000	0.145000					
KEARNEY	0.140812	0.008058			0.100865		0.006892
MILLER	0.474892						
PLEASANTON	0.175202	0.064584					
RAVENNA	0.374383						
RIVERDALE	0.073889						
SHELTON	0.499999	0.176354					
<b>SCHOOL DISTRICTS</b>							
<b>DISTRICT</b>	<b>NO.</b>	<b>GENERAL</b>	<b>BOND</b>	<b>K-8 or 2009</b>	<b>9-12 or 2013</b>	<b>CAPITAL</b>	<b>SP BLDG</b>
GIBBON	2	0.946437	0.144832				0.045342
KEARNEY	7	0.857176		0.062485	0.084778	0.029556	0.108546
ELM CREEK	9	0.878787	0.181818				0.050505
SHELTON	19	1.007305	0.057588			0.022555	0.023995
RAVENNA	69	0.543891				0.029523	0.137772
PLEASANTON	R105	0.841058	0.135619				0.029858
AMHERST	119	0.667267	0.140667				0.009618

Moved by Lynch and seconded by Loeffelholz to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for the American Red Cross for a 2017 Ford Fleet Manager. Upon roll call vote, the following Board members voted "Aye": Lynch, Loeffelholz, Higgins, Kouba, Maendele, Morrow and Klein. Motion declared carried.

Moved by Loeffelholz and seconded by Lynch to approve the Motor Vehicle Tax Exemption renewal as indicated on the application by County Treasurer Rohrich for Press On Ministries for a 1986 Chevy 42 Passenger Buss, a 2000 Chevy ST Truck STO Pick-up, a 2001 Ford 14 Passenger Bus, a 2002 Ford 14 Passenger Bus and a 2017 KIA Sportage. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Kouba, Maendele, Morrow and Klein. 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 9:34 A.M. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Lynch, Higgins, Kouba, Maendele, Morrow and Klein. Motion declared carried.

### **REGULAR AGENDA**

Savannah Lyon Executive Director of United way was Present to present the benefits United Way offers, she also requested a volunteer to join the United Way Board. Commissioner Lynch volunteered to sit on the Board.

Chairperson Klein called for a break at 9:38 A.M. and return at 9:43 A.M.

### **FACILITIES**

Facilities Director Stephen Gaasch was present for the following agenda items.

After discussion it was moved by Lynch and seconded by Higgins to approval of vehicle purchase for a 2025 Dodge Ram 1500 pickup under the County Purchasing Act. Upon roll call vote, the following Board members voted "Aye": Lynch, Higgins, Kouba, Loeffelholz, Maendele, Morrow and Klein. Motion declared carried.

Facilities Director Gaasch presented a review of the Current Construction Projects in Buffalo County with the Board.

### **ROAD/ HIGHWAY DEPT**

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

Chairperson Klein instructed County Clerk Christensen to open and read aloud the submitted bids for Asphalt Overlay Projects including Project Nos. C10 (1014) Gibbon Road from Highway 30 going north to 100<sup>th</sup> Road; C10 (1015) O 85<sup>th</sup> Road from Gibbon Road going west 6200 feet to west edge of Gibbon Cemetery and C10 (1016) On Keystone Road from Highway 30 going south to Union Pacific Railroad Tracks. Bids were submitted from the following companies: Vontz Paving Inc., J.I.L. Asphalt Paving Co. and Werner Construction, Inc. Highway Superintendent Maul will review the bids and come back with recommendations at the next meeting on November 26, 2024.

Chairperson Klein instructed County Clerk Christensen to open and read aloud the submitted bids for two bridge projects for abutment and pier rehabilitation. Project Nos. C10 (1431) Southeast of Kearney on Sweetwater Avenue south of 11<sup>th</sup> Street and C10 (1451) Sodontown Road south of Elm Island Road. Bids were submitted from the following companies: Theisen Construction, Inc., KEA Constructors, Simon, General Excavating and Lobato Construction. Highway Superintendent Maul will review the bids and come back with recommendations at the next meeting on November 26, 2024.

Highway Superintendent Maul presented a list of items to be listed on Gaval Auction to the Board. No one else addressed the Board. Moved by Loeffelholz and seconded by Higgins to approve the equipment being sent to Gaval Auction. Upon roll call vote, the following Board members voted "Aye": Loeffelholz, Higgins, Kouba, Lynch, Maendele, Morrow and Klein. Motion declared carried.

### **REGULAR AGENDA**

Chairperson Klein called for Citizen's forum and no one addressed the Board.

Chairperson Klein asked if there was anything else to come before the Board at 10:15 A.M. before she declared the meeting adjourned until the regular meeting at 9:00 A.M. on Tuesday, November 26, 2024.

ATTEST:

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Ivan H. Klein, Chairperson  
Buffalo County Board of Commissioners

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Heather A. Christensen  
Buffalo County Clerk

(SEAL)