

September 24, 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 – September 10, 2025
 Action/Approval of claims
- 9:00 a.m. Discuss Telephone System – Applied Connective and Hamilton Telecommunications
- 10:00 a.m. Open Public Discussion
- 10:30 a.m. Public Hearing – Setting the Final Tax request for 2025/2026
 Adopt Resolution #2025-21 Adopt the Budget Fiscal Year July 1, 2025 to June 30, 2026
 Adopt Resolution #2025-22 setting the Final Tax Request of 0.278704 per \$100.00 of assessed value

Executive Session *

Discussion/Action – Business

1. Fuel Bids for October, 2025
2. Approve the ROW application #2025-12 from OPPD located on Hwy 136 between 629 Ave & 631 Ave Johnson
3. Approve the ROW application #2025-13 from OPPD located North of 637 Ave and 721 Road
4. Treasurer Gerdes - Approve the purchase of new plat books and maps for Nemaha County
5. Treasurer Gerdes – Adopt Resolution #2025-23 release pledge security for Auburn State Bank
6. Adopt Resolution #2025-24 which is a subdivision for Clayton & Kimberly Gerdes
7. Approve the ROW application #2025-14 from OPPD located at 73266 636 Ave
8. Approve & sign the Proclamation for Annual Veterans Appreciation Day & Breakfast

Discussion/Action - Unfinished Business

Discussion/Action - Buildings/Grounds/Property

1. Landscaping around the Courthouse yard
2. County's intentions regarding DHHS building in light of LB376

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

Discussion/Action - Highway Superintendent

1. Status of Bridge #C006423450 southeast of Nemaha
2. Review Road Department software available through MIPS

County Officials Reports/Correspondence/Reminders

Adjournment

County Board of Commissioners of the County of Nemaha, State of Nebraska met on Wednesday, September 24, 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; Bryan Melage, Commissioner District #2; Michael Weiss, Commissioner District #3; and County Clerk Diane Johnson. 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 Mellage to approve the agenda as presented. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

Approval of Minutes – Motion by Mellage, seconded by Hall to approve the September 10, 2025 minutes as presented with no corrections. Roll call vote: Mellage, aye; 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: Weiss, aye; Hall, aye; Mellage, aye.

9:00 a.m. Notice to receive the sealed proposals at the Nemaha County Clerk's Office until 4:00 p.m. Friday, August 22, 2025 for VoIP or Hybrid On-Premise Telephone System, Ethernet wiring for Nemaha County Courthouse and/or Nemaha County Law Enforcement Building was published in the Nemaha Valley Observer on July 10th and 17th. A Committee of Brent Lottman, Mary Zimmerman, Jana Gerdes, and Cassie Bueth had previously met and reviewed all the sealed proposals and selected Applied Connective and Hamilton Telecommunications as the top 2 proposals. The County Commissioners and the Committee asked questions about the proposals on the Telephone System with Applied Connective and Hamilton Telecommunication. After further review by the Committee, they recommended Applied Connective to the County Commissioners. Motion by Mellage, seconded by Hall to approve the proposal for VoIP or Hybrid On-Premise Telephone System, Ethernet wiring for Nemaha County Courthouse and Nemaha County Law Enforcement Building from Applied Connective Technologies for one-time cost for Hardware and Professional Services of \$56,502.50 and monthly recurring summary for Managed services of \$947.50. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

10:00 a.m. Open Public Discussion

10:30 a.m. Setting the Final Tax request for 2025/2026 - Public Hearing was opened by Chairman Weiss, public present was Dave Swanson with the Nemaha Valley Observer. Motion by Hall, seconded by Mellage to adopt Resolution #2025-21 which adopts the Nemaha County Budget of \$4,800,904.79 for the Fiscal Year of July 1, 2025 to June 30, 2026. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye. Motion by Mellage, seconded by Hall to adopt Resolution #2025-22 which sets the Final Tax Request of 0.278704 per \$100.00 of assessed value for Nemaha County. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

Executive Session *

Discussion/Action – Business

1. Fuel Bids for October, 2025 - The following fuel bid for October, 2025 was received: Sapp Brothers #1 Clear Diesel \$3.469, #2 Clear Diesel \$2.869, Regular with ethanol \$2.399. Motion by Hall, seconded by Mellage to accept the fuel bid for October, 2025 from Sapp Brothers #1 Clear Diesel \$3.469, #2 Clear Diesel \$2.869, Regular with ethanol \$2.399. Roll call vote: Weiss, aye; Hall, aye; Mellage, aye.

2. Approve the ROW application #2025-12 from OPPD located on Hwy 136 between 629 Ave & 631 Ave Johnson – Motion by Weiss, seconded by Mellage to approve the Right of Way application #2025-12 from OPPD located on Hwy 136 between 629 Ave & 631 Ave Johnson. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

3. Approve the ROW application #2025-13 from OPPD located North of 637 Ave and 721 Road – Motion by Mellage, seconded by Hall to approve the Right of Way application #2025-13 from OPPD located North of 637 Ave and 721 Road. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.
4. Treasurer Gerdes - Approve the purchase of new plat books and maps for Nemaha County - Motion by Hall, seconded by Mellage to approve the purchase of new plat books and maps for Nemaha County from Farm & Home Publishers, continue to purchase new book and maps as needed, and the inventory of old books can be disposed by Treasurer Gerdes. Roll call vote: Weiss, aye; Hall, aye; Mellage, aye.
5. Treasurer Gerdes – Adopt Resolution #2025-23 release pledge security for Auburn State Bank – Motion by Mellage, seconded by Hall to adopt Resolution #2025-23 which releases pledge security: CUSIP639662DJ1 and returned to Auburn State Bank as requested. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.
6. Adopt Resolution #2025-24 which is a subdivision for Clayton & Kimberly Gerdes – Motion by Weiss, seconded by Mellage to Adopt Resolution #2025-24 which is a subdivision for Clayton B. Gerdes and Kimberly D. Gerdes located in Sec 25 T4N R13E. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.
7. Approve the ROW application #2025-14 from OPPD located at 73266 636 Ave – Motion by Mellage, seconded by Hall to approve the Right of Way application #2025-14 from OPPD located at 73266 636 Ave. Roll call vote: Weiss, aye; Hall, aye, Mellage, aye.
8. Approve & sign the Proclamation for Annual Veterans Appreciation Day & Breakfast – Motion by Mellage, seconded by Hall to approve & sign the Proclamation for the Annual Veterans Appreciation Day & Breakfast to be held on October 25th. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

Discussion/Action - Unfinished Business

Discussion/Action - Buildings/Grounds/Property

1. Landscaping around the Courthouse yard
2. County's intentions regarding DHHS building in light of LB376

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

Discussion/Action - Highway Superintendent

1. Status of Bridge #C006423450 southeast of Nemaha
2. Review Road Department software available through MIPS

County Officials Reports/Correspondence/Reminders

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

General			General		
25001322	Hall, Michael	1,181.17	25001356	Alexander, Arica L.	3,141.98
25001323	Mellage, Bryan W.	1,031.17	25001357	Anderson, Libbey	3,210.30
25001324	Weiss, Michael J.	1,181.17	25001358	Erickson, Tara	4,397.73
25001325	Johnson, Diane L.	2,334.72	25001359	Fischer, Suki K.	257.41
25001326	Tanner, Crystal R.	2,090.00	25001360	Riehle, Traci A.	1,627.68
25001327	Zimmerman, Mary	1,818.41	25001361	Allen, Dennis R.	966.08
25001328	Gerdes, Jana J.	2,334.72	25001362	Anderson, Sheri L.	2,448.80
25001329	Nichols, Jennifer L.	2,060.80	25001363	Jensen, Grant W.H.	746.48
25001330	Rademacher, Corinne M.	900.00	25001364	Marburger, Shana M.	2,352.54

25001331	Lempka, Mallory A.	2,334.72	25001365	Reynolds, Jackie L.	2,049.58
25001332	Lempka, Tricia	1,808.80	25001366	Critser, Jennifer Renee	2,327.60
25001333	Mayer, Ashley M.	1,913.58	25001367	Winder, Nahum O.	998.80
25001334	Mellage, Mary	2,484.72	25001368	Mace, Eugene M.	445.97
25001335	Wamsley, Samantha J.	1,968.40	25001369	Reed, James P.	1,134.54
25001336	Wilken, Nicole C.	1,894.40	25001370	Szenasi, Jan R.	91.13
25001337	Davidson, Sheena L.	115.08	25001371	Hahn, Jill E.	1,943.75
25001338	Fischer, Suki K.	1,600.00	25001372	Volker, Linda K.	187.50
25001339	Mitchell, Lisa A.	1,445.60	25001373	Johnson, Diane L.	1,000.00
25001340	Boden, Nathan J.	2,776.40		Road	
25001341	Brown, Brent B.	2,658.40	25001374	Biaggi, James L.	624.00
25001342	Davidson, Eli W.	2,593.60	25001375	Bohling, Joshua M.	2,176.80
25001343	Erickson, Christopher M.	969.92	25001376	Byfield, Jullian	2,156.80
25001344	Johnson, Danny D.	2,938.00	25001377	Carnahan, Clayton	75.64
25001345	Kadavy, Matthew T.	2,841.20	25001378	Core, Richard D.	2,136.80
25001346	Lottman, Brent E.	3,302.96	25001379	Daugherty, Allan D.	2,287.20
25001347	Moyer, Casey J.	2,873.20	25001380	Dunekacke, Matthew R.	2,156.80
25001348	Neeman, Jonathan R.	2,788.00	25001381	Faulks, Kaje	2,266.80
25001349	Ractliffe, Zachary A.	2,776.40	25001382	Gottula, Joel L.	2,176.80
25001350	Rash, Zachary R.	1,015.39	25001383	Hall, Michael K.	903.16
25001351	Silvey, Harold L. Jr	2,658.40	25001384	Holthus, James E.	2,537.20
25001352	Stonebarger, Clinton E.	2,593.60	25001385	Knippelmeyer, Jason W.	2,286.80
25001353	Homolka, Morgan T.	2,334.72	25001386	Lickteig, Scott A.	2,537.20
25001354	Ligouri, Angelo M.	3,112.96	25001387	Simon, Randall R.	2,156.80
25001355	Volker, Linda K.	1,505.68	25001388	Wamsley, Donald L.	2,347.20
			25001389	Walters, Justus W.	1,750.00

General

25090475	AFLAC	2,393.52
25090476	BC/BS	32,903.79
25090477	Bob Barker Co.	108.98
25090478	Boden LS	500.00
25090479	Bravebe CAC	2,200.00
25090480	Capital Business	97.52
25090481	DAS	1,004.00
25090482	Eggers Bros.	289.22
25090483	Embassy Suites Hotel	438.90
25090484	First Concord	965.82
25090485	First Concord	1,035.28
25090486	Frontier Cooperative	180.00
25090487	Futurity	1,500.00
25090488	Gerdes, Jana	94.40
25090489	Great West Life	50.00
25090490	Hometown Leasing	712.44
25090491	Liberty National	374.00
25090492	Longs Creek	4,093.00
25090493	Lottman, Brent	342.40
25090494	Madison Nat'l Life	154.83

25090495	Mellage, Mary	93.80
25090496	Mutual of Omaha	441.68
25090497	NACO	1,175.00
25090498	NEHHS	93.00
25090499	NE Secretary of State	60.00
25090500	Nem Co Clerk of Dist Court	25.00
25090501	Nem Co Sheriff	431.69
25090502	Nem Co Tax Acct, Ret	12,006.07
25090503	Nem Co Tax Acct, SS/FWH	22,487.20
25090504	Nem Co Tax Acct, Nationwide	75.00
25090505	Nem Co Tax Acct, NWH	7,368.84
25090506	Nemaha Valley Observer	307.35
25090507	New York Life	108.00
25090508	NSA/POAN	1,650.00
25090509	Petersen Reporting	282.70
25090510	PIP Marketing	1,131.47
25090511	Quill	551.09
25090512	SE NE Development Dist.	6,736.00
25090513	Thomson Reuters West	446.08
25090514	Trustmark	292.02
25090515	UNL Extension	102.73
25090516	US Bank	7,147.08
25090517	Verizon	744.08
25090518	VSP	290.53
25090519	Windstream	104.44
	Road	
25090520	Abilene Machine	408.78
25090521	AFLAC	181.38
25090522	BC/BS	16,185.16
25090523	First Concord	244.44
25090524	Gilbert Svcs.	1,122.24
25090525	Madison Nat'l Life	12.60
25090526	MHC Kenworth	379.56
25090527	Mutual of Omaha	39.12
25090528	NE Child Support Ctr.	229.50
25090529	NE Public Empl. Local No. 251	330.00
25090530	NE/IA Industrial Fasteners	573.45
25090531	Nem Co Tax Acct, Ret.	3,276.71
25090532	Nem Co Tax Acct, SS/FWH	6,517.62
25090533	Nem Co Tax Acct, NWH	2,067.47
25090534	New York Life	88.00
25090535	Pfeiffer Welding	992.79
25090536	Trustmark	34.56
25090537	Village of Johnson	51.47
25090538	VSP	92.54

Visitors Promotion Fund		
25090539	Aub Chamber of Commerce	500.00
25090540	Johnson Chamber of Commerce	350.00
25090541	Printco Graphics	5,413.05
25090542	SE NE Tourism Council	200.00
Visitors Improvement Fund		
25090543	Johnson Community Library	250.00
Inheritance Tax Fund		
25090544	Five Nines	3,197.04
911 Emergency Management Fund		
25090545	Raymond's Electric	1504.50
25090546	Verizon	39.93

With no further business to come before the Board of Commissioners, motion by Mellage, seconded by Weiss to adjourn at 10:57 a.m. Roll call vote: Hall, aye; Weiss, aye; Mellage, 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