

# COMMISSIONERS PROCEEDINGS

March 17, 2025

The Pierce County Board of Commissioners met pursuant to adjournment on Monday, March 17, 2025, at 9:10 A.M. with the following members present: John Steinkraus, Brad Albers and Carl Martinson. Co. Assessor Jean Lubke, Co. Clerk Shannon Wragge, Co. Treasurer Chris Bahr, Co. Attorney Ted Lohrberg, Zoning Adm. Heather McWhorter, EMS Bobbi Risor, Tom Kuether, Tracy Golden, Mandy Backer, Matt Sorenson, Ned Porter and News Reporter Randee Falter were present.

Notice of the meeting was given in advance as shown by the Certificate of Publication on file in the County Clerk's office. Availability of the agenda was communicated in the advance notice of the meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public. Chairman Martinson called the meeting to order at 9:10 A.M. and presided. Chairman Martinson stated that the Open Meetings Act is posted on the north wall of the board room with more copies available at the County Clerk's office.

Motion by Steinkraus, seconded by Albers, to approve the agenda. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

The minutes of March 3, 2025 were approved as printed.

Discussion was held by the Board on the Public Tax Sale which is now closed, but private sales continue. Co. Treasurer Chris Bahr notified Board that she sold a total of 8 tax sale certificates amounting to \$27,602.17 as of Monday, March 17, 2025.

Motion by Albers, seconded by Steinkraus, to approve the Public Tax Sale which is now closed, but private sales continue. The Pierce County Treasurer's Office sold a total of 8 tax sale certificates amounting to \$27,602.17 as of Monday, March 17, 2025. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Zoning Adm. Heather McWhorter was present and discussed with the Board the resolution to change the solar farm regulations and application of NE Public Power District for a 2.5-Megawatt solar Farm north of Osmond.

The legal was read for the 9:11 a.m. public hearing to receive public comments concerning an amendment to the Pierce County Zoning and Subdivision Regulations, Section 6.04.01 Solar Farm Definitions to include the definition of Landowner and Property Owner.

Chairman Martinson opened the 9:11 a.m. public hearing at 9:12 a.m. Zoning Adm. Heather McWhorter was present and answered questions the Board had. There were no written comments or objections and no one from the public was present for the hearing. Chairman Martinson closed the hearing at 9:13 a.m.

Motion by Steinkraus, seconded by Albers, to approve Resolution 2025-4 as follows:

## RESOLUTION #2025 - 4

A RESOLUTION AMENDING CERTAIN LANGUAGE IN THE PIERCE COUNTY ZONING AND SUBDIVISION RESOLUTIONS UNDER THE AUTHORITY GRANTED BY SECTIONS 23-114.01 THROUGH 223-114.05 AND 23-165 OF THE REVISED STATUTES OF NEBRASKA, 1943.

WHEREAS, having received a recommendation for approval from the Pierce County Planning Commission and proper notice was published in, and public hearing held as provided by law.

NOW, THEREFORE, IT IS RESOLVED that the Board of Commissioners of Pierce County, Nebraska, hereby amends the Pierce County Zoning and Subdivision Resolutions by amending the following language into the Zoning Regulations, specifically by amending Section 6.04.01 Solar Farm Definitions to include the definition of Landowner and Property owner to be added as follows:

6.04.01 Solar Farms

Definitions

The following definitions pertain specifically to this section of the Resolution.

Landowner: A person who owns land.

Property Owner: The owner of the lease agreement and property associated with the approved Conditional Use Permit such as solar equipment, maintenance structures, and other related appurtenances.

Passed, Adopted and Approved this 17<sup>th</sup> day of March, 2025.

PIERCE COUNTY BOARD OF COMMISSIONERS

/s/ Carl Martinson, District #3 Commissioner and Chairman

/s/ John Steinkraus, District 1 Commissioner

/s/ Brad Albers, District #2 Commissioner

ATTEST: /s/ Shannon Wragge, Pierce County Clerk

Whereas the original for said resolution is on file at the office of the Pierce County Clerk and available for inspection. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

The legal was read for the 9:12 a.m. public hearing to receive public comments concerning the application for Northeast NE Public Power for a 2.5-Megawatt Solar Farm on property located in pt of the S ½ SE ¼ 19-28-2.

Chairman Martinson opened the 9:12 a.m. public hearing at 9:14 a.m. Zoning Adm. Heather McWhorter and the following NE NE Public Power employees: Tracy Golden, Mandy Backer, Matt Sorenson were present and answered questions the Board had on the application. There were no written comments or objections and no one from the public was else was present for the hearing. Chairman Martinson closed the hearing at 9:16 a.m.

Motion by Albers, seconded by Martinson, to approve Resolution 2025-5 as follows:

RESOLUTION #2025 - 5

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

WHEREAS, the Pierce County Planning Commission and the Pierce County Board of Commissioners, having given proper notice and holding public hearings as provided by law and under the authority of and subject to the provision the Pierce County Zoning and Subdivision Resolution and Legislative Bill 186 (1978).

WHEREAS, the Pierce County Planning Commission and the Pierce County Board of Commissioners have established the following Statement of Finding of Facts for the Conditional Use Permit application:

1. The application is consistent with the Pierce County Comprehensive Plan.
2. The application is consistent with the Pierce County Zoning and Subdivision Regulations.
3. Located in the A-1 Ag Intensive district.
4. The solar array will be 2.5 MW and be located on approximately 20 acres.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Pierce County, Nebraska, hereby grants a Conditional Use Permit to Northeast Public Power District for a 2.5-Megawatt Solar farm under Section 6.04 Solar Energy Pierce County Zoning and Subdivision Resolution, on the following described land:

A Tract of land located in the E ½ of the SE ¼ in Section 19 Township 28 North, Range 2 West of the 6th P.M., Pierce County, Nebraska more particularly described as: Beginning at the Southeast Corner of Section 19, T28N, R2W; thence N 01° 45' 04" East on the East line of said Southeast ¼, 1326.99' to the Northeast corner of the South ½ of said Southeast ¼; thence S 88° 19' 44" West on the North line of said South ½, 656.75'; thence South 01° 45' 04" East and parallel to said East line, 1326.16' to a point on the South line of said Southeast ¼; thence N 88° 24' 08" East on said South line, 656.75' to the Point of Beginning, containing 20.00 acres more or less.

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

1. This Conditional Use Permit allows applicants to build a 2.5 MW Solar Farm.
2. Applicants must obtain necessary permits from the State of Nebraska and follow all local permitting as well.
3. Applicants must abide by regulations regarding signage, lighting and other applicable regulations as stated in the Pierce County Regulations.
4. A zoning permit must be obtained before beginning construction on the solar array.

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

Passed, Adopted and Approved this 17<sup>th</sup> day of March, 2025.

PIERCE COUNTY BOARD OF COMMISSIONERS

/s/ Carl Martinson, District #3 Commissioner and Chairman

/s/ John Steinkraus, District 1 Commissioner

/s/ Brad Albers, District #2 Commissioner

ATTEST: /s/ Shannon Wragge, Pierce County Clerk

Whereas the original for said resolution is on file at the office of the Pierce County Clerk and available for inspection. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Zoning Adm. Heather McWhorter was present and discussion held on the Pedersen—Schroder Addition in pt of the NW ¼ 9-25-2.

Motion by Steinkraus, seconded by Albers, to approve the Pedersen-Schroder Addition in pt of the NW ¼ Section 9, Township 25 North, Range 2 West, Pierce County, NE. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Discussion was held on the mowing of roads, not to plant within county right-of-way, no watering of county roads, spraying of weeds and trimming of trees.

Motion by Albers, seconded by Steinkraus, to authorize and direct the Clerk to place a public notice into county newspapers and county social media that the county will not be mowing county roads in 2025, not to plant within county right-of-way, no watering of county roads, and owners need to spray weeds and trim trees on their property. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Albers, seconded by Steinkraus, to recommend approval to the NE Liquor Control Commission for the request of a designated liquor license for Shane Taylor dba The Whitehouse for the Zion Game Feed at the Pierce Pavilion on Saturday, March 22, 2025, from 3:00 p.m. to 12:00 a.m. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Albers, seconded by Steinkraus, to recommend approval to the NE Liquor Control Commission for the request of a designated liquor license for Pierce American Legion for an event at the Pierce Pavilion on Saturday, April 12, 2025, from 3:00 p.m. to 1:00 a.m. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Discussion was held on the 2023/2024 fiscal year county audit and single/federal audit which is now completed.

Motion by Steinkraus, seconded by Albers, to approve and accept the 2023/2024 fiscal year county audit and single/federal audit as presented. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Discussion was held on the Online Benefit Enrollment program being offered to counties by NACO Benefit Services/Alliant Services as an easier way to enroll county employees in the county benefit plans.

Motion by Albers, seconded by Steinkraus, to approve the Online Benefit Enrollment program being offered to counties by NACO Benefit Services/Alliant Services as an easier way to enroll county employees in the county benefit plans. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Discussion was held on the Time and Attendance Program/Time Clock by MIPS/NACO for the County Employees. Clerk Wragge was directed to get new quotes from MIPS and/or see if a representative would come talk to Board about time clocks.

Motion by Steinkraus, seconded by Albers, to approve the fee reports as submitted by Rick Eberhardt, Co Sheriff; Vickie Prince, Clerk of District Court and Shannon Wragge, County Clerk for February 2025; approve Treasurer's receipt's for various funds for Christine Bahr, County Treasurer, for February 2025 and placed on file in the County Clerk's office, total \$1,012,063.62 and to audit and allow the following claims presented for payment and instructed the County Clerk to issue checks for payment of same on the various funds. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

**GENERAL FUND:** Mark Albin Attorney-court appointed attorney costs-\$194.75; Antelope County Sheriff-boarding costs-\$1,260.00; Applied Connective Technologies-IT services-\$3,791.60; Avera Medical Group Pierce-prisoner medical-\$235.00; Bishop Business-printers & office supplies-\$5,827.49; BCBS-health premiums-\$56,053.38; Charm-Tex-supplies-\$331.60; Classic Rentals-service-\$199.64; CVSOAN-dues-\$60.00; Dollar General-supplies-\$25.95; Ann Fenton-reimburse mileage-\$130.20; FP Finance Program-meter rent-\$154.09; Kate M. Jorgensen PC LLO-public defender & legal services-\$5,333.83; LexisNexis-software-\$186.00; Madison County District Court-court costs-\$50.00; Madison Co Sheriff-paper service-\$30.41; Magdanz-supplies-\$86.48; Microfilm Imaging Systems-scanner rent-\$92.00; Midstates Organized Crime Info-dues-\$100.00; Midwest Bank-co share-\$4,917.00; MIPS-software support-\$2,837.18; NACO-registration-\$30.00; NE News Co-ads-\$749.05; NE State Patrol-IT support-\$187.50; Osmond Mini Mart-gas-\$129.12; Pierce Co Court-court costs-\$112.00; Pierce County Leader-ads-\$580.26; Pierce County District Court-court costs-\$74.00; Pierce Telephone-service-\$1,773.26; Plainview News-ads-\$391.38; Pottawattamie Co Sheriff-paper service-\$41.00; Prime Stop-gas-\$109.28; Quill-office supplies-\$77.76; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$4,510.47; Security Shredding-services-\$120.00; State of NE Central Finance-computer service-\$46.00; Stratton, DeLay, Doele, Carlson PC-court appointed attorney costs-\$410.94; Thomas & Jensen Law Offices-court appointed attorney costs-\$591.67; Tiger Town Food Center-prisoner food-\$420.79; Tom's Service-gas & repairs-\$587.43; U Save Pharmacy-prisoner meds-\$73.33; UNL Extension-hardware-\$2,682.71; Verizon Wireless-service-\$425.93; Western Oil-gas-\$214.35; Payroll-\$66,113.23.

**COUNTY HIGHWAY FUND:** Ag Heaters & Industrial Equipment-repair parts-\$116.38; AKRS-repair parts-\$98.00; AllStar Parts LLC-repair parts-\$282.45; Altwine Hardware-supplies-\$37.96; Appera-service-\$100.40; B's Enterprises-signs-\$2,576.00; Carlson Home & Auto-propane-\$2,984.55; Cedar Beef LLC-rock-\$1,834.50; Chad's Tire Service-repairs-\$1,430.56; Classic Carpet Care-service-\$217.54; Cornhusker Intl Trucks-repair parts-\$2,188.56; Farmers Pride-propane-\$1,009.09; Fastwyre Broadband-service-\$117.98; Filter Care of NE-repairs-\$52.20; JEO-engineering-\$12,820.00; Jerry's Hilltop Service-gas-\$43.01; Kayton Intl -repair parts-\$53.30; Leiting Auto Supply-repair parts-\$202.07; Matheson-supplies-\$100.15; McLean Village-utilities-\$87.15; Meisinger Oil Co-oil-\$6,295.03; Midwest Bank, NA-co share-\$2,583.72; Mitch's Food Center-supplies-\$9.27; N&B Gas-propane-\$594.83; NE NE News-ads-\$68.80; NE Weed Control Assn-registration-\$150.00; NMC Exchange LLC-repairs-\$7,413.53; NC PPD-utilities-\$335.92; Northeast Glass-repairs-\$610.00; NE Power-utilities-\$261.00; Osmond Farm Supply Center Inc-diesel-\$771.00; Osmond Mini Mart-gas-\$712.26; Paul's

Welding-repairs-\$116.98; Pierce County Leader-ads-\$55.04; Pierce Telephone-service-\$300.77; Plainview Telephone Co Inc-service-\$100.30; City of Plainview-utilities-\$91.36; PowerPlan-repair parts-\$803.08; Randolph Farm Supply-gas & diesel-\$3,052.11; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$2,291.88; Sapp Bros Norfolk-repair parts-\$256.50; Steinkraus Service-gas-\$1,389.60; Bambinina Suckstorf-reimb. supplies-\$37.61; Tom's Service-gas-\$269.57; True Ag & Turf-supplies-\$134.11; Wattier's True Value-supplies-\$81.49; Western Oil-gas-\$409.00; Payroll-\$32,254.91.

**REGISTER OF DEEDS FUND:** MIPS-software support-\$351.12; State of NE Central Finance-computer service-\$150.00.

**E911 FUND:** Norfolk City-911 support-\$130.48; Pierce Telephone-911 service-\$341.15; Plainview Telephone Co Inc-911 service-\$151.00.

**E911 WIRELESS FUND:** Plainview Telephone-service-\$151.00.

**INHERITANCE FUND:** CDS Inspections & Beyond Inc-asbestos inspection-\$356.00.

There being no further business, Chairman Carl Martinson adjourned the meeting at 9:35 A.M. and will meet again at a regular meeting on Monday, March 31, 2025 at 9:10 A.M. as County Board of Commissioners, said meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the County Clerk.

/s/ Carl Martinson  
Chairman, Pierce County  
Board of Commissioners

/s/ Shannon Wragge  
Pierce County Clerk

I, Shannon Wragge, Pierce County Clerk, do hereby certify that all the subjects contained in the foregoing proceedings are contained in the agenda for the meeting kept continuously current and available for public inspection at my office; that such subjects were contained in said agenda for at least 24 hours prior to the meeting; that the minutes of said meeting were in written form and available for public inspection within 10 working days and prior to the next convened meeting of said body; that any news media requesting notification concerning said meetings or said County Board were provided advance notification of the time and place of said meetings and the subjects to be discussed at said meeting.

/s/ Shannon Wragge  
Pierce County Clerk

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