

August 31, 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.

Meeting was held at the North Platte City Hall Council Chambers.

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 Hewgley, seconded by Woodruff to approve the minutes regarding the Lincoln County Board of Commissioners meeting held on August 24, 2026. Upon roll call vote Hewgley, Weems, Wuehler, and Woodruff voted "aye". Nays, none. Bruns abstained.

Public comments were received from Commissioner Bruns, George Lauby, Nancy Nelson and David Fleecs.

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 Woodruff, seconded by Wuehler to authorize the Chair to sign proposals with Kidwell for the courthouse, Dept. of Roads, Detention Center and the Noxious Weed Dept. for security cameras. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

The Lincoln County Board of Commissioners recessed at 9:22 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 Woodruff, seconded by Hewgley to approve the minutes regarding the Lincoln County Board of Equalization meeting held on August 24, 2026. Upon roll call vote Hewgley, Weems, Wuehler, and Woodruff voted "aye". Nays, none. Bruns abstained.

No public comments were received.

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



The Lincoln County Board of Equalization adjourned at 9:23 A.M. and the Lincoln County Board of Commissioners reconvened.

Motion by Woodruff, seconded by Wuehler to approve the application by Raul Ramos for Ramos Administrative Subdivision located in a TA-1 Transitional Agricultural District on property described as part of Lot 3, Section 20, Township 12 North, Range 26 West of the 6th P.M., Lincoln County, Nebraska. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted “aye”. Nays, none.

Motion by Wuehler, seconded by Hewgley to approve setting September 21, 2026, at 11:00 A.M. for public hearing to receive comments on the proposed 2026/2027 fiscal year Lincoln County, NE budget. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted “aye”. Nays, none.

The public hearing was opened at 10:01 A.M. to discuss and consider action on an Amendment to the Lincoln County Zoning Regulations Article 5 Conditional Uses regarding state legislative updates to conditional use permit procedures.

Lincoln County Planning Director, Judy Clark, summarized the proposed amendment and stated that planning staff recommends approval.

North Platte Mayor, Brandon Kelliher, commented on the importance of rules and that the county planning regulations will be the base. The City of North Platte will be considering a set of rules in the near future.

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

Motion by Hewgley, seconded by Woodruff to adopt Resolution No. 2026-27 to approve the amendment to the Lincoln County Zoning Regulations Article 5 Conditional Uses with the addition of Section 5.13 Standards for Review (2-15) . Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted “aye”. Nays, none.

(A copy of the resolution and amendment will be copied into the official Commissioner Record book.)

A public hearing was opened at 10:11 A.M. to discuss and consider action on an amendment to the Lincoln County Zoning Regulations Section 4.07 Land Use Categories/Matrix to add ancillary data center as permitted uses in an A-1, TA-1, C-1, I-1, AGV and LCR Zoning Districts.

Lincoln County Planning Director, Judy Clark, summarized the proposed amendment and stated that planning staff recommends approval.

No other comments were received.



The public hearing was closed at 10:20 A.M.

Motion by Hewgley, seconded by Bruns to adopt Resolution No. 2026-28 to approve the amendment to the Lincoln County Zoning Regulations Section 4.07 Land Use Categories/Matrix to add ancillary data centers as permitted uses in an A-1, TA-1, C-1, I-1, AGV and LCR Zoning Districts. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

(A copy of the resolution and amendment will be copied into the official Commissioner Record book.)

A public hearing was opened at 10:21 A.M. to discuss and consider action on an amendment to the Lincoln County Zoning Regulations Section 8.22 Data Centers regarding data center regulations.

Lincoln County Planning Director, Judy Clark, summarized the proposed amendment and stated that planning staff recommends adopting either the planning commission's recommendation or adding the suggested amendments highlighted in yellow or a combination of both.

Thomas Davis spoke on Section 8.22.02, Definitions: Cooling System though Behind Meter Generation.

Rachel Nelson stated she does not want a data center. She spoke on Section 8.22.03 – Site Design, Natural Resources, Water and Wastewater.

David Fleecs spoke on Section 8.22.08 – Part One : Behind-Meter Generation and Utility Review.

Nancy Nelson spoke on Section 8.22.10 – Noise Standards.

Susan Seifer spoke on Section 8.22.08 Part Two: Generation, Storage and Public Safety.

Nancy Fleecs spoke on Section 8.22.07 – Minimum Site Standards.

Michelle Boggs spoke on Section 8.22.04 – Development Standards.

Charles Fleecs spoke on Section 8.22.16 – Decommissioning and Financial Standards.

Martin Mora spoke on continuing compliance provisions from the August 27th draft of Section 8.22 for continuing oversight. Who is responsible for compliance and Inspections over the life of the facility.

Jan Knight spoke on Section 8.22.02 – Environmental Monitoring.



Diane Huebner spoke on Section 8.22.15 -Environmental and Community Impact Analysis.

Shaylee Scranton of Thedford, NE spoke on Section 8.22.06 – Operational Requirements.

Beth DeFreece spoke on Section 8.22.05 – Site Design.

Heather Guenin raised concerns about a “heat dome”. She feels there needs to be required regulations for a 25 mile radius and environmental impact studies updated biannually.

Faith Colburn decided not to speak.

Pam Elliott spoke on Section 8.22.13 – Backup Power Systems.

Teresa Rotert spoke on Section 8.22.11 & 8.22-12 – Lighting & Screening.

Muriel Clark encouraged the board to use both drafts for the strongest provisions applicable and then adopt a strong version of 8.22 today, continue reviewing, and use it as a working document to strengthen the baseline rules.

Elizabeth Tegtmeier suggested that they change some of the wording from “may” to “shall” in the language. She was concerned about future increases to consumers due to increased generation of electricity.

Judy Pederson, Lincoln County Planning Commission Member, commented that when the planning commission looks at conditional use permits it also has to look at how it affects another industry. Regulations on one business type may affect another one.

David Fleecs asked what the difference was between a conditional use permit and a dedicated land use permit.

Judy Clark explained that a dedicated land use permit does not go before a local governing body and they have no recourse. Planning staff alone denies or grants the application. She commented that the stricter you make a regulation the less able you are to make a choice.

The public hearing was closed at 11:49 A.M.

The County Clerk marked the following five exhibits: Exhibit 1 – Citizen working recommendations packet from Nancy Nelson, Exhibit 2 -Citizen committee recommendations presentation packet from Nancy Nelson, Exhibit 3 – testimony from George Lauby given during the initial public comment period, Exhibit 4 – Email from Mark Silva, and Exhibit 5 – email from Martin Mora with an attachment.

Chairman Weems stated he was in favor of adopting more robust guidelines today and then sending it back to the planning commission for further review.

Commissioner Bruns asked for clarification that the draft being considered does include a community benefits agreement definition as part of the necessary changes.

Deputy County Attorney, Tyler Volkmer, responded in the affirmative and stated that the draft will be attached to the original resolution.

Commissioner Woodruff had a question concerning water regulations and taxation.

Motion by Hewgley, seconded by Wuehler to adopt Resolution No. 2026 -29 to approve the amendment to the Lincoln County Zoning Regulations Section 8.22 Data Centers and that the regulations will go back to the Lincoln County Planning Commission for refinement and review. Upon roll call vote Hewgley, Weems, Wuehler, Bruns and Woodruff voted "aye". Nays, none.

(A copy of the resolution and amendment will be copied into the official Commissioner Record book.)

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
B GILLET	se	1075
BRLLTTE TRSHNSKI KNGSTN		
JCKSN	se	30178.32
CPTL BSN STMS	se	321.14
CPTL SNTRY SUP	su	1494.54
CDW GOV	su	538.98
C BODEN	mi	46.4
CHRM TEX	su	133.5
CITY OF GI	se	551.25
CLMN SFTWRE	se	55.16
CNDNS SGNS	se	50
DELL MRKTNG	su	152
D O'BRIEN	se	2057.2
EAKES	su	1652.28
FRST BNK CRD	se	80.74
F FLEEC	mi	26.1
GALLS	ex	55.32

HLDT,MCKNE, & CPLY	se	3029
IDEAL LINEN	su	264.33
LNCLN CO REG DEEDS	su	78
MACQUEEN	se	800
M BELLAMY	se	289.8
MENARDS	su	138.36
MDWST CRD	eq	2006.91
MNCPL L&W	se	21969.55
NP ANML SHLTR	se	165
NP TLGRPH	se	101.68
NRTHWSTRN	se	45.78
R ROBERTS	mi	55.1
RNS TOWING	se	825
SHRWN-WLLMS	su	211.99
T FOX	se	423
WALDINGER	se	11341.21
TRNTY SRVCS	se	7244.36
U S BANK	se	1001.06
UNI OF CO MED	se	250
ROADS		
BR FRME & ALGNT SRVCS	su	2620.73
BVRDGE	su	11995.15
CPTL BSN STMS	eq	126.1
CNSLDTD	se	629.76
CROELL	su	7070.88
DWSN PBLC PWR	se	64.3
HME LMBR & SUP	su	4.94
IDEAL LINEN	su	37.56
LAWSON	su	176.58
MENARDS	su	32.73
MNTZR OIL	su	3754.6
MNCPL L&W	se	594.46
MRPHY TRCTR	rt	12296.89
NMC	se	604.55
RS HDRLC SLTNS	se	42.17
SAPP BROS	su	24934.77
STHRLND FRM&AUTO	se	83.68
VLLGE OF BRDY	se	108.62
P&M FUND		
CPU INFRMTN CNCPTS.	se	17535
LODGING FUND		
VISIT NP	ex	81981.29
IMPROVEMENT FUND		

VISIT NP	se	81981.28
SELF FUNDED INS		
FRST CNCRD	ins	10418.57

The meeting was adjourned at 12:05 P.M.

Advance notice and the agenda for the August 31, 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 August 28, 2026; and was also emailed to the media on August 28, 2026.

The agenda for the meetings to be held on Tuesday, September 8, 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