



Nance County Board Minutes

August 11th, 2026

A meeting of the County Board of Supervisors of Nance County, Nebraska was convened in open session on August 11th, 2026 in the Supervisor's Room, Nance County Courthouse, Fullerton, Nebraska.

Chairman called the meeting to order at 9:05 am with the following members present- Timothy Cornwell, Robert Voichoskie, Andrew Ditter, Ralph Horacek, Steve Crouse, Darren Nelson, and Scott Russell. Absent- None. Also, present is County Clerk, Adrian Chlopek and County Attorney, Rod Wetovick.

Chairman advised those present of the open meetings act and its posting in the Supervisor's Room.

Notice of the meeting was given thereof by publication in the Nance County Journal on August 5th, 2026.

Notice of the meeting was given to the Board, and a receipt of their acknowledgment is on file in the Clerk's office.

The Pledge of Allegiance was recited at previous Board of Equalization meeting.

Moved by Nelson and seconded by Crouse to approve the agenda.

Moved by Russell and seconded by Voichoskie to approve minutes of the July 28th, 2026 meeting.

Moved by Horacek and seconded by Nelson to approve all claims submitted.

SALARY CLAIMS

GENERAL FUND	\$71,211.74
ROAD FUND	\$50,346.91

The Board reviewed and approved the Monthly Fee reports of the County Clerk in the amount of \$1,844.49; Clerk of the District Court in the amount of \$48.83 and County Sheriff in the amount of \$1,222.91.

Resolution #26-11

BE IT RESOLVED BY THE NANCE COUNTY BOARD OF SUPERVISORS to authorize the County Treasurer to transfer \$245,707.83 from the General Fund to the Road Fund. Said transfer being an advancement of the proposed 2026-2027 budget. Moved by Nelson and seconded by Crouse to approve above Resolution#26-11.

RESOLUTION #26-12

WHEREAS, Nebraska State Statute §77-3443(3) requires all political subdivisions subject to county levy authority to submit a preliminary request for levy allocation to the county board; and

WHEREAS, the townships, fire districts, and agricultural society have sent resolutions to the Nance County Clerk for a preliminary tax request for fiscal year 2026-2027;

NOW, THEREFORE BE RESOLVED, the Nance County Board of Supervisors have limited the levy for fiscal year 2026-2027 as follows:

TOWNSHIPS

Beaver	0.080000	Genoa	0.080000
Cedar	0.080000	Loup Ferry	0.080000
Cottonwood	0.080000	South Branch	0.080000
Council Creek	0.080000	Timber Creek	0.080000
East Newman	0.080000	West Newman	0.080000
Fullerton	0.080000	Prairie Creek	0.080000

FIRE DISTRICTS

Fullerton Fire Dist. #7 .03000

Genoa Fire Dist. #3 .03000

Belgrade Fire Dist. #4 .03000

Nance County Agricultural Society \$48,300.00 General Fund
\$10,000.00 Cap. Improvement Fund

Moved by Nelson and seconded by Voichoskie to adopt said resolution.

Resolution #26-13

WHEREAS, the Board of Supervisors of Nance County, Nebraska ("Board"), recognizes recent increased interest in and growth of major data centers across the United States;

WHEREAS, the Board recognizes the advantage of responsibly encouraging business development to meet the changing needs of consumers;

WHEREAS, data centers may have significant impacts on the natural resources, infrastructure, utilities, and the health and well-being of citizens and livestock in areas in which they exist.

WHEREAS, the current zoning regulations in Nance County do not contain regulations governing data centers of any size or scope;

WHEREAS, the authority to make, adopt, amend, extend, and implement county zoning regulations is conferred upon the County Board of Supervisors in each county pursuant to Neb. Rev. Stat. §23-114;

WHEREAS, as used herein, "data center" shall refer to any facility that receives the majority of its income from the compiling, storage, and maintenance of documents, records, and other information in digital form utilizing mainframe computers, servers, storage devices, cloud storage, or any similar medium. This term does not include general business offices, computer-related sales establishments, or business and personal services;

WHEREAS, it is imperative to ensure responsible and sustainable development of data centers of data centers to align with the existing community, infrastructure, and comprehensive plan of Nance County;

WHEREAS, regulation of data center development must be designed to minimize any negative impact on county resources and residents, while staying consistent with the Nance County Comprehensive Plan;

WHEREAS, a temporary moratorium is deemed necessary to ensure that regulations can be enacted to regulate the establishment of data centers before development occurs without regulations in place that address potential impacts on resources, infrastructure, and the community;

WHEREAS, during the life of the moratorium, the Board will research how best to avoid potential harms associated with data center development, including inviting public input, reviewing approaches adopted by similarly situated jurisdictions, researching applicable industry performance standards, and ultimately amending the Nance County Zoning Regulations as appropriate;

WHEREAS, failure to enact a temporary moratorium on data center development until such time as research can be conducted and regulations drafted that will mitigate potential harm, while still encouraging business development in Nance County, could result in irreparable harm to Nance County and its resources;

NOW, THEREFORE, BE IT RESOLVED a moratorium on data center development as defined herein shall be imposed, effective immediately, upon the following in Nance County:

X Commencement of construction of data centers

X Issuance of building permits to construct data centers

X Issuance of conditional use permits for data center development

X Any and all authorization of projects intended to include construction of data centers.

BE IT FURTHER RESOLVED, the temporary moratorium shall remain in effect until the sooner of 12 months or upon new zoning regulations regarding data centers being formally adopted,

published, and becoming legally binding within Nance County, at which time this moratorium automatically expires unless extended by separate resolution.

Moved by Nelson and seconded by Russell to approve the above Resolution #26-13.

Cody Kutschkau, Road Foreman, gave road updates. All graders are out and Bonnell drag out South also. Tree Shredding will start in September. Continuing to work on the last few FEMA sites.

Ben Blodgett, candidate for District 34 Member of Legislature attending meeting for Public Comment. He introduced himself and handed out a brochure with his information.

SuAnn Gabel, HR/Budget handed out and went over the Property Tax Request Authority Computation Form. She also handed out the Notice of Budget Hearing and Budget Summary that will be published in the newspapers, for the hearing scheduled for August 25th, 2026. The Notice of Special Hearing to Set Final Tax Request was also handed out that will be published and hearing will be held on September 8th, 2026.

Received Heating and Air Maintenance Contract from Hans for the Road Building, table discussion until SuAnn Gabel has time to make comparisons with other contracts we have with them.

Jenn Church, Emergency Manager gave updates. She has been approved for the performance grant, that covers ½ the salary and benefits of the Emergency Manager. She went over recommendations from the FEMA Review Council aimed at addressing inefficiencies, reducing bureaucratic barriers, and enhancing support for disaster survivors and local governments. She discussed the approved Mutual Finance Assistance Fund application that was approved for 2025-2026. She discussed the Regional Loup River Flood Mitigation Assessment that Nance County is part of the City of Columbus, Loup Natural Resources District, Platte County, and Loup Public Power District. This assessment will conduct studies for facility flood proofing. The updated Local Emergency Operations Plan was discussed with the updates and changes. A hard copy will be kept in the Clerk's Office, and she will email PDF versions to the other entities.

RESOLUTION # 2026-14

WHEREAS, the Nance County Board of Supervisors of Nance County, Nebraska, pursuant to Nebraska Statute, is vested with the authority of administering the affairs of Nance County, Nebraska; and

WHEREAS, it has been determined that a Nance County Local Emergency Operations Plan has been developed in order to provide for a coordinated response to a disaster or emergency Nance County, the City of Fullerton and other cities and villages in Nance County; and

WHEREAS, the Board of Supervisors of Nance County, deems it advisable and in the best interest of Nance County to approve said Local Emergency Operations Plan;

WHEREAS, the acceptance of this 2025 Local Emergency Operations Plan supersedes all previous approved Nance County Local Emergency Operations Plans;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Nance County, Nebraska, that the Nance County Local Emergency Operations Plan be, and hereby is, approved.

Moved by Nelson and seconded by Russell to approve Resolution #2026-14.

Moved by Nelson and seconded by Horacek to adjourn.

All motions, except where specified, had the following roll call vote: AYES- Cornwell, Voichoskie, Horacek, Crouse, Russell, Nelson and Ditter; NAYS-None; Absent- None. Motion carried.

Timothy C. Cornwell
Chairman

Adrian F. Chlopek

County Clerk