

BOONE COUNTY BOARD OF COMMISSIONERS PROCEEDINGS
SEPTEMBER 26, 2025 ALBION, NEBRASKA

The Boone County Board of Commissioners of Boone County, Nebraska, met in regular session at 9:02 A.M. on Friday, September 26, 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 and Matt Niewohner. Commissioner Yosten was not in attendance. 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 September 17, 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 Wednesday, September 24, 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 Niewohner to approve the County Board Proceedings of September 15, 2025 as presented. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.

Motion made by Niewohner, second by Lindgren to approve the County Board Property Tax Asking Hearing Proceedings of September 15, 2025 as presented. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.

The Board reviewed the County Payroll Claims filed for the pay period of August 22, 2025 through September 21, 2025. Motion made by Lindgren, second by Niewohner to approve the County Payroll Claims filed for payment from the various funds: General \$140,135.64; BCBS \$49,477.18; Ameritas Ret \$9,909.92; EFTPS \$10,379.36; LTD Premiums \$0.00; Section 125 Fees \$120.00; HRA Admin Fees \$243.00; Funded HRA Fees \$3,818.00; Life Insurance Admin Fees \$88.00; BC/BS Deductible Buydown \$5,915.95; Wellness Program \$129.50; Road \$80,432.80; BCBS \$20,392.07; Ameritas Ret \$5,267.23; EFTPS \$6,072.61; HRA Admin Fees \$108.00; Funded HRA Fees \$1,494.00; BC/BS Deductible Buydown \$54.20; Ambulance \$6,259.53; Ameritas Ret \$172.82; EFTPS \$478.86. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.

Commissioner Brian J. Yosten, Chairman of the Boone County Safety Committee was absent, but Commissioner Lindgren, opened the safety meeting at 9:03 A.M. to discuss routine business. The following committee members were present for the quarterly meeting: Commissioners Matt Niewohner and Jon Lindgren; Rod Nelson, Courthouse Maintenance; Denny Johnson, County Sheriff; and Sarah Robinson, County Clerk.

Old business that was addressed/reviewed:

- (1) Emergency Action Plan (EAP) were emailed out, but some offices have not printed/posted the new ones.
- (2) Cameras - BJ Electric installed additional outlets in the west yard, so the camera system should be plugged in all of the time.
- (3) No update regarding the external/internal camera system for the Roads Department.

New business:

- (1) New Emergency Action Plan (EAP)'s will need to be posted and follow up emails will be sent.
- (2) County Clerk's office will check the courthouse cameras and road department cameras once a month to ensure that they are functioning correctly.
- (3) Discussed needing an additional key(s) for the probation office.
- (4) Fire Alarm System letter to update the Good Samaritan Society and Boone County Health Center about the upgrades that will be needed to their system will be drafted by the County Attorney's office.

The Safety Committee meeting was adjourned by Commissioner Lindgren at 9:29 A.M.

The County Treasurer submitted a request for approval to pay the seventh bond principal payment and the thirteenth bond interest payment for the new fairgrounds building Limited Tax County Building Bonds, Series 2018. Motion made by Niewohner, second by Lindgren to approve and authorize the County Treasurer to pay the bond principal and interest of \$200,203.75 to Chase NYC for the Limited Tax County Building Bonds, Series 2018. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.

The primary use of the Boone County Visitors Promotion Fund is to promote, encourage and attract visitors to come to the county through advertisement of the event. The Boone County Visitors Promotion Committee received a request for advertisement funding. St. Edward Economic Development requested assistance to advertise the Holiday Extravaganza event scheduled for November 7 and 8, 2025. Motion made by Lindgren, second by Niewohner to approve the application requesting funding assistance from St. Edward Economic Development for the Holiday Extravaganza event from the Visitor's Promotion fund as submitted. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.

Continued discussion regarding the County Burial policy with the Board and Tony Levander, Levander Funeral Homes, commenced. A recap of what was discussed previously that included Levander's process for leading to an application/affidavit with the County, costs of cremation versus traditional burials and comparisons with other surrounding Counties. The Board and Levander discussed two different amounts based on the type of burial the deceased's family is requesting as well as a process for verifying the application/affidavit information. A resolution with the discussed changes will be presented at a later meeting to review and approve. No action taken at this time.

Denny Johnson, County Sheriff, had several items to discuss with the Board and they were as follows:

- Bids received for law enforcement vehicle:
 - Johnson presented a state bid quote from Gregg Young Automotive for a 2026 Dodge Durango Pursuit AWD 3.6L V6 Engine. The presented information offers a base amount of \$39,187.00 with presented add-ons equally a total of \$41,956.00.
 - Motion made by Lindgren, second by Niewohner to approve the 2026 Dodge Durango Pursuit AWD 3.6L V6 Engine state bid from Gregg Young Automotive as presented. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.
- Applied Connective Technologies quote for desktop unit(s):
 - Johnson presented Quote 017902 for a Dell Pro Slim Small Form Factor Workstation-\$945.00 and a Dell Pro QCS1250 Desktop Computer-\$645.00. Johnson stated that the need for this is a change to a State program. The more expensive unit is to have the program running and the other unit is for mirroring the main unit.
 - Motion made by Niewohner, second by Lindgren to approve Quote 017902 for approximately \$1,622.00 as presented and to authorize the County Sheriff to sign the quote. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.
- Nebraska Regional Interoperability Network Interlocal Agreement:
 - The County was notified that our agreement will be expiring at the end of 2025. NRIN is a regional and statewide data communications sharing network that is owned by Nebraska's local governments. Its purpose is to connect Public-Safety Answering Points (PSAPs) and other public safety agencies.
 - Motion made by Lindgren, second by Niewohner to approve Resolution No. 2025-50, regarding the approving of the Agreement, for the continued participation of NRIN and that the Chairman (and Board) are authorized to sign the resolution with its passing/approval. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.

National Opioid Settlement with Secondary Manufacturers is in the process of settlement negotiations and the County is eligible for funds. The Attorney General's office was contacted to confirm that the County will be able to reallocate any funds to the Region 4 Behavioral Health Opioid Recovery Fund. It is their understanding that this would be allowable. Motion made by Niewohner, second by Lindgren to authorize the Chairman to sign the Subdivision Participation and Release Form for the National Opioid Settlement with Secondary Manufacturers. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.

With the American Rescue Plan Act Fund (2580) all projects were to be obligated by December 31, 2024. Any unobligated funds were to be reviewed using the APRA annual compliance report submitted by April 30, 2025. Per that report the total unobligated funds totaled \$282,237.20 and the County received the notification to pay those unobligated funds to the Department of the Treasury. The County Clerk noted that the original awarded amount for Project 6 was more than the actual Project's payout and resulted in \$418.45 not being used. The Clerk's office emailed the Department of the Treasury to verify if the additional amount of \$418.45 needed to be remitted with the \$282,237.20 and the Treasury stated to only pay \$282,237.20. Motion made by Lindgren, second by Niewohner to approve the payment of unobligated funds from the ARPA Fund (2580) in the amount of \$282,237.20 to be paid with October 2025 vendors. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.

Brian McDonald, JEO Consulting Group, asked the Board to authorize the County Clerk's office to advertise for sealed bids for the Albion North road project. Motion made by Niewohner, second by Lindgren to authorize the County Clerk to advertise for sealed bids for the Albion North road project on 10/01, 10/08 and 10/15/2025 that will be opened on October 20, 2025 at 10:00 A.M. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.

No questions were presented in regard to the Notice of Award, Notice to Proceed and Agreements for the Loretto West & Petersburg East road project. The bids were received and opened at the August 11, 2025 meeting and awarded to the apparent low. Motion made by Niewohner, second by Lindgren to approve and authorize the Chairman to sign the Notice of Award and Notice to Proceed and Agreements needed for the Loretto West & Petersburg East road project as presented. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.

No questions were presented in regard to the Notice of Award, Notice to Proceed and Agreements for the Albion Northwest road project. The bids were received and opened at the August 27, 2025 meeting and awarded to the apparent low. Motion made by Niewohner, second by Lindgren to approve and authorize the Chairman to sign the Notice of Award and Notice to Proceed and Agreements needed for the Albion Northwest road project as presented. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.

Motion made by Niewohner, second by Lindgren that the depository for the County of Boone, Boone County Imprest Payroll Account (547) will be the Cornerstone Bank of York, Albion Branch, with Commissioners Jon Lindgren, Brian J Yosten and Matt Niewohner and County Clerk's office Sarah Robinson and Kate Noble as signees authorized to exercise the powers for said account effective September 26, 2025. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.

Motion made by Lindgren, second by Niewohner that the depository for the County of Boone, Boone County Clerk Account (554) will be the Boone County Bank, A Division of Madison County Bank, Albion, Nebraska with Sarah Robinson and Kate Noble as signees authorized to exercise the powers for said account effective September 26, 2025 and for the County of Boone, Boone County Imprest Vendor Account (603) will be the Boone County Bank, A Division of Madison County Bank, Albion, Nebraska with Commissioners Jon Lindgren, Brian J Yosten and Matt Niewohner and County Clerk's office Sarah Robinson and Kate Noble as signees authorized to exercise the powers for said account effective September 26, 2025. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.

Whenever the courthouse's supply of copy paper runs low the Board is notified to acquire quotes from its vendors. Motion made by Lindgren, second by Niewohner to acquire quotes from Eakes Office Solutions, One Office Solutions and Albion News/Boone County Tribune to be compared for 30 cases of copy paper for county office use. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.

Applied Connective Technologies (ACT) sent a Masters Service Agreement from Clearfly for the Board to review. ACT stated that Clearfly has renewed their Terms & Conditions with Applied Connective, and they are requiring ACT to notify customers and renew their Clearfly agreements/contacts. There will be no changes in service from Clearfly or Applied Connective. Motion made by Niewohner, second by Lindgren to authorize the Chairman to sign and approve the Masters Service Agreement as presented. Roll call vote: Yeas: Niewohner and Lindgren. Nays: None. Absent: Yosten. Motion carried.

Information regarding continued grader/road training was presented for the Board to review. Jackson offers different levels of training. Level 2 deals with normal road maintenance and Level 3 focuses on dealing with the lip on the side of the road, developing good intersections and reclaiming material in the ditches. After some discussion Jackson recommended a 4 day class for our road employees. The first day would be ½ day in the classroom and the second half would be in the field. Same routine for the second day. The third and fourth days would be all in the field. The charge would be \$2,000/day for 10 operators and \$190/day per operator over 10. During classroom study, he supplies book materials, snacks, and lunch for 1 day. For the 2nd, 3rd and 4th days, lunch would be on the operators or on us, if we choose to provide it. Jackson would like to have 1 grader per 2 operators with the in-field training. Jackson's most recent trainings were with Seward and Perkins Counties and he is currently he is booked out until mid-November. Motion made by Lindgren, second by Niewohner to authorize the Chairman to sign and approve moving forward with Jackson Heavy Equipment Training with the information presented. Roll call vote: Yeas: Lindgren and Niewohner. Nays: None. Absent: Yosten. Motion carried.

Public Comments:

- Discussed the structure of the road department and the possible need to change the pay schedule.
- Brian McDonald, Highway Superintendent, discussed drainage issues that he will be looking at with the various foremen.
- County Clerk and Treasurer discussed moving Cornerstone Bank accounts into a Single Bank Pooled Collateral Program.

Chairman Lindgren declared the meeting adjourned at 11:54 A.M. with the next Board meeting scheduled for Monday, October 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 Friday, September 26, 2025 at 10:02 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Lindgren and second by Commissioner Niewohner to open said public hearing. Commissioners present for said public hearing were Jon Lindgren and Matt Niewohner. Also present for said hearing was Shawn Anderson, Applicant, and 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 September 12, 2025, and published in the Albion News/Boone County Tribune and Petersburg Press on September 10, 2025. The public hearing notice and agenda were 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 Wednesday, September 24, 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 Casondra and Shawn Anderson. The owner of the real estate referenced herein is Dale and Veronica Olnes. The application requested by Anderson is to split off a 5.78 acre parcel to build a house to live with family and is located on a parcel of land in a fraction of the Northeast Quarter NE1/4 Section Twenty-seven (27), Township Twenty-two (22) North, Range Six (6) West of the 6th P.M., Boone County Nebraska.

Olson explained that the property is located in the A-1 Zoning District. Anderson intends to build a house to live in on the fractional parcel. The proposed parcel follows all zoning regulations for the district such as no more than two houses per quarter, a parcel can be no less than 5 acres and needs to have access to a main road. Olson also informed the Board that no Waiver of Distances would need to be obtained for this permit.

Olson stated that the Planning Commission recommended approval of the Conditional Use Permit application as submitted.

Motion made by Lindgren, second by Niewohner to close said public hearing at 10:51 A.M. Roll call vote: Yeas: Yosten, Lindgren and Niewohner. Nays: None. Motion carried.

Motion made by Lindgren to approve the Conditional Use Permit and attachment submitted by Casondra and Shawn Anderson is to split off a 5.78 acre parcel to build a house to live with family and is located on a parcel of land in a fraction of the Northeast Quarter NE1/4 Section Twenty-seven (27), Township Twenty-two (22) North, Range Six (6) West of the 6th P.M., Boone County Nebraska. Commissioner Niewohner did not second the motion and Commissioner Yosten was absent. No action can be taken until the full Board is present at a future meeting.

Sarah Robinson,
Boone County Clerk

ATTEST:

APPROVED:

Sarah Robinson, Boone County Clerk

Jon Lindgren, Chairman