

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

BOARD OF EQUALIZATION

Madison, Nebraska

June 3, 2025

The Board of Equalization of Madison County, Nebraska met at 9:00 A.M.

Advance notice of meeting was published in the Wednesday, May 28, 2024, edition of The Norfolk Daily News. A copy of said notice was mailed to each Board member. An affidavit of acknowledgment of receipt of notice of meeting as published was executed. Chairman Eric Stinson called the meeting to order and notified the public of the location of the information regarding the Open Meeting Act posted in the meeting room.

Present: Commissioners Ron Schmidt, Eric Stinson, and Troy Uhlir, County Assessor Jeff Hackerott, and County Clerk Anne Pruss.

Motion made by Uhlir and seconded by Schmidt to approve the minutes of the May 20, 2025 meeting. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

County Assessor Jeff Hackerott submitted the following tax list corrections:

TAX LIST CORR #	NAME	MAILING ADDR	REASON FOR CORRECTION	ADD TO TAX LIST	DEDUCT FROM TAX LIST
4346	TRENT KOEHLER	2051 175TH, MARION KS 66861-9203	2023 PP TAX CORR -OUT OF COUNTY 11/22/2022		(160.70)
4347	LARRY & GLORIA HOFMANN	3006 S 49TH ST, NORFOLK, NE 68701-1357	2024 PP TAX CORR-EQUIP TAXED IN ERROR		(381.04)
4348	ABEL BODY MASSAGE LLC	C/O ABEL HEISS, 808 9TH ST, WISNER, NE 68791	2025 PP TAX ACCELERATED-BUSINESS CLOSED	20.32	
4349	RAR ENTERPRISES-DBA FOUNDERS	C/O RYAN MATTEO, 504 E PROSPECT, NORFOLK	2025 PP TAX ACCELERATED-BUSINESS CLOSED	2,763.16	
4350	JOAN VON EGMOND	PO BOX 1125, NORFOLK, NE 68701	2025 PP TAX ACCELERATED-PROPERTY SOLD	7.24	
4351	KEN FUNK CONSTRUCTION INC	PO BOX 490, BLAIR, NE 68008-0490	2024 PP TAX CORR-UNREPORTED PP	53.14	
4352	GLOBAL EQUIP CO INC	PO BOX 1248, NORFOLK, NE 68702-1248	2024 PP TAX CORR-UNREPORTED PP	2,714.70	
4353	MERRET & MARLYS HOWARD	53777 844TH RD, NORFOLK, NE 68752-	2024 PP TAX CORR-UNREPORTED PP	240.00	
4354	CRAIG D & SARA M KNAPP	54875 826 RD, MADISON, NE 68748-6160	2024 PP TAX CORR-UNREPORTED PP	1,620.18	
4355	SCOTT & MICHELE LEE	5400 BATTLE CREEK RD, NOFOLK, NE 68701-1300	2024 PP TAX CORR-UNREPORTED PP	422.38	
4356	DONALD & JOAN MOZER	53971 843 RD, MEADOW GROVE, NE 68752	2024 PP TAX CORR-UNREPORTED PP	286.68	
4357	MATTHEW J REEVES	82963 552ND AVE, MADISON, NE 68748	2024 PP TAX CORR-UNREPORTED PP	58.10	
4358	STAHLA MOBIL HOMES INC	% R & J STAHLA, 5200 W BENJAMIN, NORFOLK	2024 PP TAX CORR-UNREPORTED PP	448.68	
4359	DANIEL & KATHLEEN STENDER	55737 823 RD, MADISON, NE 68748	2024 PP TAX CORR-UNREPORTED PP	447.80	
4360	THE CANNABIS FACTORY	% ROSE MEROLLA, 1215 S 13TH ST, OMAHA, NE	2024 PP TAX CORR-UNREPORTED PP	85.92	
4361	WARREN GARAGE DOOR	ATTN: ANDREA MCHENRY, 600 S 37TH ST, NORF	2024 PP TAX CORR-UNREPORTED PP	460.70	
TOTALS (4346 THRU 4361)				9,629.00	(541.74)

After discussion, a motion was made by Uhlir and seconded by Schmidt to approve the foregoing tax list corrections as submitted. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

County Assessor Jeff Hackerott presented the following report that was accepted by the Board for Under-valued and Omitted Property for Tax Year 2025:

UNDER-VALUED & OMITTED PROPERTY

TAX YEAR 2025

<u>Parcel #</u>	<u>Reason for Change</u>	<u>\$ Amount of Change</u>	<u>2025 Value Prior to Chg.</u>	<u>2025 Value After Chg.</u>
590141406	Addition to house	\$56,268	\$382,924	\$439,192
590139509	Added conc paving - missed previously	\$6,832	\$643,802	\$650,634
590223836	New 4-plex - non-compl. late cost from owner	(\$25,084)	\$118,084	\$93,000
590035819	Corrected listing	\$9,306	\$138,603	\$147,909
590048104	Corrected listing	\$12,762	\$264,308	\$277,070
590291909	Revised value due to CBOE Permissive Exemption	(\$1,770,432)	\$3,278,577	\$1,508,145
590032941	Added new bldg - late permit	\$109,210	\$10,861	\$120,071
590074814	Added house as complete - missed by new staff	\$56,657	\$195,340	\$251,997
590007483	New addition	\$24,676	\$115,134	\$139,810
590108832	House fully renovated - no response from owner	\$283,145	\$14,823	\$297,968
590252704	Removed garage	(\$8,662)	\$20,861	\$12,199
590019783	Removed garage	(\$2,582)	\$120,410	\$117,828
590154745	House demolished	(\$421,827)	\$627,185	\$205,358
590162861	New shouse	\$217,155	\$411,264	\$628,419
590151509	New shed	\$51,413	\$486,785	\$538,198
590294555	Removed grain bin	(\$7,249)	\$1,323,201	\$1,315,952
590150543	New house	\$248,566	\$27,900	\$276,466
590142220	New house	\$45,000	\$23,350	\$68,350
590133948	New house	\$66,973	\$132,348	\$199,321

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

590142078	Pool & pool house - un-cooperative owner	\$117,787	\$657,687	\$775,474
590019541	Corrected costing to reflect slab floor	(\$8,882)	\$292,363	\$283,481
590307156	Added bsmt finish - owner late with appointment	\$25,424	\$440,750	\$466,174
590140252	New house - owner not forthcoming	\$360,298	\$100,374	\$460,672
590154931	Revised based on review	(\$1,843)	\$296,742	\$294,899
590132989	Removed demolished house & bldgs.	\$274,889	\$278,569	\$553,458
590307167	Valued as 100% complete	\$45,748	\$333,120	\$378,868
590307173	Revised based on review	\$195	\$475,317	\$475,512
590158202	Corrected portion of bldg to lean-to with finish	\$71,306	\$173,661	\$244,967
590213172	Corrected bsmt finish - not yet complete	(\$24,911)	\$873,163	\$848,252
590162381	Corrected sq. ft of additions	\$26,717	\$484,473	\$511,190
590150758	New cattle barn - no permit	\$400,000	\$1,090,428	\$1,490,428
590296426	New house - no response	\$473,857	\$988,400	\$1,462,257
590273614	New house - no response	\$135,000	\$189,400	\$324,400
590273212	LB 191 Parcel - did not push over	(\$16,242)	\$63,133	\$46,891
590273217	LB 191 Parcel - did not push over	(\$26,180)	\$73,071	\$46,891
590273223	LB 191 Parcel - did not push over	(\$38,253)	\$85,144	\$46,891
590273231	LB 191 Parcel - did not push over	(\$13,151)	\$60,042	\$46,891
590273244	LB 191 Parcel - did not push over	(\$12,779)	\$59,670	\$46,891
590273246	LB 191 Parcel - did not push over	(\$10,799)	\$57,690	\$46,891
590273252	LB 191 Parcel - did not push over	(\$8,291)	\$55,182	\$46,891
590273263	LB 191 Parcel - did not push over	(\$5,838)	\$52,729	\$46,891
590273267	LB 191 Parcel - did not push over	\$12,769	\$1,376	\$14,145
590273270	LB 191 Parcel - did not push over	\$9,507	\$1,025	\$10,532
590273272	LB 191 Parcel - did not push over	\$9,507	\$1,025	\$10,532
590273276	LB 191 Parcel - did not push over	\$9,507	\$1,025	\$10,532
590273281	LB 191 Parcel - did not push over	\$9,507	\$1,025	\$10,532
590273298	LB 191 Parcel - did not push over	\$12,223	\$1,317	\$13,540
590273300	LB 191 Parcel - did not push over	\$10,785	\$1,162	\$11,947
590273303	LB 191 Parcel - did not push over	\$11,757	\$1,267	\$13,024
590273307	LB 191 Parcel - did not push over	\$12,036	\$1,297	\$13,333
590273311	LB 191 Parcel - did not push over	\$7,094	\$765	\$7,859
590273316	LB 191 Parcel - did not push over	\$14,310	\$1,542	\$15,852
590273322	LB 191 Parcel - did not push over	\$10,517	\$1,134	\$11,651
590273325	LB 191 Parcel - did not push over	\$10,517	\$1,134	\$11,651
590273329	LB 191 Parcel - did not push over	\$10,517	\$1,134	\$11,651
590273334	LB 191 Parcel - did not push over	\$10,517	\$1,134	\$11,651
590273338	LB 191 Parcel - did not push over	\$10,517	\$1,134	\$11,651
590273395	LB 191 Parcel - did not push over	\$19,961	\$2,152	\$22,113
590273398	LB 191 Parcel - did not push over	\$21,679	\$2,337	\$24,016
590273402	LB 191 Parcel - did not push over	\$21,746	\$2,344	\$24,090
590273406	LB 191 Parcel - did not push over	\$21,636	\$2,332	\$23,968
590273411	LB 191 Parcel - did not push over	\$30,066	\$3,688	\$33,754
590273416	LB 191 Parcel - did not push over	\$37,160	\$5,403	\$42,563
590273423	LB 191 Parcel - did not push over	\$26,207	\$2,825	\$29,032
590273425	LB 191 Parcel - did not push over	\$16,788	\$1,810	\$18,598
590273428	LB 191 Parcel - did not push over	\$16,547	\$1,784	\$18,331
590273430	LB 191 Parcel - did not push over	\$16,547	\$1,784	\$18,331
590273434	LB 191 Parcel - did not push over	\$15,445	\$1,665	\$17,110
590273439	LB 191 Parcel - did not push over	\$17,650	\$1,902	\$19,552
590273285	LB 191 Parcel - did not push over	\$1,897	\$1,798	\$3,695
590273287	LB 191 Parcel - did not push over	\$1,925	\$1,824	\$3,749
590273292	LB 191 Parcel - did not push over	\$1,590	\$1,506	\$3,096
590273294	LB 191 Parcel - did not push over	\$1,799	\$1,704	\$3,503
590273343	LB 191 Parcel - did not push over	\$1,411	\$1,338	\$2,749
590273346	LB 191 Parcel - did not push over	\$1,990	\$1,886	\$3,876
590273351	LB 191 Parcel - did not push over	\$1,731	\$1,640	\$3,371
590273355	LB 191 Parcel - did not push over	\$1,339	\$1,268	\$2,607
590273357	LB 191 Parcel - did not push over	\$1,195	\$1,131	\$2,326
590273362	LB 191 Parcel - did not push over	\$1,201	\$1,139	\$2,340
590273366	LB 191 Parcel - did not push over	\$1,201	\$1,139	\$2,340
590273374	LB 191 Parcel - did not push over	\$1,201	\$1,139	\$2,340
590273378	LB 191 Parcel - did not push over	\$1,795	\$1,700	\$3,495
590273380	LB 191 Parcel - did not push over	\$1,812	\$1,716	\$3,528
590273385	LB 191 Parcel - did not push over	\$1,883	\$1,784	\$3,667
590273389	LB 191 Parcel - did not push over	\$2,349	\$2,226	\$4,575
590273391	LB 191 Parcel - did not push over	\$3,052	\$3,323	\$6,375
590273393	LB 191 Parcel - did not push over	\$2,294	\$6,799	\$9,093
590273445	LB 191 Parcel - did not push over	\$2,516	\$2,384	\$4,900
590273447	LB 191 Parcel - did not push over	\$2,560	\$2,426	\$4,986
590273452	LB 191 Parcel - did not push over	\$1,901	\$1,801	\$3,702
590273456	LB 191 Parcel - did not push over	\$3,041	\$2,937	\$5,978
590026734	LB 191 Parcel - did not push over	(\$1,867)	\$50,401	\$48,534
590026742	LB 191 Parcel - did not push over	(\$1,867)	\$50,401	\$48,534

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

590026750	LB 191 Parcel - did not push over	(\$1,867)	\$50,401	\$48,534
590026865	LB 191 Parcel - did not push over	(\$4,189)	\$79,593	\$75,404
590026873	LB 191 Parcel - did not push over	(\$4,189)	\$79,593	\$75,404
590026877	LB 191 Parcel - did not push over	(\$4,189)	\$79,593	\$75,404
590026838	LB 191 Parcel - did not push over	(\$4,189)	\$79,593	\$75,404
590026840	LB 191 Parcel - did not push over	(\$4,189)	\$79,593	\$75,404
590026844	LB 191 Parcel - did not push over	(\$4,189)	\$79,593	\$75,404
590026852	LB 191 Parcel - did not push over	(\$4,189)	\$79,593	\$75,404
590026861	LB 191 Parcel - did not push over	(\$4,189)	\$79,593	\$75,404
590026614	Incorrectly tied to LB 191 project & values didn't push	(\$90,033)	\$852,582	\$762,549
590026622	Incorrectly tied to LB 191 project & values didn't push	(\$48,403)	\$760,847	\$712,444
590026630	Incorrectly tied to LB 191 project & values didn't push	\$18,011	\$640,855	\$658,866
590026638	Incorrectly tied to LB 191 project & values didn't push	(\$155,070)	\$1,036,208	\$881,138
590026654	Incorrectly tied to LB 191 project & values didn't push	\$157,927	\$747,172	\$905,099
590026662	Incorrectly tied to LB 191 project & values didn't push	\$129,084	\$609,832	\$738,916
590026670	Incorrectly tied to LB 191 project & values didn't push	\$133,582	\$615,716	\$749,298
590026678	Incorrectly tied to LB 191 project & values didn't push	\$34,603	\$621,542	\$656,145
590026686	Incorrectly tied to LB 191 project & values didn't push	(\$51,666)	\$917,475	\$865,809
590026694	Incorrectly tied to LB 191 project & values didn't push	\$42,443	\$689,645	\$732,088
590026702	Incorrectly tied to LB 191 project & values didn't push	\$47,126	\$620,918	\$668,044
590026710	Incorrectly tied to LB 191 project & values didn't push	\$123,571	\$759,502	\$883,073
590026718	Incorrectly tied to LB 191 project & values didn't push	\$40,296	\$593,139	\$633,435
590026798	Incorrectly tied to LB 191 project & values didn't push	\$30,000	\$121,872	\$151,872
590026804	Incorrectly tied to LB 191 project & values didn't push	\$0	\$667,643	\$667,643
590026809	Incorrectly tied to LB 191 project & values didn't push	\$0	\$713,971	\$713,971
590026812	Incorrectly tied to LB 191 project & values didn't push	\$100,000	\$115,838	\$215,838
590026816	Incorrectly tied to LB 191 project & values didn't push	(\$373,671)	\$1,190,117	\$816,446
590026821	Incorrectly tied to LB 191 project & values didn't push	(\$147,500)	\$966,950	\$819,450
590026825	Incorrectly tied to LB 191 project & values didn't push	(\$103,000)	\$1,023,042	\$920,042
590026833	Incorrectly tied to LB 191 project & values didn't push	\$3,504	\$954,096	\$957,600
590026849	Incorrectly tied to LB 191 project & values didn't push	\$220,530	\$79,593	\$300,123
590026856	Incorrectly tied to LB 191 project & values didn't push	\$44,304	\$81,020	\$125,324
590026899	LB 191 Parcel - did not push over	\$8,308	\$5,538	\$13,846
590259201	Incorrectly tied to LB 191 project & values didn't push	\$72,922	\$262,489	\$335,411
590259203	Incorrectly tied to LB 191 project & values didn't push	\$72,130	\$261,542	\$333,672
590317007	LB 191 Parcel - did not push over	(\$13,126)	\$37,237	\$24,111
590317010	LB 191 Parcel - did not push over	(\$4,203)	\$28,314	\$24,111
590317014	LB 191 Parcel - did not push over	(\$680)	\$24,791	\$24,111
590317032	LB 191 Parcel - did not push over	(\$2,305)	\$26,416	\$24,111
590317035	LB 191 Parcel - did not push over	(\$2,305)	\$26,416	\$24,111
590317048	LB 191 Parcel - did not push over	(\$2,305)	\$26,416	\$24,111
590317050	LB 191 Parcel - did not push over	(\$2,305)	\$26,416	\$24,111
590317053	LB 191 Parcel - did not push over	(\$2,305)	\$26,416	\$24,111
590317055	LB 191 Parcel - did not push over	(\$2,305)	\$26,416	\$24,111
590307042	LB 191 Parcel - did not push over	(\$5,143)	\$14,147	\$9,004
590307045	LB 191 Parcel - did not push over	(\$5,143)	\$14,147	\$9,004
590307049	LB 191 Parcel - did not push over	(\$5,143)	\$14,147	\$9,004
590307054	LB 191 Parcel - did not push over	(\$5,143)	\$14,147	\$9,004
590307057	LB 191 Parcel - did not push over	(\$5,143)	\$14,147	\$9,004
590307060	LB 191 Parcel - did not push over	(\$5,143)	\$14,147	\$9,004
590307087	LB 191 Parcel - did not push over	(\$8,811)	\$17,815	\$9,004
590307092	LB 191 Parcel - did not push over	(\$8,801)	\$17,805	\$9,004
590224271	MH Demolished - Reported after 3/19	(\$10,158)	\$10,158	\$0
590204327	MH Removed / Demo'd	(\$2,183)	\$2,183	\$0
590123745	Lot split - added 1.03 acres - grass to dry	\$13,571	\$480,328	\$493,899
590123742	Lot split - removed 1.03 acres	(\$4,700)	\$296,839	\$292,139
590030450	2 land records combined into one	(\$3,744)	\$13,200	\$9,456
590133276	Barn demo's & feed bunks gone in 2024	(\$666)	\$37,134	\$36,468
590215507	Land use update - removed road	\$306	\$518,526	\$518,832
590239341	Land use update - removed road	(\$110)	\$49,810	\$49,700
590233925	Land use update - removed road	(\$62)	\$52,863	\$52,801
590239317	Land use update - removed road	(\$150)	\$229,830	\$229,680
590144138	Land use change	\$24,425	\$617,256	\$641,681
590130722	Land use change	(\$4,424)	\$1,143,415	\$1,138,991
590293173	Land use change	\$6,323	\$498,793	\$505,116
590304046	Acquired vacated street from City	\$3,570	\$396,494	\$400,064
590304046	Replatted into two lots	(\$199,031)	\$400,064	\$201,033
590304048	Newly subdivided parcel	\$218,547	\$0	\$218,547
590128353	Combined parcel	\$250,038	\$98,942	\$348,980
590173480	Combined w/ 590128353 more grass less dry	(\$260,058)	\$260,058	\$0
590133551	Combined parcel & use update	\$399,736	\$172,138	\$571,874
590133578	Combined w/ 5905133551 - grass to dry	(\$203,206)	\$203,206	\$0
590158317	Lot split to new addition	(\$337,885)	\$922,967	\$585,082
590158311	New Add'n - land use update	\$323,742	\$0	\$323,742

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

590158313	New Add'n - land use update	\$15,050	\$0	\$15,050
590130893	Corrected land use	(\$7,521)	\$790,460	\$782,939
590170538	New platted addition	(\$4,050)	\$171,977	\$167,927
590170540	New platted addition	\$7,950	\$0	\$7,950
590170535	New platted addition	\$9,200	\$0	\$9,200

Total Value Change: \$1,614,967 ALL PAGES

Motion was made by Uhlir and seconded by Stinson to accept the County Assessor's 2025 report of Under-valued and Omitted Property for Tax Year 2025. Roll call: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Chairman Stinson adjourned the meeting at 9:05 A.M.

ATTEST:



County Clerk Anne M. Pruss

Eric Stinson, Chairman
County Board of Equalization

COMMISSIONERS PROCEEDINGS

Madison, Nebraska

June 3, 2025

The Board of County Commissioners of Madison County, Nebraska met in regular session at 9:30 A.M.

Advanced notice of meeting was published in the Wednesday, May 28, 2025 edition of the Norfolk Daily News. A copy of said notice was mailed to each Board member. An affidavit of acknowledgment of receipt of notice of meeting as published was executed.

Following a moment of Silence and the Pledge of Allegiance to the flag of the United States of America, Chairman Troy Uhlir called the meeting to order and notified the public of the copy of the Open Meetings Act posted in the meeting room.

Present: Commissioners Ron Schmidt, Eric Stinson, and Troy Uhlir, County Clerk Anne Pruss, County Highway Superintendent Richard Johnson, and County Sheriff Todd Volk. Norfolk Daily News reporters Austin Svehla was present and twelve citizens were in attendance.

Commissioner Stinson read the following consent agenda items into the record:

- 1) Approval of minutes of May 20, 2025
- 2) Approval of Public Official Bond for John Klein as Treasurer/Secretary of Battle Creek Rural Fire Protection District
- 3) Approval of agreement with Mainelli Wagner & Associates, Inc. for routine inspection of 167 open bridges, 14 culverts, and 4 special structures in 2025 at an estimated cost of \$19,105.00
- 4) Approval of agreement with Cummins Sales & Service for Planned Equipment Maintenance in the amount of \$1,869.88 for Courthouse Maintenance Department
- 5) Approval of Karen J Wright's North Lot Split in part of the NE ¼ of the NE ¼ Section 11, Township 24 North, Range 4 West of the 6th P.M., Madison County, Nebraska.
- 6) Approval of Karen J Wright's South Lot Split in Part of the SE ¼ of the NE ¼ Section 11, Township 24 North, Range 4 West of the 6th P.M., Madison County, Nebraska.
- 7) Approval of agreement with Northeast Community College for use of Life Long Learning Center to set September 16, 2025 to conduct political subdivision tax request public hearings for 2025-2026 fiscal year budget
- 8) Approval of State Print Shop to be designated to print postcards pertaining to Property Tax Request Act
- 9) Approval of a revised Interlocal Agreement with the State of Nebraska Administrative Office of Probation to facilitate the operation of the Northeast Nebraska Adult Drug Court for a term of July 1, 2025 through June 30, 2027
- 10) Approval of NIRMA/NIRMA II Intergovernmental/Interlocal renewal for time period July 1, 2025 through June 30, 2026
- 11) Concurrence of adjusted Urban Area Boundary (UAB) for the City of Norfolk that has been approved by Federal Highway Administration (FHWA)
- 12) Authorization for County Board Chairman to execute letter of termination of agreement as of June 30, 2025 with gWorks
- 13) Authorization for County Board Chairman to execute agreement with Schneider Geospatial LLC for geographic information system services beginning July 1, 2025 through June 30, 2028
- 14) Authorization for County Board Chairman to execute agreement with Allo Business for IT Managed Services for fiscal year 2025-2026
- 15)

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

RESOLUTION NO. #2025-26

WHEREAS, Madison County has a Site & Building Develop Grant (914), Fund; and

WHEREAS Madison County has determined there is no longer a need to have a separate Site & Building Develop Grant (914), Fund; and

THEREFORE, the Site & Building Develop Grant (914), Fund; will be closed as of June 31, 2025.

The County Treasurer is directed to transfer all money remaining in and Site & Building Develop Grant (914) on June 31, 2025 to General Fund. The County Treasurer is further directed to automatically transfer any future collections for the Site & Building Develop Grant (914) directly to the General Fund.

Motion made by Stinson and seconded by Schmidt to approve the consent agenda for the meeting. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Motion made by Stinson and seconded by Schmidt to approve the regular agenda for the meeting. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Pursuant to published legal notice in Wednesday, May 21, 2025, edition of the Norfolk Daily News, Chairman Troy Uhlir opened a public hearing at 9:34 A.M. to receive application of Conditional Use Permit to construct a home on less than 40 acres on Ashley Walz Lot Split, property described as part of the Southwest ¼ of the Southwest ¼ of Section 22, Township 24 North, Range 3 West of the 6th P.M, Madison County, Nebraska. The property is located at 54311 842nd Road, Battle Creek, Nebraska Parcel #590154710.

Planning and Zoning Administrator assistance Jennie Martinez stated that the applicants are requesting a Conditional Use Permit to construct a home on less than 40 acres on Ashley Walz Lot Split, property described as part of the Southwest ¼ of the Southwest ¼ of Section 22, Township 24 North, Range 3 West of the 6th P.M, Madison County, Nebraska. The property is located at 54311 842nd Road, Battle Creek, Nebraska.

Ms. McWhorter read the Statement of Finding of Facts and Conditional Use Permit is permanent and may be to transferred between owners.

- 1) This Conditional Use Permit allows a single-family home on less than 40 acres.
- 2) With the passage of this permit, the applicant and/or residence builder realizes that the new residence is going to be subject to livestock odors, dust, and general nuisances. This does not mean that the applicant is giving up the right to be protected by Madison County and the State of Nebraska.
- 3) The applicant should be aware it is their responsibility to remove any Nebraska Noxious Weeds found on the property at any time after the approval of this application by the County Board of Commissioners.
- 4) A zoning permit must be obtained from the Zoning Office before construction of the home begins.
- 5) A copy of the signed permit must be recorded with the County Register of Deeds office by the applicant.

A public hearing was held for a conditional use permit related to a lot split and residential construction on Parcel #590154710. The applicant, Ashley Walz, explained that the land was part of a family inheritance. She and her father were working to acquire a small, "P"-shaped parcel situated between family-owned tracts, with the intention to build a single-story home. Ashley noted that while driveway construction could cost between \$35,000 and \$40,000, she hoped to reach an agreement with her aunts to use an existing driveway.

Commissioners verified that access to the property was assured under the proposed split and that elevation and floodplain risks had been addressed. Ashley clarified that the property was flat and outside of the lake's path, though minor grading may be necessary. Commissioner Ron Schmidt confirmed the parcel's suitability for construction, and Planning Zoning employee Jennie Martinez noted that the applicant's brother, a contractor with Kaler Construction, would be handling development.

Ashley Walz spoke in favor of the application.

No one spoke in opposition to the application

Chairman Uhlir closed the hearing at 9:35 A.M.

After discussion, the following resolution was introduced:

RESOLUTION #2025-27

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR CERTAIN LAND LOCATED IN THE COUNTY OF MADISON, NEBRASKA UNDER THE AUTHORITY GRANTED BY THE MADISON COUNTY ZONING AND SUBDIVISION RESOLUTION AND LEGISLATIVE BILL 186 (1978)

WHEREAS a recommendation has been received from the Madison County Joint Planning Commission and

WHEREAS notice of public hearing was published on May 21, 2025, edition of The Norfolk Daily News, and a public hearing was held by law.

WHEREAS, the Madison County Joint Planning Commission and the Madison County Board of Commissioners have established the following Statement of Finding of Facts:

1. This application is consistent with the Madison County Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.
2. The property is zoned AG2 General Agriculture and meets the density requirements for the Zoning district.

NOW, THEREFORE, BE RESOLVED, that the Board of Commissioners of Madison County, Nebraska, hereby grant a Conditional Use Permit to Ashley Walz to construct a home on less than 40 acres on ASHLEY WALZ LOTSPLIT described as:

Part of the Southwest ¼ of the Southwest ¼ of Section 22, Township 24 North, Range 3 West of the 6th P.M, Madison

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

County, (See attached)

This Conditional Use Permit shall be subject to the following conditions in addition to those established with the Madison County Zoning and Subdivision regulations:

1. This Conditional Use Permit is permanent and may be transferred between owners.
2. This Conditional Use Permit allows a single-family home on less than 40 acres.
3. With the passage of this permit, the applicant and/or residence builder realizes that the new residence is going to be subject to livestock odors, dust, and general nuisances. This does not mean that the applicant is giving up the right to be protected by Madison County and the State of Nebraska.
4. The applicant should be aware it is his responsibility to remove any Nebraska Noxious Weeds found on the property at any time after the approval of this application by the County Board of Commissioners.
5. A copy of the signed permit must be recorded with the County Register of Deeds office by applicant.
6. A zoning permit must be obtained from the Zoning office before construction begins on the residence.

NOW, THEREFORE, BE IT REFERENCED, that upon taking effect of this Resolution, the above Conditional Use Permit shall be entered and shown on the Official Zoning Map of Madison County, previously adopted by reference, and said zoning map is hereby reincorporated as a part of the Madison County, Nebraska Zoning and Subdivision Resolution as amended.

After discussion, a motion was made by Schmidt and seconded by Stinson to approve Conditional Use Permit to construct a home on less than 40 acres on Ashley Walz Lot Split, property described as part of the Southwest ¼ of the Southwest ¼ of Section 22, Township 24 North, Range 3 West of the 6th P.M, Madison County, Nebraska. The property is located at 54311 842nd Road, Battle Creek, Nebraska Parcel #590154710. Roll call vote: Ayes: Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Travis Humphrey, representing Fight N River Saloon, LLC, was present to request approval of a special designated license application. Mr. Humphrey explained that a liquor license is requested for a wedding reception scheduled on June 7, 2025. He explained the 2 security personnel will be using an app called "Age to Purchase" to scan driver's license to verify the age of individuals and then will place a wrist band on individuals. He stated that the bar will be in the corner with table and chairs throughout the building.

After discussion, a motion was made by Schmidt and seconded by Stinson to approve the special designated license application of The Fight N River Saloon, LLC for a wedding event scheduled for June 7, 2025 at 83831 Hwy 121, Battle Creek, Nebraska. Roll call vote: Ayes: Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Wayne Ohnesorg, Extension Educator and Engagement Coordinator, delivered the annual update from the Nebraska Extension Office. He reviewed staffing and outreach efforts, introducing the full team of educators, assistants, and administrative staff who serve Madison County and surrounding regions. He noted the collaborative nature of their work across multiple counties and introduced Amy Top, Engagement Zone Coordinator, who oversees nine counties.

Mr. Ohnesorg reported that the 4-H program had 491 members and 197 adult volunteers contributing over 4,000 hours of service. He highlighted local and regional programs, including entomology outreach, horticulture support, and youth engineering projects, early childhood education, and substantial scholarship support for graduating seniors. He noted that students from the 2024 graduating class earned over \$1.1 million in scholarships and grants.

He also described educational media appearances such as his recurring role on "Backyard Farmer", which helped showcase the county's extension efforts to a broader audience. Commissioners praised the Extension's programs and public engagement. Mr. Ohnesorg was recognized for completing his Ph.D. and was congratulated for ongoing contributions to the community.

No action taken.

The Board reviewed a physician services billing from Bryan Medical Center in Lincoln related to a recent Emergency Protective Custody (EPC) case. Commissioner Eric Stinson provided background, stating that the patient was transported to Bryan after local hospitals declined to admit. The hospital has billed the county for both physician and facility charges.

While prior facility charges were negotiated down to Medicaid rates, the current bill pertains to physician fees. Discussion followed on the ongoing challenges associated with non-network EPC placements. Sheriff's Office personnel advised that some patients are turned away by local emergency rooms, leaving no alternative but transport to Lincoln.

Motion made by Stinson and seconded by Schmidt to table the item for further review and possible wee negotiation. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

The following written report and correspondence were reviewed:

- 1) Fund balance report
- 2) County Sheriff fee report, April, 2025
- 3) Annual report of Madison County Historical Society for fiscal year 2024-2025

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Review and process claims:

GENERAL FUND		
Total Net Payroll		218,022.46
Adam J. Sipple Attorney At Law	Legal Services, District Court	10,035.39
Mark D Albin	Legal Services, Juvenile Court	2,521.70
Albracht Disposal Inc.	Garbage, Courthouse	57.68
Albracht Disposal Inc.	Garbage, County Jail	120.00
Allo Business	Office Equipment, County Attorney	1,065.00
Allo Business	Office Equipment and Subscription, County Attorney	4,490.00
Allo Business	Computer Consultant and Data Processing, County Offices	6,566.55
Allstate Benefits	Insurance Premiums	529.78
American Family Life Assurance Co.	Insurance Premiums	1,068.47
Apex Therapy Services LLC	Contract Services, Community Based Grant	244.00
Appera	Towel Agreement, Public Defender	51.25
Appera	Towel Agreement, Courthouse	131.80
Benchmark Government Solutions LLC	Meals, County Sheriff	91.60
Big Red Printing Inc.	Office Supplies, County Assessor	372.41
Big Red Printing Inc.	Office Supplies, County Court	1,462.20
Big Red Printing Inc.	Office Supplies, Reappraisal	2,231.50
Blue Cross Blue Shield Of Nebraska	Insurance Premiums	188,790.98
Blue Cross Blue Shield Of Nebraska	Insurance Premiums	6,368.19
Bomgaars Supply Inc.	Building and Ground Supplies, Courthouse	886.90
Bomgaars Supply Inc.	Law Enforcement Supplies, County Sheriff	20.74
Bomgaars Supply Inc.	Supplies, County Jail	78.97
Capital One	Office Supplies, County Attorney	100.29
Champs Inc.	Law Enforcement Supplies, County Sheriff	299.99
Champs Inc.	Maintenance Agreements, Jail	2,500.00
Change Companies	Office Supplies, Community Based Grant	612.75
City Of Madison	Utilities, Building & Grounds	113.10
City Of Norfolk	Utilities, Planning/Zoning	26.58
City Of Norfolk	Utilities, Extension Office	168.56
City Of Norfolk	Utilities, Noxious Weeds	26.57
City Of Norfolk	Utilities, Veteran Service	26.07
Regine M Farr	Janitorial Agreements, Probation	450.00
Colonial Life & Accident Insurance	Insurance Premiums	191.27
Copple Rockey Schlecht & Mason PC	Legal Services, Juvenile Court	3,467.10
Courtesy Ford Of Norfolk	Machinery & Equipment Grease & Oil, Reappraisal	80.95
Credit Management Services Inc.	Garnish of Wages	303.20
Custom Sports	Uniform Allowance, Jail	88.00
DAS State Accounting-Central Finance	Teletype Service, Sheriff	268.80
DAS State Accounting-Central Finance	Teletype Service, Jail	268.80
Relentless LLC dba Desert Snow	Subscriptions, Sheriff	699.00
Domina Law	Legal Services, District Court	20,948.39
Thomas B. Donner	Legal Services, District Court	1,392.78
Eakes Inc.	Office Supplies, District Court	1,097.62
Eakes Inc.	Office Supplies, County Court	57.37
Eakes Inc.	Office Equipment Rental, County Court	1,559.60
Eakes Inc.	Office Supplies, District Judge	138.73
Eakes Inc.	Office Supplies, Extension Office	539.37
Eakes Inc.	Office Supplies, County Attorney	964.02
Eakes Inc.	Office Equipment Rental, County Attorney	1,173.32
Eakes Inc.	Office Supplies, Probation	1,144.40
Eakes Inc.	Janitorial Supplies, Probation	170.92
Egley Fullner Montag Morland & Easland	Legal Services, Juvenile Court	476.95
Elite Court Reporting Service	Transcripts, Law Enforcement	502.05
Elkhorn Valley Bank & Trust	Health Savings Account	220.00
Ewalt Law Office PC LLO	Contract Legal Services	14,166.67
Fairfield Inn & Suites By Marriott	Lodging, County Attorney	398.85
First Concord Benefits Group	Insurance Premiums	2,700.81
Fitzgerald Vetter Temple Bartell & Henderson	Legal Services, Juvenile Court	422.86
Floor Maintenance and Paper Supply	Janitorial Supplies, Probation	312.87
Guaranteed Lawn Care	Lawn Service, Extension Office	234.00
Guaranteed Lawn Care	Lawn Service, Veteran Service	156.00
Naomi Hemphill	Janitorial Agreements, Public Defender	80.00
Hollman Media	Website Costs, Sheriff	515.00
Hollman Media	Website Costs, County Offices	25.00
Horwath Laundry Equipment	Correctional Facility Equipment, Jail	8,560.00
Jack's Uniforms & Equipment	Uniform Allowance, Sheriff	387.79

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Matthew Kiernan	Meals, County Attorney	91.14
Matthew Kiernan	Mileage, County Attorney	232.40
Jayd Krueger	Mileage, Extension Office	39.20
Patricia Lacroix	Witness Fees, Law Enforcement	330.00
Landkamer Flag Sales	Office Supplies, Veteran Service	114.00
M & L Apartments	Rent, General Assistance	350.00
Madison County Clerk	Tax Deposit and Retirement	116,661.21
Madison County Historical Society	Historical Society Costs	4,010.42
Madison County Sheriff	Civil Process Fees, County Court	795.16
Madison County Sheriff	Civil Process Fees, District Court	396.16
Madison County Sheriff	Drug Testing, District	325.00
Madison County Sheriff	Civil Process Fees, Law Enforcement	48.91
Madison County Treasurer	Blue Cross Blue Shield Reimbursement	126.70
Madison National Life Insurance Co.	Insurance Premiums	506.30
Mason County District Court	Certified Copies, Law Enforcement	30.50
Medtox Laboratories Inc.	Drug Testing, County Attorney	133.10
Menards	Building and Ground Repair, Extension Office	154.16
Menards	Office Supplies, Extension Office	59.52
Menards	Building and Ground Repair, Veteran Service	102.78
Menards	Office Supplies, Probation	14.97
MIPS Inc.	Data Processing Costs, County Clerk	682.01
MIPS Inc.	Data Processing Costs, County Treasurer	1,588.45
MIPS Inc.	Office Supplies, County Treasurer	1,277.40
MIPS Inc.	Data Processing Costs, Register of Deeds	218.94
MIPS Inc.	Data Processing Rental, Register of Deeds	25.00
Moyer & Moyer	Legal Services, Juvenile Court	1,311.05
Moyer & Moyer	Contract Legal Services	809.45
NACO-NE Assn Of County Officials	Training, County Assessor	200.00
Nationwide Retirement Solutions	Deferred Compensation	1,748.80
Nebraska Child Support Payment Center	Garnish of Wages	210.93
Nebraska County Attorneys Assn	Dues, County Attorney	2,200.00
Nebraska Health & Human Services	Institutional Costs	1,020.00
Nebraska Law Enforcement	Lodging and Tuition, County Sheriff	500.00
Nebraska Notary Association	Notary Stamp, County Attorney	163.32
Nebraska Public Power District	Utilities, Planning and Zoning	50.32
Nebraska Public Power District	Utilities, Extension	321.71
Nebraska Public Power District	Utilities, Noxious Weeds	134.02
Nebraska Public Power District	Utilities, Veterans	214.48
NIRMA	Insurance Premiums	411,097.00
Norfolk Daily News	Publication Costs, Planning and Zoning	14.29
Norfolk Daily News	Subscription, Probation	168.00
Norfolk Daily News	Publication Costs, County Offices	130.83
Norfolk Motor Company	Repairs, Noxious Weeds	77.58
Norfolk Hometown	Food Equipment, Extension Office	1,999.99
NAPA	Building and Grounds Supplies, Courthouse	17.22
Wayne J Ohnesorg	Mileage, Extension Office	172.20
One Office	Office Supplies, County Treasurer	3,190.99
One Office	Office Supplies, Register of Deeds	389.01
One Office	Office Supplies and Contract, County Assessor	1,765.93
One Office	Office Supplies, District Court	22.78
One Office	Office Supplies, County Court	571.20
One Office	Office Supplies, Public Defender	47.14
One Office	Office Supplies, Probation	4.29
One Office	Office Supplies, Veteran Service	12.15
K & S Door Co. Inc.	Building Repairs, Courthouse	862.00
Michael D Petersen	Contract Services, Community Based Grant	162.50
Sherry Peterson	Mileage, Community Based Grant	139.30
Pettitt Plumbing Heating & A/C Inc.	Repairs, County Jail	2,964.36
Kathy Pfeifer	Mileage, County Assessor	213.50
Pierce County Sheriff	Sheriff's Fees, Law Enforcement	82.28
Postmaster	Postage, County Attorney	146.00
Relx Inc. dba Lexis Nexis	Subscription, County Attorney	1,095.00
Revco Solutions, Inc.	Garnish of Wages	164.12
Security Shredding Services	Shredding Services, Probation Office	240.00
Matthew Soltys	Mileage, Public Defender	42.70
Stealth Broadband	Internet and Telephone Service, Public Defender	547.74
Stealth Broadband	Internet Services, Probation Office	410.00
Stratton Delay Doele Carlson Buettner	Legal Services, Juvenile Court	4,545.06
Stratton Delay Doele Carlson Buettner	Legal Services, County Court	6,077.08
Summit Food Service LLC	Inmate Meals, County Jail	12,984.55
The Windshield Doctors Inc.	Repairs, County Sheriff	730.00

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

United States Postal Service	Postage, Probation	3,097.25
US Corporate Bank System	Office Supplies, District Judge	495.06
US Corporate Bank System	Subscription, County Attorney	181.69
US Corporate Bank System	Fuel, Juvenile Accountability	40.93
Verizon Wireless	Cell Phone, Community Based Grant	110.90
Vision Service Plan	Insurance Premiums	734.85
Woods & Aitken LLP	Legal Fees, County Offices	4,052.70
Yaana Technologies, LLC	Law Enforcement Supplies, County Sheriff	200.00
Zelle LLC	Human Resource Services, County Offices	5,161.00
Stephanie Zoubek	Mileage, Community Based Grant	72.10
911 Custom	Law Enforcement Supplies, County Sheriff	750.70
	Total General Claims with Payroll	1,116,425.45

ROAD BRIDGE FUND

Total Net Payroll		39,806.60
Allstate Benefits	Insurance Premiums	76.37
American Family Life Assurance Co.	Insurance Premiums	280.21
Appera	Towel & Uniform Service	444.69
B's Enterprises Inc.	Culverts	27,450.00
Barco Municipal Products Inc.	Traffic Control	1,873.86
Battle Creek Light & Power	Utilities	290.70
Bauer Built Inc.	Tires and Repairs	4,250.00
Baum Hydraulics Corporation	Parts	324.02
Blue Cross Blue Shield Of Nebraska	Insurance Premiums	58,272.69
Blue Cross Blue Shield Of Nebraska	Insurance Premiums	1,747.76
Bomgaars Supply Inc.	Shop Supplies	474.22
Central Sand and Gravel	Gravel	5,140.14
Cintas	Shop Supplies	22.80
City Of Madison	Utilities	442.19
City Of Newman Grove	Utilities	74.25
City Of Norfolk	Utilities	56.60
Colonial Life & Accident Insurance	Insurance Premiums	496.81
Cornhusker International Trucks Inc.	Parts & Repairs	1,373.94
Dale R Johnson Ent Inc.	Gravel	7,449.17
Fastenal Company	Shop Supplies	18.40
First Concord Benefits Group	Insurance Premiums	564.15
J & A Traffic Products	Traffic Control	1,485.00
Kelly Supply Company	Parts	31.33
Kimball Midwest	Shop Supplies	513.10
Jeffrey Korus	Annual Lease	500.00
Lawson Products	Shop Supplies	339.60
Loup Power District	Utilities	78.49
Madison County Clerk	Tax Deposit and Retirement	20,077.77
Madison National Life Insurance Co.	Insurance Premiums	125.83
Matheson Tri-Gas Inc.	Shop Supplies	60.15
Matteo Sand & Gravel Co. Inc.	Gravel	7,426.44
Meisinger Oil Co. Inc.	Fuel	7,452.40
Menards	Shop Supplies	433.30
Nationwide Retirement Solutions	Deferred Compensation	1,275.00
Nebraska Child Support Payment Center	Garnish of Wages	446.31
Nebraska Public Power District	Utilities	120.44
Nextlink Internet	Internet Service	15.00
Norfolk Motor Company	Parts & Repairs	1,585.73
NAPA	Parts	648.67
Northwest Electric LLC	Repairs	143.45
Powerplan	Parts	5,697.19
Prime Inc.	Garbage	67.50
Quick Serve and Oil	Fuel	6,609.83
Rdo Truck Centers LLC	Parts	1,710.02
Road Builders Machinery & Supply Co.	Parts	57.26
Sapp Bros Norfolk	Repairs	253.00
Seals & Service Inc.	Parts	480.00
Sioux City Tarp Inc.	Parts	107.22
Truck Center Co. - Parts & Service	Parts, Repairs, & Fuel	604.43
Village Of Meadow Grove	Utilities	74.00
Vision Service Plan	Insurance Premiums	173.70
Weldon Parts Inc.	Parts	830.95
White Star Oil Company	Fuel	722.23
	Total General Claims with Payroll	211,074.91

FEDERAL AID SECONDARY FUND

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Western Engineering Co. Inc.	Engineering Costs		<u>518,976.26</u>
		Total Federal Aid Secondary Fund	518,976.26
VISITORS PROMOTION FUND			
Norfolk Area Visitors Bureau	Administration Fees		<u>3,667.73</u>
		Total Visitors Promotion Fund	3,667.73
VISITORS IMPROVEMENT FUND			
Norfolk Area Visitors Bureau	Administration Fees		<u>5,942.96</u>
		Total Visitors Improvement Fund	5,942.96
ROD PRESERVATION & MODERNIZATION FUND			
Avid Communications LLC	Office Equipment		6,257.56
Government Forms & Supplies	Supplies		230.63
MIPS Inc.	Data Processing		582.24
One Office Solutions	Supplies		<u>42.00</u>
		Total ROD Preservation & Modernization Fund	7,112.43
INHERITANCE TAX FUND			
Meadow Grove Public Library	Library Costs		9,385.00
Tilden Public Library	Library Costs		<u>9,385.00</u>
		Total Inheritance Tax Fund	18,770.00
DRUG COURT FUND			
Jay B Putters	Incentives		<u>35.00</u>
		Total Drug Court Fund	35.00
		Total Claims with Payroll	1,882,004.74

Motion was made by Stinson and seconded by Uhlir to approve the claims as audited and to authorize the County Clerk to issue checks for payment of said claims. Roll call vote: Ayes, Stinson, Schmidt, Uhlir. Nays, none. Motion carried.

The Board adjourned at 10:58 A.M. to Tuesday, June 17, 2025, at 9:30 A.M.

ATTEST:



County Clerk Anne M. Pruss

Troy Uhlir, Chairman
County Board of Commissioners