

Wayne, Nebraska  
July 15, 2025

The Wayne County Board of Equalization meeting was called to order by Chairman Terry Sievers at 9:00 a.m. on Tuesday, July 15, 2025, in the Wayne County Courtroom. Chairman Sievers, Members Dean Burbach and James Rabe, Clerk Joni Tietz, Sheriff Jason Dwinell, Deputy County Attorney, Ted Lohrberg were present. Notice of this meeting was published in the Wayne Herald, a legal newspaper, on July 3, 2025. A copy of the Open Meetings Act was posted and accessible to the public.

The agenda was approved on a motion made by Rabe and seconded by Burbach. Roll call vote: Rabe, Burbach, Sievers-aye; motion carried.

Dawn Duffy, Wayne County Assessor, presented the annual Cemetery Report including locations. There were no changes since 2024. Rabe made a motion with Burbach seconding it that the report be accepted. Roll call vote: Rabe, Burbach, Sievers-aye; motion carried. Duffy also presented an Omitted & Clerical Error Report. Four properties were found to be incorrect due to data entry errors. Motion made by Rabe, seconded by Burbach that the Report be approved. Roll call vote: Rabe, Burbach, Sievers-aye; motion carried.

Assessor Duffy presented evidence in determining recommendations of Valuation Protests 25-01 through 25-10. The following property valuation protests were presented:

- 25-01 Robert & Beverly Neel-Property ID 0001376.00
- 25-02 Tyler Jaeger-Property ID 0001279.00
- 25-03 Jaegers Bet D Farm LLC-Property ID 0000686.00
- 25-04 Cynthia Eckel-Property ID 0000553.00
- 25-05 Brad Lowe, Lowe Investments-Property ID 000074904.00
- 25-06 Marlin Meier-Property ID 0004193.00
- 25-07 Heritage Homes of Nebraska Inc-Property ID 0005094.03
- 25-08 Daniel & Tracy Kruse-Property ID 0004279.12
- 25-09 Mace Kant-Property ID 0000720.00
- 25-10 Timothy Gubbels-Property ID 0000406.00

Appearing for Protest 25-01 was Beverly Neel; 25-05 was Brad Lowe; 25-06 was Marlin Meier. No one appeared for Protests 25-02, 25-03, 25-04, 25-07, 25-08, 25-09 and 25-10.

Assessor will make recommendations to the Board at a later time

Meeting was recessed until 1:00 to discuss reviews of protested properties and receive County Assessor recommendations.

At 1:00 the Board of Equalization meeting was reconvened in the Courtroom. Assessor Duffy reviewed Protests 25-01 through 25-10 with the Board. Motion made by Rabe, seconded by Burbach to accept all protest recommendations as submitted by Assessor Duffy. Roll call vote: Rabe, Burbach, Sievers-aye; motion carried.

The meeting was adjourned.

Joni Tietz, Wayne County Clerk

Wayne, Nebraska  
July 15, 2025

The Wayne County Board of Commissioners meeting was called to order by Chairman James Rabe at 9:30 a.m. on Tuesday, July 15, 2025, in the Wayne County Courtroom. Chairman James Rabe, Members Dean Burbach and Terry Sievers, Clerk Joni Tietz, Deputy County Attorney, Ted Lohrberg and Sheriff Jason Dwinell were present. Notice of this meeting was published in the Wayne Herald, a legal newspaper, on July 3, 2025. A copy of the Open Meetings Act was posted and accessible to the public.

Chairman Rabe presented the following consent agenda items:

- a. Approve July 3, 2025 minutes as printed in the Commissioners Record

- b. Approve payroll; commissioners abstain from approving personal claims
- c. Review fee reports: Joni Tietz, Wayne County Clerk, \$14,796.25; Diane Pieper, Wayne County Clerk of District Court \$1,882.50
- d. Take action on Burial 25-02
- e. Withdrawal of Cusip 194268BA8

Motion made by Sievers, seconded by Burbach to approve the consent agenda, but moving Item d (Take action on Burial 25-02) to the regular agenda. Roll call vote: Sievers, Burbach, Rabe-aye; motion carried.

Motion made by Sievers, seconded by Burbach to approve the regular agenda. Roll call vote: Sievers, Burbach, Rabe-ayes; motion carried.

Amy Topp, Extension Engagement Zone Coordinator, thanked the board for the support she has been given during her four years as Extension Engagement Zone Coordinator for the University of Nebraska. She has been involved in STEM camp, educational opportunities, leadership and school enrichment.

Andy Forney, representing D.A. Davidson, informed the Board that Wayne County is in great financial shape. He recommended that the bonds run their course with the debt being paid off quickly.

Renewal rates for the United Healthcare medical insurance will be at an 11% increase according to plan representative, Adam Endicott. All provisions of the policy would remain the same. Wayne County's health care insurance renews on September 1.

A Utility Permit Application was presented by Kyle Huff, Highway Superintendent. The work is planned for 861<sup>st</sup> Road near Hansen Farms. All requirements will be met according to Huff. Motion made by Sievers, seconded by Burbach to approve the Application. Roll call vote: Sievers, Burbach, Rabe-aye. Motion carried.

The lease on the postage machine will be coming to an end in April 2026. The leasing company, Quadient, is offering a program named "Why Wait" Lease. The County will continue with the current lease, but get a new machine earlier than April 2026. The lease would then extend for another 60 months. Treasurer, Lisa Lindsay, informed the Board that the Treasurer's Office would not use as much postage as in the past due to changes by the DMV. Questions remained whether or not we could lease a cheaper unit, purchase one or obtain a second machine. Motion by Sievers, seconded by Burbach to table any decision regarding the Quadient lease until more information is obtained. Roll call vote: Sievers, Burbach, Rabe-aye; motion carried

Burial Application 25-02, after being removed from the consent agenda and entered into the regular agenda was approved after discussion by the Board concerning the rate of burials at Greenwood Cemetery. Scott Hasemann had informed Clerk Tietz that casket burial was now \$1,000 with cremation burial being \$800. The Burial Application will be amended to reflect the change. Motion made by Sievers, seconded by Burbach to approve the application with the changes. Roll call vote: Sievers, Burbach, Rabe-aye; motion carried.

Motion made by Sievers, seconded by Burbach to recess the meeting until 1:30 for a budget workshop. Roll call vote: Sievers, Burbach, Rabe-aye; motion carried.

Board of Commissioner's meeting reconvened at 1:40 for budget workshop with Commissioners, James Rabe, Terry Sievers and Dean Burbach, Clerk Joni Tietz, together with Treasurer, Lisa Lindsay, and Assessor, Dawn Duffy. Available budgets were reviewed. More information was obtained in regard to the leasing of the postage meter from Quadient. Motion made by Sievers, seconded by Burbach that the "Way Wait" Lease be approved, and that Clerk Tietz be authorized to sign all paperwork related to such lease. Roll call vote: Sievers, Burbach, Rabe-all aye. Motion carried.

Motion made by Sievers, seconded by Burbach to recess the meeting until such time as Mike Pommer, budget preparer, could attend. Roll call vote: Sievers, Burbach, Rabe-aye; motion carried.

Board of Commissioner's reconvened on Wednesday, July 30, 2025, in the upstairs commissioner room. Present were James, Rabe, Terry Sievers, Dean Burbach, Clerk Joni Tietz and Mike Pommer. The regular Agenda of the Reconvened meeting was approved on motion made by Burbach, seconded by Sievers. Roll call vote: Sievers, Burbach, Rabe-all aye. Motion carried. Pommer went over the figures he had put together with the budgets he was given. Kyle Huff entered the meeting to give an update on projects that were proposed by the engineers for the 2025-26 budget year. Also appearing was Tarrin Quinn, Deputy County Clerk, explaining how some expenses were handled. Pommer will be given more information on the division of projects for the road districts and attend the August 19 meeting.

On Motion made by Sievers, seconded by Burbach, the following claims were approved. Roll call vote: Sievers, Burbach, Rabe-aye. Motion carried.

**General Fund:** Payroll & Reimbursements: \$73,424.21; Ace Hardware & Home, SU \$70.41; Albin, Mark, OE \$855.50; Allo Communications, OE \$3,822.86; Antelope County Sheriff, OE \$7,190.00; Appera, OE \$390.14; Applied

Connective Technologies, OE \$3,932.50; AT&T Mobility, SU \$40.04; Baird Holm, OE \$396.50; Copy Write, OE \$30.00; Eakes Office Solutions, SU,ER,RP \$986.27; Egley, Fullner, Montag et al., OE \$934.58; Farmers Co-Operative, MA \$107.31; Fast Pik, MA,OE \$837.48; Fastwyre Broadband, OE \$147.41; Hall, Ken, PS \$20.00; Hasemann Funeral Home, OE \$3,300.00; Hometown Leasing, ER \$118.41; Jaeger, Daniel, PS \$20.00; Junck, Casey, PS \$20.00; Lengemann & Associates P.C., OE \$30,500.00; Main Street Garage LLC, RP \$73.50; Mid America First Call Inc., OE \$250.00; Mundil, Daryl, PS \$20.00; Nebraska Weed Control Assn., OE \$150.00; Northeast Nebraska Telephone Co., OE \$77.52; Quadient, SU \$41.80; Sleuth Systems, SU \$5,664.00; The Station, MA \$41.45; Thurston Co. Sheriff, OE \$60.00; U.S. Bank Corp Payment System, CO \$156.98; U.S. Cellular, OE \$474.06; UHS Premium Billing, PS \$89,951.16; United States Treasury, PS \$483.00; Verizon Wireless, OE \$40.01; Visa, OE,SU \$490.04; Waste Connections of Nebraska, OE \$188.50; Wayne County Court, OE \$244.00; Wayne Herald, OE \$980.07; Wayne Veterinary Clinic P.C., OE \$140.00; Wayne, City of, OE \$10,380.36; White Dog Lawn Service, OE \$1,255.00; Wieland, Brad, PS \$20.00; Woehler Trailer Court LLC, ER \$700.00; Card Services, SU \$505.39; DAS State Accounting, OE,ER \$206.00; Visa, OE \$175.00; Nebraska Bank Acct #244-220, PS \$16,560.91; Aflac, PS \$688.40; Delta Dental of Nebraska, PS \$470.58; First Concord Benefits Group, PS,OE \$2,141.62; Legal Shield, PS \$61.85; Nebraska Department of Revenue, PS \$5,563.16; Retirement Plans Division of Ameritas, PS \$8,448.62; Vision Service Plan, PS \$255.61; Washington National Ins. Co., PS \$55.10; Wayne County Treasurer, PS \$1,449.91;

**County Road Fund:** Payroll & Reimbursements: \$42,465.60; Ace Hardware & Home, RP \$87.79; Appears, OE \$72.62; Backus Sand & Gravel, MA \$56,511.03; Carhart Lumber Company, RP \$104.11; Carroll, Village of, OE \$109.50; Dinkel's, ER \$15,840.00; Farmers Co-Operative, MA,RP \$8,479.64; Grossenburg Implement, RP,MA \$66.81; Hansen Brothers Parts & Service Inc., RP,SU \$50.29; Lance, Mike, OE \$90.00; Martin Marietta Materials, MA \$1,221.25; Matheson Tri-Gas Inc., SU \$2.77; Matteo Sand & Gravel Co. Inc., MA \$2,945.46; NMC Exchange LLC, RP \$2,854.80; Northeast Glass, RP \$325.00; Sargent Drilling, CO \$39,138.00; Stalp Gravel Company, MA \$16,539.88; Wayne Auto Parts, RP,SU,MA \$1,199.78; Wayne, City of, OE \$452.26; Winside, Village of, OE \$122.20; Card Services, CO \$2,901.03; Nebraska Bank Acct #244-220, PS \$9,103.58; Delta Dental of Nebraska, PS \$351.68; First Concord Benefits Group, PS \$947.66; Nebraska Department of Revenue, PS \$2,623.92; Retirement Plans Division of Ameritas, PS \$4,777.38; Vision Service Plan, PS \$57.93; Wayne County Treasurer, PS \$1,193.97;

**Lodging Tax Fund:** Hometown Café, OE \$27.77; Wayne Herald, OE \$132.00;  
Meeting adjourned.

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State of Nebraska)  
County of Wayne ) ss.

I, the undersigned, County Clerk of Wayne County Nebraska, hereby certify that all of the subject included in the attached proceedings were contained in the agenda for the meeting of July 15, 2025, kept continually current and available for public inspection at the office of the County Clerk; that such subjects were contained in such agenda for at least 24 hours prior to said meeting; that the said minutes of the meeting of the County Commissioners of the County of Wayne were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of July, 2025.

Joni Tietz, Wayne County Clerk