

July 16, 2025
County of Nemaha, Nebraska
BOARD OF COMMISSIONERS
Commissioner's Chambers
Nemaha County Courthouse, Suite 201
1824 N St Auburn NE

8:00 a.m. Call meeting to order by Chairman
 Pledge of Allegiance
 Open Meeting Laws
 Approval of Agenda
 Approval of meeting minutes – July 2, 2025
 Action/Approval of claims

9:00 a.m. Open Public Discussion

10:30 a.m. Board of Equalization

Executive Session *

Discussion/Action – Business

1. Sign Interlocal Agreement with Auburn Public Schools
2. Adopt Resolution #2025-14 which is a subdivision for Robert H Teten First Trust
3. Approve & sign the Semi-Annual Report: Vacation-Comp Time-Sick Leave
4. Approve & sign the Agreement for EPC Services provided by Region 5 Systems for July 1, 2025 thru June 30, 2026
5. Sign the Letter of Confirmation from the NE State Auditor of Public Accounts for services provided for audit
6. Review Floodplain Administrator contract – Midwest Engineering Inc or Jeff Rowell as part-time employee
7. Review Court Order on the K-2 Real Estate Development vs Nemaha County NE
8. Approve & sign contract with Vanguard Appraisals Inc for valuation of Commercial Property

Discussion/Action - Unfinished Business

Discussion/Action - Buildings/Grounds/Property

Discussion/Action - Equipment/Office Equipment/Vehicles/Furniture

1. Approve the purchase of 2 new computer monitors for County Clerk's office which are reimbursed by the Secretary of State's Office
2. Review Motor Grader Bid Specs

Discussion/Action - Highway Superintendent

1. Dan Alexander – FEMA-DR-4420-NE projects
2. Discuss the replacement of Bridge C006423450 located on 722 Road East of 650 Avenue

County Officials Reports/Correspondence/Reminders

1. County Clerk - Monthly Fee Report for June, 2025
2. Clerk of District Court – Monthly Fees/Fines Report for June, 2025
3. Treasurer - Monthly report for June, 2025
4. Treasurer - Pledged securities report as of June 30, 2025
5. Treasurer – Annual Funds Reports 7/1/2024 thru 6/30/2025
6. Treasurer – Semi-Annual Funds Report 1/1/2025 thru 6/30/2025
7. Sheriff – Quarterly Report 2nd Quarter of 2025
8. Alter Metal Recycling check for \$5,476.68 for road department

Adjournment

County Board of Commissioners of the County of Nemaha, State of Nebraska met on Wednesday, July 16, 2025, Commissioner's Chambers, Nemaha County Courthouse, Auburn, NE for a regular scheduled meeting. Notice of meeting was published weekly in the Nemaha Valley Observer. The agenda for the meeting was kept continually current and available for public inspection at the office of the Nemaha County Clerk during normal business hours and also on the Nemaha County website. (www.nemahacounty.ne.gov). The agenda was held open until one business day prior to the meeting for appearance before the board and items for approval by the Board of Commissioners. The Board of Commissioners has the right to modify the agenda to include items of an emergency nature only at such public meeting.

Chairman Weiss called the meeting to order at 8:00 a.m. with the Pledge of Allegiance. Present for the Meeting: Mike Hall, Commissioner District #1; Michael Weiss, Commissioner District #3; and County Clerk Diane Johnson. Bryan Mellage, Commissioner District #2 was absent. Chairman Weiss noted the Open Meeting Laws posted on the bulletin board located in the Commissioner's room.

Approval of Agenda – Motion by Hall, seconded by Weiss to approve the agenda as presented. Roll call vote: Hall, aye; Mellage, absent; Weiss, aye.

Approval of Minutes – Motion by Hall, seconded by Weiss to approve the July 2, 2025 minutes as presented with no corrections. Roll call vote: Weiss, aye; Hall, aye.

Claims – Motion by Hall, seconded by Weiss to approve the accounts payable claims as presented by the County Clerk and authorize for payment by the Board of Commissioners. Roll call vote: Hall, aye; Weiss, aye.

9:00 a.m. Open Public Discussion

10:30 a.m. Board of Equalization

Executive Session *

Discussion/Action – Business

1. Sign Interlocal Agreement with Auburn Public Schools - tabled
2. Adopt Resolution #2025-14 which is a subdivision for Robert H Teten First Trust – Motion by Hall, seconded by Weiss to adopt Resolution #2025-14 which is a subdivision for Robert H Teten First Trust located in Sec 20 T6N R14E. Roll call vote: Weiss, aye; Hall, aye.

- 3. Approve & sign the Semi-Annual Report: Vacation-Comp Time-Sick Leave – Motion by Hall, seconded by Weiss to approve & sign the Semi-Annual Reports: Vacation-Comp Time-Sick Leave for Nemaha County employees. Roll call vote: Hall, aye; Weiss, aye.
- 4. Approve & sign the Agreement for EPC Services provided by Region 5 Systems for July 1, 2025 thru June 30, 2026 – Motion by Hall, seconded by Weiss to approve & sign the Agreement for EPC Services provided by Region 5 Systems for July 1, 2025 thru June 30, 2026 to Nemaha County. Roll call vote: Weiss, aye; Hall, aye.
- 5. Sign the Letter of Confirmation from the NE State Auditor of Public Accounts for services provided for audit Motion by Hall, seconded by Weiss to sign the Letter of Confirmation from the NE State Auditor of Public Accounts for services provided for the audit of Nemaha County FY2024-2025. Roll call vote: Hall, aye; Weiss, aye.
- 6. Review Floodplain Administrator contract – Midwest Engineering Inc or Jeff Rowell as part-time employee – tabled
- 7. Review Court Order on the K-2 Real Estate Development vs Nemaha County NE
- 8. Approve & sign contract with Vanguard Appraisals Inc for valuation of Commercial Property – Motion by Hall, seconded by Weiss to approve & sign the contract with Vanguard Appraisals Inc for valuation of Commercial Property in Nemaha County. Roll call vote: Weiss, aye; Hall, aye.

Discussion/Action - Unfinished Business
Discussion/Action - Buildings/Grounds/Property
Discussion/Action - Equipment/Office Equipment/Vehicles/Furniture

- 1. Approve the purchase of 2 new computer monitors for County Clerk’s office which are reimbursed by the Secretary of State’s Office – Motion by Hall, seconded by Weiss to approve the purchase of 2 new computer monitors for the County Clerk’s office, which are reimbursed by the Secretary of State’s Office. Roll call vote: Hall, aye; Weiss, aye.
- 2. Review Motor Grader Bid Specs – verified and will be emailed to customers, bid date and time is August 13, 2025 at 10:00 a.m.

Discussion/Action - Highway Superintendent

- 1. Dan Alexander – FEMA-DR-4420-NE projects
- 2. Discuss the replacement of Bridge C006423450 located on 722 Road East of 650 Avenue

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- 5. Treasurer – Annual Funds Reports 7/1/2024 thru 6/30/2025
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- 7. Sheriff – Quarterly Report 2nd Quarter of 2025
- 8. Alter Metal Recycling check for \$5,476.68 for road department

The following claims were approved for payment by the Board of Commissioners and authorized the County Clerk for payment:

General	
Salaries	\$79,058.55
AFLAC	2,518.18
Airespring	414.55
American Recycling	1,762.71
American Tower	1,146.34
Andersen, Sheri	26.91
Nem Co Tax, ret	8,420.80
APACE	322.50
AT&T	516.48
Aub Auto Ctr.	106.00
Auto Parts of NC	291.94
Black Hills Energy	250.02
Board of Public Works	3,897.13
Bonsai	345.00
Cody's U-Save	24.74
CVSOAN	60.00
DAS	840.00
First Concord	946.14
Five Nines	2,920.20
Frontier Cooperative	375.00
Gilbert Svcs.	182.28
Great West Life	50.00
Hometown Leasing	744.12
Liberty National	374.00
Longs Creek	1,425.00
Marvin Planning	1,930.00
Microfilm Imaging	130.00
Mutual of Omaha	439.10
Nem Co Court Justice	218.00
Nem Co Tax, Ret	13,191.13
Nem Co Tax, ss, fwh	25,773.60
Nem Co Tax, Nationwide	75.00

Nem Co Tax, Quadient	2,000.00
Nem Co Treasurer	34,254.17
NENA	160.00
New York Life	117.00
Paper Tiger	115.00
Physicians Lab	6,091.00
Quill	905.84
Reinsch, Slattery, Bear, Minahan	1,045.00
Richardson Co Sheriff	1,265.00
Sack Lumber	40.28
Schendel Pest Control	210.00
Spartan Stores	107.94
Tanner, Crystal	32.00
Thomas & Thomas Court Reporters	104.00
Thomson Reuters West	180.93
VSP	272.72
Weiss, Michael	227.50
Windstream	1,493.52
3 rd Millennium Classrooms	75.00
Road	
Salaries	\$22,398.46
AFLAC	181.38
American Recycling	185.51
Aub Family Health Ctr.	70.00
Auto Parts of NC	325.57
Barco	226.88
Beard's Salvage	48.00
Black Hills Energy	45.32
Board of Public Works	498.80
Eggers Bros.	542.20
Faulks, Kaje	6.39
Gilbert Svcs.	1,098.74
Graybill Tire	575.68
Hotsy Equipment	1,501.19
Koch's Auto	141.50
Medical Enterprises	72.00
Metal Culverts	6,807.60
Midwest Sales & Svc.	472.50
Mutual of Omaha	39.12
NE Child Support Ctr.	229.50
NE Public Empl Local No 251	330.00
NE Weed Control Assoc.	150.00
Nem Co Tax, ret	3,365.18
Nem Co Tax, ss, fwh	6,663.95
New York Life	88.00
TIFCO	598.55
Village of Johnson	52.14
VSP	102.23
Weldon Parts	173.66
Windstream	713.26
Visitors Promotion Fund	
Byway 136 Heritage Highway	275.00
Visitors Improvement Fund	
BECAH	6,301.40
Village of Julian	1,500.00
Vacation/Sick Leave Claim Reserve Fund	
Nem Co Tax Acct, Ret	696.32
Nem Co Tax Acct, SS/FWH	2,015.02
Nem Co Tax Acct, NWH	281.25
Inheritance Tax Fund	
New Tech Construction	10,814.50
Other Capital Projects Fund	
Action Technology	5,604.00
Sack Lumber	24.98

With no further business to come before the Board of Commissioners, motion by Weiss, seconded by Hall to adjourn at 9:35 a.m. Roll call vote: Hall, aye; Weiss, aye.

I, Diane Johnson, the undersigned County Clerk of Nemaha County, Nebraska do hereby certify the foregoing minutes are true and are a part of the official records of this office. A complete copy of the minutes is available during normal business hours at the Nemaha County Clerk's office or on the Nemaha County's website: www.nemahacounty.ne.gov.

Diane Johnson
County Clerk