

The Board reviewed Change Order #1, Payment Application #1, and Certificate of Substantial Completion received from Herbst Construction for the Albion North Road Project.

- Change Order #1 lowered the overall project cost by \$4,168.75.
- Payment Application #1 for \$120,908.00.
- Certificate of Substantial Completion indicates the project was completed in full as of April 20, 2026.

Motion by Niewohner, second by Yosten to accept the Change Order #1, Payment Application #1, and Certificate of Substantial Completion for the Albion North Road Project and authorize the chairman to sign the documents. Roll call vote: Yeas: Niewohner, Yosten and Lindgren. Nays: None. Motion carried.

With the delivery of the new County Ambulance, the 2020 Ford F-45- Demers Ambulance is no longer needed. Motion by Lindgren, second by Niewohner to advertise the surplus for sealed bids in Albion News/Petersburg Press for the weeks of May 6 and May 13, 2026, to accept sealed bids until 4:00 p.m. on Friday May 22, 2026, with opening at 10:00 a.m. on Wednesday May 27, 2026. Roll call vote: Yeas: Lindgren, Niewohner and Yosten. Nays: None. Motion carried.

Ryan Robinson, Applied Connective Technologies, was present to continue discussion on vehicle cameras that was previously discussed during the April 13, 2026 meeting. Robinson answered the Board's questions about the units and capabilities. Denny Johnson, County Sheriff, provided information about the current system within patrol vehicles including cost, capabilities, and unit longevity. Two quotes were received from Applied Connective.

- Video Telematics System for 63 camera units (Courthouse, Sheriff's Office, and Road Department Vehicles/Motor graders) for approximately \$34,775.00 with monthly services totaling \$2,049.00.
- Video Telematics System for 56 camera units (Courthouse and Road Department Vehicles/Motor graders) for approximately \$30,330.00 with monthly services totaling \$1,783.00.

Motion by Lindgren, second by Niewohner to approve the Video Telematics system for 56 camera units as presented and authorize the County Clerk to sign the quote. Roll call vote: Yeas: Lindgren, Niewohner, and Yosten. Nays: None. 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 for the event. The Boone County Visitors Promotion Committee received one request for advertisement funding.

- Petersburg Volunteer Fire Department requested assistance to advertise their Fireman's Cruise and Dance Night Event scheduled for June 13, 2026. Motion by Lindgren, second by Niewohner to approve the application requesting funding assistance from Petersburg Volunteer Fire Department for their Fireman's Cruised and Dance Night event from the Visitor's Promotion fund as submitted. Roll call vote: Yeas: Lindgren, Niewohner, and Yosten. Nays: None

Resolution 2026-14, to trench a single-phase primary electric underground underneath County Road in Section 27 and 34, Township 19, Range 6 West of the 6th p.m., commonly known as 330th Street, was presented for the Board to review. Cornhusker Public Power District requested to trench a single-phase primary electric underground to provide service to a residence. Brian McDonald, Highway Superintendent, had previously reviewed the request. Motion by Niewohner, second by Yosten to approve Resolution 2026-14 as presented. Roll call vote: Yeas: Niewohner, Yosten, and Lindgren. Nays: None. Motion carried.

Public Comments:

- Dan Evans, Road Supervisor, discussed looking for a foreman for the District #2 Road Shop.
- Reviewed quote received for the District #1 Road Shop improvements. Will be discussed further during the next meeting.
- Commissioner Lindgren has the Boone County Health Center Board meeting.

Chairman Lindgren declared the meeting adjourned at 1:40 P.M., with the next Board meeting scheduled for Monday, May 11, 2026.

Kate Noble,
Boone County Clerk

ATTEST:

APPROVED:

Kate Noble, 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 Tuesday, April 28, 2026 at 10:05 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, Brian J. Yosten and Matt Niewohner. Also present for said hearing was Ryan Zwingman, 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 April 15, 2026, and published in the Albion News/Boone County Tribune and Petersburg Press on April 15, 2026. 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 Thursday, April 23, 2026. 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 Ryan and Karissa Zwingman. The owner of the real estate referenced herein is James and Nancy Zwingman. The application requested by Zwingman is to split off a 5.22 acre parcel to build a house to live with family and is located on a parcel of land in a fraction of the Southeast Quarter SE1/4 Section Five (5), 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. Zwingman 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 Niewohner, second by Yosten to close said public hearing at 10:07 A.M. Roll call vote: Yeas: Niewohner, Yosten, and Lindgren. Nays: None. Motion carried.

Motion made by Yosten, second by Niewohner to approve the Conditional Use Permit and attachment submitted by Ryan and Karissa Zwingman is to split off a 5.22 acre parcel to build a house to live with family and is located on a parcel of land in a fraction of the Southeast Quarter SE1/4 Section Five (5), Township Twenty-two (22) North, Range Six (6) West of the 6th P.M., Boone County Nebraska. Roll call vote: Yeas: Yosten, Niewohner, and Lindgren. Nays: None. Motion carried.

Kate Noble,
Boone County Clerk

ATTEST:

APPROVED:

Kate Noble, 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 Tuesday, April 28, 2026 at 10:15 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, Brian J. Yosten and Matt Niewohner. Also present for said hearing was Calab Steinbach, 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 April 15, 2026, and published in the Albion News/Boone County Tribune and Petersburg Press on April 15, 2026. 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 Thursday, April 23, 2026. 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 Calab Steinbach. The owner of the real estate referenced herein is Daniel and Cindra Steinbach. The application requested by Steinbach is to split off a 5.51 acre parcel to build a house to live with family and is located on a parcel of land in a fraction of the Southwest Quarter SW1/4 Section Eighteen (18), Township Eighteen (18) North, Range Five (5) West of the 6th P.M., Boone County Nebraska.

Olson explained that the property is located in the A-1 Zoning District. Steinbach 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 Niewohner, second by Lindgren to close said public hearing at 10:16 A.M. Roll call vote: Yeas: Niewohner, Lindgren, and Yosten. Nays: None. Motion carried.

Motion made by Yosten, second by Niewohner to approve the Conditional Use Permit and attachment submitted by Calab Steinbach is to split off a 5.51 acre parcel to build a house to live with family and is located on a parcel of land in a fraction of the Southwest Quarter SW1/4 Section Eighteen (18), Township Eighteen (18) North, Range Five (5) West of the 6th P.M., Boone County Nebraska. Roll call vote: Yeas: Yosten, Niewohner, and Lindgren. Nays: None. Motion carried.

Kate Noble,
Boone County Clerk

ATTEST:

APPROVED:

Kate Noble, Boone County Clerk

Jon Lindgren, Chairman