

COMMISSIONERS PROCEEDINGS

September 15, 2025

The Pierce County Board of Commissioners met pursuant to adjournment on Monday, September 15, 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. Attorney Ted Lohrberg, Zoning Adm. Heather McWhorter, Jennie Martinez, EMS Bobbi Risor, Hwy Supt. Brian McDonald, Chad Anderson, Arlan Mozer, Rylie Suhr, Christian Suhr, Brent Albers 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 shown hereafter 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 and minutes. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

The minutes of September 2, 2025 were approved as printed.

The legal was read for the 9:11 a.m. public hearing to receive public comments concerning the application of Michele & Brent Albers to construct a home on less than 40 acres on the Alice Albers Lotsplit in pt of the NE ¼ NE ¼ 4-27-1.

Chairman Martinson opened the 9:11 a.m. public hearing at 9:12 a.m. Zoning Adm. Heather McWhorter and Brent Albers 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 present for the hearing. Chairman Martinson closed the hearing at 9:13 a.m.

Motion by Steinkraus, seconded by Martinson, to approve Resolution 2025-18 as follows:

RESOLUTION #2025 - 18

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, having given proper notice and holding a public hearing as provided by law and under the authority of and subject to the provision the 2003 Pierce County Zoning and Subdivision Resolution and Legislative Bill 186 (1978).

Findings of Facts

1. The property is zoned A-1 Ag Intensive and meets the density requirements of the zoning district, will be the second home on the quarter section.
2. There is access to an improved county road.
3. This application is consistent with the Pierce County Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of Pierce County, Nebraska, hereby grant a permanent Conditional Use Permit to Brent and Michelle to build a home on less than 40 acres on the following described land:

Alice Albers Lotsplit a Tract in the NE ¼ NE ¼ of Section 4 Township 27 North, Range 1 West of the 6th P.M, Pierce County, Nebraska

NOW, THEREFORE, BE IT ALSO RESOLVED, the below-listed conditions 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 forfeiture of this Conditional Use Permit.

1. This Conditional Use Permit allows a Single-Family Home of less than 40 acres.
2. This Conditional Use Permit is permanent and may be transferred between owners.
3. With the passage of this permit, the applicant realizes that the new residence is going to be subject to livestock odors, dust, and general nuisance. This does not, however, mean that the applicant is giving up the right to be protected by Pierce 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 Pierce Register of Deeds office by the applicant.
6. A zoning permit must be approved before construction of the home begins.

NOW, THEREFORE, BE 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 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 15th day of September, 2025.

PIERCE COUNTY BOARD OF COMMISSIONERS

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

/s/ John Steinkraus, District 1 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 and Martinson; Albers Abstained. Nay: None. Motion carried.

The legal was read for the 9:12 a.m. public hearing to receive public comments concerning the application of Christian Suhr to construct a home on less than 40 acres on Christian Suhr's Lotsplit in pt of the SW ¼ 10-25-1.

Chairman Martinson opened the 9:12 a.m. public hearing at 9:13 a.m. Zoning Adm. Heather McWhorter and Christian & Rylie Suhr were present and answered questions the Board had on the application and the lotsplit. There were no written comments or objections and no one from the public was present for the hearing. Chairman Martinson closed the hearing at 9:14 a.m.

Motion by Steinkraus, seconded by Albers, to approve Resolution 2025-19 as follows and to approve the Christian Suhr's Lot Split in pt of the SW ¼ of Section 10, Township 25 North, Range 1 West, Pierce County, NE:

RESOLUTION #2025 - 19

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, having given proper notice and holding a public hearing as provided by law and under the authority of and subject to the provision the 2003 Pierce County Zoning and Subdivision Resolution and Legislative Bill 186 (1978).

Findings of Facts

1. The property is zoned A-1 Ag Intensive and meets the density requirements of the zoning district, will be the second home on the quarter section.
2. There is access to an improved county road.
3. This application is consistent with the Pierce County Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of Pierce County, Nebraska, hereby grant a permanent Conditional Use Permit to Christian Suhr to build a home on less than 40 acres on the following described land:

Christian Suhr's Lotsplit, A Tract located in the N ½ NW ¼ & PT NW ¼ NE ¼ of Section 1 Township 25 North, Range 4 West of the 6th P.M, Pierce County, Nebraska

NOW, THEREFORE, BE IT ALSO RESOLVED, the below-listed conditions 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 forfeiture of this Conditional Use Permit.

7. This Conditional Use Permit allows a Single-Family Home on less than 40 acres.
8. This Conditional Use Permit is permanent and may be transferred between owners.
9. With the passage of this permit, the applicant realizes that the new residence is going to be subject to livestock odors, dust, and general nuisance. This does not, however, mean that the applicant is giving up the right to be protected by Pierce County and the State of Nebraska.
10. 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.
11. A copy of the signed permit must be recorded with the Pierce Register of Deeds office by the applicant.
12. A zoning permit must be approved before construction of the home begins.

NOW, THEREFORE, BE FURTHER RESOLVED, that upon taking effect of this Resolution, the above Conditional Use Permit shall be entered and shown of 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 15th day of September, 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.

Hwy Supt. Brian McDonald was present and discussion was held on the problem roads the haulers are using to get to the solar farm and on 1 & 6 Year Road Plan. Clerk Wragge had been authorized to advertise for the 1 & 6 Year Rd Plan for 25/26 FY with a hearing date planned for Tuesday, October 14, 2025 at 9:11 a.m. but date needs to be changed due to a conflict for Hwy Supt. Brian McDonald.

Motion by Albers, seconded by Steinkraus, to amend, approve and authorize Clerk to advertise for the 1 & 6 Year Road Plan hearing date to be held on Monday, October 27, 2025 at 9:11 a.m. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Albers, seconded by Steinkraus, to authorize Chairman Martinson and Hwy Supt. McDonald to sign, approve and adopt Resolution #2025-20, the County Annual Certification of Program Compliance Form for 2025 for Public Roads Classifications & Standards. Whereas the original 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.

Co. Treasurer Christine Bahr was present and discussion held on the Distress Warrant Report which was submitted by County Sheriff, the list of past delinquent taxes and asked for authorization to have a county tax sale and to strike property taxes from the active list.

Motion by Albers, seconded by Steinkraus, to approve the Co. Treasurer Christine Bahr list of past delinquent taxes. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Albers, seconded by Steinkraus, to approve Resolution #2025-17, a request for permission to proceed with a County Tax Sales on the delinquent real estate taxes listed for real estate property taxes from the active list, as follows:

RESOLUTION #2025-17			
PARCEL #	NAME	YEARS DELINQUENT	AMOUNT(Principal Only)
700009562	Joe Grof/Paul Blanchard	2017-2024	\$171.52
700006797	Dawn M Howard	2015-2024	\$790.04
700004333	Norris G. Leamer	2021-2024	\$261.66
700009555	Pinnacle Telemarketing	2017-2024	\$3,037.10
700035782	Krista Schluns	2019-2024	\$6,627.92

SIGNED, PASSED and ADOPTED: September 15, 2025, at Pierce, Pierce County, Nebraska.

/s/ Carl Martinson, Board Chairman

/s/ John Steinkraus, District #1 Commissioner

/s/ Brad Albers, District #2 Commissioner

ATTEST: /s/ Shannon Wragge, Pierce County Clerk

Whereas the originals are 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.

Arlan Moser was present to discuss with the county board the conditions of the roads in and around the solar farm and the route trucks are using for hauling in supplies. Sheriffs office deputies will be talked to about policing better in and around the solar farm.

Ryan Poots with Eagleview was present to present to the County Board and County Assessor Jean Lubke the Pictometry Software Program for the Assessor’s Office and many different costs depending on the pixel size and how often updated. No decision was made.

Motion by Albers, seconded by Steinkraus, to approve the fee reports as submitted by Rick Eberhardt, County Sheriff for July 2025; Vickie Prince, Clerk of District Court and Shannon Wragge, County Clerk for August 2025; approve Treasurer’s receipt’s for various funds for Christine Bahr, County Treasurer, for August 2025 and placed on file in the County Clerk’s office, total \$309,725.16 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: Antelope Co Sheriff-prisoner housing-\$2,270.00; Applied Connective Technologies-IT service-\$3,320.08; Bishop Business-supplies-\$38.48; BCBS-health premiums-\$57,886.40; Egley,Fullner,Montag,Morland-court appointed attorney-\$608.98; Elite Court Reporting Service-services-\$769.13; GBE-audit services-\$4,500.00; Kay Hoffmann-reimburse expenses-\$268.14; Jack’s Uniforms-uniform serviced-\$59.69; Jenkins Electric-repairs-\$612.48; LexisNexis-law library-\$196.00; Ted Lohrberg-reimbursed expenses-\$54.80; Magdanz-supplies-\$242.27; Microfilm Imaging Systems-scanning rent-\$92.00; Midwest Bank-co share-\$5,125.80; NE NE News-ads-\$155.84; One Office Solution-supplies-\$41.97; Osmond Mini Mart-gas-\$162.08; Overhead Door-repairs-\$2,766.00; Pierce Auto Repair-repairs-\$141.42; Pierce Co Court-court costs-\$34.00; Pierce Co Leader-ads-1,074.39; Pierce Dental Office-prisoner medical-\$376.00; Telephone-service-\$1,878.74; Prime Stop-gas-\$207.00; Vickie Prince-reimbursed supplies-\$160.54; Quill-supplies-\$149.62; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$4,720.65; Rices Body Shop-repairs-\$4,572.28; Sanne Repair-repairs-\$169.37; Schindler Elevator Corp-inspection-\$1,990.390; Terminex Processing-service-\$113.12; Tiger Town-prisoner food-\$1,023.46; Verizon-service-\$398.63; Visa-meals, gas-\$184.63; Western Oil LLC-gas-\$438.76; Payroll-\$68,644.92; Jury fees and mileage-\$2,942.80.

COUNTY HIGHWAY FUND: AKRS-repair parts-\$419.14; Allstar Parts-repair parts-\$406.62; Appeara-uniforms-\$103.76; Backus Sand & Gravel-gravel-\$107,79.60; Bazile Aggregate Co-gravel-\$8,266.44; C&N Firewood & Tree Removal-service-\$350.00; Carlson Home & Auto-propane-\$610.43; Chad’s Tire

Service-tires and repairs-\$44.00; Farmers Pride-supplies-\$93.75; Fastwyre-service-\$113.93; JEO Consulting-engineering-\$23,638.75; Magdanz-supplies-\$45.16; Matheson Tri-Gas-supplies-\$109.60; McLean Village-water, sewer, garbage-\$82.20; Meisinger Oil Co-diesel-\$1,825.84; Midwest Bank, NA-co share-\$2,609.75; Mitch’s Food Center-supplies-\$23.65; NE NE News Co-ads-\$110.08; NMC Cat-repair parts-\$4,567.96 North Central Public Power-utilities- \$213.37; Osmond Farm Supply-diesel-\$2,410.80; Osmond Mini Mart-gas-\$219.50; Pierce Automotive Supply-repair parts-\$251.21; Pierce Co Leader-ads-\$96.32; Pierce Telephone-service-\$237.82; Plainview Telephone-service-\$100.42; Power Plan-repair parts-\$126.43; Randolph Farm Supply-gas & diesel-\$3,024.86; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$2,258.27; Steinkraus Service-gas-\$381.20; True Ag & Turf-repair parts-\$330.00; Wattier True Value Hardware-supplies-\$414.31; West Hodson Lumber-supplies-\$84.01; Western Oil-gas-\$149.25; Payroll-\$35,351.68.

E911 FUND: OPTK Networks-monthly 911 internet-\$529.40.

E911 WIRELESS FUND: Pierce Telephone-service-\$341.15; Plainview Telephone-service-\$151.00

GRANTS FUND: Applied Connective Technologies-SLCT grant-\$11,992.00.

There being no further business, Chairman Martinson adjourned the meeting at 10:29 A.M. and will meet at a regular meeting on Monday, September 29, 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
