Gage County Board Minutes

The Gage County Board of Supervisors met on August 6, 2025, at 8:48 a.m. as per public notice given on the county website and in the Beatrice Daily Sun on July 22, 2025, copy of the proof of publication being on file in the County Clerk's Office. The agenda for all meetings is kept continually current and is available for public inspection at the County Clerk's Office during normal business hours and was communicated in the advance notice of the meeting. The Board of Supervisors has the right to modify the agenda to include items of an emergency nature only, at such public meeting. All of the proceedings shown hereafter were taken while in the convened meeting which was open to the attendance of the public.

Supervisors Rex Adams, Rick Clabaugh, Emily Haxby, Erich Tiemann, Gary Lytle and Terry Jurgens present, Eddie Dorn absent.

Let the record show that all proceedings are electronically recorded.

Pledge of Allegiance recited.

Chairman Tiemann announced that a complete copy of the Open Meetings Act is posted at the back of the Board of Supervisors Room.

Consent Agenda included the following items: 1. General Agenda; 2. Minutes from previous meeting and committee meetings; 3. claims audit in the amount of \$510,459.50; 4. approve correspondence received and place on file; 5. Approve Utility Permit #1333 to Mid-America Pipeline Company, Mid-America will be occupying Gage County ROW for a pipeline repair on 68th Road between Cedar to Buckeye. Located East of Section 4, T-5-N, R-7-E, Hanover Twp.; 6. Approve Utility Permit #1334 to Waterborne Environmental Inc, Waterborne will be removing water monitoring equipment and occupying Gage County ROW at structure C340000530 along SW 117th approximately 1,385' South of Elm Road. Located East of Section 5, T-4-N, R-5-E, Blakey Twp.; 7. Approve Utility Permit #1335 to Windstream Nebraska LLC, Windstream will be installing a new communications line along SW 72nd Road. Windstream will start at pedestal 1019/752VA in the East grader ditch, bore a line under SW 72nd to the West grader ditch, then transition to plow North in the West grader ditch for 380' to the South side of resident's driveway. Located East of Section 2, T-5-N, R-5-E, Grant Twp.; 8. Approve Utility Permit #1336 to Windstream Nebraska LLC, Windstream will be installing a new communications line along Linden Road, West of S. 10th Road. Windstream will bore under Linden Road starting at pedestal 1156/S618PD located in the North grader ditch, bore under Linden Road to the South grader ditch for 90' and end the bore on private property. Located North of Section 26, T-3-N, R-6-E, Riverside Twp.; 9. Approve District Court Summary Fee Report & Register of Deeds Fee Report for the month of July, 2025; 10. Approve declaring 2015 Chevrolet Express 3500 Passenger Van, VIN# 1GAZGXFF3F1110253 as surplus and advertising on Purple Wave.

General Fund	Description	Amount Allowed
Courthouse Employees	Salaries	172,933.81
All Copy Products	Copier lease/copies	154.00
Applied Connective Technologies	Repairs & svc.	961.00
Beatrice Daily Sun	Newspaper renewal-jail	294.00
Beatrice Public Schools	Juvenile Services Grant	3,317.43
Black Hills Energy	Utilities-ext. office	54.28
Cardinal Assessment Group	Valuation hearings, inspections, etc.	9,850.00
Charm-Tex Inc.	Inmate provisions	239.60
Clerk of District Court	Court related cost	329.73
Cornhusker State Industries	Office supplies	4,090.00
Critical Hire	Inmate Medical	25.00
Lloyd Dickinson	Farm protest expense	1,850.00
Eakes Office Solutions	Office equipment, supplies, etc.	1,297.12
Sandra Eltiste	Prior svc. Retirement	12.00
Fankhauser, Nelsen, Werts, et al	Atty fees	2,598.25
Great Plains Reporting	Court related cost	394.75
Harman Wright Mortuary	County Burial	950.00
HD Supply	Janitorial supplies	1,201.70
Heartland Precision Rifle	Shf. Continuing education	325.00
Hometown Leasing	Probation Copier Lease	57.23
Isolved Benefit Services	Admin. Fees	144.50
Joyce Kassing	Prior Svc. Retirement	20.00
Ken's Pest Control	Pest control	400.00

Kraviec Maurstad Law, P.C. Land Survey Tech Murray Law P.C. NACO Nebraska Public Health Env. Lab Nelson, Clark & Timan P.C. Norris Public Power Priority Printing Quadient Finance Quill – Ext. Quill – Co. Court Quill – Prob. Region V Systems Stanard Appraisal Svcs. Nicole Stoner Summit Food Service UNMC Verizon Wireless	Atty fees-child support Co surveyor operating expense Atty fees Registration fees Shf. drug/alcohol expense Public Defender Utilities-emerg. Mgmt. Office supplies Postage funding Office supplies Office supplies Office supplies EPC billing Terc review Travel/fuel exp. Jail Meals Investigative expense Dist. 1 prob. Phones	3,076.92 4,511.73 513.00 345.00 105.00 6,346.15 40.17 1,177.14 151.76 450.72 340.52 161.51 2,140.00 5,332.5 109.20 3,120.96 202.00 312.83
Windstream	Extension Office phones	40.84
Road Fund Highway Department Employees All Copy Products Inc Beatrice Concrete Sand & Gravel Beatrice Daily Sun Black Hills Energy Bomgaars Cather and Son's Construction, Inc. Constellation New Energy Gage County Register of Deeds Dennis Gerdes William Gerdes Pamela Gerdes Interstate Power Systems Mid-American Signal, Inc. Pavers Inc. Rock On Inc. Tractor Supply Co. Visitor Promotion Fund Destrice Area Chember of Communications	Salaries Office supplies Rock & Gravel Newspaper renewal Utilities Parts, supplies Asphalt Utilities Eased Gerdes Payment for Easements on Tract 2 Parts, labor Parts Cold Mix Asphalt Township gravel hauling only Weed spray	44,589.41 44.32 19,091.78 314.40 71.82 79.74 12,624.01 31.13 22.00 51.78 51.79 51.78 1,448.58 1,273.00 332.33 8,034.49 599.95
Beatrice Area Chamber of Commerce	e Monthly lodging payment	12,605.24
Insurance Fund Gage County Health Insurance Lucent Health Solutions LLC	Employee health insurance claims paid Administration Fees	46,415.32 38,189.66
General Fund Ameritas Security First Bank Gage County Clerk – Health Plan	County share of Employees Retirement Co. share of Empl. Soc. Sec. & Medicare Co. share of Empl. health insurance	12,496.01 12,483.92 47,948.61
Road Fund Ameritas Security First Bank Gage County Clerk – Health Plan	County share of Employees Retirement Co. share of Empl. Soc. Sec. & Medicare Co. share of Empl. health insurance	3,009.78 3,265.54 15,105.76

Motion made by Adams, seconded by Jurgens to approve the consent agenda. Motion carried 6-0

No public present for comments or request for future agenda items.

Committee reports were given by Dave Jones on Bldg. & Grounds, Tiemann on Equalization, Jurgens on Finance/Insurance and Human Resources/Employee Relations, Shf. Gustafson and John Chavez on Law Enforcement, Lisa Wiegand on Emergency Management, and Haxby on Road & Bridge.

Motion by Jurgens, seconded by Haxby to approve revised contract between Davis Design and Gage County. Motion carried 6-0.

Motion by Lytle, seconded by Jurgens to close bidding at 9:15 a.m. and accept, reject or award bid for Courthouse LED lighting project. Motion carried 6-0.

Bidders had the option of bidding two ways, in compliance with BABA (Build America Buy America Act) Guidelines, or not compliant with BABA Guidelines. Those that were bid in compliance with BABA Guidelines will be labeled as such in the list of bids received. Bids were received by: AP Electrical Solutions of Lincoln NE – BABA in the amount of \$146,400.00, and Non BABA in the amount of \$73,650; IKIO LED Lighting of Indianapolis IN – Non BABA in the amount of \$115,435.51; Plymouth Electric, Inc. of Plymouth NE – BABA in the amount of \$75,414.00, and Non BABA in the amount of \$56,918.00; HACO Electric Co., Inc. of Lincoln NE – BABA in the amount of \$95,875.00, and Non BABA in the amount of \$74,600.00; Superior Lighting of Omaha NE – BABA in the amount of \$142,915.00, no Non BABA bid; and Philippi Electric of Beatrice NE – no BABA bid, Non BABA in the amount of \$74,345.88.

Motion by Haxby, seconded by Clabaugh to approve accepting all bids and referring them to Bldg. & Grounds Supt. Dave Jones for review and recommendation at the August 20th meeting. Motion carried 5-0 with Adams temporarily out.

Motion by Jurgens, seconded by Lytle to close bidding at 9:20 a.m. and accept, reject or award bid for Courthouse East Entrance Ramp Project. Motion carried 6-0.

One bid was received from Lammel Plumbing of Beatrice NE in the amount of \$16,300.00. Dave Jones told the board he had contacted four companies to submit bids.

Motion by Lytle, seconded by Jurgens to approve awarding the bid on the Courthouse East Entrance Ramp Project to Lammel Plumbing in the amount of \$16,300.00. Motion carried 6-0.

Representatives from the Gage County Historical Society and Hope Crisis Center spoke to the board about their programs and presented their budget requests for FY 25-26. Speaking for the Historical Society were Dave Norton and Director Cassandra Dean, and for Hope Crisis Center were Board of Directors member Tyler Weishahn and Executive Director Carmen Hinman.

Laureen Riedesel, 721 Grant St., Beatrice NE, presented a Visitor's Improvement Fund Grant to the board for the Historical Society for a Cottage Hill Farm Outdoor Classroom. Motion by Lytle, seconded by Adams to approve a Visitor's Improvement Fund Grant to the Historical Society for Cottage Hill Farm Outdoor Classroom in the amount of \$26,032.00. Motion carried 6-0.

Motion by Jurgens, seconded by Haxby to approve contract between Mainelli Wagner & Associates and Gage County for Engineering work for the CPF grant project (Christ Lutheran and Odell South). Motion carried 6-0.

Break at 9:54 a.m. Back in session at 10:05 a.m. with all members previously listed present except Adams who was temporarily out.

Discussion on Livestock Regulation draft intended to go to the Planning & Zoning Commission.

Adams rejoined meeting.

Tiemann explained that back in 2023 a letter was sent from the Board of Supervisors to P&Z asking them to review zoning regulations. P&Z reviewed and recommended no changes be made at that time as they wanted to have community outreach on all regulations as they were reviewed. A board subcommittee was formed consisting of members Emily Haxby, Eddie Dorn and Dave Swavely, who gathered public input and drafted a letter with suggested changes from the information they received. Tiemann said that up for discussion today is to approve or disapprove sending the draft Livestock regulations to P&Z. Haxby said they got input from phone calls and public comments at Board meetings, took the suggestions and made a draft letter. They then utilized legal guidance from the County Attorney's Office to make some minor changes, took a couple pieces out that were hard to clarify and put into language for regulations, removed one section that should be in another section, and just kind of cleaned it up. Co. Atty Harris reiterated that the agenda today is just to approve or disapprove sending the draft letter to P&Z, no changes to regulations are involved. P&Z Administrator Lisa Wiegand stated that there is no specific timeline as to, when possible, changes would take place as P&Z and the BOS would each need to have meetings and public hearings so it could be several months before any actual changes would be made. Her concern is producers needing to know if there will be a provision to grandfather existing structures if the setbacks are changed later and could possibly put some in a different classification. Jurgens added that the whole thing is about setbacks, saying that with wind energy, we expanded parameters so far that wind turbines are basically excluded from Gage County now and I don't want to do the same thing here. Adams said that with the board just getting the revised draft today, he's concerned that the Army is being rounded up before anything has taken place as far as the board is concerned. Harris stated that the reason for the short timing was simply a scheduling situation, not an attempt to hide anything. He said even though we're not ready to take action on making changes, we should still hear the concerns of those who took the time to come in after seeing the agenda item. Lytle added that we need to look at the draft as a conversation starting place that the Board committee who sat down to research it is bringing forward. It was also brought up that some of the changes may be able to be made in the process of updating the Comprehensive Plan which would start being reviewed in 2026, as the current Comp Plan is up in 2028. Tiemann stressed again that no regs are being changed. He opened the floor to anyone who wished to speak. Those speaking included: Margaret Haith, 104 W Granville Ave., Beatrice NE; Nathan Dorn, 4388 S 68th Rd., Firth NE; Dean Otto, 633 St. Hwy 43, Adams NE; Jim Ensz, 26802 SW 142nd Rd., Beatrice NE; Hayden Otto, 255 St. Hwy 43, Adams NE; Roy Mulder, 6005 E Gage Rd., Firth NE; and Steve Martin, 25255 S 54th St., Firth NE.

Braden Dvorak with the County Attorney's Office addressed the concerns from the Board of Supervisors of how people got copies of the draft, which may not have the correct information if they were copies of the draft before the most recent draft that was finalized. He stated that the original version had been sent out by the P&Z Administrator to the P&Z Commission members, but they don't know if any of those members passed it on to others. Lytle asked Lisa to touch on a timeline and the Comp Plan process. She said that they would start looking at the Comp Plan process in 2026, then a full review of regulations, the current plan is up in 2028. The cost for a full Comp Plan review would be between \$60-\$65,000. She added that the county did their own plan revision in 2019 so it would be advantageous to go through the process with a consultant again. Tiemann said if there is no further discussion, we need a motion to approve or disapprove advancement of Livestock regulations draft to P&Z for the reason of timing and process. Discussion on whether or not it would be worth spending the money on using a consultant for the Comp Plan to get a broader perspective. Tiemann specified that a vote of yea would disapprove sending the draft, and a vote of nay would take the issue back to where it is right now. Tiemann called for vote, motion carried 5-1 with Haxby voting nay.

Discussion on where the FY 25-26 County Budget proposal is at.

Chairman declared Board of Supervisors meeting adjourned at 1:15 p.m. until August 20, 2025.

Board minutes can also be viewed on the Gage County website at www.gagecountyne.gov.

/s/ Dawn Hill Dawn Hill Gage County Clerk /s/ Erich Tiemann Erich Tiemann, Chairman Gage County Board of Supervisors

I, Dawn Hill, County Clerk of Gage County, do hereby certify that the above records are true and accurate to the best of my knowledge.

Witness my hand and official seal this 6th day of August, 2025.

(SEAL)

/s/ Dawn Hill
Dawn Hill
Gage County Clerk