

COMMISSIONERS PROCEEDINGS
October 13, 2026

The Pierce County Board of Commissioners met pursuant to adjournment on Tuesday, October 13, 2026, 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 Jennie Martinez, Tod Voss, Mike Mayfield, Douglas Backhaus, Gaylen Gerdes, David Hood, Matthew Jones, Hersel Hicks, Bonita Lederer 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 Carl Martinson called the meeting to order at 9:10 A.M. and presided. Chairman Carl 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 Albers, seconded by Steinkraus, to approve the agenda. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

The minutes of September 28, 2026 were approved as printed.

Zoning Jennie Martinez, Doug Backhaus, Village McLean Clerk Tod Voss and Gaylen Gerdes were present for the public hearing for McLean Auto Salvage.

The legal was read for the 9:11 a.m. public hearing to receive public comments concerning the application for McLean Auto Salvage and Sales to add a dealer license to sell vehicles and conduct auctions on property located in pt of Tax Lot 18 pt SW ¼ NE ¼ and Tax Lot 9 all in 19-28-1.

Chairman Martinson opened the 9:11 a.m. public hearing at 9:12 a.m. Zoning Jennie Martinez answered questions the Board had on the application as did Doug Backhaus. McLean Village Clerk Tod Voss informed the County Board and presented a letter stating the McLean Village Board is in full support of Douglas Backhaus applying for his NE Automobile Dealers License. Gaylen Gerdes, resident of McLean Village spoke in objection of the dealer license. Chairman Martinson closed the hearing at 9:15 a.m.

Motion by Steinkraus, seconded by Albers, to approve Resolution 2026-19 as follows:

RESOLUTION #2026 - 19

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT ACCORDING TO CERTAIN LANGUAGE IN THE PIERCE COUNTY ZONING AND SUBDIVISION RESOLUTIONS UNDER THE AUTHORITY GRANTED BY SECTIONS 23-114.01 THROUGH 23-114.05 AND 23-164 THROUGH 23-165 OF THE REVISED STATUTES OF NEBRASKA, 1943.

WHEREAS, having given proper notice, held a public hearing, and received a recommendation from the Pierce County Planning Commission as provided by law under the authority of and subject to the provisions of the Pierce County Zoning and Subdivision Resolution and Legislative Bill 186 (1978).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Pierce County, Nebraska, hereby grants a Conditional Use Permit to Doug Backhaus, to allow a Salvage yard and vehicle auction to be developed on his property under Section 4.03, Subsection B, Part 9, "A-2" -- Agricultural Secondary District, Pierce County Zoning and Subdivision Resolutions, on the following described land:

Part of Tax Lot 18 (Pt SW ¼ of the NE ¼) & Part of Tax Lot 9 all in Section 19, Township 28, Range 1 West of the 6th P.M, Pierce County, Nebraska more described as:

That part of the Northeast ¼, Section 19, Township 28 North, Range 1 West of the 6th P.M., Pierce County, Nebraska, described as follows: Beginning at the Southwest corner of the Northeast ¼ of said Section 19; thence East along the South line of the Northeast ¼ of said Section 19, 436 feet to the point of beginning; thence North at right angles a distance of 455 feet; thence East at right angles 337 feet; thence South at right angles 455 feet to the South line of the Northeast ¼ of said Section 19; then West along said South line of said quarter 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.

1. The Salvage Yard shall be screened with an eight (8) foot high opaque fence in the front and on the east side and the west side of the yard, within one month of the approval of the permit. Fences of some type shall be placed along the railroad right-of-way within one month of approval of the permit. No vehicles to be salvaged, parts or junk may be parked in front of the fence of buildings.

2. This conditional use permit shall be for a period of ten years and will become effective with the adoption of this resolution. This permit is subject to all the Pierce County Zoning and Subdivision Regulation and the governing powers of the State of Nebraska and shall be constructed to meet both groups.
3. This conditional use permit shall become null and void if the required screening is not built within one month; and/or all necessary permits from the State of Nebraska are not secured or applied for within one year of the adoption of this resolution. These actions shall signify implementation of the Conditional Use Permit.
4. This conditional use permit shall become null and void if the ownership of this property is transferred in any manner to another individual, or to a partnership or corporation not having Doug Backhaus as a partner or corporate officer, within the ten-year time limit of this permit.
5. A copy of the signed permit must be recorded with the County Register of Deeds office by applicant.

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 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 this 13th Day of October 2026.

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.

Motion by Albers, seconded by Steinkraus, to approve the Underground Electrical Crossing of a county road for Dillon Bruckner between Sections 13/14, Township 28 North, Range 2 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 special designated liquor license for Jerry's Hilltop for an event on Saturday, November 21, 2026, from 3:00 p.m. to 12:00 a.m. at the Pierce County Fairgrounds Pavilion. Roll call vote: Aye: Steinkraus and Martinson; Albers abstained. Nay: None. Motion carried.

Motion by Albers, seconded by Steinkraus, to recommend approval to the NE Liquor Control Commission for the request of a special designated liquor license for The Whitehouse/Taylormade Catering for an event on Saturday, November 14, 2026, from 4:00 p.m. to 1:00 a.m. at the Pierce County Fairgrounds Pavilion. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Albers, seconded by Steinkraus, to approve the Underground/ROW Crossing of a county road for Northeast Power with a 2" 3-wire electrical line between Sections 30/29, Township 28 North, Range 2 West, Pierce County, NE. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Albers, seconded by Steinkraus, to approve the Underground/ROW Crossing of a county road for Right Fiber Communications aka Great Plains Communications with a 2" 3-fiber optic line on roads around Sections 10/15/22 in North Dry Creek, Township 28 North, Range 1 West, Pierce County, NE. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Steinkraus, seconded by Albers, to approve and appoint Tom Nathan, Marshall Petersen and Larry Schaefer to a 3 year term to the Pierce County Planning & Zoning Board. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Jennie Martinez with Planning and Zoning presented and discussion was held on the Nordhues Lot Split in pt of the SE ¼ SE ¼ of 30-28-1 (5 acres) and on the Nordhues Addition, Lot 1 (13.83 acres) and Lot 2 (5 acres) being a replat of Nordhues-Gubbels Lot boundary change and pt of the S ½ 30-28-1.

Motion by Albers, seconded by Steinkraus, to approve the Nordhues Lot Split in pt of the SE ¼ of the SE ¼ of Section 30, Township 28 North, Range 1 West, Pierce Co. NE. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Steinkraus, seconded by Albers, to approve the Nordhues Addition, Lot 1 (13.83 acres) and Lot 2 (5 acres) being a replat of Nordhues-Gubbels Lot boundary change and pt of the S ½ of Section 30, Township 28 North, Range 1 West, Pierce Co. NE. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Motion by Albers, seconded by Steinkraus, to approve Resolution 2026-20 as follows:

RESOLUTION #2026 - 20

WHEREAS, Pierce County and State entered into an agreement entitled “County Bridge Matching Program Agreement”, for Structure Number C007001905 (the Project), Program Agreement Number BL2215 signed by State on the 11th day of April, 2022; and

WHEREAS, Pierce County has now completed the construction of the Project that was identified in the Program Agreement; and

WHEREAS, this Resolution is to formally notify State of the proper completion of the Project according to the terms of the Program Agreement.

Be It Resolved: by the Board of Commissioners of Pierce County:

(1) The Project, for Structure No. C007001905, has been properly constructed by County and its contractor, in accordance with the terms of the Program Agreement.

(2) The bridge was constructed in strict compliance with

(a) the plans and specifications including any State-approved change orders,

(b) all applicable design standards, and

(c) the conditions and requirements of the Program Agreement.

(3) County understands that it is the owner of the bridge, and that it is solely responsible for the design, inspection, construction, reconstruction, repair, and operation of the bridge and roadway and is responsible for meeting any environmental or other post-construction permit or legal commitments applicable to the project

(4) The project costs were fair, reasonable and necessary for the proper construction of the project.

NDOT Project Number: STWD-CBMP(6)

NDOT Control Number: 00974E

NDOT LPA Control Number: 00974E(p)

NDOT Project Name: County Bridge Match Program

ADOPTED AT Pierce, Nebraska this 13th Day of October 2026.

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.

Discussion was held on the cost allocation plan with Maximus.

Motion by Steinkraus, seconded by Albers, to authorize Chairman and Clerk to sign Cost Allocation Plan for 26/27 FY with Maximus. Roll call vote: Aye: Steinkraus, Albers and Martinson. Nay: None. Motion carried.

Matthew Jones with Nextera and Hersel Hicks with Blattner gave an update of the solar project and roads.

Motion by Steinkraus, seconded by Albers, to approve the fee reports as submitted by Rick Eberhardt, County Sheriff, for August and September 2026; Vickie Prince, Clerk of District Court and Shannon Wragge, County Clerk for September 2026; approve Treasurer’s receipt’s for various funds for Christine Bahr, County Treasurer, for September 2026 and placed on file in the County Clerk’s office, total \$272,163.39 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: Amazon Capital Services-supplies-\$88.77; Antelope County Sheriff-board fees-\$1,080.00; Applied Connective Technologies-IT support-\$4,489.86; BC/BS of NE-health insurance-\$36,522.65; Bishop Business-supplies-\$38.26; Election Systems & Software-General 2026 Election-\$2,664.34; Ann Fenton-travel expenses-\$235.05; Fitzgerald Vetter & Temple-court appointed attorney-\$404.32; GBE-25/26 audit-\$6,000.00; Jenkins Electric Inc-repairs-\$453.33; Kate Jorgensen PC LLO-public defender-\$4,862.50; Nan Kment-mileage-\$36.10; Microfilm Imaging Systems-scanning services-\$46.00; MidAmerica Adm. & Retirement Solutions-adm. Costs and fees-\$36,400.00; Midwest Bank-co share-\$5,461.91; MIPS-IT services, website, micro filming-\$3,335.63; NACO-registration and 26/27 dues-\$2,634.00; NE NE News-publishing-\$1,774.84; NE HHSS-July/August 2026-\$186.00; Pierce Auto Repair-repair parts-\$409.84; Pierce Co Court-court costs-\$253.00; Pierce County District Court-court costs-\$124.00; Pierce Telephone-service-\$1,838.17; Vickie Prince-reimb. Supplies-\$86.06; Region IV Inc-2nd quarter costs-\$2,340.25; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$5,017.99; Stonacek Funeral Chapel-transport service-\$990.00; Tiger Town-prisoner food-\$860.23; Tom’s Service LLC-gas-\$958.23; Eric Venteicher-mileage-\$20.15; Western Oil LLC-gas-\$142.45; Wisner West Inc-gas-\$601.11; Payroll-\$73,203.47.

COUNTY HIGHWAY FUND: Ag Heaters & Industrial Equipment-repair parts-\$104.87; Appeara-uniforms-\$51.26; Bauer Built Inc-repair parts-\$410.20; Bazile Aggregate Co LLC-gravel & rock-\$15,252.45; Culligan of Norfolk-service-\$53.00; Farmer's Pride-diesel-\$21,301.82; Fastwyre-service-\$155.32; Filtercare of NE-services-\$46.20; JEO Consulting Group-engineering-\$27,858.75; Kelly Supply Co-supplies-\$238.74; Kimball Midwest-repair parts-\$1,049.80; Kings Crushing LLC-gravel-\$9,942.20; Daniel Koehler- reimbursed supplies-\$119.68; Magdanz Inc-supplies-\$60.55; McLean Village-utilities-\$85.65; Mid-American Research Chemical-supplies-\$142.36; Midwest Bank, NA-co share-\$3,119.44; NE NE News-publishing-\$55.68; NMC Cat-repair parts-\$974.93; NE Weed Control Assn-dues-\$125.00; Nippon Sanso Matheson Inc-repairs-\$109.60; North Central Public Power-utilities-\$208.71; Pierce Automotive Supply-repair parts-\$280.64; Pierce County Treasurer-reimbursed premiums-\$1,320.00; Pierce Telephone-service-\$6,390.32; Plainview Telephone-service-\$100.82; Plainview City-utilities-\$23.50; Randolph Farm Supply-gas-\$89.16; Retirement Plans Division of Ameritas Life Ins. Corp-co. share-\$2,795.78; Steinkraus Service-gas & tires-\$234.81; Stepp Welding LLC-repairs-\$715.00; Tom's Service LLC-gas-\$374.38; Wattiers True Value-supplies-\$39.96; Western Oil-gas-\$62.22; Payroll-\$42,601.00.

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

E911 WIRELESS FUND: Pierce Telephone-service-\$69.95.

LOTTERY FUND: Osmond Senior Citizens Center-donation-\$3,000.00; Pierce Senior Citizens Center-donation-\$3,000.00; Plainview Social Center-donation-\$3,000.00.

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

INHERITANCE FUND: Maurice & Edith Stalnaker Trust-refund -\$1,086.96.

VISITOR PROMO FUND: NE NE News Co-publishing-\$7.00; Norfolk Area Visitors Bureau-grant-\$1,000.00; Plainview Chamber of Commerce-grant-\$500.00.

VISITOR IMPROVEMENT FUND: Pierce County Ag Society-grant-\$600.00.

There being no further business, Chairman Martinson adjourned the meeting at 9:30 A.M. and will meet at a regular meeting on Monday, October 26, 2026 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
