

BOONE COUNTY BOARD OF COMMISSIONERS PROCEEDINGS
AUGUST 26, 2026 ALBION, NEBRASKA

The Boone County Board of Commissioners of Boone County, Nebraska, met in regular session at 9:00 A.M. on Wednesday, August 26, 2026, 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 on August 19, 2026; 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, August 24, 2026. 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 August 17, 2026 as presented. Roll call vote: Yeas: Lindgren, Yosten and Niewohner. Nays: None. Motion carried.

The Board reviewed the County Payroll Claims filed for the pay period of July 22, 2026 through August 21, 2026. Motion made by Niewohner, second by Lindgren to approve the County Payroll Claims filed for payment from the various funds: General \$151,140.44; BCBS \$55,927.54; Ameritas Ret \$10,669.78; EFTPS \$11,224.11; LTD Premiums \$0.00; Section 125 Fees \$97.50; HRA Admin Fees \$252.00; Funded HRA Fees \$4,003.00; Life Insurance Admin Fees \$92.00; BC/BS Deductible Buydown \$9,261.61; Wellness Program \$117.00; Road \$109,058.41; BCBS \$25,280.23; Ameritas Ret \$7,026.95; EFTPS \$8,242.60; HRA Admin Fees \$117.00; Funded HRA Fees \$1,500.00; BC/BS Deductible Buydown \$623.00; Ambulance \$1,600.39; Ameritas Ret \$39.07; EFTPS \$122.43. Roll call vote: Yeas: Niewohner, Lindgren, and Yosten. Nays: None. Motion carried.

During the August 17, 2026 meeting, the Board previously discussed and reviewed Ambulance personnel wages. Discussion continued during this meeting after reviewing the wage file provided by Boone County Health Center. Recommendation wage amounts are as follows:

- Registered Nurse (RN) - \$50.00
- Paramedic - \$48.00
- Licensed Practical Nurse (LPN) - \$42.00
- Emergency Medical Technicians (EMT) - \$42.00
- Emergency Medical Technicians (EMT)/Drivers - \$42.00
- Driver/Ambulance Administrator - \$42.00
- Drivers - \$30.00

Motion by Niewohner, second by Lindgren to approve the recommended wages and the updated resolution to be reviewed and approved during the September 14, 2026 meeting. Roll call vote: Yeas: Niewohner, Lindgren and Yosten. Nays: None. Motion carried.

Victoria Olson, Zoning Administrator, and Theresa Tremel, Floodplain Administrator, discussed with the Board a floodplain violation. Theresa presented a letter she had drawn up for the landowner that is in violation. Motion made by Niewohner, second by Yosten to approve the letter as presented. Roll call vote: Yeas: Niewohner, Yosten, and Lindgren. Nays: None. Motion carried.

With the delivery of the new County Ambulance, the 2020 Ford F-450- Demers Ambulance is no longer needed. The Board had previously approved advertisement for sealed bids during the weeks of June 17 and June 24, 2026. One bid was received from Justin Morris for \$8,585.00. Motion made by Yosten and second by Niewohner to approve the bid as presented. Roll call vote: Yeas: Yosten, Niewohner, and Lindgren. Nays: None. Motion carried.

The Board and Richard Martinsen, Mueller and Honcik P.C. reviewed the 2026-2027 Fiscal Year Budget. There was discussion about making some changes and the final numbers will be reviewed on September 14, 2026 meeting. No action taken.

Mike Mapel, Chuck Rolf and Jeryl Kettelson, Boone County Ag Society, were present to discuss the 2026-2027 Boone County Agricultural Society levy allocation request. Motion by Niewohner, second by Lindgren to approve the General Fund allocation of \$103,000 and the Sinking Fund allocation of \$142,000 for a total of \$245,000 for the 2026-2027 fiscal year. Roll call vote: Yeas: Niewohner, Lindgren, and Yosten. Nays: None. Motion carried.

Ed Naughtin, County Citizen, did not attend the meeting for the scheduled time regarding road complaints. No action taken.

Resolution No. 2026-25 was presented to the Board, regarding authorizing levy allocation requests for the 2026-2027 Fiscal Year. Motion by Lindgren, second by Yosten to approve Resolution No. 2026-25 as presented. Roll call vote: Yeas: Lindgren, Yosten, and Niewohner. Nays: None. Motion carried.

Rod Nelson, Courthouse Maintenance, presented to the Board a quote from Jarecki Lawncare & Greenhouse for an additional weed control application for the Courthouse lawn. Motion by Yosten, second by Lindgren to approve the quote for approximately \$385.00 as presented. Roll call: Yeas: Yosten, Lindgren, and Niewohner. 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 events or through County Tourism promotion. The Boone County Visitors Promotion Committee received one request for County Tourism promotion.

- Akron Community Church requested assistance for their annual trapshoot & hamburger feed. Motion by Niewohner, second by Lindgren to approve Akron Community Church requesting for funding assistance for their annual trapshoot & hamburger feed. Roll call vote: Yeas: Niewohner, Lindgren, and Niewohner. Nays: None. Motion carried.

The Board set the 2026-2027 County Budget hearing for September 14, 2026 at 8:30 A.M. Motion by Niewohner, second by Lindgren to approve the date for the Budget hearing. Roll call: Yeas: Niewohner, Lindgren, and Yosten. Nays: None. Motion carried.

Public Comments:

- Randy Benson, County Citizen, stated that the County is doing a great job on the roads.
- Rod Nelson, Courthouse Maintenance, informed the Board that he replaced the expired water within the emergency inventory.
- Rod Nelson, Courthouse Maintenance, discussed the removal of the Cornerstone/time capsule.
- Commissioner Niewohner has the East Central Health and Central Housing Authority meetings.

Chairman Lindgren declared the meeting adjourned at 3:51 P.M., with the next Board meeting scheduled for Monday, September 14, 2026.

Paige Recker,
Boone County Deputy Clerk

ATTEST:

APPROVED:

Paige Recker, Boone County Deputy 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, August 26, 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 Kevin Bloom, brother of 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 August 12, 2026, and published in the Albion News/Boone County Tribune and Petersburg Press on August 12, 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 Monday, August 24, 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 Dennis Bloom. The owner of the real estate referenced herein is Dennis Bloom. The application requested by Bloom is to split off a 5-acre parcel to build a house and is located on a parcel of land in a fraction of the Southwest Quarter SW1/4 Section Nineteen (19), Township Twenty (20) North, Range Eight (8) West of the 6th P.M., Boone County Nebraska.

Olson explained that the property is located in the A-1 Zoning District. Bloom intends to split off an existing house with 5 acres of land to sell to a family member to build a house on. 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 10:20 A.M. Roll call vote: Yeas: Niewohner, Yosten, and Lindgren. Nays: None. Motion carried.

Motion made by Lindgren, second by Yosten to approve the Conditional Use Permit and attachment submitted by Dennis Bloom to split off a 5-acre parcel to build a house and is located on a parcel of land in a fraction of the Southwest Quarter SW1/4 Section Nineteen (19), Township Twenty (20) North, Range Eight (8) West of the 6th P.M., Boone County Nebraska. Roll call vote: Yeas: Lindgren, Yosten, and Niewohner. Nays: None. Motion carried.

Paige Recker
Boone County Deputy Clerk

ATTEST:

APPROVED:

Paige Recker, Boone County Deputy 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, August 26, 2026 at 10:30 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Lindgren and second by Commissioner Yosten 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 David Merrell 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 August 12, 2026, and published in the Albion News/Boone County Tribune and Petersburg Press on August 12, 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 Monday, August 24, 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 David Merrell. The owner of the real estate referenced herein is David Merrell. The application requested by Merrell is to split off a 5.85 acre parcel to separate an existing house from the quarter and is located on a parcel of land in a fraction of the Southwest Quarter SW1/4 Section Thirty-Two (32), Township Nineteen (19) 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. Merrell intends to split off 5.85 acres of land from the quarter with an existing house. 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 10:32 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 David Merrell to split off a 5.85 acre parcel to separate an existing house from the quarter and is located on a parcel of land in a fraction of the Southwest Quarter SW1/4 Section Thirty-Two (32), Township Nineteen (19) 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.

Paige Recker
Boone County Deputy Clerk

ATTEST:

APPROVED:

Paige Recker, Boone County Deputy 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, August 26, 2026 at 10:45 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Niewohner 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 was Carrie Carraher, wife of 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 August 12, 2026, and published in the Albion News/Boone County Tribune and Petersburg Press on August 12, 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 Monday, August 24, 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 Mark J. Carraher. The owner of the real estate referenced herein is Mark J. Carraher. The application requested by Carraher is to split off 5 acres of land to build a new house. The tract of land is located in the S1/2 of section 20, township 20, range 8 of the 6th pm. Boone County, Nebraska. The property is currently owned by Carol Bach.

Olson explained that the property is located in the A-1 Zoning District. Carraher intends to split off an existing house with 5 acres of land and to build a new house. 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 10:46 A.M. Roll call vote: Yeas: Niewohner, Yosten, and Lindgren. Nays: None. Motion carried.

Motion made by Lindgren, second by Yosten to approve the Conditional Use Permit and attachment submitted by Mark J. Carraher to split off 5 acres of land to build a new house. The tract of land is located in the S1/2 of section 20, township 20, range 8 of the 6th pm. Boone County, Nebraska. The property is currently owned by Carol Bach. Roll call vote: Yeas: Lindgren, Yosten, and Niewohner. Nays: None. Motion carried.

Paige Recker
Boone County Deputy Clerk

ATTEST:

APPROVED:

Paige Recker, Boone County Deputy 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, August 26, 2026 at 11:00 A.M. in the Boone County Courthouse Commissioners Meeting Room in Albion, Nebraska. Motion made by Commissioner Niewohner and second by Commissioner Yosten 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 August 12, 2026, and published in the Albion News/Boone County Tribune and Petersburg Press on August 12, 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 Monday, August 24, 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 Mark J. Carraher. The owner of the real estate referenced herein is Mark J. Carraher. The application requested by Carraher is to split off 5 acres of land to build a new house. The tract of land is located in the NW1/4 of section 9, township 19, range 6 of the 6th pm. Boone County, Nebraska.

Olson explained that there was an error with the name in the publication. The applicant's name should have been David Weidner. No further action can be taken

Olson stated that the Planning Commission recommended approval of the Conditional Use Permit application as submitted, but they did not see the publication error.

Motion made by Yosten, second by Lindgren to close said public hearing at 11:01 A.M. Roll call vote: Yeas: Yosten, Lindgren, and Niewohner. Nays: None. Motion carried.

Paige Recker
Boone County Deputy Clerk

ATTEST:

APPROVED:

Paige Recker, Boone County Deputy Clerk

Jon Lindgren, Chairman