

June 5, 2024
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 – May 22, 2024
Action/Approval of claims
Action/Approval of claim payable to Mellage Truck & Tractor
- 9:00 a.m. Torrey J. Gerdes - Baylor Evnen Wolfe & Tannehill LLP - Executive Session
- 10:00 a.m. Selling 7 of Nemaha County Properties to the highest bidder as per Statute 23-107.01
- 10:30 a.m. Karly Black - NE Extension - discussion of Budget
- 11:00 a.m. Board of Equalization

Executive Session *

1. Discussion with Legal Counsel the letter from Nebraska State Auditor regarding TIF projects

Discussion/Action – Business

1. Appointment of Budget Making Authority FYI 2024-2025 - County Clerk Diane Johnson
2. Approve renewal of County Insurance coverage with NIRMA for July 2024 - June 2025 which is a decrease of 3.3% from last year
3. Approve ROW application #2024-11 for OPPD located at 634 Ave & Hwy 136

Discussion/Action - Unfinished Business

1. Approve and sign the Agreement with NPPD to reimburse Nemaha County \$60,000.00 for cost of repairs on the Nuclear Plant Road

Discussion/Action - Buildings/Grounds/Property

1. Insurance claim on EMA's drone

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

1. Last payment made to Caterpillar Financial for the 2023 Motor grader for Road District #2

Discussion/Action - Highway Superintendent

1. Johnson North C-64(208) Project

County Officials Reports/Correspondence/Reminders

1. County Clerk - Monthly Fee Report for May, 2024
2. Clerk of District Court – Monthly Fees/Fines Report for May, 2024
3. Reminder June 8, 2024 Tire collection - road workers

Adjournment

County Board of Commissioners of the County of Nemaha, State of Nebraska met on Wednesday, June 5, 2024, Commissioner's Chambers, Nemaha County Courthouse, Auburn, NE for a regular scheduled meeting. Notice of meeting was published weekly in the Nemaha County Herald. 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 Mellage, 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 May 22, 2024 minutes as presented with no corrections. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

Claims – Motion by Mellage, 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.

Motion by Hall, seconded by Weiss to approve the accounts payable claim to Mellage Truck & Tractor as presented by the County Clerk and authorize for payment by the Board of Commissioners. Roll call vote: Hall, aye; Mellage, abstain; Weiss, aye.

9:00 a.m. Torrey J. Gerdes - Baylor Evnen Wolfe & Tannehill LLP - Executive Session

10.00 a.m. Public Notice was published in the Nemaha County Herald on May 23, 2024 and May 30, 2024 Nemaha County properties will be sold to the highest bidder as per Statute 23-107.01 on Wednesday, June 5, 2024 at 10:00 a.m. during the Board of Commissioner meeting in their Chambers at 1824 N ST, Suite 201 in Auburn NE. The taxes on these properties are paid through tax year 2022, so only the 2023 taxes are due.

Commencing One Hundred feet (100') East of the Southwest corner of W.J. Sage's Reserve in Block Fifteen (15), in Howe and Nixon's Addition to Sheridan, now Auburn, Nemaha County, Nebraska, running thence North One Hundred Forty feet (N140'); thence East Fifty feet (E50'); thence South One Hundred Forty feet (S140'); thence West Fifty feet (W50') to the place of beginning, in Nemaha County, Nebraska. Address: 714 Central Ave, Auburn NE 68305 - No Bids.

The North Seventeen feet (N17') of Lot Eight (8) and all of Lot Nine (9), Block Twenty (20), of the Reed and Gilmore Addition to Auburn, Nemaha County, Nebraska. Address: 1713 O ST, Auburn NE 68305. Motion by Hall, seconded by Mellage to accept a bid of \$500.00 from Alex Greiner for the North Seventeen feet (N17') of Lot Eight (8) and all of Lot Nine (9), Block Twenty (20), of the Reed and Gilmore Addition to Auburn, Nemaha County, Nebraska. Address: 1713 O ST, Auburn NE 68305. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

Lot Eight (8) and West half (W1/2) of Lot Nine (9), of Block Thirty (30) of the Sheridan Addition, now Auburn, Nemaha County, Nebraska. Address: 1118 8th ST, Auburn NE 68305 - Motion by Mellage, seconded by Hall to accept a bid of \$400.00 from Alex Greiner for Lot Eight (8) and West half (W1/2) of Lot Nine (9), of Block Thirty (30) of the Sheridan Addition, now Auburn, Nemaha County, Nebraska. Address: 1118 8th ST, Auburn NE 68305. Roll call vote: Weiss, aye; Hall, aye; Mellage, aye.

Lot Eleven (11), Block Forty (40), in the Sheridan Addition to Auburn, Nemaha County, Nebraska. Address: 1206 7th ST, Auburn NE 68305 - No Bids.

Lots Eleven (11) and Twelve (12), Block 177, Neal's Addition, Peru, Nemaha County, Nebraska. Address: 621 Kansas ST, Peru NE 68421 - Motion by Hall, seconded by Mellage to accept a

bid of \$400.00 from Theresa Westfall for Lots Eleven (11) and Twelve (12), Block 177, Neal's Addition, Peru, Nemaha County, Nebraska. Address: 621 Kansas ST, Peru NE 68421. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

The West Forty-two (42) feet of lot six (6) and the Southwest corner of lot five (5), seven (7) feet wide and forty-two (42) feet East and West, adjacent to lot six (6), all in Block 166 in Neal's Addition to the City of Peru, Nemaha County, Nebraska. Address: 608 Kansas ST, Peru NE 68421 - No Bids.

Abandoned RR ROW in Block Forty-one (41) and Forty-two (42), in the Original town of Nemaha, Nemaha County, Nebraska. Address: Nemaha NE 68414 - No Bids.

10:30 a.m. Karly Black - NE Extension - discussion of Budget

11:00 a.m. Board of Equalization Sine Die at 11:00 a.m. reconvened at 11:10 a.m.

Executive Session *

Motion by Mellage, seconded by Hall to enter into Executive Session at 9:00 a.m. due to strategy session with respect to collective bargaining, pending litigation. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

1. Discussion with Legal Counsel the letter from Nebraska State Auditor regarding TIF projects

Motion by Mellage, seconded by Hall to leave Executive Session at 9:55 a.m. Roll call vote: Weiss, aye; Hall, aye; Mellage, aye. No action taken.

Discussion/Action – Business

1. Appointment of Budget Making Authority FYI 2024-2025 - County Clerk Diane Johnson - Motion by Hall, seconded by Mellage to appoint County Clerk Diane Johnson the Budget Making Authority for the budget year July 1, 2024 - June 30, 2025. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

2. Approve renewal of County Insurance coverage with NIRMA for July 2024 - June 2025 decrease of 3.3% from last year - Motion by Mellage, seconded by Hall to approve the renewal of County Insurance coverage with NIRMA for July 2024 - June 2025 total cost of \$157,268.00 which is a decrease of 3.3% from last year rates. Roll call vote: Hall, aye; Mellage, aye; Weiss, aye.

3. Approve ROW application #2024-11 for OPPD located at 634 Ave & Hwy 136 - Motion by Weiss, seconded by Mellage to approve the Right a Way application #2024-11 for OPPD located at 634 Ave and Hwy 136. Roll call vote: Mellage, aye; Weiss, aye; Hall, aye.

Discussion/Action - Unfinished Business

1. Approve and sign the Agreement with NPPD to reimburse Nemaha County \$60,000.00 for cost of repairs on the Nuclear Plant Road - tabled

Discussion/Action - Buildings/Grounds/Property

1. Insurance claim on EMA's drone - The Emergency Management was using the drone monitoring the Missouri River Flooding during the Memorial Day weekend, and the drone didn't return.

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

1. Last payment made to Caterpillar Financial for the 2023 Motor grader for Road District #2

Discussion/Action - Highway Superintendent

1. Johnson North C-64(208) Project - the plans and specifications for the project are in the file.

County Officials Reports/Correspondence/Reminders

1. County Clerk - Monthly Fee Report for May, 2024
2. Clerk of District Court – Monthly Fees/Fines Report for May, 2024
3. Reminder June 8, 2024 Tire collection - road workers

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

General

Salaries	71,421.59
Airespring	411.10
American Recycling	1,571.91
Americom	50.00
Aub Design Shop	294.24
Aub Newspaper	1,065.56
Auto Parts of NC	42.21
Board of Public Works	3,942.67
Boring, Walter	11.54
CJIS OPS	3,712.50
Culligan	39.00
DAS	658.62
Eakes	1,960.00
Boellstorff, Kathy	151.21
Kernes Krause, Elizabeth	143.23
Knapp, Elaine	123.05
Volker, Linda	116.43
Five Nines	2,615.20
Gravatt, Jere	92.32
Great West Life	50.00
Hector, Tony	23.08
Kraviec Maurstad Law	1,525.72
Longs Creek	2,186.00
Lynch's Hardware	15.98
NLETC	525.00
Nem Co Tax Acct Ret	12,136.61
Nem Co Tax Acct SS/FWH	22,969.24
Nem Co Tax Acct Nationwide	75.00
Nem Co Tax Acct Quadient	1,500.00
Nem Co Treasurer	350,000.00
Oakley, Joyce	46.16
Olowolafe Law Firm	4,791.67
OPPD	52.02
Pinpoint	575.90
Quill	1,771.45

Sapp Bros.	3,630.09
Southern Folger Contracting	86,939.60
Vanguard	2,200.00
Wilken, Nicole	17.42

Road

Salaries	19,948.49
AKRS	969.48
American Recycling	185.51
Aub Auto Ctr.	871.98
Auto Parts of NC	173.42
Barco	810.13
Beard's Salvage	85.00
Board of Public Works	539.55
Caterpillar	100,000.00
Credit Management Svcs.	64.58
Eggers Bros.	1,003.04
Frontier Cooperative	125.00
Graybill Tire	299.55
Lynch's Hardware	28.54
Martin Marietta	62,940.19
Medical Enterprises	70.00
Mellage Truck & Tractor	855.22
Midwest Svc. & Sales	580.00
NE Child Support	229.50
NE Child Support	298.40
Nem Co Tax, ret	3,078.95
Nem Co Tax, ss, fwh	6,016.72
Nutrien	1,228.55
Sack Lumber	126.00
Sapp Bros.	23,923.01
Sioux City Truck	397.34
Siouxland Trailer	588.94
TIFCO Industries	542.46
Tractor Supply	275.70
Wamsley, Donald	124.70
Whetrock	1,216.64

Road Equipment Fund

Caterpillar	98,509.25
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Visitors Improvement Fund

Brownville Village Theater	1,350.00
Coryell Park	3,000.00
Village of Julian	3,000.00

911 Wireless Service Holding Fund

Centurylink	10,157.98
Other Capital Projects Fund	
Neels Trailer Outlet	11,075.00

With no further business to come before the Board of Commissioners, motion by Mellage, seconded by Hall to adjourn at 11:15 a.m. Roll call vote: Mellage, aye; Weiss, aye; Hall.

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