

BOONE COUNTY BOARD OF COMMISSIONERS PROCEEDINGS
JUNE 25, 2025 ALBION, NEBRASKA

The Boone County Board of Commissioners of Boone County, Nebraska, met in regular session at 9:00 A.M. on Wednesday, June 25, 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 June 18, 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 Monday, June 23, 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 Yosten, second by Lindgren to approve the County Board Proceedings of June 16, 2025 as presented. Roll call vote: Yeas: Yosten, Lindgren and Niewohner. Nays: None. Motion carried.

Motion made by Lindgren, second by Niewohner to approve the County Board of Equalization Proceedings of June 16, 2025 as presented. Roll call vote: Yeas: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

The Board reviewed the County Payroll Claims filed for the pay period of May 22, 2025 through June 21, 2025. Motion made by Niewohner, second by Yosten to approve the County Payroll Claims filed for payment from the various funds: General \$154,929.77; BCBS \$59,650.03; Ameritas Ret \$11,027.90; EFTPS \$11,479.26; LTD Premiums \$0.00; Section 125 Fees \$90.00; HRA Admin Fees \$224.00; Funded HRA Fees \$4,171.00; BC/BS Deductible Buydown \$4,840.97; Wellness Program \$144.00; Road \$82,184.33; BCBS \$19,324.10; Ameritas Ret \$5,385.45; EFTPS \$6,200.75; HRA Admin Fees \$96.00; Funded HRA \$1,584.00; BC/BS Deductible Buydown \$0.00; Ambulance \$5,708.98; Ameritas Ret \$110.80; EFTPS \$436.74. Roll call vote: Yeas: Niewohner, Yosten and Lindgren. Nays: None. Motion carried.

Randall Bruland, Ambulance Administrator, was present to discuss the quote from Courtesy Ford of Norfolk for an ambulance repair. Motion made by Niewohner, second by Lindgren to approve the Courtesy Ford of Norfolk for approximately \$824.55 - \$474.55 for parts and \$350.00 for labor. Roll call vote: Yeas: Niewohner, Lindgren and Yosten. Nays: None. Motion carried.

Two proposals were received for auditing services for the years 2025, 2026 and 2027. The two firms that responded were Cruise & Associates / MDT LLC and GBE, CPA. They were as follows:

Firm :	Years:	Proposed Amounts:
Cruise & Associates / MDT LLC	2025	\$17,500.00
GBE, LLC	2025, 2026, 2027	\$34,500.00, \$24,000.00, \$25,000.00

Motion made by Yosten, second by Niewohner to accept the Cruise & Associates / MDT LLC proposal for fiscal year end 2025 only at approximately \$17,500.00 as presented. Roll call vote: Yeas: Yosten, Niewohner and Lindgren. Nays: None. Motion carried.

Jack Nordeen, District 2 Foreman, updated the Board during the last general road update that the District 2 garage door and frame/track. The quote received is from Dohmen Garage Door, Inc. and includes labor and material. Motion made by Niewohner, second by Yosten to approve the Dohmen Garage Door Inc quote for approximately \$7,461.00 as presented. Roll call vote: Niewohner, Yosten and Lindgren. Nays: None. Motion carried.

At the same general road update meeting the District 2 foreman also stated that the Signs Truck needed to have its transmission repaired. The only quote that was received from Norfolk Transmission for the 2012 Ford F350 Super Duty pickup. Motion made by Lindgren, second by Niewohner to approve the presented quote from Norfolk Transmission for approximately \$7,227.31. Roll call vote: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

Chuck Rolf, Jeryl Kettleson, Boone County Ag Society; and Paul Kettelson were present to discuss the Levy Allocation request received on June 17, 2025. The request was a \$10,000 increase in the General Fund and then a \$100,000 increase to the Sinking/Capital Improvement Fund. The Board invited the Ag Society representatives to discuss their budget, documentation to show the need for an increase and upcoming capital improvement projects. The representatives had documentation but is still working on final numbers so did not share those reports with the Board. The Board and the Ag Society went through budget process and decision for such a sizeable increase. No action was taken but the item will be readdressed at the July 28, 2025 meeting.

Public Comments:

- Kent Hamilton, District 3 Foreman, was present and discussed equipment repairs and the District 3 road shop window/door repairs that are needed.
 - Standard Operating Procedures were also discussed for the Road Department as a whole.
- Discussed the OMNIA OPUS portal that allows the County to cross compare medical and janitorial supplies between multiple vendors at government pricing.
- Rod Nelson, Courthouse Maintenance, stated that the Fairgrounds Tower building HVAC system failed and was overheated over the weekend. Nelson asked that a previous cost-share agreement with the state be researched since he believed that it would apply in this scenario and the repair work needed.
- Commissioner Lindgren attended the Boone County Health Center meeting.
- Commissioner Niewohner will be attending the East Central Health District meeting.

Chairman Lindgren declared the meeting adjourned at 12:16 P.M., with the next Board meeting scheduled for Monday, July 14, 2025.

Sarah Robinson,
Boone County Clerk

ATTEST:

APPROVED:

Sarah Robinson, Boone County Clerk

Jon Lindgren, Chairman

**MINUTES OF PUBLIC HEARING PROCEEDINGS
ZONING APPLICATION FOR CONDITIONAL USE PERMIT**

Jon Lindgren, Chairman of the Boone County Board of Commissioners, called for a motion to open a public hearing on Wednesday, June 25, 2025 at 10:17 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Yosten and second by Commissioner Niewohner to open said public hearing. Commissioners present for said public hearing were Jon Lindgren, Brian J. Yosten and Matt Niewohner. Also present for said hearing to answer any questions were John Iburg Jr., Applicant; and Victoria Olson, Zoning Administrator. Chairman Lindgren read the notice for the record and noted that the Open Meeting Laws are posted and available to the public.

Notice of the meeting was posted on the Boone County Website-Public Notices on June 20, 2025, and published in the Albion News/Boone County Tribune and Petersburg Press on June 11, 2025. The public hearing notice and 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 Monday, June 23, 2025. The convened hearing was open to the public.

The purpose of the public hearing is to hear testimony in favor of, opposition to, and to answer questions regarding the approval or denial of an Application for Conditional Use Permit submitted by John Iburg, Jr. The owner of the real estate referenced herein is Mark Iburg. The application requested by Iburg Jr. is to split 5.6 acres \pm from a parcel of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township Twenty-two (22) North, Range Seven (7) West of the 6th P.M., Boone County Nebraska.

Iburg Jr. and Olson explained to the Board that he intends to build a new house once the parcel is split off. All waiver of distances have been obtained. The Conditional Use Permit was needed to change the land use from agricultural (A1) to residential. The Boone County Planning and Zoning regulations require conditional use permits to split off any parcels of less than 160 acres within the A-1, Agricultural Primary District, which gives priority to agricultural land uses.

The Boone County Planning Commission Board recommended approval of the permit to split off the 5.6 acres \pm as presented.

Motion made by Yosten, second by Lindgren to close said public hearing at 10:19 A.M. Roll call vote: Yeas: Yosten, Lindgren and Niewohner. Nays: None. Motion carried.

Motion made by Niewohner, second by Yosten to approve the Conditional Use Permit and attachment submitted by John Iburg, Jr. to split off a 5.6 acres \pm parcel from a tract of land located in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township Twenty-two (22) North, Range Seven (7) West of the 6th P.M., Boone County Nebraska. Roll call vote: Yeas: Niewohner, Yosten and Lindgren. Nays: None. Motion carried.

Sarah Robinson,
Boone County Clerk

ATTEST:

APPROVED:

Sarah Robinson, Boone County Clerk

Jon Lindgren, Chairman

**MINUTES OF PUBLIC HEARING PROCEEDINGS
ZONING APPLICATION FOR CONDITIONAL USE PERMIT**

Jon Lindgren, Chairman of the Boone County Board of Commissioners, called for a motion to open a public hearing on Wednesday, June 25, 2025 at 10:30 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Yosten and second by Commissioner Niewohner to open said public hearing. Commissioners present for said public hearing were Jon Lindgren, Brian J. Yosten and Matt Niewohner. Also present for said hearing to answer any questions were Maverick Loeffler, Applicant; Montana Loeffler, Co-Owner; and Victoria Olson, Zoning Administrator. Chairman Lindgren read the notice for the record and noted that the Open Meeting Laws are posted and available to the public.

Notice of the meeting was posted on the Boone County Website-Public Notices on June 20, 2025, and published in the Albion News/Boone County Tribune and Petersburg Press on June 11, 2025. The public hearing notice and 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 Monday, June 23, 2025. The convened hearing was open to the public.

The purpose of the public hearing is to hear testimony in favor of, opposition to, and to answer questions regarding the approval or denial of an Application for Conditional Use Permit submitted by Maverick Loeffler. The owner of the real estate referenced herein is Montana Loeffler and Maverick Loeffler. The application requested by Loeffler is to build a house on a 60 acre parcel of land located in the Northwest Quarter (NW ¼) of Section Twelve (12), Township Twenty (20) North, Range Eight (8) West of the 6th P.M., Boone County Nebraska.

The Loeffler's and Olson explained to the Board that he intends to build a new house on the same 60 acre parcel as his brother that they own together. Waiver of Distances have not been obtained, but they are in the process of being completed. The Conditional Use Permit was needed to change the land use from agricultural (A1) to residential. In A-1 the maximum dwelling density is 2 per quarter. There are currently no other houses on the Northwest Quarter (NW ¼) of Section Twelve (12), Township Twenty (20) North, Range Eight (8) West of the 6th P.M., Boone County Nebraska. With the Loeffler brothers both submitting an application to build a house, this would fill the density for the quarter. The Boone County Planning and Zoning regulations require conditional use permits to split off any parcels of less than 160 acres within the A-1, Agricultural Primary District, which gives priority to agricultural land uses.

The Boone County Planning Commission Board recommended approval to build a house on the 60 acre parcel with the condition that the necessary Waiver of Distance(s) be filed.

Motion made by Yosten, second by Lindgren to close said public hearing at 10:33 A.M. Roll call vote: Yeas: Yosten, Lindgren and Niewohner. Nays: None. Motion carried.

Motion made by Lindgren, second by Niewohner to approve the Conditional Use Permit and attachment submitted by Maverick Loeffler to build a new house on 60 acre parcel located in the Northwest Quarter (NW ¼) of Section Twelve (12), Township Twenty (20) North, Range Eight (8) West of the 6th P.M., Boone County Nebraska with the Waiver of Distance(s) when completed. Roll call vote: Yeas: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

Sarah Robinson,
Boone County Clerk

ATTEST:

APPROVED:

Sarah Robinson, Boone County Clerk

Jon Lindgren, Chairman

**MINUTES OF PUBLIC HEARING PROCEEDINGS
ZONING APPLICATION FOR CONDITIONAL USE PERMIT**

Jon Lindgren, Chairman of the Boone County Board of Commissioners, called for a motion to open a public hearing on Wednesday, June 25, 2025 at 10:45 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Yosten and second by Commissioner Niewohner to open said public hearing. Commissioners present for said public hearing were Jon Lindgren, Brian J. Yosten and Matt Niewohner. Also present for said hearing to answer any questions were Montana Loeffler, Applicant; Maverick Loeffler, Co-Owner; and Victoria Olson, Zoning Administrator. Chairman Lindgren read the notice for the record and noted that the Open Meeting Laws are posted and available to the public.

Notice of the meeting was posted on the Boone County Website-Public Notices on June 20, 2025, and published in the Albion News/Boone County Tribune and Petersburg Press on June 11, 2025. The public hearing notice and 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 Monday, June 23, 2025. The convened hearing was open to the public.

The purpose of the public hearing is to hear testimony in favor of, opposition to, and to answer questions regarding the approval or denial of an Application for Conditional Use Permit submitted by Montana Loeffler. The owner of the real estate referenced herein is Montana Loeffler and Maverick Loeffler. The application requested by Loeffler is to build a house on a 60 acre parcel of land located in the Northwest Quarter (NW ¼) of Section Twelve (12), Township Twenty (20) North, Range Eight (8) West of the 6th P.M., Boone County Nebraska.

The Loeffler's and Olson explained to the Board that he intends to build a new house on the same 60 acre parcel as his brother that they own together. Waiver of Distances have not been obtained, but they are in the process of being completed. The Conditional Use Permit was needed to change the land use from agricultural (A1) to residential. In A-1 the maximum dwelling density is 2 per quarter. There are currently no other houses on the Northwest Quarter (NW ¼) of Section Twelve (12), Township Twenty (20) North, Range Eight (8) West of the 6th P.M., Boone County Nebraska. With the Loeffler brothers both submitting an application to build a house, this would fill the density for the quarter. The Boone County Planning and Zoning regulations require conditional use permits to split off any parcels of less than 160 acres within the A-1, Agricultural Primary District, which gives priority to agricultural land uses.

The Boone County Planning Commission Board recommended approval to build a house on the 60 acre parcel with the condition that the necessary Waiver of Distance(s) be filed.

Motion made by Yosten, second by Niewohner to close said public hearing at 10:33 A.M. Roll call vote: Yeas: Yosten, Niewohner and Lindgren. Nays: None. Motion carried.

Motion made by Lindgren, second by Niewohner to approve the Conditional Use Permit and attachment submitted by Montana Loeffler to build a new house on 60 acre parcel located in the Northwest Quarter (NW ¼) of Section Twelve (12), Township Twenty (20) North, Range Eight (8) West of the 6th P.M., Boone County Nebraska with the Waiver of Distance(s) when completed. Roll call vote: Yeas: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

Sarah Robinson,
Boone County Clerk

ATTEST:

APPROVED:

Sarah Robinson, Boone County Clerk

Jon Lindgren, Chairman

**MINUTES OF PUBLIC HEARING PROCEEDINGS
ZONING APPLICATION FOR CONDITIONAL USE PERMIT**

Jon Lindgren, Chairman of the Boone County Board of Commissioners, called for a motion to open a public hearing on Wednesday, June 25, 2025 at 11:00 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Yosten and second by Commissioner Lindgren to open said public hearing. Commissioners present for said public hearing were Jon Lindgren, Brian J. Yosten and Matt Niewohner. Also present for said hearing to answer any questions was Victoria Olson, Zoning Administrator. Chairman Lindgren read the notice for the record and noted that the Open Meeting Laws are posted and available to the public.

Notice of the meeting was posted on the Boone County Website-Public Notices on June 20, 2025, and published in the Albion News/Boone County Tribune and Petersburg Press on June 11, 2025. The public hearing notice and 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 Monday, June 23, 2025. The convened hearing was open to the public.

The purpose of the public hearing is to hear testimony in favor of, opposition to, and to answer questions regarding the approval or denial of an Application for Conditional Use Permit submitted by Patrick Erwin on behalf of Skyward Landing Services. The owner of the real estate referenced herein is Timothy and Amy Shanle. The application requested by Skyward Landing Services is to build/construct a new cell tower located on a parcel of land Section Thirty (30), Township Twenty (20) North, Range Six (6) West of the 6th P.M., Boone County Nebraska.

Olson stated that the applicant rescheduled their Planning Commission hearing date and so no action can be taken with this application.

Motion made by Yosten, second by Niewohner to close said public hearing at 11:03 A.M. Roll call vote: Yeas: Yosten, Niewohner and Lindgren. Nays: None. Motion carried.

Sarah Robinson,
Boone County Clerk

ATTEST:

APPROVED:

Sarah Robinson, Boone County Clerk

Jon Lindgren, Chairman