

**JOHNSON COUNTY SCHOOL DISTRICT NO. 0050  
JOHNSON COUNTY CENTRAL PUBLIC SCHOOLS  
BOARD OF EDUCATION**

**Special Meeting**

2:00 PM

Thursday, March 26, 2026

Clark Enersen Offices- 1010 Lincoln Mall Suite 200

Lincoln, NE 68508

Members Present: Gail Hutt, Dan Jones, Sarah Weber, Kim Wellensiek

Absent: Justin Beethe, Jon Schmid

Also Present: Jon H. Rother, Superintendent; Laurie Badertscher, Recording Secretary; Justin Damme, High School Principal; Marsha Bacon, 4-8 Principal, Rebecca Robeson, PreK-3 Principal, Laura Rademacher- Director of Special Services and Student Services; Garret Collin, Activity Director; Marcus Scheer, Director of Technology and Casey Fricke, Director of Janitorial Services.

8 visitors were present

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The Johnson County School District No. 0050 Board of Education met in special session at 2:00 p.m., Wednesday, March 26, 2026 at Clark Enersen Offices- 1010 Lincoln Mall Suite 200, Lincoln, Nebraska. A current copy of the agenda was available for inspection in the office of the Superintendent prior to the meeting. The notice of the meeting and agenda was posted at the three main school buildings as well as the Tecumseh and Cook Post Offices. Notice of the meeting was also published in the Nemaha Valley Observer and on the school district website.

President Kim Wellensiek called the meeting to order at 2:00 p.m. and opened the meeting by announcing that the Open Meetings Act rules were posted. Roll call was taken. Justin Beethe-absent, Gail Hutt-present, Dan Jones-present, Jon Schmid-absent, Sarah Weber-present, Kim Wellensiek-present.

President Wellensiek invited Adam Kent of Clark & Enersen to facilitate the discussion regarding the bids for the high school renovation project. Bids were as follows:

**Kingery Construction:**

Bid Bond Received: Yes

Addenda Received: Yes

Base Bid: \$2,506,200.00

Alternate M-1: Gym RTU Replacement: \$354,000.00

Alternate A-1: Ceiling Replacement: \$170,000.00

Alternate A-2: Doors & Hardware Replacement- \$39,000.00

Total: \$3,069,200.00

**AHRS**

Bid Bond Received: Yes  
Addenda Received: Yes  
Base Bid: \$2,370,000.00  
Alternate M-1: Gym RTU Replacement: \$360,000.00  
Alternate A-1: Ceiling Replacement: \$135,000.00  
Alternate A-2: Doors & Hardware Replacement- \$45,000.00  
Total: #2,910,000.00

**Hampton Construction:**

Bid Bond Received: Yes  
Addenda Received: Yes  
Base Bid: \$2,429,960.00  
Alternate M-1: Gym RTU Replacement: \$359,000.00  
Alternate A-1: Ceiling Replacement: \$76,500.00  
Alternate A-2: Doors & Hardware Replacement- \$49,000.00  
Total: \$2,914,460.00

**Cheever Construction:**

Bid Bond Received: Yes  
Addenda Received: Yes  
Base Bid: \$2,403,000.00  
Alternate M-1: Gym RTU Replacement: \$357,000.00  
Alternate A-1: Ceiling Replacement: \$39,000.00  
Alternate A-2: Doors & Hardware Replacement- \$45,500.00  
Total: \$2,844,500.00

Mr. Kent explained to the Board of Education that Tim Ripp of Clark & Enersen previously spoke with Cody Pruett of KSB Law to discuss the bid from Cheever Construction. Mr. Pruett confirmed that it is acceptable to select a contractor based on which alternates are accepted. Alternates to include gym RTU replacement, ceiling replacement, and doors and hardware replacement were discussed. Dan Jones would like to have all alternates completed with the proposed renovation project. Clark & Enerson, Adam Kent and Tim Ripp, recommended moving forward with Cheever Construction as the contractor for the high school renovation project.

A motion was made by Dan Jones and second by Sarah Weber to accept the high school renovations and repairs bid to include all alternates in the amount of \$2,844,500.00 as presented. Roll call vote: Justin Beethe-absent, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-absent, Sarah Weber-yes, Kim Wellensiek-yes. Carried 4-0

Superintendent Jon Rother initiated a discussion regarding the future building project for Johnson County Central Public Schools. Mr. Rother was seeking guidance to understand if the board wanted to prioritize the project scope or budget for the project with Clark and Enersen. Board member Gail Hutt, indicated that she believes it is important to get all students to one community and recommends the project to be a PreK-8 building in Tecumseh. Gail addressed the transportation and duplication of services and the inefficiency this causes for the district.

Tim Ripp informed the board that the scope of the project determines the cost. The size of the classrooms as well as the gym spaces were discussed. Having a gym that can accommodate two practice courts was the recommendation of the board. Kim Wellensiek would like to have locker rooms and/or changing rooms included in the plan as well.

Tim Ripp requested direction regarding where to locate the facility on the property, will the facility be a stand-alone building or should it be designed for future expansion? Dan Jones recommended the building be a freestanding building knowing that we have space for additional facilities in future years. Lyndsey Graham, Director of Nutrition Services was present and discussed the spaces and production area needs for her department.

President Wellensiek declared a recess at 2:59 p.m.

Meeting resumed at 3:20 p.m.

Additional items of discussion included parking space needed, playground space, infrastructure of the site and long-term plans and options for the building site. Russ Koch, JCC Facility Advisor, recommended the board define phases for the projects while looking at the long-term vision of the facilities for the students of the district.

The phases defined by the board of education were as follows:

Phase 1- PK-8 building to include space for all educational programming and a gym. This phase would include keeping the middle school facility open with the idea of demolishing the 1950s area of the facility. This would allow the district to maintain additional gym space and provide a space for performing arts.

Phase 2- High School and Performing Arts

D.A Davidson managing director of public finance, Paul Grieger was present to provide the Board of Education information on financing options. One option available is for Johnson County Central Public Schools to join Nebraska Educational Building Association (NEBA). NEBA would issue debt to the district and payments would be made to NEBA. Another option is to proceed with a bond vote as has been done previously. Mr. Grieger provided knowledge regarding the pros and cons of both options.

Mr. Grieger advised the Board of Education that they could also consider a “hybrid” option for financing where they consider a combination of one or all three options to include: voted bonds, NEBA funding and lease purchase options. Discussion was also held regarding the Building Fund levy and the Qualified Capital Purpose Undertaking Fund levy.

A motion was made by Sarah Weber and second by Dan Jones to adjourn the meeting. Roll call vote: Justin Beethe-absent, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-absent, Sarah Weber-yes, Kim Wellensiek-yes. Carried 4-0

Meeting adjourned at 4:58 p.m

The next Regular Board of Education meeting will be Wednesday, April 8, 2026 in the high school room #204, Tecumseh, Nebraska. The notices of the meetings will be published in the Nemaha Valley Observer as well as on the school website. The agenda will be posted at the three main school buildings as well as at the Tecumseh and Cook Post Offices. A current copy of the agenda will be available for inspection in the office of the Superintendent prior to the meeting.