

COMMISSIONERS PROCEEDINGS
November 10, 2025

The Pierce County Board of Commissioners met pursuant to adjournment on Monday, November 10, 2025, at 9:10 A.M. with the following members present: John Steinkraus, Brad Albers and Carl Martinson. Co. Clerk Shannon Wragge, Zoning Adm. Heather McWhorter, Co. Attorney Ted Lohrberg, Co. Treasurer Christine Bahr, Co Assessor Jean Lubke, Sara & Michael Dewey, Alex & Hannah Haase, Michelle Reikofski 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 October 27, 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 Ryan Brodersen for a medium swine facility on property located in pt of the W ½ NW ¼ 17-27-1.

Chairman Martinson opened the 9:11 a.m. public hearing at 9:12 a.m. Zoning Adm. Heather McWhorter answered questions the Board had on the application. Ryan Brodersen was unable to be present. 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 Albers, seconded by Steinkraus, to approve Resolution 2025-25 as follows:

RESOLUTION #2025 - 25

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. There are no homes inside the ¼ mile setback.
5. Permit is for up to 2,400 (960) H.E.

NOW, THEREFORE, BE RESOLVED, that the Board of Commissioners of Pierce County, Nebraska, hereby grants a Conditional Use Permit to Ryan Brodersen to operate a medium hog operation of up to 1200 swine under Section 402, Subsection B, Part 29, "A-1" Primary Agricultural District, Pierce County Zoning and Subdivision Resolution, on the following described land:

W ½ NW ¼ located in Section 17, Township 27 North, Range 1 West of the 6th P.M., Pierce County, Nebraska.

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 is a Medium Livestock Feeding Operation Conditional Use Permit for an operation of up to 2,400 swine (960 head equivalent)
2. All manure shall be applied on property as shown on the manure management plan developed by the applicant in accordance with Nebraska Title 130.
3. The barns and manure application must be setback at least 150 from the county road right of way and manure application cannot occur within 1,320 feet from the cemetery located to the west of the property.
4. This conditional use permit shall be for a period of twenty years and will become effective with the adoption of this resolution. This permit is subject to all the Pierce County Zoning and Subdivision Regulations and the governing powers of the State of Nebraska and shall be constructed to meet both groups.
5. The permit may be transferred to a new owner, provided the Zoning Administrator is notified at least 30 days prior to closing.
6. A zoning permit must be obtained before beginning construction on any buildings.

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.

ADOPTED at Pierce, Nebraska on this 10th day of November 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 of Sara & Michael Dewey to open a facility offering general daycare services on property located in pt of the NE ¼ NE ¼ 21-26-1.

Chairman Martinson opened the 9:12 a.m. public hearing at 9:13 a.m. Zoning Adm. Heather McWhorter, Sarah & Michael Dewey 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 9:14 a.m.

Motion by Steinkraus, seconded by Albers, to approve Resolution 2025-26 as follows:

RESOLUTION #2025 - 26

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.
2. 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 Sara & Michael Dewey to operate a daycare on the following described land:

A Tract located in the NE ¼ NE ¼ of Section 21 Township 26 North, Range 1 West of the 6th P.M, Pierce County (Beginning at a point 723.2 feet West of the Northeast corner of said Section 21;thence continuing West 494.5 feet; thence South at a deflection angle of 89 degrees 56 minutes left, 255.7 feet; thence East at a deflection angel of 89 degrees 23 minutes left, 493.9 feet; thence North at a deflection angle of 89 degrees 14 minutes left, 250.8 feet to the point of beginning)

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.

Recommended Conditions:

1. This Conditional Use Permit is to operate a facility offering general daycare services.
2. Applicant must follow all local, state and federal laws regarding the licensing of a daycare business.
3. A copy of the signed permit must be recorded with the County Register of Deeds office by applicant.

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.

ADOPTED at Pierce, Nebraska on this 10th day of November 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 9:13 a.m. public hearing to receive public comments concerning the application of Alex and Hannah Haase to construct a home on less than 40 acres on property located in pt of the SE ¼ NE ¼ 14-25-1.

Chairman Martinson opened the 9:13 a.m. public hearing at 9:15 a.m. Zoning Adm. Heather McWhorter, Alex and Hannah Haase 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 9:17 a.m.

Motion by Steinkraus, seconded by Albers, to approve Resolution 2025-27 as follows:

RESOLUTION #2025 - 27

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, it will be the first 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 Alex and Hannah Haase to build a home on less than 40 acres on the following described land:

KRUEGER'S LOTSPLIT a Part of the SE ¼ NE ¼ of Section 14, Township 25 North, Range 1 West of the 6th P.M, Pierce County, Nebraska (see attached)

Legal Description:
A tract of land lying wholly in the Southeast ¼ of the Northeast ¼ of Section 14, Township 25 North, Range 1 West of the 6th P.M, Pierce County, Nebraska, more particularly described as follows:
Commencing at the East ¼ corner of said Section 14; thence S 88°06'10" W, on the ¼ line (for this legal description I have assumed the section line to bear S 02°06'52" E), a distance of 57.43 feet to the point of beginning; thence continuing S 88°06'10" W, on the ¼ line, a distance of 814.47 feet to a point on a 1400.00 foot radius curve, the center of which bears N 23°06'55" W; thence in a Northeasterly direction, on said curve, with an arc length of 1104.37 feet, with a chord bearing of N 44°16'55" E, with a chord length of 1076.15 feet; thence N 87°53'08" E a distance of 37.82 feet to a point on the approximate centerline of existing County Road; thence S 01°54'46" E, on said approximate centerline of existing County Road, a distance of 745.27 feet to the point of beginning and containing 5.50 acres more or less.

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 on 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 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.

ADOPTED at Pierce, Nebraska on this 10th day of November 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 9:15 a.m. public hearing to receive public comments concerning the application by Pierce Community Golf Course regarding the Amended Application to allow a New Manager at the address of 85428 548 Ave, Pierce, on property located in pt of the SW ¼ 21-26-2.

Chairman Martinson opened the 9:15 a.m. public hearing at 9:24 a.m. Clerk Wragge explained the application 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 9:25 a.m.

Motion by Steinkraus, seconded by Martinson, to approve the application for the Pierce Community Golf Course regarding the Amended Application to allow New Manager, Dennis Montgomery, at the address of 85428 548 Ave, Pierce, on property located in pt of the SW ¼ Section 21, Township 26 North, Range 2 West, Pierce County, NE. Whereas the original application 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.

Motion by Steinkraus, seconded by Albers, to Approve the Underground Crossing Application for Pierce Telephone for the under crossing of a county road with a fiber optic line approximately 1,200' south of 852 Rd and undercrossing 539 Ave in pt of the NW ¼ of Section 1, Township 25 North, Range 4 West, Pierce County, NE. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Steinkraus, seconded by Albers, to Approve the Underground Crossing Application for Bob Wingert % John Halsey for the under crossing of a county road, with an electrical line approximately 1,300' south of 868 Rd and undercrossing 546 Ave in pt of the NE ¼ of Section 13, Township 28 North, Range 3 West, Pierce County, NE. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Steinkraus, seconded by Martinson, to recommend approval to the NE Liquor Control Commission for the request of a designated liquor license for Shane Taylor dba The Whitehouse for a Zion Lutheran Church event at the Pierce Pavilion on Friday, November 14, 2025, from 3:00 p.m. to 1:00 a.m. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

County Treasurer Christine Bahr was present and discussion was held on the Certification of Distress Warrants that have been delivered to the County Sheriff. After Distress Warrants are delivered to the Sheriff, the Sheriff then has 9 months or until August 1st to submit a report to the County Board for the amount collected and/or uncollected.

Motion by Albers, seconded by Steinkraus, to approve the Notice that 23 Distress Warrants at a total of \$33,891.36 were delivered to the Pierce County Sheriff. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Assessor Jean Lubke and Deputy Assessor Bailey Backer were present to discuss with the Board, Eagleview, a Pictometry Software Program for the Assessor's Office with costs depending on the pixel size and how often updated. Assessor would like to sign a contract with Eagleview for arial photos for 2026.

Motion by Albers, seconded by Steinkraus, to authorize and approve County Assessor Jean Lubke to sign a 3 Year Contract with Eagleview at the cost of \$150,000.00 for the purpose of 1" aerial pictometry pictures beginning spring 2026. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Steinkraus, seconded by Albers, to approve the fee reports as submitted by County Sheriff Rick Eberhardt for September 2025; Vickie Prince, Clerk of District Court and Shannon Wragge, County Clerk for October 2025; approve Treasurer's receipt's for various funds

for Christine Bahr, County Treasurer, for October 2025 and placed on file in the County Clerk's office, total \$1,278,484.02 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: AC Land-November rent for PCED office in Osmond-\$708.00; Mark Albin-court appointed costs-\$2,508.90; Amazon Capital Services-supplies-\$221.65; Applied Connective Technologies-IT service-\$3,327.10; Axon Enterprises Inc-supplies-\$499.20; Bishop Business-supplies-\$31.40; Black Hills Energy-utilities-\$58.96; Bob Barker Company LLC-supplies-\$73.30; Charm-Tex Inc-supplies-\$129.90; Cintas-supplies-\$7.31; CVSOAN-25/26 FY dues-\$100.00; Dietz Well & Pump Co-repairs-\$10,176.91; Egley, Fullner, Montag, Morland & Easland-court appointed costs-\$831.44; Ann Fenton-mileage-\$20.39; GBE-24/25 FY audit-\$3,500.00; Kate Jorgensen PC-public defender-\$4,720.83; LexisNexis-software support-\$196.00; Magdanz-supplies-\$1,025.82; Menards-supplies-\$279.96; Microfilm Imaging Systems-scanning services-\$92.00; Midwest Bank-co share-\$5,283.94; MIPS-IT service, website-\$6,911.81; NACO-registration-\$640.00; National Veterans Service-dues-\$50.00; NE NE News-ads-\$381.78; NC PPD-utilities-\$962.70; One Office Solution-supplies-\$1,203.70; Pierce Automotive Supply-repair parts-\$13.98; Pierce Co Court-court costs-\$318.00; Pierce District Court-court costs-\$183.00; Pierce Telephone-service-\$1,888.23; Police Officers Assn of NE-dues-\$18.00; Terri Polt-mileage-\$42.00; Prime Stop-gas-\$113.77; Quill-supplies-\$198.31; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$4,796.57; Brett Rix-mileage-\$22.44; RRJ-supplies-\$135.42; State of NE Central Finance-October costs-\$701.95; Stratton, DeLay, Doe, Carlson, PC-court appointed attorney costs-\$629.90; Terminix-service-\$113.12; Tiger Town-prisoner food-\$1,057.32; Tom's Service-gas & diesel-\$1,299.98; TWD Lock Safe & Key-repairs-\$50.00; Verizon Wireless-service-\$399.47; Shannon Wragge-mileage & meals-\$681.39; Payroll-\$69,871.40.

COUNTY HIGHWAY FUND: Appera-uniforms-\$129.70; B's Enterprises Inc-signs & culverts-\$26,347.50; Cintas-supplies-\$263.49; Farmer's Pride-diesel-\$5,120.64; JEO Consulting Group Inc-engineering-\$33,970.00; Kelly Supply Company-repairs-\$7.45; Kimball Midwest-repair parts-\$668.38; Lon's Johns LLC-service-\$258.75; Magdanz-supplies-\$12.99; Matheson Tri-Gas-supplies-\$109.60; McLean-utilities-\$84.00; Midwest Bank, NA-co share-\$3,171.86; NE Machinery Co-repairs-\$14,532.41; NC PPD-utilities-\$195.65; Northeast Power-utilities-\$222.00; Pierce Automotive Supply-repair parts-\$117.85; Pierce Telephone Co Inc-service-\$237.14; Plainview Telephone Co Inc-service-\$100.46; Plainview City-utilities-\$93.69; Power Plan-repair parts-\$2,665.37; R & D Welding-repairs-\$13.41; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$2,727.07; Tom's Service-gas & diesel-\$529.20; Wattier's True Value-supplies-\$185.90; Payroll-\$41,462.41.

REGISTER OF DEEDS FUND: MIPS-online services-\$361.88.

E911 FUND: Optk Networks-911 service-\$529.40.

E911 WIRELESS FUND: Pierce Telephone-service-\$341.15.

Discussion was held on the hiring of a Hwy Superintendent, but decision was tabled.

Discussion was held on tree trimming and billing out to landowners. Clerk Wragge was directed to bill out to landowners for their portion of the cost on the C & N Firewood & Tree Removal LLC.

There being no further business, Chairman Martinson adjourned the meeting at 10:08 A.M. and will meet at a regular meeting on Monday, November 24, 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
