

BOONE COUNTY BOARD OF COMMISSIONERS PROCEEDINGS  
APRIL 14, 2025                      ALBION, NEBRASKA

The Boone County Board of Commissioners of Boone County, Nebraska, met in regular session at 9:00 A.M. on Monday, April 14, 2025, in the Commissioners Meeting Room of the Courthouse in Albion, Nebraska.

Chairman Lindgren called the meeting to order, and Commissioners present for roll call were Jon Lindgren, Brian J. Yosten and Matt Niewohner. Notice of the meeting was posted on the Boone County Website-Public Notices, in the Courthouse north entrance, and at the Albion Post Office; and published in the Albion News/Boone County Tribune and Petersburg Press on April 9, 2025; and the convened meeting was open to the public.

The agenda was posted on the Boone County website; posted on the information board located in the Courthouse north entrance; emailed to the Board of Commissioners; and emailed to the Elected Officials and department heads on Friday, April 11, 2025. Chairman Lindgren acknowledged the agenda and noted that the Open Meeting Laws are posted and available to the public. All who were present participated in the Pledge of Allegiance.

Motion made by Lindgren, second by Yosten to approve the County Board Proceedings of March 26, 2025 as presented. Roll call vote: Yeas: Lindgren, Yosten and Niewohner. Nays: None. Motion carried.

Motion made by Yosten, second by Niewohner to approve the County Board Public Hearing Proceedings of March 26, 2025 as presented. Roll call vote: Yeas: Yosten, Niewohner and Lindgren. Nays: None. Motion carried.

Resolution No. 2021-42 was approved November 15, 2021 to authorize the County Treasurer to transfer the accrued interest from the Covid American Rescue Plan Fund (2580) to the General Fund (0100) on an as needed basis. The County Treasurer presented March 2025's accrued interest for the amount to be moved through the vendor process. Motion made by Niewohner, second by Lindgren to authorize the transfer of accrued interest from the Covid American Rescue Plan Fund (2580) to the General Fund (0100) in the amount of \$2,419.94. Roll call vote: Yeas: Niewohner, Lindgren and Yosten. Nays: None. Motion carried.

Motion made by Lindgren, second by Yosten to Accounts Payable Vendor Claims filed for Vendor #1806, White Star Oil Company LLC: General-\$2,147.59, Roads-\$11,097.16 and Ambulance-\$1,444.26. Roll call vote: Yeas: Lindgren and Yosten. Nays: None. Abstain: Niewohner. Motion carried.

Motion made by Lindgren, second by Niewohner to approve the Accounts Payable Vendor Claims filed for payment from the various funds: General-\$87,849.95; Road-\$210,114.96; ROD Preservation/Modernization Fund (1150)-\$229.96; COVID ARPA Fund (2580)-\$8,539.22; Inheritance Tax Fund (2700)-\$75,656.00; 911 Emergency Management (2910)-\$1,600.66; 911 Wireless Service (2913)-\$6,636.50; and Ambulance (5502)-\$6,693.09. Roll call vote: Yeas: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

Motion made by Niewohner, second by Yosten to approve the following reports of the County Officials as presented for March 2025:

- Clerk - \$29,200.75 (State of Nebraska \$19,864.82)(County of Boone \$9,335.93)
- District Court - \$479.62 (State of Nebraska \$322.00)(County of Boone \$157.62)
- Zoning - \$552.00
- Sheriff - \$1,051.40
- Treasurer - Miscellaneous Receipt Nos. 21881 – 21981 - \$1,909,314.63
- Treasurer - Total Collections - \$2,663,343.02

Roll call vote: Yeas: Niewohner, Yosten and Lindgren. Nays: None. Motion carried.

Steven Melnick, Colonial Life, was present to introduce himself to the Board as the new representative for the County. Melnick stated that he intends to start visiting the County on an annual basis and as needed for new employees. Melnick also presented a new life insurance policy that would give each benefit eligible employee an additional \$10,000.00 policy with the option for each employee to add additional coverage to themselves or family at a lowered cost. The County would pay \$2.00 per month per benefit eligible employee for this policy and the policy starts on the first of the month of enrollment. Motion made by Yosten, second by Niewohner to approve the participation in the Colonial Life Group Life Insurance policy and authorize the County Clerk as Plan Administrator to sign any paperwork needed. Roll call vote: Yeas: Yosten, Niewohner and Lindgren. Nays: None. Motion carried.

Brian McDonald, Highway Superintendent, and John Krohn were present to discuss the intersection of 190<sup>th</sup> Avenue and 315<sup>th</sup> Street. This intersection was brought to the attention of the Board by the District 1 Foreman. McDonald went onsite to review the roads and intersection. He found that the landowner had altered the road, but also that the intersection was already a dangerous intersection. During previous discussions a sign was installed to warn travelers of the intersection, but the Board will need to decide how to proceed going forward. The change to the road by landowner did not make the intersection worse, but better than what it was. Krohn stated that he did not intend to cause the County harm by changing it. McDonald stated that the Board has to decide to either close the road or to do work to it make it safer. Motion made by Yosten, second by Niewohner to appoint JEO Engineering Consultants to design a plan to fix the roads/intersection to be presented and decided at a later meeting. Roll call vote: Yeas: Yosten, Niewohner and Lindgren. Nays: None. Motion carried.

Lee Ketteler and Brian McDonald, Highway Superintendent, were present to discuss a possible new build for Ketteler. Ketteler explained to the Board that he intended to build on a piece of land that is next to a county road and a minimal maintenance road. He would like to put the access to the new build off of the minimum maintenance road. McDonald and the Board explained to Ketteler that if he were to do that that all expenses to upgrade the road to the state road requirements would be his responsibility. McDonald and Ketteler discussed the process and the possibility of putting the access to the new build from the established county road. Ketteler also stated that he understood that he would need to get a permit from the county for a driveway and would need to apply for a Conditional Use Permit when he was closer to starting the project. No action was taken.

John Morgan, County Attorney, discussed a letter the Board asked him to draft for the 190<sup>th</sup> Avenue and 300<sup>th</sup> Street intersection. The letter was presented to the Board at a previous meeting and some changes were made since then. The intersection has some tree branches are blocking view for larger vehicles. The Board and Morgan discussed the next steps if no action is taken by the landowner. No further changes were asked to be made and the County Attorney's office was asked to mail it by certified mail.

Chris Sayers, NMC Exchange LLC, presented four Customer Value Agreements at the March 17<sup>th</sup> meeting but only three agreements were approved. The fourth agreement was not approved due to the listed serial number not matching the County's Unit Inventory. After the meeting, Commissioner Yosten continued discussions with Sayers about the fourth agreement. After further review, the unit is a part of the county's inventory, but the listed serial number was not included on the inventory list. Motion made by Lindgren, second by Niewohner to approve the Customer Value Agreement for unit 1-38 as presented. Roll call vote: Yeas: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

Margaret Valladao, Weed Superintendent, presented the end of year report card from the Nebraska Department of Agriculture for the Board to review. The County passed the review of 2024 reports and only had minor deductions. Valladao also updated the Board on upcoming mailers and a new strain of noxious weed that has been found in the County. Motion made by Niewohner, second by Yosten to approve the end of year report card and authorize the Chairman to sign. Roll call vote: Yeas: Niewohner, Yosten and Lindgren. Nays: None. Motion carried.

Robert McCurdy, Veterans Service Officer, presented a quote from CenTec Cast Medal Products, Inc for grave markers for the Board to review. McCurdy stated that some are to replace those that have been damaged or for brand new placements. Motion made by Lindgren, second by Niewohner to approve the quote for approximately \$1,611.26 from CenTec Cast Medal Products, Inc. as presented. Roll call vote: Yeas: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

Rod Nelson, Courthouse Maintenance, updated the Board on the Jail Cell window project. Nelson stated that the vendor reviewed the windows onsite and decided that additional work was required. Nelson also stated that this would change the price per window. Motion made by Lindgren, second by Niewohner to approve the additional work but the additional cost will not come out of ARPA funds but will come out of the Jail Budget. Roll call vote: Yeas: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

Sarah Robinson, County Clerk, left the meeting at 12:00 P.M.

Brittney Reeder, Deputy County Clerk, joined the meeting at 12:00 P.M.

Caleb Poore, Boone County Health Center, and the Board reviewed the three applications that were received by the advertised deadline. The Board and Poore discussed two candidates that may have a conflict of interest if they were to be appointed to the Boone County Health Center Board of Trustees. Poore will schedule the interview and Commissioner Lindgren will be present as the County's representative at the Board of Trustees meetings. Motion made by Yosten, second by Niewohner to proceed with the interview process and will also be sending letters by certified mail to notify the other candidates due to conflict of interest they will not be considered. Roll call vote: Yeas: Yosten, Niewohner and Lindgren. Nays: None. Motion carried.

Denny Johnson, County Sheriff, was present to discuss the Motorola Callworks Support Renewal Proposal. Johnson stated that it is for equipment support for the office's mapping system. The duration of the contract is for the 2025 calendar year, January-December. Johnson explained that payment for the proposal will be paid out of the 2914 911 Wireless Holding Fund. Motion made by Niewohner, second by Lindgren to approve the Motorola Callworks Support Renewal Proposal for \$8,315.00-System Support, \$4,182.00-Onsite Maintenance, and \$530.00-Extended Warranty for a total of \$12,954.00 as presented. Roll call vote: Yeas: Niewohner, Lindgren and Yosten. Nays: None. Motion carried.

Commissioner Yosten presented the option for Boone County Development Agency (BCDA) to sublet the conference room and use of their copier/printer. Commissioner Yosten is also a member of the Boone County Development Agency. BCDA lease with the County has a Subletting option but needs approval from the Board before proceeding. Commissioner Yosten stated that BCDA intends to sublet to the Albion Arts Council and rent will be \$25.00 for the conference room and \$25.00 for copier use. Motion made by Lindgren, second by Niewohner to appoint the County Attorney to draft a Subletting Agreement to be between the County of Boone, BCDA and Albion Arts Council to charge rent for \$50.00 per month. Roll call vote: Yeas: Lindgren, and Niewohner. Abstain: Yosten. Nays: None. Motion carried.

Resolution No. 2025-09, to trench an electrical line across 310<sup>th</sup> Street for irrigation use between Sections 16 and 21, all in Township 19 North, Range 8 West of the 6<sup>th</sup> P.M. was presented for the Board to review. Dallas McIntyre submitted this request to install a well in the Northeast Quarter, Section 21, Township 19 North, Range 8 West of the 6<sup>th</sup> P.M. The utility line will start from a electric pole from the Southeast Quarter, Section 16, Township 19 North, Range 8 West of the 6<sup>th</sup> P.M. Motion made by Niewohner, second by Yosten to approve Resolution No. 2025-09 as described above and presented. Roll call vote: Yeas: Niewohner, Yosten and Lindgren. Nays: None. Motion carried.

The County Clerk's office presented a Bear Graphics quote for Register of Deeds recording books. The Quote is for six regular books: four Mortgages, one Deeds, and one Commissioners and one Entry Book. By ordering six regular books the clerk's office will get a discounted price. The office has been using Bear Graphics for Register of Deeds supplies for numerous years. Motion made by Lindgren, second by Yosten to approve the quote for six regular books for approximately \$750.00 (\$125.00/each) and one Entry Book for approximately \$425.00 for an approximate total of \$1,175.00 as presented. Roll call vote: Yeas: Lindgren, Yosten and Niewohner. Nays: None. Motion carried.

Public Comments:

- Discussed internal events that have been organized by an unappointed committee and how to improve upon the process.
- District 3 Foreman updated the Board on the following:
  - District 3 shop may need additional cameras to get more coverage of the yard and other building.
  - Updated the Board on equipment repairs, district 3 road shop needs new windows, and access control to the shop building.
- Commissioner Lindgren will be looking into electrical work needed at the District 2 west shop to install additional outlets.
- NACO has appointed Medicare representatives for all districts. The County has contacted our NACO Medicare representative to start the process of scheduling a presentation for those employees interested. The Board was ok with the presentation being held in the conference room for use of the TV.
- Discussed the 340<sup>th</sup> Avenue project that is shared with Madison County. The Boone County Highway Superintendent will reach out to the Madison County Highway Superintendent for the next step in the project since neither county is pleased with the progress thus far.
- Briefly discussed the Petersburg South project with the Highway Superintendent. The County has been discussing the project with residents close to the project and have been affected by the county's right of way being updated to the current standards.
- Commissioner Lindgren will be attending the Northeast Nebraska Area Agency on Aging meetings.
- Commissioner Yosten will be attending the Nebraska Juvenile Services on Friday.
  - Updated the Board that District 1 will be looking for pickup quotes that will be on a future agenda.
- Commissioner Niewohner will be attending the Region IV meeting.

Chairman Lindgren declared the meeting adjourned at 1:12 P.M., with the next Board meeting scheduled for Monday, April 21 2025.

Sarah Robinson,  
Boone County Clerk

Brittney Reeder,  
Deputy County Clerk

ATTEST:

APPROVED:

---

Sarah Robinson, Boone County Clerk

---

Jon Lindgren, Chairman

---

Brittney Reeder, Deputy County Clerk

## **MINUTES OF PUBLIC HEARING PROCEEDINGS COUNTY ROAD VACATIONS**

Jon Lindgren, Chairman of the Boone County Board of Commissioners, called for a motion to open a public hearing on Monday, April 14, 2025 at 10:15 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Notice of the hearing was given in advance by publication and the convened hearing was open to the public. Motion made by Commissioner Lindgren, second by Commissioner Yosten to open said public hearing. Present for roll call were Commissioners Jon Lindgren, Brian J. Yosten and Matt Niewohner.

The purpose of the public hearing was to hear testimony in favor of, opposition to, and to answer questions in relation thereto the proposed vacation of a county road located between Sections 5 and 6, Township 20 North, Range 7 West of the 6<sup>th</sup> P.M., Boone County, Nebraska more particularly as follows:

170<sup>th</sup> Avenue, between 220<sup>th</sup> Street and 230<sup>th</sup> Street; between Sections 5 and 6, all in Township 20, Range 7 West of the 6<sup>th</sup> P.M. for approximately one mile.

Brian McDonald, County Highway Superintendent, had previously submitted a written feasibility study for the Board's review and accepted on February 10, 2025 recommending that 170<sup>th</sup> Avenue, between 220<sup>th</sup> and 230<sup>th</sup> Street, between Sections 5 and 6, Township 20 North, Range 7 West of the 6<sup>th</sup> P.M., Boone County, Nebraska be officially vacated, with the Right-of-way be returned to the adjacent landowners. No opposition was received at the hearing.

No one from the public was present to give testimony in favor of or opposition to.

Motion made by Lindgren, second by Yosten to close said public hearing at 10:18 A.M. Roll call vote: Yeas: Lindgren, Yosten and Niewohner. Nays: None. Motion carried.

Motion made by Yosten, second by Lindgren to vacate said portion of 170<sup>th</sup> Avenue, beginning at a between 220<sup>th</sup> Street and 230<sup>th</sup> Street; between Sections 5 and 6, all in Township 20, Range 7 West of the 6<sup>th</sup> P.M. for approximately one mile, Boone County, Nebraska, with all right-of-way rights to be relinquished and shall revert to the owners of the adjacent real estate. Roll call vote: Yeas: Yosten and Lindgren. Nays: None. Abstain: Niewohner. Motion carried.

Sarah Robinson,  
Boone County Clerk

ATTEST:

APPROVED:

---

Sarah Robinson, Boone County Clerk

---

Jon Lindgren, Chairman