

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

COMMISSIONERS PROCEEDINGS

Madison, Nebraska

July 15, 2025

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

Advance notice of meeting was published in the Wednesday, July 9, 2025 edition of The Norfolk Daily News and posted on the Madison County website. A copy of said notice was provided 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 Eric Stinson, Ron Schmidt, and Troy Uhlir, County Clerk Anne Pruss, Planning and Zoning Administrator Heather McWhorter, and County Highway Superintendent Richard Johnson. Norfolk Daily News reporter Austin Svehla was present.

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.

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

- 1) Approval of minutes of July 1, 2025

Pursuant to published legal notice in Monday, June 30, 2025, edition of the Norfolk Daily News, Chairman Troy Uhlir opened a public hearing at 9:34 A.M. to receive application of AMG Technology Investment Group, dba Nextlink for a cell Tower Development Permit on property described as the East ½ of the Northeast ¼ of Section 8, Township 21, Range 2 Madison County, Nebraska. The property is located at 82647 548th Ave., Parcel ID #590125753, Madison, Nebraska.

Ms. McWhorter stated Nextlink is requesting the installation of a 120' communication tower to provide high speed internet service. The request meets the setback requirements; they have provided the requested bond amount of \$50,000 and all engineering paperwork.

Nate Murray 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 #2025-33

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 in June 30, 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 County of Madison Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.
2. Property is zoned A-1 Agricultural Intensive.
3. Applicant is leasing a 20 x 20 tract for location of tower from landowner.

NOW, THEREFORE, BE RESOLVED, that the Board of Commissioners of Madison County, Nebraska, hereby grants a Conditional Use Permit to AMG Technology Group dba Nextlink for the installation of a communication tower as per Article 6; Section 6.01, of the Madison County Zoning and Subdivision Resolution, on the following described land:

East ½ of the Northeast ¼ of Section 8, Township 21, Range 2 Madison County, Nebraska.

NOW, THEREFORE, TO BE IT ALSO RESOLVED, the conditions below must be complied with by all current and future owners of the property described above and failure to comply with said conditions may result in the forfeiture of this Conditional Use Permit.

1. This Conditional Use Permit shall be for a period of twenty-five years and will become effective with the adoption of this resolution. This permit is subject to all the Madison County Zoning and Subdivision Regulations and the governing powers of the State of Nebraska.
2. The applicant must provide a lease, purchase agreement or easement to secure rights to the required setbacks of one foot for every foot of height of the tower.
3. All self-supporting lattice or guyed towers shall be enclosed within a security fence or other structure designed to preclude unauthorized access.
4. Applicant must conform to the regulations of the Federal Aeronautics Administration, which includes filing Form 7460-1. Documentation must be presented to the Zoning Administrator prior to beginning construction.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

5. If the tower shall cease to be used for a period of one (1) year, the Madison County Zoning Administrator shall determine if the tower has been abandoned. Once the Zoning Administrator has determined the tower to be abandoned, the tower shall be removed 75 days after receiving notice from the Zoning Administrator.
6. This tower may co-locate up to four individual antennas. Prior to installation of collocated antennas on the tower, contact must be made with the Madison County Zoning Administrator.
7. This conditional use permit shall become invalid if construction of the tower is not begun within one year of the date of approval of this application.
8. This conditional use permit may be transferred in any manner to an individual, or a partnership or corporation other than AMG Technology within the twenty-five-year time limit of this permit.

NOW, THEREFORE, BE IT FURTHER RESOLVED, 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 application of AMG Technology Investment Group, dba Nextlink for a cell Tower Development Permit on property described as the East ½ of the Northeast ¼ of Section 8, Township 21, Range 2 Madison County, Nebraska. The property is located at 82647 548th Ave., Parcel ID #590125753, Madison, Nebraska. Roll call vote: Ayes: Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Chairman Uhlir introduced the discussion on a proposed change by the Madison County Agricultural Society to switch their fiscal year to align with the calendar year.

Randy Ritterbush, President of the Agricultural Society, provided background on the request initiated by their new treasurer. He acknowledged research done by County Clerk Anne Pruss and herself, noting the change does not affect property tax requests or deadlines. The Board discussed complexities raised by Treasurer Sheryl White including the necessity of preparing an 18-month budget in the transition year and the additional work this would place on the accounting firm handling their governmental budget. Ms. Pruss noted the current flow of paperwork and levy deadlines would remain the same.

Commissioner Eric Stinson questioned the practicalities of levying for 18 months and how that would affect future budgeting. Ms. Bucha responded: "It would essentially mean creating two six-month budgets, which could complicate future fiscal years." The Board further discussed the timing of the County Fair beginning in July, funded by prior year funds, and the challenge the new treasurer faces in understanding where funds originate relative to expenditures.

Commissioners expressed divided opinions: some preferred maintaining the current July–June fiscal year for simplicity, while others were open but cautious.

Chairman Uhlir concluded the matter remains under discussion and the Agricultural Society will update the Board following further review.

No action taken.

Chairman Uhlir introduced the agenda item regarding the contract agreement for indigent criminal defense legal representation with the law firm of Moyer & Moyer.

Mike Moyer, representing the firm, addressed the Board. He explained the existing contract has been in place since 2018, providing legal defense for indigent criminal defendants in cases where the Public Defender's Office cannot provide representation due to conflicts. Mr. Moyer noted that both the County and the firm have found the contract arrangement favorable but now seek to modify the compensation structure.

Currently, the firm is compensated on an hourly basis at a rate of \$95 per hour. Mr. Moyer proposed transitioning to a monthly salary-based payment model of approximately \$10,000 per month, which would equate to roughly \$125 per hour based on workload, with a total contract value trending around \$125,000 per year. He explained the reasoning behind the proposed change as follows:

- This salary model would assist the County in better budgeting and cash flow predictability by smoothing out fluctuations in monthly expenses.
- It would also provide the firm with consistent income, removing uncertainties around variable monthly hours.
- Recent months have seen unexpectedly high caseloads resulting in large expense spikes under the hourly model.

Mr. Moyer referenced the firm's billing data, which was analyzed at the County Clerk Anne Pruss's request and broken down by fiscal year. Over the last fiscal year alone, Mr. Moyer personally handled 89 indigent defense cases for Madison County—approximately 60% of his entire legal practice. This marks a significant increase, especially after his partner left the firm last year and corporate practice changes. The firm's caseload has shifted toward handling a majority of court-appointed cases.

Mr. Moyer emphasized the firm's value in terms of proximity and availability:

- The firm is located downtown, just a mile from the courthouse, eliminating travel time charges.
- This facilitates immediate emergency consultations with the County Attorney or court appearances without delay.
- The firm has also provided significant appellate work for the County, including post-conviction relief matters, which are highly time-consuming but vital.

Commissioner Eric Stinson asked about how the proposed salary model compares to an effective hourly rate. Mr. Moyer estimated, based on recent hours and the proposed salary, that the hourly rate would approximate \$160 per hour when accounting for

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

case volume and total compensation. Mr. Stinson acknowledged the indigent caseload has been trending upward, and he anticipates this trend to continue, increasing the County's need for reliable representation.

The Board then discussed discrepancies between the claims submitted by Moyer & Moyer and the payment and billing records maintained by the County Clerk's office. Anne Pruss explained that claims submitted must be properly coded to a specific court-appointed legal services line item in the County's MIPS accounting system. If claims are mis-coded or incomplete, it causes confusion in reconciling amounts billed versus amounts paid.

Chairman Uhlir advised, "Until we get to the bottom of these discrepancies and ensure all claims are submitted correctly and consistently, the Board is not comfortable approving the contract at this time."

The Board recognized the importance of transparency and accuracy in accounting before committing to any contract increase or changes.

Motion was made by Stinson and seconded by Schmidt moved to table the contract approval, directing County staff and Moyer & Moyer to review and reconcile all billing records and claim submissions. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Chairman Uhlir introduced establishing an Economic Development Coordinator with Cities of Battle Creek and Madison noting the presence of representatives from the cities of Battle Creek and Madison. Mr. Uhlir invited Andy Colvin to lead the discussion.

Andy Colvin noted his recent transition from his previous roles as City Administrator and Economic Development Director for the City of Norfolk, now serving in a consulting capacity for the Norfolk Mayor. He explained that one of Mayor Clausen's priorities during this transition was to explore ways to bolster and expand economic development efforts countywide, particularly beyond Norfolk itself.

Mr. Colvin outlined that he and the mayors of Battle Creek and Madison, had engaged in multiple conversations focused on identifying opportunities for more effective regional economic development. He said the cities of Battle Creek and Madison expressed a strong desire to take a more active role in economic development and to expand those efforts collaboratively with Madison County.

Mr. Colvin presented a draft interlocal agreement, which he helped prepare. The agreement is modeled after Norfolk's existing agreement with Madison County but is intentionally streamlined—much shorter and simpler, excluding more complex provisions like fund balances. The goal is straightforward: to establish a partnership where the cities of Madison and Battle Creek collaborate with Madison County to expand economic development across the region.

Mr. Colvin reviewed key points of the agreement:

- The agreement parties are Madison County, the City of Madison, and the City of Battle Creek, each with a vested financial and operational interest.
- The City of Madison will receive all funds provided under the interlocal agreement.
- Madison County's financial contribution for the 2025-2026 fiscal year is \$42,000.
- The position created under this agreement is not a full department but a single coordinator role housed within the City of Madison for simplicity of management and tracking.
- The cost-sharing structure allocates approximately 60% of the position's expense to Madison, 20% to Madison County, and 20% to Battle Creek.

Mr. Colvin emphasized that the agreement builds in only modest annual cost increases for the County, limited to either a 3% raise or the greater of Madison's cost of living increases or insurance costs. This approach is designed to avoid unpredictable budget impacts. The coordinator's responsibilities would encompass a comprehensive suite of economic development activities, including: industry attraction, housing initiatives, workforce development, grant acquisition and administration, and assisting the cities in achieving certification as Economic Development Leadership communities through the Nebraska Department of Economic Development. The agreement contains a six-month termination notice provision, allowing any party to exit the agreement with sufficient lead time for budgeting and planning.

Mr. Colvin highlighted that this partnership is designed to complement—not replace—the existing Norfolk Area Economic Development Council (NAEDC). Discussions are planned to restructure NAEDC's board to incorporate representatives from Madison and Battle Creek, including elected officials and community volunteers, thereby expanding the council's regional inclusiveness and influence.

Mr. Colvin spoke candidly about the challenges faced by smaller, rural communities lacking the resources or specialized staff needed for effective economic development. Unlike Norfolk, these cities don't have dedicated economic development personnel, which limits their ability to pursue growth proactively. He stated that having "boots on the ground" within these cities is essential to identify local needs and opportunities that cannot be fully understood from afar.

The benefits to Madison County as a whole were underscored:

- Strong city economies increase the county's tax base, thereby reducing the property tax burden on agricultural producers.
- Economic growth in cities enables improved county services such as roads, bridges, and law enforcement through expanded revenue.
- A vibrant economic environment enhances sales tax collections, signaling a healthy, thriving community interconnected with rural economies.

Mr. Colvin closed by emphasizing the collaborative spirit among Madison County communities, affirming that these smaller cities are not competing but rather working together to combat population decline and brain drain, keeping residents engaged locally.

Rob Fite, Mayor of Madison, spoke first, introducing himself and expressing enthusiastic support for the agreement. He noted the City of Madison had unanimously approved the agreement the prior week. He shared that Madison has maintained an economic development position for nearly a decade but struggled to fill it effectively due to challenges attracting qualified candidates within budget constraints. The proposed arrangement offers an opportunity to secure experienced, connected personnel to lead regional economic development efforts efficiently.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Mayor Fite praised the cooperative spirit between Madison and Battle Creek, highlighting the potential for smaller communities to build momentum alongside larger neighbors like Norfolk. He expressed strong confidence in the benefits the partnership would bring and welcomed any questions.

A Commissioner asked for clarification on how the staffing situation currently works, noting that many small communities rely on part-time officials or volunteers with limited capacity. Mayor Fight responded that Madison lacks an administrator and instead depends on department heads and office staff who handle day-to-day operations. These staff members often lack the specialized knowledge and connections necessary for economic development. Without a dedicated coordinator, opportunities risk being missed or delayed, and volunteers like the Community Redevelopment Authority struggle to advance projects without professional support.

Commissioner Ron Schmidt added reflections from his observations traveling through Iowa, noting how smaller towns had experienced revitalization through local redevelopment efforts and investments. He recognized economic development as an inherently risky but necessary investment, commending Battle Creek and Madison's commitment to this partnership.

Commissioner Stinson confirmed that the proposed coordinator would be an employee of the City of Madison, which was affirmed by Mayor Fite.

The discussion then shifted to comments from additional community members:

- Rick Schommer, Madison City Council, echoed support, stressing that revitalization requires deliberate investment and collaboration. He highlighted that multiple entities working together could achieve far more than isolated efforts.
- Brenda Jones, Chair of Madison's Community Redevelopment Authority, detailed the group's challenges managing housing development and grant administration as volunteers. She recounted a recent missed business opportunity due to a lack of dedicated staff and emphasized the need for professional expertise to advance housing and economic projects.
- Heath Mettler, Mayor of Battle Creek, shared his recent experience taking office and facing challenges such as flooding and housing shortages. He stressed that Battle Creek's school system is strong, demand for housing is high, and growth opportunities abound. After educating his council and meeting with Madison officials and Andy Colman, Battle Creek voted unanimously to join the agreement, viewing it as critical to achieving their economic development goals.
- John Bomar, Battle Creek City Council, supported the partnership, mentioning plans for Community Redevelopment Authority initiatives and infrastructure improvements like water system surveys. He urged the Board to support the agreement to enable progress.

County Attorney Joe Smith acknowledged the concern and indicated he would review the County's existing contract with City of Norfolk Economic Area District to assess the possibility of revising the funding structure or obligations. Commissioners discussed the importance of economic growth in rural areas to strengthen the local tax base, expand housing, and enhance county-wide sustainability. They emphasized that the goal of the partnership is to complement—not replace—existing regional efforts.

Motion was made by Schmidt and seconded by Stinson to approve the proposed interlocal agreement between the City of Madison, the City of Battle Creek, and Madison County for the establishment of an Economic Development Coordinator position, with the condition that final legal review and approval be completed by County Attorney Joe Smith. Roll call vote: Ayes, Schmidt, Stinson, and Uhlir. Nays, none. Motion carried.

Budget Committee members, Troy Uhlir, Richard Johnson, and Anne Pruss presented a preliminary 2025-2026 Fiscal Year Budget requests. Chairman Troy Uhlir read the tentative schedule.

No action taken.

The following written reports and correspondence were reviewed:

- 1) Fund balance report
- 2) Clerks fee report, June 2025
- 3) District Courts fee report, June 2025
- 4) Register of Deeds fee report, June 2025
- 5) County Treasurers 6-months report ending June 30, 2025
- 6) Sale of Surplus report
- 7) Planning & Zoning annual report for 2025

The following claims were audited:

GENERAL FUND		
Total Net Payroll		218,403.88
Advanced Correctional Healthcare	Medical Treatment, County Jail	21,257.32
Mark D Albin	Legal Services, County Court	499.35
Albracht Disposal Inc.	Garbage, Public Defender	50.00
Albracht Disposal Inc.	Garbage, Courthouse	57.68
Allo Business	Office Supplies, Probation	68.98
Allstate Benefits	Insurance Premiums	522.92
American Family Life Assurance Co.	Insurance Premiums	1,406.49
Appeara	Towel Service, Public Defender	51.25
Appeara	Towel and Uniform Service, Courthouse	131.80
Appeara	Towel Service, County Jail	170.30

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Benchmark Government Solutions LLC	Meals, County Sheriff	96.60
Benchmark Government Solutions LLC	Meals, County Jail	461.95
Black Hills Energy	Heating Fuels, Planning and Zoning	22.66
Black Hills Energy	Heating Fuels, Courthouse	140.32
Black Hills Energy	Heating Fuels, County Jail	360.10
Black Hills Energy	Heating Fuels, Noxious Weeds	22.66
Blue Cross Blue Shield Of Nebraska	Insurance Premiums	6,203.37
Bob Barker Company Inc.	Uniforms, County Jail	426.94
Brady & Amy Wegener	Fuel, Courthouse	40.75
Brady & Amy Wegener	Fuel, Reappraisal	168.90
Brady & Amy Wegener	Fuel, County Sheriff	2,935.22
Brady & Amy Wegener	Fuel, Noxious Weeds	452.36
Brockhaus Funeral	Autopsy, Law Enforcement	785.00
Brogan & Stafford PC	Legal Services, Juvenile Court	1,184.20
Century Link	Telephone Service, Probation Office	504.85
Charm-Tex	Law Enforcement Supplies, County Jail	109.90
City Of Madison	Utilities, Courthouse	3,680.28
City Of Madison	Utilities, County Jail	3,681.41
City Of Norfolk	Contract Services	125,180.00
Cleanest by Farr	Cleaning Services, Probation Office	495.00
Colonial Life & Accident Insurance	Insurance Premiums	191.27
Constellation Newenergy Gas Div. LLC	Heating Fuels, Planning and Zoning	10.93
Constellation Newenergy Gas Div. LLC	Heating Fuels, Courthouse	0.84
Constellation Newenergy Gas Div. LLC	Heating Fuels, Noxious Weeds	10.94
Copple Rockey Schlecht & Mason PC	Legal Services, Juvenile Court	4,208.99
Cor Therapeutic Services LLC	Contract Services, Community Based Grant	366.00
Cornhusker Auto Center Inc.	Vehicle Maintenance, County Sheriff	145.30
Courtesy Ford Of Norfolk	Vehicle Maintenance, County Sheriff	3,243.14
Cubby's Inc.	Fuel, Planning and Zoning	47.62
Cubby's Inc.	Fuel, Noxious Weeds	789.26
Culligan	Contract Services, Juvenile Accountability	26.75
Culligan	Contract Services, Probation Office	84.00
DAS State Accounting-Central Finance	Data Processing, County Clerk	150.00
Eakes Inc.	Copier Contract, District Court	86.27
Eakes Inc.	Office Supplies and Repairs, Extension Office	273.50
Eakes Inc.	Copier Contract, Juvenile Accountability	132.57
Egan Supply Co.	Janitorial Supplies, County Jail	1,069.36
Egley Fullner Montag Morland & Easland	Legal Services, Juvenile Court	1,661.83
Elkhorn Rural Public Power District	Utilities, Communications	111.92
Elkhorn Valley Bank & Trust	Health Savings Account	220.00
Faith Regional Health Services	Medical Treatment, County Jail	154,427.15
Battle Creek Farmers Cooperative NS	Fuel, County Sheriff	1,940.66
Field's Hardware	Building and Grounds Supplies, Courthouse	124.51
Field's Hardware	Supplies, County Jail	679.93
First Concord Benefits Group	Insurance Premiums	5,445.26
Fitzgerald Vetter Temple Bartell	Legal Services, Juvenile Court	1,149.70
Floor Maintenance & Paper Supply	Supplies, County Jail	208.36
Galls LLC	Uniforms, County Jail	205.31
Guaranteed Lawn Care	Lawn Service, Extension Office	180.00
Guaranteed Lawn Care	Lawn Service, Veterans Service	120.00
Naomi Hemphill	Cleaning Service, Public Defender	150.00
Hometown Leasing	Rent, Probation Office	558.55
Carey Hopkins	Mileage, Community Based Grant	27.30
Idemia Identity & Security USA LLC	Contract Services, County Jail	3,257.00
Jack's Uniforms & Equipment	Uniforms, County Sheriff	1,697.45
Jack's Uniforms & Equipment	Uniforms, County Jail	490.44
Michelle Kroupa	Cleaning Service, Extension Office	400.00
Lancaster County Sheriff's Office	Sheriff's Fees, Law Enforcement	19.46
Love Signs Inc.	Repairs, Extension Office	150.00
Madison County Clerk	Tax Deposit and Retirement	116,893.66
Madison County Clerk Of Dist. Court	Civil Process Fees, District Court	985.00
Madison County Court	Civil Process Fees, County Court	1,718.00
Madison County Sheriff	Civil Process Fees, County Court	275.76
Madison County Sheriff	Civil Process Fees, District Court	2,185.20
Madison County Sheriff	Civil Process Fees, Mental Health	26.82
Madison County Treasurer	Blue Cross Blue Shield Reimbursement	129.27
Madison National Life Insurance Co.	Insurance Premiums	679.06
Christal K McDonald	Court Reporting, Mental Health	200.00
Heather McWhorter	Cell Phone Reimbursement, Planning and Zoning	150.00
Menards	Law Enforcement Supplies, County Jail	9.99
Microfilm Imaging Systems Inc.	Microfilm Costs, District Court	12.00
Midtown Health Center Inc.	Quarterly Funding	31,817.79
MIPS Inc.	Data Processing, County Treasurer	1,663.57
MIPS Inc.	Data Processing and Rent, Register of Deeds	246.13

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Motorola Solutions	Maintenance Contract, Communications	6,762.00
NACO	Membership Fees, County Offices	4,166.80
Nationwide Retirement Solutions	Deferred Compensation	1,698.80
Nebraska Child Support Payment Center	Garnish of Wages	210.93
Nebraska Health & Human Services	Institutional Costs	2,299.25
Nebraska Law Enforcement	Lodging, County Sheriff	50.00
Nebraska Law Enforcement	Certification, County Jail	75.00
Nebraska Public Power District	Utilities, Extension Office	376.35
Nebraska Public Power District	Utilities, Probation Office	477.23
Nebraska Public Power District	Utilities, Veterans Office	250.90
NIRMA	Registration Fee, County Treasurer	40.00
Norfolk Area Chamber Of Commerce	Membership Dues, Extension Office	375.00
Norfolk Daily News	Publication Costs, Planning and Zoning	13.14
Norfolk Daily News	Publication Costs, County Offices	223.53
NAPA	Repairs, Noxious Weeds	122.57
Northeast Community College	Training, County Jail	348.50
Northeast Nebraska Juvenile Services Inc.	Board of Prisoners Costs, Juvenile Detention	19,575.00
Oasis Counseling International	Medical Exam, County Jail	791.50
One Office Solutions	Office Supplies, County Treasurer	201.94
One Office Solutions	Copier Contract, Register of Deeds	103.68
One Office Solutions	Office Supplies, District Court	249.00
One Office Solutions	Copier Contract and Office Supplies, Public Defender	399.55
One Office Solutions	Office Supplies, Extension Office	47.56
One Office Solutions	Office Supplies, County Sheriff	19.94
One Office Solutions	Office Supplies, County Jail	511.50
One Office Solutions	Copier Contract, Veterans Service	15.07
Michael D Petersen	Contract Services, Community Based Grant	150.00
pip Marketing	Office Supplies, County Treasurer	2,577.60
Platte County District Court	Certified Copies, Law Enforcement	13.50
Platte County Sheriff	District Court Costs	6.00
PrestoX	Pest Control, Public Defender	86.14
PrestoX	Pest Control, Extension Office	329.42
PrestoX	Pest Control, Veterans Service	219.62
Priority Communications & Solutions	Telephone Service, Probation Office	15.00
Anne M Pruss	Postage, Election Commission	212.24
Redwood Toxicology Laboratory Inc.	Contract Services, Probation Office	888.00
Relx Inc. dba Lexis Nexis	Subscription, County Attorney	1,150.00
Renegade Stores LLC	Uniforms, County Sheriff	341.98
Reynoldson's Inc.	Fuel, County Sheriff	185.77
RKW Real Estate	Rent, Juvenile Accountability	2,358.00
Security Shredding Services	Shredding Service, Juvenile Accountability	40.00
Short Stop	Fuel, County Sheriff	170.51
Joseph M Smith	Mileage, Law Enforcement	137.20
Sterling Commissary LLC	Office Supplies, County Jail	336.57
Stryker Sales LLC	Law Enforcement Supplies, County Sheriff	182.00
Summit Food Service LLC	Inmate Meals, County Jail	13,179.75
Teeco Inc.	Contract Services, Planning and Zoning	8.60
Teeco Inc.	Contract Services, Noxious Weeds	8.60
Thomson Reuters West	Law Library, Public Defender	475.76
U-Save Pharmacy Of Norfolk Inc.	Medical Treatment, County Jail	463.87
Uline	Janitorial Supplies, County Jail	145.89
US Corporate Bank System	Fuel, Postage, Repairs, and Supplies, County Sheriff	2,551.34
US Corporate Bank System	Medical Treatment, Subscription, and Uniforms, County Jail	691.48
US Corporate Bank System	Building and Grounds Supplies, Courthouse	105.99
Verizon Wireless	Cell Phone Service, Extension Office	308.65
Verizon Wireless	Cell Phone Service, Noxious Weeds	58.94
Verizon Wireless	Cell Phone Service, Community Based Grant	110.90
Vigilnet America LLC	Contract Services, Community Based Grant	255.00
Vision Service Plan	Insurance Premiums	761.01
Waste Connections Of Nebraska Inc.	Garbage, Extension Office	24.30
Waste Connections Of Nebraska Inc.	Garbage, Veterans Service	16.20
Wex Bank	Fuel, County Sheriff	2,273.97
Wex Bank	Fuel, County Sheriff	250.24
Yankton County Sheriff	Sheriff's Fees, County Court	52.50
Zodiac Properties LLC Midwest Bank	Rent, Probation Office	12,285.38
	Total General Claims with Payroll	813,458.92

ROAD BRIDGE FUND

Total Net Payroll		39,665.47
Albracht Disposal Inc.	Garbage	28.00
Allstate Benefits	Insurance Premiums	76.40
American Family Life Assurance Co.	Insurance Premiums	359.77
Appeara	Towel and Uniform Service	477.79
Bauer Built Inc.	Tire Repairs	191.00

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Lillian Bierman	Gravel	3,710.00
Black Hills Energy	Heating Fuels	374.38
Blue Cross Blue Shield Of Nebraska	Insurance Premiums	1,737.81
Brady & Amy Wegener	Fuel	457.25
Central Sand & Gravel	Gravel	1,107.60
City Of Madison	Utilities	444.66
City Of Newman Grove	Utilities	74.25
Colonial Life & Accident Insurance	Insurance Premiums	315.27
Colonial Research Chemical Corp.	Supplies	178.00
Constellation Newenergy Gas Div. LLC	Heating Fuels	280.10
Cornhusker International Trucks Inc.	Parts and Repairs	4,118.37
Culligan	Contract Services	153.85
Dale R Johnson Ent Inc.	Gravel	19,422.42
Dinkel Implement Company	Parts	117.00
Elkhorn Rural Public Power District	Utilities	43.74
Elkhorn Valley Bank & Trust	Health Savings Account	20.00
Battle Creek Farmers Cooperative NS	Fuel	3,463.12
Field's Hardware	Shop Supplies	6.00
Filtercare Of Nebraska LLC	Repairs	69.00
First Concord Benefits Group	Insurance Premiums	811.49
Graham Tire Company	Tire Repairs	296.80
Island Supply Welding Company	Shop Supplies	28.80
Johnson's Heating & Plumbing	Repairs	462.00
Kelly Supply Company	Parts	277.82
Kimball Midwest	Shop Supplies	136.11
Lawson Products	Shop Supplies	58.40
Madison County Clerk	Tax Deposit and Retirement	19,984.60
Madison National Life Insurance Co.	Insurance Premiums	125.91
Matheson Tri-Gas Inc.	Shop Supplies	1,081.47
Matteo Sand & Gravel Co. Inc.	Gravel	17,393.25
Menards	Shop Supplies	239.07
Mitchell Equipment - Humphrey	Parts	110.79
Murphy Tractor & Equipment Co. Inc.	Equipment Purchase	213,800.00
Nationwide Retirement Solutions	Deferred Compensation	1,275.00
Nebraska Child Support Payment Center	Garnish of Wages	446.31
Nextlink Internet	Internet Service	15.00
NMC Exchange LLC	Parts	355.70
NAPA	Parts and Shop Tools	165.16
Pinkelman Truck & Trailer	Parts and Repairs	3,697.00
Powerplan	Parts	2,105.58
Prime Sanitation	Garbage	67.50
RDO Truck Centers LLC	Parts and Repairs	2,840.44
Seals & Service Inc.	Parts	2,400.00
Speedway Auto Parts	Parts	20.00
Teeco Inc.	Contract Services	57.95
Theo's Corner LLC	Fuel	67.55
Truck Center Co. - Parts & Service	Fuel and Parts	227.98
US Corporate Bank System	Parts	1,081.11
Verizon Wireless	Cell Phone Service	126.23
Vision Service Plan	Insurance Premiums	173.74
Weldon Parts Inc.	Parts	279.04
Zoubek Oil Co. Inc.	Fuel	9,540.70
	Total Road Bridge Claims with Payroll	<u>356,639.75</u>
	VISITORS PROMOTION FUND	
Norfolk Area Visitors Bureau	Administration Fees	<u>5,276.21</u>
	Total Visitors Promotion Fund	5,276.21
	VISITORS IMPROVEMENT FUND	
Norfolk Area Visitors Bureau	Administration Fees	<u>183.89</u>
	Total Visitors Improvement Fund	183.89
	ROD PRESERVATION & MODERNIZATION FUND	
MIPS Inc.	Data Processing and Domain Hosting	<u>599.76</u>
	Total ROD Preservation & Modernization Fund	599.76
	LAW ENFORCEMENT OPERATING FUND	
Bob Barker Company Inc.	Commissary	240.22
Floor Maintenance & Paper Supply	Janitorial Supplies	544.80
Sterling Commissary LLC	Commissary	182.20
US Corporate Bank System	Janitorial Supplies and Utilities	<u>339.90</u>
	Total Law Enforcement Operating Fund	1,307.12

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

DRUG COURT FUND

Redwood Toxicology Laboratory Inc.	Drug Testing	207.00
US Corporate Bank System	Incentives	185.00
	Total Drug Court Fund	<u>392.00</u>
	Total Claims with Payroll	1,177,857.65

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

The Board adjourned at 10:58 A.M. to Tuesday July 29, 2025 at 9:30 A.M.

ATTEST:



County Clerk Anne M. Pruss

Troy Uhlir, Chairman

BOARD OF EQUALIZATION

Madison, Nebraska

July 15, 2025

The Board of Equalization of Madison County, Nebraska met at 11:00 A.M.

Advance notice of meeting was published in the Wednesday, July 9, 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. Vice-Chairman Ron Schmidt 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 Eric Stinson, Ron Schmidt, and Troy Uhlir, County Clerk Anne Pruss, and County Assessor Jeff Hackerott.

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

Hearings were conducted on property valuation protests as follows:

Protest #2025-93 590256740 Midwest Bank 2601 Cooper Dr. Norfolk, NE 68701
MIDWEST BANK SUBDIVISION LOT 1

Chairman Stinson opened a hearing at 11:03 A.M. Rachell Riser and Russ Wilcox appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:12 A.M. County Assessor Jeff Hackerott recommended revised valuation based upon review of area properties. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$12,292,361 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-94 590030167 Jeremy Poulsen PO Box 413 Tilden, NE 68781
OLINS ADDITION LOTS 9 & 10, BLK 2

Chairman Stinson opened a hearing at 11:14 A.M. Jeremy Poulsen appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:19 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$319,673 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-95 590078763 Rick Volk 2304 Clark St. Norfolk, NE 68701
KOENIGSTEINS SECOND ADDITION S 1 FT E 77 FT LOT 7 & E 77 FT LOT 8, BLK 2

Chairman Stinson opened a hearing at 11:20 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:22 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$91,229 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-96 590095897 Rick Volk 2304 Clark St. Norfolk, NE 68701
PASEWALKS FOURTH ADDITION LOT 1, BLK 9

Chairman Stinson opened a hearing at 11:20 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:22 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$170,382 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Protest #2025-97 590054643 Troy Uhlir 2703 Parkhill Dr. Norfolk, NE 68701
DORSEY PLACE LOT 5, BLK 5

Chairman Stinson opened a hearing at 11:23 A.M. Troy Uhlir appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:25 A.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir to set 2025 valuation at \$189,900. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-98 590050648 Troy Uhlir 2703 Parkhill Dr. Norfolk, NE 68701
COLLEGE VIEW SUBDIVISION LOT 14, BLK 2

Chairman Stinson opened a hearing at 11:23 A.M. Troy Uhlir appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:25 A.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir to set 2025 valuation at \$295,000. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-99 590127705 Roger Nathan 54640 Hwy 32 Madison, NE 68748
NE1/4 NE1/4 & PT NW1/4 NE1/4 LYING S OF DRAINAGE DITCH & S1/2 NE1/4 36-21-3
TRACT ONE 132.17 AC AC

Chairman Stinson opened a hearing at 11:25 A.M. Roger Nathan appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:29 P.M. County Assessor Jeff Hackerott recommended that the valuation appears equitable with similar properties. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-100 590125648 Roger Nathan 54640 Hwy 32 Madison, NE 68748
E1/2 NW1/4 LESS HWY 6-21-2 78.31 AC

Chairman Stinson opened a hearing at 11:25 A.M. Roger Nathan appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 11:29 A.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears equitable with similar properties. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-101 590307066 Makaveli Enterprises, LLC 2202 N. 26th St. Norfolk, NE 68701
BLACKBERRY TOWNHOME SUBDIVISION LOT 6B

Chairman Stinson opened a hearing at 11:30 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:34 A.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir to no change 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-102 590307038 Granville Customs Homes, Inc. 4154 Howard Blvd. Columbus, NE 68601
BLACKBERRY TOWNHOME SUBDIVISION LOT 2B

Chairman Stinson opened a hearing at 11:35 A.M. Steve Ramaekers appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:38 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$361,209 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-103 590307063 Elli Vnarg LLC 4154 Howard Blvd. Columbus, NE 68601
BLACKBERRY TOWNHOME SUBDIVISION LOT 6A

Chairman Stinson opened a hearing at 11:35 A.M. Steve Ramaekers appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:38 A.M. County Assessor Jeff Hackerott stated no evidence submitted by protester substantiating that the valuation is inequitable with similar properties. Motion was made by Schmidt and seconded by Uhlir for no change for 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-104 590311002 JW Chatum & Assoc. 14360 W. 96th Terrance Lenexa, KS 66215
HY-VEE SECOND SUBDIVISION LOT 1

Protest #2025-105 590297007 JW Chatum & Assoc. 14360 W. 96th Terrance Lenexa, KS 66215
N E A D 4TH ADDITION LOT 1, BLK 1

Chairman Stinson opened a hearing at 11:39 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protests form into the record. Chairman Stinson closed the hearing at 11:43 A.M. County Assessor Jeff Hackerott recommended that the valuations appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no changes to the 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-106 590021729 Eric Rogal 302 E. O'Neill St. Battle Creek, NE 68715
ORIGINAL TOWN W 6 FT LOT 2 & ALL LOT 3 & LOT 4 EXCEPT W 6 FT, BLK 10
(PRAEUNER-GILLESPIES LOT BOUNDARY CHANGE-TRACT TWO-2013)

Chairman Stinson opened a hearing at 11:44 A.M. Eric Rogal appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:47 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$325,330 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-107 590043668 Maria Henningsen 304 S. 10th St. Norfolk, NE 68701
BEAR & MATHEWSONS ADDITION LOT 11, BLK 1

Chairman Stinson opened a hearing at 11:47 A.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:50 A.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$201,673 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Protest #2025-108 590023381 Joshua Pierce 707 S. California St. Tilden, NE 68781
WINKLEBLACK & HERBOLSHEIMERS ADDITION LOT 1

Chairman Stinson opened a hearing at 11:50 A.M. Joshua Pierce appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 11:54 A.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir to set 2025 valuation at \$265,000. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-109 590213849 Peggy Schindler 3307 Birch St. Norfolk, NE 68701
CEDAR LAKE SUBDIVISION SECOND ADDITION LOT 4, BLK 2 (2-23-1)

Chairman Stinson opened a hearing at 12:18 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 12:19 P.M. County Assessor Jeff Hackrott recommended that the valuation is based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set 2025 valuation at \$449,844. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-110 590210572 Michele Moser 1004 Andys Lake Rd. Norfolk, NE 68701
ANDYS ADDITION LOT 2 (2-23-1)

Chairman Stinson opened a hearing at 11:57 A.M. Michele Moser appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 12:08 P.M. County Assessor Jeff Hackrott recommended that the valuation is based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set 2025 valuation at \$443,499. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-111 590089889 Paul & Jennifer Cross 1202 N. 27th St. Norfolk, NE 68701
PARKHILL LOT 9

Chairman Stinson opened a hearing at 12:10 P.M. Paul Cross appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 12:12 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir to set 2025 valuation at \$315,000. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-112 590300083 Savage & Browning 8676 W. 96th St., Ste. #100 Overland Park, KS 66212
SUPERCENTER EXCHANGE SUBDIVISION LOT 1

Protest #2025-113 590300091 Savage & Browning 8676 W. 96th St., Ste. #100 Overland Park, KS 66212
SUPERCENTER EXCHANGE SUBDIVISION LOT 2

Protest #2025-114 590041665 Savage & Browning 8676 W. 96th St., Ste. #100 Overland Park, KS 66212
COMMONWEALTH PARK FIFTH ADDITION LOT 2-R

Protest #2025-115 590041649 Savage & Browning 8676 W. 96th St., Ste. #100 Overland Park, KS 66212
MARKET SQUARE SUBDIVISION LOTS 1, 3 & 4

Protest #2025-116 590224158 Savage & Browning 8676 W. 96th St., Ste. #100 Overland Park, KS 66212
COMMONWEALTH PARK THIRD ADDITION LOTS 2 & 3

Chairman Stinson opened a hearing at 1:03 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest forms into the record. Chairman Stinson closed the hearing at 1:18 P.M. County Assessor Jeff Hackerott recommended that the valuations appears equitable with similar properties and is reflective of the market. Motion was made by Uhlir and seconded by Schmidt to make no changes to the 2025 valuations. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-117 590094688 Maribel Bernal 903 S. 4th St. Norfolk, NE 68701
PASEWALKS THIRD ADDITION W 128.55 FT & S 2 FT E 56 FT LOT 19, BLK 5

Chairman Stinson opened a hearing at 1:18 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:21 P.M. County Assessor Jeff Hackerott recommended to accept the County Assessor's recommendation for no change to the property valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-118 590021346 Sara Markland 300 N. Boyer St. Battle Creek, NE 68715
ORIGINAL TOWN LOT 5 & W 60 FT LOT 6, BLK 2

Chairman Stinson opened a hearing at 1:21 P.M. No one appeared at the hearing to offer verbal testimony. County Assessor Jeff Hackerott advised the Board that Ms. Markland asked to withdraw Form 422A from the hearing. Chairman Stinson closed the hearing at 1:21 P.M. Motion was made by Uhlir and seconded by Uhlir to withdrawn Property ID 590021346. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-119 590117548 Elliot Nordby 1308 Koenigstein Ave. Norfolk, NE 68701
WARDS SUBURBAN LOTS W 100 FT LOT 4

Chairman Stinson opened a hearing at 1:22 P.M. Elliot Nordby appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 1:30 P.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$190,209 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-120 590325505 Michelle Kimbrell PO Box 54288 Lexington, KY 40555-4288
LOC - 1020 W.BENJAMIN AVE., NORFOLK, NE

Protest #2025-121 590222570 Michelle Kimbrell PO Box 54288 Lexington, KY 40555-4288
LOC - 2616 W. NORFOLK AVE., NORFOLK, NE

Protest #2025-122 590327547 Michelle Kimbrell PO Box 54288 Lexington, KY 40555-4288
LOC - 1020 S 13TH ST., NORFOLK, NE

Chairman Stinson opened a hearing at 1:32 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 1:37 P.M. County Assessor Jeff Hackerott present evidence that showed post mark was not accurate and 10% penalty should be removed. Motion was made by Schmidt and seconded by Uhlir to remove 10% penalty from properties. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Protest #2025-123 590164902 Lance & Erin Moore 83688 555th Ave. Norfolk, NE 68701

BREES SUBDIVISION LOT 5 .71 AC (22-23-1)

Chairman Stinson opened a hearing at 1:47 P.M. Lance & Erin appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:58 P.M. County Assessor Jeff Hackrott recommended that the valuation be based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to change protest valuation to \$325,000 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-124 590024027 Robert & Jayne Heller 401 E. Ruppert St. Battle Creek, NE 68715

RUPPERTS SUBDIVISION LOT 7

Chairman Stinson opened a hearing at 1:54 P.M. Robert Heller appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 1:56 P.M. County Assessor Jeff Hackerott recommended that the land is classified correctly and the valuation appears to be equitable with similar properties. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-125 590296116 Leland Klein 1202 Eldorado Rd. Norfolk, NE 68701

ELDORADO HILLS FIFTEENTH SUBDIVISION LOT 1-R

Chairman Stinson opened a hearing at 1:37 P.M. Lee Klein appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 1:38 P.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$385,980 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-126 590142170 Christopher & Angela Sovereign 83807 547th Ave. Battle Creek, NE 68715

PT SE1/4 SE1/4 SE1/4 7-23-2 2.95 AC (EUGENE L REEVES SECOND LOT SPLIT-2009)

Chairman Stinson opened a hearing at 1:56 P.M. Christopher and Angela Sovereign appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:04 P.M. County Assessor Jeff Hackrott recommended that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-127 590133616 Verdell Nelson 508 Petes Dr. Newman Grove, NE 68758

N1/2 NW1/4 LESS PT TO COUNTY 25-21-4 79.50 AC

Chairman Stinson opened a hearing at 2:06 P.M. Verdell Nelson appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:09 P.M. County Assessor Jeff Hackrott recommended that the valuation is based upon evidence presented at the protest hearing. Motion was made by Uhlir and seconded by Schmidt to set 2025 valuation at \$503,385. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-128 590022806 Sarah Daily 100 E. Herman St. Battle Creek, NE 68715

ORIGINAL TOWN W 21 FT N 85 FT & S 39 FT LOT 3 & ALL LOT 4, BLK 23

Chairman Stinson opened a hearing at 2:09 P.M. Sarah Daily appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 2:19 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir to set 2025 valuation at \$200,000. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-129 590295802 Joseph Meuret 1605 N. 30th St. Norfolk, NE 68701

BERRY HILL 10TH ADDITION LOT 2, BLK 1

Chairman Stinson opened a hearing at 2:22 P.M. Joseph Meuret appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 2:28 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir for no change to 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-130 590107348 Sandy Wolfe 2306 Random Rd. Norfolk, NE 68701

TOWN AND COUNTRY SECOND ADDITION LOT 17

Chairman Stinson opened a hearing at 2:30 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 2:35 P.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$524,304 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-131 590112281 Beth Barthel 83036 538th Ave. Newman Grove, NE 68758

PT SW1/4 NW1/4 & PT NW1/4 SW1/4 23-22-4 10 AC (OPAL BENNETTS LOT SPLIT-2004)

Chairman Stinson opened a hearing at 2:44 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 2:47 P.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$457,763 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-132 590303357 Robert & Amy Brown 2910 Marconnit Cir. Norfolk, NE 68701

BERRY HILL 16TH ADDITION LOT 16, BLK 2

Chairman Stinson opened a hearing at 2:35 P.M. Bob Brown appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 2:42 P.M. County Assessor Jeff Hackrott recommended that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-133 590032232 Susan George 139 E. Elm Ave. Meadow Grove, NE 68752

TAX LOTS NE1/4 NW1/4 25-24-4 W 69 FT N 66 FT TAX LOT 3

Chairman Stinson opened a hearing at 2:48 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 2:51 P.M. County Assessor Jeff Hackerott stated no evidence submitted by protester substantiating that the valuation is inequitable with similar properties. Motion was made by Schmidt and seconded by Uhlir for no change for 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Commissioner's Record No. 28

MADISON COUNTY, NEBRASKA

Protest #2025-134 590032240 Susan George 139 E. Elm Ave. Meadow Grove, NE 68752
TAX LOTS NE1/4 NW1/4 25-24-4 E 90 FT N 66 FT TAX LOT 3

Chairman Stinson opened a hearing at 2:48 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 2:51 P.M. County Assessor Jeff Hackerott stated no evidence submitted by protester substantiating that the valuation is inequitable with similar properties. Motion was made by Schmidt and seconded by Uhlir for no change for 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-135 590234625 Mace Kant 2301 Bel Air Rd. Norfolk, NE 68701
BEL AIR 10TH ADDITION LOT 8, BLK 19

Chairman Stinson opened a hearing at 2:53 P.M. Mace Kant appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:03 P.M. County Assessor Jeff Hackerott recommended to accept the County Assessor's recommendation for no change to the property valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-136 590092790 Cecilia Bernal 7095 4th St. Norfolk, NE 68701
PASEWALKS SECOND ADDITION LOT 5, BLK 1

Chairman Stinson opened a hearing at 3:03 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 3:06 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-137 590037293 David Bliss 1002 Queen City Blvd. Norfolk, NE 68701
TAX LOTS SE1/4 NW1/4 22-24-1 S 111.7 FT TAX LOT 2

Chairman Stinson opened a hearing at 3:06 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 3:08 P.M. County Assessor Jeff Hackerott recommended to accept the County Assessor's recommendation for no change to the property valuation based upon a physical inspection of the property. Motion was made by Uhlir and seconded by Schmidt to make no change to the 2025 valuation. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-138 590034839 Brian Stortz 510 Grove Ave. Meadow Grove, NE 68752
WEST MEADOW GROVE S1/2 LOTS 11 & 12

Chairman Stinson opened a hearing at 3:20 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 3:23 P.M. County Assessor Jeff Hackerott recommended giving consideration for a revised valuation based upon a physical inspection of the property. Motion was made by Schmidt and seconded by Uhlir to change protest valuation to \$94,212 for 2025. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-139 590294091 Terry Stoural 1713 Troon St. Norfolk, NE 68701
ELDORADO HILLS 10TH SUBDIVISION LOT 10, BLK 1

Chairman Stinson opened a hearing at 3:23 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form. Chairman Stinson closed the hearing at 3:35 P.M. County Assessor Jeff Hackerott recommended giving consideration to the recent purchase price of the property. Motion was made by Schmidt and seconded by Uhlir to set 2025 valuation at \$505,000. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-140 590303767 Kurt Wittler 1407 Eldorado Rd. Norfolk, NE 68701
ELDORADO HILLS SIXTH SUBDIVISION LOT 8, BLK 1

Chairman Stinson opened a hearing at 3:09 P.M. Kurt Wittler appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:19 P.M. County Assessor Jeff Hackrott recommended that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

Protest #2025-141 590232843 Kathleen Ritzmann 5544 834th Rd. Norfolk, NE 68701
PT N1/2 NE1/4 & PT NW1/4 NE1/4 4-22-1 4.11 AC (BELLER-KORUS LOT BOUNDARY CHANGE LOT ONE-2017)

Chairman Stinson opened a hearing at 3:25 P.M. No one appeared at the hearing to offer verbal testimony. Chairman Stinson read the protest form into the record. Chairman Stinson closed the hearing at 3:29 P.M. County Assessor Jeff Hackrott recommended that the Board table this property for further review. Motion was made by Uhlir and seconded by Schmidt to table a decision. Roll call vote: Ayers, Stinson, Schmidt, and Uhlir. Nays, none. Motion carried.

The Board of Equalization recessed at 3:34 P.M. to Tuesday, July 22, 2025 at 11:00 A.M.

ATTEST:



Anne Pruss
Madison County Clerk

Ronald Schmidt, Vice Chairman
County Board of Equalization