

Hitchcock County Board of Commissioners

Trenton, Nebraska  
June 16, 2025

A meeting of the County Board of Commissioners of Hitchcock County, Nebraska was held at the Hitchcock County Courthouse Commissioner's Room, 229 East D Street, Trenton, Nebraska on Monday the 16<sup>th</sup> day of June 2025 commencing at 9:00 o'clock a.m. Present were Chair Paul Nichols, Commissioners Christopher Baker and Ron Wertz and County Clerk Margaret Pollmann. Notice of the meeting was given in advance thereof by publication on June 12<sup>th</sup>, 2025 in *Scoop Media News*, the designated method for giving notice. Board agendas are posted on the County's website [www.hitchcockcounty.ne.gov](http://www.hitchcockcounty.ne.gov). Notice of the meeting was given to the Chair and all members of the Board. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The Open Meetings Act was available for review and Chair indicated the location of such copy in the room where the meeting was being held.

Chair Nichols called the meeting to order at 9:00 a.m.

Member Nichols moved to approve the consent agenda consisting of the following items: Approval of the June 16<sup>th</sup>, 2025 agenda and approval of the June 2<sup>nd</sup>, 2025 meeting minutes. Member Baker seconded the motion and after consideration the following members voted in favor of said motion: Wertz, Nichols, and Baker. Motion carried.

Member Wertz moved to approve the following claims. Member Baker seconded the motion and after consideration, the following members voted in favor of said motion: Nichols, Wertz, and Baker. Motion carried.

**GENERAL FUND:**

|  |             |
|--|-------------|
| General Fund Payroll -----   | \$54,262.46 |
| Baleigh Abbott, mileage/communications -----                         | \$ 232.17   |
| Quality Farm & Ranch Center, supply -----                            | \$ 113.93   |
| AFLAC, suppl. ins. -----   | \$ 630.26   |
| Applied Connective Technologies, IT services -----                   | \$ 3,139.45 |
| BC&BS, dental ins. -----   | \$ 1,581.55 |
| BC&BS, health ins. -----   | \$26,750.45 |
| Clerk, District Court, advance costs -----                           | \$ 108.00   |
| Colonial Life & Accident Ins. Co., suppl. ins. -----                 | \$ 406.65   |
| Community 1 <sup>st</sup> Bank, FICA/OASI/Fed. -----                 | \$17,902.21 |
| Community 1 <sup>st</sup> Bank, checks -----                         | \$ 64.20    |
| Kimberly Cook, mileage/communications -----                          | \$ 159.53   |
| Courtyard by Marriott, lodging/parking fees -----                    | \$ 486.00   |
| Crowne Plaza, lodging -----  | \$ 869.70   |
| D&L Pest Control, LLC, service -----                                 | \$ 60.00    |
| Justin M. Daake, ct. appt. counsel -----                             | \$ 437.50   |
| DAS State Accounting-Central Finance, data process. -----            | \$ 150.00   |
| Deward, Deaver, L'Heureux PC LLO, ct. appt. counsel -----            | \$ 2,022.90 |
| Diamond Vogel Paint Center, paint -----                              | \$ 207.24   |
| Eakes Office Solutions, supply -----                                 | \$ 1,169.08 |
| Family Resource Center, budgeted funds -----                         | \$ 4,500.00 |
| Farmers Co-op Grain & Supply Co., fuel/repair -----                  | \$ 1,482.87 |
| Fresh Foods, supply -----  | \$ 814.64   |
| Galls LLC, law enforcement supply -----                              | \$ 313.22   |
| Goodwin Siegfried LLC, ct. appt. counsel -----                       | \$ 406.25   |
| Government Forms & Supplies, supply -----                            | \$ 243.00   |
| Great Plains Communications, service -----                           | \$ 1,134.87 |
| Hitchcock Co. Court, costs -----                                     | \$ 102.00   |
| Planning Commission meeting 6-11-25 per diem & mileage/clerical----- | \$ 256.39   |
| MASA, suppl. ins. -----  | \$ 56.25    |
| MIPS, Inc., valuation notices-----                                   | \$ 1,997.22 |
| Mousel, Brooks, Schneider & Mustion, ct. appt. counsel -----         | \$ 62.50    |
| NACO, registrations/dues -----                                       | \$ 1,777.31 |

|  |             |
|--|-------------|
| NE Dept. Rev., state employment tax withholding -----              | \$ 2,781.35 |
| New York Life, life ins. -----                                     | \$ 75.00    |
| NIRMA, liability/E&O/work comp./vehicle ins. annual premiums ----- | \$48,212.00 |
| Point C, admin. fees -----   | \$ 128.00   |
| Postage -----  | \$ 3,000.00 |
| Protex Central, bldg. repair -----                                 | \$ 518.34   |
| Quality Urgent Care, inmate medical -----                          | \$ 240.00   |
| Red Willow Co. Treasurer, district court bailiff -----             | \$ 1,279.47 |
| Retirement Plans Division Ameritas, retirement -----               | \$ 8,973.61 |
| Scoop Media LLC, publications -----                                | \$ 629.51   |
| TKO Pest Control, service -----                                    | \$ 85.00    |
| Trails West Texaco, fuel -----                                     | \$ 101.01   |
| U-Save Pharmacy & Medical Supply, inmate medical -----             | \$ 22.65    |
| Van Diest Supply Co., chemicals -----                              | \$ 131.10   |
| VSP Insurance Co., vision ins. -----                               | \$ 461.72   |
| Ron Wertz, mileage -----   | \$ 363.30   |
| Garner Law Office LLC, mileage -----                               | \$ 257.32   |
| Hitchcock Co. Sheriff, service fees -----                          | \$ 114.25   |
| Jaclyn Drain, meals/mileage -----                                  | \$ 378.64   |
| Great Plains Reporting, depositions -----                          | \$ 677.20   |
| Eakes Office Solutions, supply -----                               | \$ 1,169.08 |

#### **ROAD FUND:**

|  |             |
|--|-------------|
| Road Fund Payroll -----  | \$10,540.62 |
| Ace Irrigation & Mfg. Co., culverts -----                          | \$ 7,438.00 |
| AKRS Equipment, repair -----                                       | \$ 410.74   |
| AFLAC, suppl. ins. -----   | \$ 172.39   |
| Arnold Motor Supply, LLC, repair -----                             | \$ 322.66   |
| BC&BS, dental ins. -----   | \$ 265.98   |
| BC&BS, health ins. -----   | \$ 5,420.24 |
| Bosselman Energy, Inc., heating fuels -----                        | \$ 350.61   |
| C&K Distributors, supply -----                                     | \$ 260.68   |
| Colonial Life & Accident Ins., Co., suppl. ins. -----              | \$ 24.49    |
| Community 1 <sup>st</sup> Bank, FICA/OASI/Fed. -----               | \$ 2,554.06 |
| Dan's R Us Sanitation, service -----                               | \$ 27.35    |
| Farmers Co-op Grain & Supply Co., fuel -----                       | \$ 319.81   |
| Great Plains Communications, service -----                         | \$ 371.77   |
| Hagan Transport LLC, repair -----                                  | \$ 124.68   |
| Modern Farm Equipment Corp., repair -----                          | \$ 540.12   |
| Lakeside Sand & Gravel LLC, gravel -----                           | \$ 6,678.81 |
| NE Dept. Rev., state employment tax withholding -----              | \$ 340.76   |
| NE Machinery Co., repair -----                                     | \$ 5,456.19 |
| NIRMA, liability/E&O/work comp./vehicle ins. annual premiums ----- | \$43,416.00 |
| Oak Creek Engineering, hwy. supt. services -----                   | \$ 2,516.50 |
| Point C, admin. fees -----   | \$ 32.00    |
| Quantum Aggregate Supply, repair -----                             | \$ 2,918.80 |
| Retirement Plans Division Ameritas, retirement -----               | \$ 1,390.68 |
| Rippen Oil LLC, fuel -----   | \$ 264.88   |
| SW Farms & Auto Supply, repair/supply -----                        | \$ 863.38   |
| Stratton Auto Parts, supply -----                                  | \$ 118.26   |
| TLR Radiator & Repair, Inc., repair -----                          | \$ 175.00   |
| VSP Insurance Co., vision ins. -----                               | \$ 48.24    |
| Village of Culbertson, utility -----                               | \$ 52.62    |

#### **E 911 FUND:**

|  |             |
|--|-------------|
| CenturyLink, CTL fees -----                | \$ 3,705.88 |
| Great Plains Communications, service ----- | \$ 15.42    |

#### **E-911 PSC FUND:**

|  |          |
|--|----------|
| Great Plains Communications, service ----- | \$ 48.83 |
|--|----------|

#### **REGISTER OF DEEDS P&M FUND:**

MIPS, Inc., data process. ----- \$ 255.32

Chair Nichols advised as to updates on Bureau of Reclamation Land Transfers.

Member Baker moved to direct Chair to execute the Agreement For the Contribution of Funds No. 25AG630088 Between The Bureau of Reclamation, Missouri Basin Region, Nebraska-Kansas Area Office and Hitchcock County and Frontier County for Swanson and Hugh Butler Concession and Cabins Title Transfer, Pick-Sloan Missouri Basin Program, Frenchman Cambridge Division, Nebraska. Member Nichols seconded the motion and after consideration the following members voted in favor of the motion: Nichols, Baker, and Wertz. Motion carried.

Member Wertz moved to appoint Darcie Johnson to the Southwest Nebraska Public Health Department Board of Directors. Member Nichols seconded the motion and after consideration, the following members voted in favor of the motion: Wertz, Nichols, and Baker. Motion carried.

Member Wertz moved to direct Chair to execute the engagement agreement for 2025/2026 budget preparation services by and between Daniel D. Miller, CPA and the County in the amount of \$3,350.00 and further to direct Chair to execute the required Nebraska State Auditor “Responsibility” form. Member Baker seconded the motion and after consideration the following members voted in favor of the motion: Baker, Nichols, and Wertz. Motion carried.

Member Baker moved to direct Chair to execute the Affidavit of Surplus property relating to a 1983 Ford Conventional Cab truck. Member Wertz seconded the motion and after consideration the following members voted in favor of the motion: Nichols, Wertz, and Baker. Motion carried.

The Board acknowledged receipt of two affidavits of surplus property (1) Coleman Vertex 5500 Watt gas powered generator; (2) 1983 Ford Conventional CAB ‘N’ LN800 truck.

Member Wertz offered Resolution #25-12 and moved for its’ adoption. Member Nichols seconded the motion and after consideration the roll was called thereupon and the following members voted in favor of the motion: Nichols, Wertz, and Baker. Said resolution having been consented to by a majority of all members elected to said County Board, was by the Chair declared passed and adopted. A true, correct and complete copy of said resolution is on file in the office of the County Clerk and on the County’s website [www.hitchcockcounty.ne.gov](http://www.hitchcockcounty.ne.gov).

**RESOLUTION 25-12**

**A RESOLUTION Approving the Transfer of Land from the Bureau of Reclamation to Hitchcock and Frontier Counties, and Approving the Equitable Division of Administrative Fees**

**WHEREAS:**

- The Bureau of Reclamation holds title to certain federal land located within the jurisdictions of Hitchcock and Frontier Counties; and
- These lands have been deemed surplus to federal needs and are eligible for transfer to local governments under applicable federal laws and regulations; and
- Hitchcock and Frontier Counties have jointly expressed interest in acquiring portions of the land to support local infrastructure, development, and public use; and
- The total administrative cost associate with the land transfer is \$111,200 as determined by the Bureau of Reclamation.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODIES OF HITCHCOCK AND FRONTIER COUNTIES THAT:**

1. **The transfer of land** from the Bureau of Reclamation to Hitchcock and Frontier Counties is hereby approved, subject to all federal regulations and procedural requirements;

2. **The administrative fee of \$111,200** shall be split **equally** between Hitchcock County and Frontier County, with each county responsible for **\$55,600**;
3. Each county shall coordinate with the Bureau of Reclamation and any other relevant agencies to finalize the documentation, surveys, and procedural steps necessary to complete the land transfer;
4. This resolution shall become effective upon adoption by both county governing bodies.

**PASSED** and **APPROVED** this 16<sup>th</sup> day of June, 2025.

**VOTING FOR THE MOTION:** Christopher Baker, Paul Nichols and Ron Wertz

**VOTING AGAINST THE MOTION:** None

**ABSTAINING:** None

**ABSENT:** None

The Resolution is hereby adopted.

ATTEST:

---

Paul Nichols Chair

---

Margaret M. Pollmann, County Clerk

Attorney D. Eugene Garner joined the meeting.

Zoning Administrator Mike Erickson joined the meeting and discussion was held on updating the County's Comprehensive Plan.

Chair Nichols recessed the regular meeting at 10:00 a.m. and opened the public hearing for the purpose to hear the applicant and all comments thereon from the public in attendance and to receive evidence regarding the Application for Conditional Use submitted by Brandon Flannery on behalf of MB Club, LLC for a data center on part of the SE½ of Section 4, Township 1 North Range 33 West, Hitchcock County, Nebraska. Chair noted posting of Open Meetings Act to those present.

Charlee Hrnchir, Bill Roddy, Brandon Flannery and Assessor Terra Riggs joined the meeting.

The Resolution/Recommendation of the Hitchcock County Planning Commission relating to the Application for Conditional Use submitted by Brandon Flannery on behalf of MB Club, LLC was received and acknowledged.

The following Exhibits were received:

- Exhibit "A" Hitchcock County Clerk's *Certificate of Service* dated May 23<sup>rd</sup>, 2025 relating to Notice of Public Hearing mailed to the applicant.
- Exhibit "B" Hitchcock County Clerk's *Certificate of Service* dated May 23<sup>rd</sup>, 2025 relating to Notice of Public Hearing mailed to adjacent land owners.
- Exhibit "C" Zoning Administrator Mike Erickson's *Staff Report* regarding Application for Conditional Use Application #2-2025.

Applicant Brandon Flannery presented the Application for Conditional Use and responded to questions posed by the board and those present.

Chair Nichols asked if there were any comments from the opponents of the application. Charlee Hrnchir advised that her residence is within one mile of the subject facility and voiced decibel level concerns. Mrs. Hrnchir advised that she had not been contacted by the applicant(s) with regards to an impact easement and her present stance is that she will not grant or execute an impact easement. Exhibit "D" Knots to MPH Wind Speed Conversion was received by the Board.

Chair Nichols asked if there were any comments from proponents of the application. There were none.

Chair inquired if there were any comments from a neutral position. Hitchcock County Assessor Terra Riggs advised as to value of real estate and personal property of the subject conditional use.

Chair inquired if there were any further comments. Paul Nichols commented on procedural and communication frustrations through the conditional use process.

Zoning Administrator Mike Erickson presented his staff report relating to conditional use application #2-2025. Mr. Erickson advised as to conditions, those being the requirement of an impact easement with the owner of a residence within one mile of the data center location and the required filing by the applicant of a zoning permit.

Chair closed the public hearing at 10:37 a.m. a.m. this date and the public meeting that was previously recessed was re-opened.

Chair inquired if any board member(s) had a conflict of interest regarding the application being considered. There were none.

Motion Wertz by to table action on the application for conditional filed by Brandon Flannery on behalf of MB Club LLC for a data center on part of the SE ¼ of Section of Section 4, Township 1 North, Range 33 West, Hitchcock County, Nebraska, until such time as an impact easement(s) with surrounding residence(s) within a mile of the data center location is/are obtained. Member Baker seconded the motion and after consideration the following members voted in favor of the motion: Wertz, Baker and Nichols. Motion carried.

Sheriff Ryan King advised as to a “Catastrophic Inmate Medical Insurance” proposal.

Treasurer Jackie Drain, Assessor Terra Riggs, and Sheriff Ryan King joined the meeting for discussion on 2025/2026 fiscal year employee wages.

Member Nichols offered Resolution #25-11 and moved for its’ adoption. Member Wertz seconded the motion and after consideration the roll was called thereupon and the following members voted in favor of the motion: Nichols, Wertz, and Baker. Said resolution having been consented to by a majority of all members elected to said County Board, was by the Chair declared passed and adopted. A true, correct and complete copy of said resolution is on file in the office of the County Clerk and on the County’s website [www.hitchcockcounty.ne.gov](http://www.hitchcockcounty.ne.gov).

### **RESOLUTION #25-11**

**WHEREAS**, the County of Hitchcock County, Nebraska, hereinafter referred to as “COUNTY”, is a duly organized county, existing pursuant to the laws of the State of Nebraska; and

**WHEREAS**, it appears from the records of the office of the Hitchcock County Clerk, that the Hitchcock County Jail budget within the General Fund does not have sufficient budget authority to meet current expenditures.

**NOW, THEREFORE BE IT RESOLVED BY THE COMMISSIONERS OF HITCHCOCK COUNTY, NEBRASKA:**

That the Hitchcock County Jail function is hereby authorized to increase its’ budget authority by \$1,139.19 and that said authority shall be transferred from the Hitchcock County Clerk function within the General Fund budget.

PASSED AND APPROVED this 16<sup>th</sup> day of June, 2025.

VOTING FOR THE MOTION: Christopher Baker, Paul Nichols and Ron Wertz

VOTING AGAINST THE MOTION: None

ABSTAINING: None

ABSENT: None

The Resolution is hereby adopted.

ATTEST:

\_\_\_\_\_  
Paul Nichols Chair

\_\_\_\_\_  
Margaret M. Pollmann, County Clerk

Sheriff Deputy Tom Jones updated the Board on jail cell plumbing.

Discussion held on Point C High Dollar Rx Validation Program being renewed. It was the consensus of the Board to change the “Point C – Health Reimbursement Arrangement Renewal” for the Plan Year 7-1-25 through 6-30-26 previously executed to reflect “Yes” on Question #10. of said renewal regarding whether or not the High Dollar Rx Validation Program is being renewed.

Member Wertz moved to adjourn at 11:41 a.m. and to meet for the next regular meeting on Monday, July 7<sup>th</sup>, 2025 at 9:00 a.m. Member Nichols seconded the motion and the roll was called with the following members voting in favor of said motion: Nichols, Baker, and Wertz. Motion carried.

ATTEST:

\_\_\_\_\_  
Paul Nichols, Chair  
Hitchcock County Board of Commissioners

\_\_\_\_\_  
Margaret M. Pollmann, County Clerk