

March 16, 2026
North Platte, Nebraska

Meeting of the Lincoln County Board of Commissioners. Present were Commissioners Joe Hewgley, Kent Weems, Micaela Wuehler, Chris Bruns, Jerry Woodruff and County Clerk, Rebecca Rossell. Wuehler offered prayer. Weems called the meeting to order at 9:00 A.M.

Chair Weems announced the Open Meeting Act with amendments is posted for public review and the county board will comply with the open meeting requirements.

Motion by Woodruff, seconded by Bruns to approve the minutes regarding the Lincoln County Board of Commissioners meeting held on March 9, 2026. Upon roll call vote Hewgley, Weems, Bruns and Woodruff voted "aye". Nays, none. Wuehler abstained.

No public comments were received.

Motion by Wuehler, seconded by Hewgley to receive and order filed the treasurer's receipts. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Bruns, seconded by Woodruff to receive and order filed the fee reports submitted by the Register of Deeds for \$29369.52 and County Sheriff for \$6336.92. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Bruns, seconded by Woodruff to authorize the Chair to sign right-of-way permit #1 submitted by Consolidated Companies. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

Motion by Hewgley, seconded by Wuehler to authorize the Chair to sign right-of-way permit #2 submitted by Consolidated Companies. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

The Lincoln County Board of Commissioners recessed at 9:15 A.M. and the Lincoln County Board of Equalization convened.

Chair Weems announced the Open Meeting Act with amendments is posted for public review and the county board will comply with the open meeting requirements.

County Assessor Julie Stenger appeared.

Motion by Hewgley, seconded by Bruns to approve the minutes regarding the Lincoln County Board of Equalization meeting held on March 9, 2026. Upon roll call vote Hewgley, Weems, Bruns and Woodruff voted "aye". Nays, none. Wuehler abstained.



County Assessor Julie Stenger spoke about Form 425 that could be filed prior to July 15th for those property owners who have significant damage exceeding 20% of the current assessed value due to natural disaster during the public comment period.

No certificates of correction or refund submitted by the County Assessor.

The Lincoln County Board of Equalization adjourned at 9:21 A.M. and the Lincoln County Board of Commissioners reconvened.

Proclamation by Chairman Weems to declare the week of March 15-21, 2026, as Agriculture Week in Nebraska.

The public hearing was opened at 9:30 A.M. to discuss and consider adoption of the 2026 Lincoln County Nebraska Comprehensive Plan and related materials.

Planning Director, Judy Clark, read a recap of the proposed plan and related materials.

Commissioner Hewgley verified that the planning commission approved the Comprehensive Plan with no changes or corrections.

Clark replied yes.

Keith Marvin, planning consultant, introduced himself.

Deputy County Attorney, Tyler Volkmer asked Keith the following questions for the record. Are you the primary author of this comprehensive plan?

Marvin replied himself and his firm.

Can you give us a background or history in planning and consulting?

He has 35 years of experience as a professional and has worked for two firms. He has been with the current firm since 2009. He is an AICP certified planner.

Is the comprehensive plan based on your determination the most accurate, updated state of science in your field, literature, things like that to your knowledge?

Marvin responded yes.

Is the comprehensive plan as we are reviewing today a product of your training, education and experience?

Marvin replied in the affirmative.

No other public comments were received on the 2026 Lincoln County Nebraska Comprehensive Plan and related materials.

The public hearing was closed at 9:44 A.M.

Motion by Woodruff, seconded by Wuehler to adopt the 2026 Lincoln County Nebraska Comprehensive Plan and related materials. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.



The public hearing was opened at 9:48 A.M. to discuss and consider adoption of the 2026 Lincoln County Nebraska Zoning regulations, Official Zoning Map and related materials.

Planning Director Judy Clark read a recap of the proposed plan and stated that both drafts were on the Lincoln County website. The following proposed amendments were adopted by the Lincoln County Planning Commission: 1) amend the proposed zoning regulations Article 9.04.01 to read as follows: It is the purpose of these regulations to allow for the safe, effective, and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity. The only change is crossing out “promote” and inserting “allow for” in its place. 2) amend the proposed zoning regulations to remove Section 9.04.02 from the zoning regulations and renumber the document accordingly. 3) amend the proposed zoning regulations Article 9 Section 9.05.01 to read as follows: It is the purpose of these regulations to allow for the safe, effective and efficient use of commercial/utility scale wind energy systems (CWECS) within Lincoln County. The only change is crossing out “promote” and inserting “allow for” in its place. 4) amend the proposed zoning regulations to remove Section 9.05.02 from the zoning regulations and renumber the document accordingly. 5) amend the proposed zoning regulations to change decommissioning bond to prior to construction, change forty to fifty DBA for sound, allow waivers to be applied for all setbacks, and excavation at decommissioning to be the lesser of the depth of the footing or a minimum of ten feet.

Marvin reported that there would be an additional amendment to the comprehensive plan due to the passage of LB 663 with the following definition: Application, complete. An application for a zoning request that contains the following: 1) submittal and completion of all applicable application forms; 2) submittal of all required supporting application information; and 3) submittal of all required fees.

Commissioner Bruns asked if there would be other amendments due to the passage of LB 663.

Marvin said that per counsel on legal retainer by the firm, there should be no other amendments at this time.

Deputy County Attorney Volkmer again asked the same four questions of Mr. Marvin as per the prior public hearing and Mr. Marvin responded the same.

Lana Klein spoke in opposition of wind turbines and solar farms.

Peggy Loostrom Pape spoke in favor of wind farms which would benefit their family and neighbors as well as the economy of the county.

Hannes Zetsche of Baird Holm Attorneys at Law firm suggested several minimal revisions to plan concerning wind farms.

Tyler Hadden, who runs the golf course north of Maxwell spoke on how many guests come here to enjoy the beauty and view and encouraged the board not to undermine the tourist value.

Barry Johnson said he was on the borderline. He suggested the board look ahead and see if it would be worth it in the future.

Judy Clark reminded the audience that these regulations are about everything included in the document. She then spoke on Concentrated Animal Feeding Operations (CAFO).

Commissioner Weems asked about hold harmless setbacks near CAFO's.

Clark and Marvin then brought up impact easements which work both ways and would need to be addressed on a case by case basis.

Commissioner Hewgley questioned the site matrix that would be used for CAFO's. Would this allow them to automatically receive expansions.

Clark replied in the affirmative for expansions, but it not for new applications.

Commissioner Woodruff asked about the site matrix. If it scores 75 points or above it says it shall come to the County Board for approval.

Clark stated this would be for the board to discuss and consider approval.

Marvin interjected that this is a different matrix than older ones historically used such as by the USDA.

Donna Tryon questioned how the county regulations would be affected by federal law.

Volkmer affirmed that the county follows all federal law. If there is no federal law, then the county gets to do what it wants.

The public hearing was closed at 10:34 A.M.

The following written exhibits were submitted for the record: Letter from Jeff Pape, letter from Greg Mack, letter from Peggy Pape, letter from attorney David C. Levy of Baird Holm, and a letter from New Power Nebraska.

Commissioner Woodruff asked for more details on the bond process and how decommissioning of renewable energy projects could be linked to the ground.

Volkmer explained that it is tied to the land and held in the name of the landowner.

Commissioner Bruns asked about the root depth of sandhills grass.

According to Marvin, depending on the type of grass, the roots are six to eight feet deep to reach a water source.

Motion by Wuehler, seconded by Hewgley to adopt the 2026 Lincoln County Nebraska Zoning Regulations, Official Zoning Map and related materials with amendments attached with a change to the amendment concerning decommissioning excavation depth of the footing from ten feet as recommended by the Planning Commission (Pages 185-186 Section 9.06.01 Subsection C) to amend to read as follows: if it is put in as part of the project, it should be removed as part of the decommissioning.

Commissioner Hewgley then asked for clarification on the bond as to who holds the bond.

Volkmer confirmed that the landowner holds the bond.

Marvin suggested that possibly the county could be a co-insured under that bond.



Commissioner Bruns requested an additional amendment concerning conditional use permit requirements for large scale commercial wind projects (Page 183 Section 9.05.04) concerning lapse in bonding as well as large scale utility grade solar projects (Page 180, Section 3) to add the following: The applicant shall include a plan for any projected transmission lines and access easements necessary for connecting a proposed project to a utility power grid and a listing of all non-participants affected property owners as part of the application.

Commissioner Wuehler accepted the additional amendment to be added to the motion.

Commissioner Hewgley accepted the additional amendment to be added to the second of the motion.

Commissioner Bruns then asked that Keith Marvins' amendment concerning the definition from LB 663 be accepted as part of the motion also.

Commissioner Wuehler accepted the additional amendment by Keith Marvin to the motion.

Commissioner Hewgley accepted the additional amendment by Keith Marvin to the second of the motion.

Upon roll call Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none. Motion carried.

Hear concerns from Elected Officials, Department Heads, or their representative.

Lincoln County Commissioners Committee Reports.

Approved the following claims as presented for payment. Motion carried.

GENERAL		TOTAL
ADMS & SWNSN	se	3586
AGRI COMP SALES	su	3747.59
ALLO	se	1414.86
AMZN CAPT SRVCS	su	249.74
B JOHNSON	reimb	19.4
BLCK HLLS ENRGY	se	1631.56
BLK HILLS STG LNS	se	255.5
B BOYER	mi	57
BRLLTT TRSHNSKI KNGSTN		
JCKSN	expns	219.43
BRWNS SHOE	su	152.96
CRPNTR MRL CHPL	se	1576.66
CNTRY LNK	se	667.07

CLK DIST CRT	fee	1542
COHAGEN	su	659.98
CULLIGAN	su	34.25
DAS CENTRAL FNC	cont	711.54
D PATE	reimb	139.74
DAWSN PP	se	1055.54
DR DEBS	cont	2500
EAKES	su	1376.01
FELICIA FAIR LAW	se	3068.75
FAIRFLD INN	fee	110
GALLS	su	141.2
GR-EMRGNCY VHCL	re	25292
GP HOMECARE EQUIP	su	14
HUB INTRNTNL	ins	52969.2
IDEAL LINEN	su	255.45
J GOSNELL	mi	39.17
J ROBERTS	mi	19.36
LNDMR LAW	se	1137.5
L FREDRICK	mi	10.76
MLCM, MLSN, WNDRM	se	350.75
M SPADING	reimb	624.97
MENARDS	su	397.49
MEYER CRTV PRNT	su	152.95
M WUEHLER	fee	133.64
MDWST CNNCT	re	1340.84
MIPS	se	31897.53
NE PLNG & ZNG	fee	40
NE CDC ASSOC	fee	75
NORFLK LDG	fee	260
ACE HRDWR	su	530.27
NP BLLTN	se	1830
NP HRDWR	su	60.39
NPPD	cont	27368
NP TLGRPH	fee	1434.76
OFFCE SRVCS	su	159.1
OLSONS	cont	54
PEDERSON LAW	se	237.5
PIP	su	851.84
PRDGY SLTNS	su	7190.55
SCHABEN	se	1407.1
SEEVERS	re	84.9
SEILER INSTMNT	su	392
SNELL SRVCS	se	2126.54

STRCYCL	se	876.35
TNDR HRTS VET	se	207.53
WLDNGR CORP	re	827.71
T GANN	reimb	563.5
TITL SRVCS	fee	690
T JOHNSON	mi	55.1
TRNTY SRVCS	cont	6675.16
US BNK	fee	1344.79
CORP PYMNT SYSTMS	re	283.36
US BNK	su	8407.62
US PSTMST	fee	400
US PHARM	su	25.2
UNITED LABS	su	332.52
UNL	se	1200
TMOBL	se	65.89
VAN DIEST	su	9693.7
VERIZON	se	251.1
VIGILNET AMRC	cont	420
TRIVI PAY	su	540.75
WSTFLD PHARM	su	4982.13
WEX BNK	fuel	550.6
WLKNSN DEV	fuel	227.21
ROADS		
A T & T	se	397.51
BLK HILLS ENRGY	se	369.48
BOMGAARS	re	312.5
BRDY G & G	fuel	154.1
DAWSN PP	se	789.67
FESSLER TIRE	re	148.76
FLOYDS	re	170.82
GOTHNBRG TIRE	re	60
HERSHY TELE COOP	se	79.81
HILINE COOP	fuel	268.87
HOME LUMBR	re	19.5
IDEAL LINEN	su	36.29
J HAINES	reimb	64
LAWSON	su	59.29
MCCOOK PPD	se	159.77
MIDWST ELECT	se	302.12
MILLER REP	su	331.9
MURPHY	re	246.82
SOUTHWEST FARM & AUTO	re	180
NMC	re	752.99

PAULS PORTA POTTY	su	305
PAULSEN	su	4276.8
PRONTO FUEL	fuel	725.51
RNCHLND MINI MRT	fuel	80.97
ROSE HOLDNG	re	12913.44
RS HYDRLC SLTNS	re	726.67
STHRLND FRM & AUTO	re	174.48
WLDNGR CORP	re	514.64
TITAN MACH	re	228.3
US BANK	su	769.46
VLLG OF WLLC	se	25
P&M FUND		
BRTHRS LZR SRVCS	su	177
SELF FUNDED INS		
FRST CNCRD	ins	6424.89
KENO FUND		
NE DEPT OF REV	fee	100
PAYROLL		1012832

The meeting was adjourned at 11:49 A.M.

Advance notice and the agenda for the March 16, 2026, board meetings were sent to the county board and all others requesting the same. Advance public notice (includes agenda) of the Lincoln County Board of Commissioners meeting and the Lincoln County Board of Equalization meeting was posted at the Lincoln County Courthouse, City Hall, and the Lincoln County website on March 13, 2026; and was also emailed to the media on March 13, 2026.

The agenda for the meetings to be held on Monday, March 23, 2026, will be kept continually current and open for inspection at the office of the Lincoln County Clerk. The regular meeting of the Lincoln County Board of Commissioners will be at the Lincoln County Courthouse in the Commissioners Room at 9:00 A.M. The regular meeting of the Lincoln County Board of Equalization will be at the Lincoln County Courthouse in the Commissioners Room at 9:15 A.M.

Rebecca J. Rossell
Lincoln County Clerk

