

JOHNSON COUNTY SCHOOL DISTRICT NO. 0050
JOHNSON COUNTY CENTRAL PUBLIC SCHOOLS
BOARD OF EDUCATION
Special Meeting
September 24, 2025

Members Present: Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes

Also Present: Jon H. Rother, Superintendent; Laurie Badertscher, Recording Secretary

Four visitors were present

The Johnson County School District No. 0050 Board of Education met at 6:21 p.m., Wednesday September 24, 2025, in the High School room 204 in Tecumseh, Nebraska. A current copy of the agenda was available for inspection in the office of the Superintendent prior to the meeting. The notice of 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.

President Kim Wellensiek called the meeting to order at 6:21 p.m. and opened the meeting by announcing that the Open Meetings Act rules were posted. Roll call was taken. Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes.

REGULAR AGENDA BUSINESS

Superintendent Rother reviewed information regarding the proposed 2025-2026 Budget and the 2025-2026 proposed Tax Rate.

Public Comment: None

A motion was made by Jon Schmid and second by Dan Jones to approve the 2025-2026 Johnson County Central Public Schools District 49-0050, budget as presented and published in the September 11th and September 18 editions of the Nemaha Valley Observer. Roll Call vote: Justin Beeth-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes. Carried 6-0

RESOLUTION SETTING THE PROPERTY TAX REQUEST

RESOLUTION NO. 9-24-2025

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of Johnson County Central passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request;

NOW, THEREFORE, the Governing Body of Johnson County Central resolves that:

1. The 2025-2026 property tax request be set at:

General Fund: \$8,351,127
Bond Fund: \$ -
Special Building Fund: \$1,473,591
Qualified Capital Purpose Undertaking Fund: \$303,030

2. The total assessed value of property differs from last year's total assessed value by 17.45 percent.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property would be 0.826002 per \$100 of assessed value.
4. Johnson County Central proposes to adopt a property tax request that will cause its tax rate to be .945788 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of Johnson County Central will increase last year's budget by 11.01 percent.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2025

Motion by Gail Hutt, seconded by Sarah Weber to adopt Resolution #9-24-25.

Voting yes were:

Justin Beethe
Gail Hutt
Dan Jones
Jon Schmid
Sarah Weber
Kim Wellensiek

Voting no were:

Dated this 24th day of September, 2025

FACILITIES

President Kim Wellensiek, initiated a discussion relating to developing plans for the existing high school building renovations. Tim Ripp and Adam Kent from Clark Enersen Architectural firm were present to provide a modified plan of renovations with estimated costs. The identified projects would cost an estimated \$3,272,280.00. The recommended necessary renovations include but are not limited to, HVAC replacement for the classrooms and gym, electrical upgrades, update corridors to smoke rating, fire alarm system replacement, hardware upgrades to existing doors, upgrades to emergency lights, and adding an exhaust system to the locker rooms.

Discussion was held regarding the type of HVAC system to install. Mechanical engineer, Adam Kent of Clark Enersen explained the pros and cons of replacing the existing units vs. installing a Variable Refrigerant Flow (VFR) system. Clark Enersen representatives estimated six months to complete the identified projects.

Superintendent Rother led a discussion regarding how to fund the projects the Board of Education identified as necessary to renovate. Information was provided regarding available funds and anticipated tax revenue for the Building Fund and the Qualified Capital Purpose Undertaking Fund as well as what repairs and renovations have already been obligated to be paid for with these funds. A discussion was held about the possibility of entering a lease purchase agreement to supplement the existing funds in an effort to pay for identified projects.

A lengthy discussion was held regarding the idea of depleting the Building Fund and/or using necessary cash reserve to help fund the projects. Doing so would then put the district in a position where funds would not be available if an emergency would arise.

Following discussion, the Board of Education decided to postpone the replacement of the HVAC system in the high school gym and postpone replacing windows and doors until the summer of 2027. By doing so, the remaining projects can then be funded through the Building Fund and Qualified Capital Purpose Undertaking Fund (QCPUF) without a need to borrow additional funds.

A motion was made by Sarah Weber and second by Justin Beethe to authorize Clark Enerson Architectural Firm to begin plans for necessary renovations to the existing high school building. Roll call vote: Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes. Carried 6-0.

A motion was made by Jon Schmid and second by Sarah Weber to adjourn the meeting. Roll call vote: Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes. Carried 6-0.

Meeting adjourned at 7:25 p.m.

The next Regular Board of Education Meeting will be held October 8, 2025 in the High School room 204 in Tecumseh, Nebraska at 6:00 p.m. The notice of meeting will be published in the Nemaha Valley Observer as well as on the school district website. The agenda will be posted at the three main school buildings as well as 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.