

Regular Board of Education Meeting

Wednesday, April 9, 2025

6:00 PM

High School Computer Lab Room 204

358 North 6th Street

Tecumseh, NE 68450

1. Call to Order and Roll Call
2. Consent Agenda
 - 2.1. Approval of Regular Meeting Minutes
 - 2.2. Approval of the Claims for Payment and Financial Report
3. Public Comment
4. Presentation to the Board
5. Administrator Reports
 - 5.1. HS Principal Report
 - 5.2. MS Principal Report
 - 5.3. Activities Director Report
6. Superintendent's Report
7. Future Dates
 - 7.1. JCC Board Site Visits - April 16, Boone Central Public Schools and Summerland Public Schools.
 - 7.2. NASB Member Golf Outing - June 11, Kearney Country Club.
 - 7.3. NASB School Law Seminar - June 11/12, Kearney.
 - 7.4. NRCSA Joe Toczek Golf Tournament - July 22, Meadowlark Hills Golf Course, Kearney.
 - 7.5. NASB Leadership Workshop - July 30, Lincoln.
8. Discussions
 - 8.1. JCC Student Council - Discussion with JCC student council members regarding the schools and district.
 - 8.2. New Construction School Visits - Discussion regarding JCC board members and administration visiting school sites with recently completed building bond projects.
9. Regular Agenda-Business
 - 9.1. Policy Review - Discuss, consider and take any necessary action in regard to JCC policy numbers 3053, 3054, 4064, 5050, 5053, 6040 and 6041.
 - 9.2. Teacher Resignation - Consider, discuss and take any necessary action in regard to Mrs. Madison Lang's resignation.
 - 9.3. Middle School/Upper Elementary Reading Teacher Contract - Consider, discuss and take any necessary action in regard to a teaching contract for Mrs. Brianna Pfeiffer for the 2025-2026 school year.
 - 9.4. High School English Teacher Contract - Consider, discuss and take any necessary action in regard to a teaching contract for Mrs. Freedom Steele for the 2025-2026 school year.

- 9.5. Elementary Teacher Contract - Consider, discuss and take any necessary action in regard to a teaching contract for Ms. Jami Gabriel for the 2025-2026 school year.
- 9.6. High School Fire Sprinkler Systems - Consider, discuss and take any necessary action in regard to updating the high school with a fire suppression system and updated alarm system.
- 9.7. Property Acquisition - Consider, discuss and take any necessary action in regard to the purchase of Tecumseh commercial property described as: OT S98' LOT 6 & ALL LOT 7 BLK 17 (.44A) located at 462 Broadway St. and owned by Property Ventures LLC.
- 9.8. Option Agreement to Purchase Real Estate - Consider, discuss and take any necessary action in regard to the purchase of land for future building projects.
10. Next Meeting
11. Adjournment

JOHNSON COUNTY SCHOOL DISTRICT NO. 0050
JOHNSON COUNTY CENTRAL PUBLIC SCHOOLS
BOARD OF EDUCATION
REGULAR MEETING
March 12, 2025

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

Also Present: Jon H. Rother, Superintendent; Laurie Badertscher, Recording Secretary; Rick Lester, High School Principal; Garrett Collin, Athletic Director; Marcus Scheer, Director of Technology

Sixteen visitors were present

The Johnson County School District No. 0050 Board of Education met in regular session at 6:00 p.m., Wednesday, March 12, 2025 in the high school room 204, 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 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 Tecumseh Chieftain and on the school district website.

President Wellensiek called the meeting to order at 6:00 p.m. and opened the meeting by announcing that the Open Meetings Act rules were posted. Roll call was taken. Justin Beethe-present, Gail Hutt-present, Dan Jones-present, Jon Schmid-present, Sarah Weber-present, Kim Wellensiek-present.

APPROVAL OF MEETING MINUTES

A motion was made by Gail Hutt and second by Justin Beethe to approve the February, 2025 Board of Education Regular Meeting Minutes as well as the February 26, 2025 Special Meeting Minutes as presented. Roll call vote: Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Carried 6-0

PRESENTATION TO THE BOARD

The Future Farmers of America (FFA) sponsors Christy Hodges, Connor Bartels, and six FFA students were present. The students presented their Nebraska State FFA contest projects. Board of Education members had an opportunity to ask questions and learn more about the FFA Chapter accomplishments.

FINANCIAL REPORT

A motion was made by Jon Schmid and second by Dan Jones to approve the General Fund claims for payment in the amount of \$781,622.75. Roll call vote: Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes. Carried 6-0

PUBLIC COMMENT- None

ADMINISTRATOR REPORTS

High school Principal Rick Lester reported on the following:

- 2025-2026 Pre-registration
- Parent teacher conferences – Monday, March 24, 2025
- ACT Test - Juniors Tuesday, March 25, 2025
- Senior meeting

Athletic Director, Garret Collin reported on the following:

- Spring sport participation numbers
- Winter sports records were provided
- JCC will host district track May 15, 2025

Superintendent Rother reported on the following:

- Life Insurance offerings
- Hiring practices
- Resent Nebraska School's bond election results
- Area superintendent/senator meeting
- Former Dollar General store tour
- Kindergarten Round-Up – April 14, 2025

FUTURE DATES

- NRCSA Spring Conference – March 20-21, 2025
- NASB New Board Member Webinar- March 24, 2025
- NASB Open Meeting Law Workshop – April 1st, 2025
- KSB Golf Tournament – June 5th

DISCUSSION

Discussion was held regarding future facility projects. Members of the Board of Education will visit other school facilities throughout the state.

REGULAR AGENDA-BUSINES

Superintendent Rother reviewed the following policies: **3051**- Opioid Overdose Prevention and Response, **3052**- Leasing Personal Property, **4062** - Locker Room Supervision, **4063** - Extra Duty and Extended Contract Payments, **5046** - Secret Organizations, **5048** – Emergency Response to Life Threatening Asthma or Systemic Allergic Reactions (ANAPHYLASIS) No changes to these policies were made. **6038** – Artificial Intelligence, **6039**- Repeat of Grade at the Parent-Guardian Request.

The proposed 2025-2026 School Calendar was previewed and discussion was held.

A motion was made by Justin Beethe and second by Sarah Weber to approve the 2025-2026 School Calendar as presented. Roll call vote: Dan Jones-yes, Jon Schmid-no, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes. Carried 5-1

Superintendent Rother led a discussion regarding the possibility of broadcasting Board of Education meetings. No action was taken at this time.

Discussion was held regarding the administrative unused sick leave payout of Mr. Rich Bacon's sick days. No action taken.

A motion was made by Sarah Weber and second by Dan Jones to approve the 2024-2025 Teaching Contract for Zadie Plager. This contract will begin March 18, 2025. Roll call vote: Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes. Carried 6-0

A motion was made by Justin Beethe and second by Gail Hutt to approve the Principal Contract for Mr. Justin Damme for the remainder of the 2024-2025 school year. This contract will begin March 18, 2025. Roll call vote: Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes. Carried 6-0

A motion was made by Gail Hutt and second by Justin Beethe to approve the Elementary Principal Contract for Mrs. Beckie Robeson for the 2025-2026 school year. Roll call vote: Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes. Carried 6-0.

A motion was made by Dan Jones and second by Sarah Weber to approve the Middle School Principal Contract for Mrs. Marsha Bacon for the 2025-2026 school year. 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 Justin Beethe and second by Gail Hutt to approve the teaching contract for Mrs. Skye Grafton for the 2025-2026 school year. Roll call vote: Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes. Carried 6-0.

A recess was declared at 7:53 p.m.

President Wellensiek called the Board of Education meeting back to order at 7:58 p.m.

A motion was made by Jon Schmid and second by Dan Jones to enter executive session for the purpose of discussing the Superintendent compensation. Roll call vote: Dan Jones-yes, Jon Schmid-yes, Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Carried 6-0.

Entered executive session at 7:59 p.m.

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

Left executive session at 8:17 p.m.

A motion was made by Gail Hutt and second by Jon Schmid to offer a Superintendent Contract to Mr. Jon H. Rother for the 2025-2026 school year as presented. Roll call vote: Sarah Weber-yes, Kim Wellensiek-yes, Justin Beethe-yes, Gail Hutt-yes, Dan Jones-yes, Jon Schmid-yes. Carried 6-0

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

Meeting adjourned at 8:19 p.m.

The next Regular Board of Education Meeting will be held Wednesday, April 9, 2025 at 6:00 p.m. in the high school room 204 in Tecumseh, Nebraska. The notices of the meetings will be published in the Tecumseh Chieftain as well as on the school website. The agendas 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.

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
Checking Account ID 1	Fund Number 01	GENERAL FUND	
A STREET AUTO PARTS	608446	11083	29.94
01 2710 610 000	TRANSPORTATION SUPPLIES		29.94
A STREET AUTO PARTS	608687	11083	33.42
01 2610 610 004	BELTS FOR HVAC COOK		16.71
01 2610 610 002	BELTS FOR HVAC COOK		16.71
A STREET AUTO PARTS	609061	11083	17.99
01 2650 610 000	LIGHT FOR PICKUP TRUCK		17.99
A STREET AUTO PARTS	609777	11083	58.49
01 2710 610 000	TRANSPORTATION BETTERY		58.49
A STREET AUTO PARTS	610316/609944/608775	11083	126.74
01 2710 610 000	LIGHT BULB		1.99
01 2710 610 000	LIGHT BULB		1.99
01 2710 610 000	SHOP TOWELS/ FILTER/OIL / LIGHT BULB		122.76
Total A STREET AUTO PARTS			266.58
ACCESS ELEVATOR INC	38516	11084	2,841.94
01 2620 431 001	LIFT REPAIR NORTH STAIRWELL		2,841.94
ACCESS ELEVATOR INC	38594	11084	445.80
01 2620 431 001	CHAIRLIFT REPAIR IN HS		445.80
Total ACCESS ELEVATOR INC			3,287.74
Andre Rautenbach	100040225	11085	1,052.50
01 2630 420 000	PRE-EMERGENT		220.00
01 2630 420 001	SNOW REMOVAL 3.5.25		337.50
01 2630 420 002	SNOW RMOVAL /ICE MELT 3.5.25		78.75
01 2630 420 003	SNOW REMOVAL 3.5.25		337.50
01 2630 420 004	SNOW REMOVAL/ICEMELT 3.5.25		78.75
Total Andre Rautenbach			1,052.50
BEYOND SPEECH SERVICES, LLC	18	11086	9,379.71
01 2151 340 001	HS SPEECH SERVICES		130.67
01 2151 340 002	MS SPEECH SERVICES		1,184.03
01 2151 340 003	ELEM TEC SPEECH SERVICES		4,906.77
01 2151 340 004	ELEM COOK SPEECH SERVICES		3,158.24
Total BEYOND SPEECH SERVICES, LLC			9,379.71
BORRENPOHL PLMG&HTG	12998	11087	65.00
01 2610 340 001	SHOP FURNANCE REPAIR		65.00
Total BORRENPOHL PLMG&HTG			65.00
BRENDA R. GLUNZ	APRIL 2025	11088	8,305.66
01 2141 340 003	PSYCH SERV ELEM TEC		1,497.50
01 2141 340 001	PSYCH SERV HS		1,053.61
01 2141 340 002	PSYCH SERV MS		1,671.53
01 6408 340 003	3-5 PSYCH SERV		937.58
01 2141 340 004	PSYCH SERV ELEM COOK		3,145.44
BRENDA R. GLUNZ	APRIL 2025 MENTALHEA	11088	3,133.22
01 2140 340 001	HS MENTAL HEALTH SERV		257.37
01 2140 340 002	MS MENTAL HEALTH SERV		151.12
01 2141 340 003	ELEM TEC MENTAL HEALTH SERV		2,403.61

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
01 6408 340 003	ELEM COOK MENTAL HEALTH SERV		321.12
Total BRENDA R. GLUNZ			11,438.88
Charter Communications	042025	11089	35.46
01 2223 530 000	CABLE SERVICES		35.46
Charter Communications	152014301030125	11089	35.44
01 2223 530 000	CABLE SERVICES		35.44
Total Charter Communications			70.90
CITY OF TECUMSEH-UTILITIES	APRIL 2025	11090	2,947.73
01 2610 410 001	WT/SW TEC SITE		215.64
01 2610 621 001	ELEC. TEC SITE		1,258.23
01 2610 410 003	WT/SW TEC SITE		215.64
01 2610 621 003	ELEC TEC SITE		1,258.22
Total CITY OF TECUMSEH-UTILITIES			2,947.73
CORNHUSKER INTERNATIONAL	3407858	11091	10.80
01 2710 610 000	CABLE PARK BREAK		70.11
01 2710 610 000	BREAK KIT RETURN		(59.31)
Total CORNHUSKER INTERNATIONAL			10.80
CROUCH RECREATION, INC	5869	11092	2,376.00
01 2580 650 001	DAKTRONICS BOARD SHOW CONTROL LAPTOP		2,376.00
Total CROUCH RECREATION, INC			2,376.00
CULLIGAN OF PERCIVAL	22824	11093	191.30
01 2610 610 003	SOFTNER SALT TEC SITE		95.65
01 2610 610 001	SOFTNER SALT TEC SITE		95.65
CULLIGAN OF PERCIVAL	22878	11093	213.60
01 2610 440 003	WATER SOFTNER RENTAL TEC SITE		106.80
01 2610 440 001	WATER SOFTNER RENTAL TEC SITE		106.80
Total CULLIGAN OF PERCIVAL			404.90
DAS State Accounting -Central Finance	1470156	11094	292.87
01 2230 382 001	DL SERVICES		73.21
01 2230 382 002	DL SERVICES		73.22
01 2230 382 003	DL SERVUCES		73.22
01 2230 382 004	DL SERVICES		73.22
Total DAS State Accounting -Central Finance			292.87
Diode Technologies	14403	11095	270.00
01 2620 431 004	PAXTEN ENTRY DOOR WORK COOK SITE		135.00
01 2620 431 002	PAXTEN ENTRY DOOR WORK COOK SITE		135.00
Total Diode Technologies			270.00
EDUCATIONAL SERVICE UNIT 7	SOPHOS	11096	975.65
01 2230 643 001	SOPHOS ANTI VIRUS 3 YR.		848.75
01 2230 643 000	SOPHOS CLOUD SERVER PROTECTION		126.90
Total EDUCATIONAL SERVICE UNIT 7			975.65

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
ESU #4	03172025	11097	26,034.56
01 6408 591 004	0-2 SPED ED DIR		167.62
01 6408 591 003	3-5 SPED ED DIR		167.62
01 6408 591 004	0-2 AUDIOLOGY		65.00
01 6408 591 003	3-5 AUDIOLOGY		65.00
01 6408 591 004	0-2 SPEECH SERV.		1,500.30
01 6408 591 003	3-5 SPEECH SERV		1,500.30
01 6408 591 004	0-2 EC CONSULT		293.78
01 6408 591 003	3-5 EC CONSULT		293.78
01 1200 591 001	HS SPED ED DIR		754.29
01 1200 591 002	MS SPED ED DIR		754.29
01 1200 591 003	ELEM TEC SPED ED DIR		754.29
01 1200 591 004	ELEM COOK SPED ED DIR		754.29
01 2151 591 001	HS AUDIOLOGY		292.50
01 2151 591 002	MS AUDIOLOGY		292.50
01 2151 591 003	ELEM TEC AUDIOLOGY		292.50
01 2151 591 004	ELEM COOK AUDIOLOGY		292.50
01 2141 591 001	PSYCH SERVICES LIFE SKILLS		2,814.30
01 1200 591 003	ELEM TEC BEHAVIOR SERVICES		348.00
01 1200 591 004	ELEM COOK BEHAVIOR SERVICES		348.00
01 2151 591 001	HS DEAF ED		45.00
01 2151 591 002	MS DEAF ED		45.00
01 2151 591 003	ELEM TEC DEAF ED		45.00
01 2151 591 004	ELEM COOK DEAF ED		45.00
01 1200 591 001	LEARNING CENTER		14,103.70
ESU #4	11026	11097	90.00
01 1200 330 003	TARGET IMP. PLAN SPED RK,AJ		60.00
01 1200 330 002	TARGET IMP PLAN SPED , RG		30.00
ESU #4	6383/6692/6721	11097	318.75
01 2230 340 002	WiFi ISSUES/SUPPORT		37.50
01 2230 340 000	HUDL ISSUES		56.25
01 2230 340 000	SCOREBOARD		225.00
Total ESU #4			26,443.31
ESU 6	21635	11098	128.58
01 2230 591 001	TECH HOSTED SERVICES		32.14
01 2230 591 002	TECH HOSTED SERVICES		32.14
01 2230 591 003	TECH HOSTED SERVICES		32.15
01 2230 591 004	TECH HOSTED SERVICES		32.15
Total ESU 6			128.58
FIRST CONCORD GROUP	APRIL2025	11099	102.00
01 2510 340 000	125 PLAN FEES		102.00
Total FIRST CONCORD GROUP			102.00
Gabriel, Bradley	24 22039	11100	238.00
01 1100 333 001	MLG REIMB. / PICK UP WREST MATS KEARNEY		238.00
Total Gabriel, Bradley			238.00
GRAINGER	9422551540	11101	219.82
01 2620 610 002	PORTABLE AIR UNITS OFFICE IN COOK		109.91
01 2620 610 004	PORTABLE AIR UNITS OFFICE IN COOK		109.91
GRAINGER	9425515880	11101	283.80

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
01 2620 610 003	LED BULBS ELEM TEC		283.80
GRAINGER	9430136789	11101	564.50
01 2620 610 001	WIPES, FACIAL TISSUE / TEC SITE		282.25
01 2620 610 003	WIPES, FACIAL TISSUE / TEC SITE		282.25
GRAINGER	9433555043	11101	223.28
01 2620 610 001	EARTH ANCHORS/ TIE DOWNS POLE VAULT PIT		111.64
01 2620 610 002	EARTH ANCHORS/ TIE DOWNS POLE VAULT PIT		111.64
GRAINGER	9435979522	11101	50.40
01 2620 610 001	D BATTERIES AND CHAIR MAT HS		50.40
GRAINGER	9441427524	11101	93.42
01 2620 610 001	ALLEN WRENCH, BIT SET, SPRAY BOTTLES		23.36
01 2620 610 002	ALLEN WRENCH, BIT SET, SPRAY BOTTLES		23.35
01 2620 610 003	ALLEN WRENCH, BIT SET, SPRAY BOTTLES		23.35
01 2620 610 004	ALLEN WRENCH, BIT SET, SPRAY BOTTLES		23.36
GRAINGER	9441692945	11101	36.65
01 2620 610 001	CHAIR MAT		36.65
GRAINGER	9444601240	11101	536.10
01 2620 610 002	CARPET SHAMPOO, TRASH BAGS, SCRAPERS		268.05
01 2620 610 004	CARPET SHAMPOO, TRASH BAGS, SCRAPERS		268.05
Total GRAINGER			<u>2,007.97</u>
GREAT PLAINS PIANO COMPANY	4714	11102	425.00
01 1100 340 001	PIANO TUNING X 2		425.00
Total GREAT PLAINS PIANO COMPANY			<u>425.00</u>
HANDS OF HEARTLAND	1265	11103	6,955.25
01 1200 591 001	TRANSITION SERVICES		6,955.25
Total HANDS OF HEARTLAND			<u>6,955.25</u>
HAUG COMMUNICATIONS INC	DS032025-1115	11104	325.70
01 2710 890 000	BUS RADIO TOWER RENTAL		325.70
Total HAUG COMMUNICATIONS INC			<u>325.70</u>
HD SUPPLY	856404363	11105	10.18
01 1100 610 001	LENS CLEANING TOWELETES		10.18
Total HD SUPPLY			<u>10.18</u>
HOMETOWN LEASING	34	11106	2,043.19
01 1100 550 001	COPIER LEASE		510.79
01 1100 550 002	COPIER LEASE		510.80
01 1100 550 003	COPIER LEASE		510.80
01 1100 550 004	COPIER LEASE		510.80
Total HOMETOWN LEASING			<u>2,043.19</u>
J.W. PEPPER & SON INC.	367367385	11107	151.24
01 1100 610 001	MERIDIAN HNOR CHOIR MUSIC/ VOCAL		151.24
Total J.W. PEPPER & SON INC.			<u>151.24</u>

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
JCC ACTIVITY ACCOUNT	252265	11108	20,000.00
01 8000 913 000	TRANSFER FROM GENERAL FUND > ACT.FUND		20,000.00
Total JCC ACTIVITY ACCOUNT			20,000.00
JCC LUNCH FUND	2421830	11109	517.75
01 1190 610 003	PREK SNACKS/MILK FEBRUARY 2025		517.75
JCC LUNCH FUND	25-22266	11109	75,000.00
01 8000 912 000	TRANS. FROM JCC GENERAL > JCC LUNCH FUND		75,000.00
Total JCC LUNCH FUND			75,517.75
JOHNSON COUNTY ROAD DEPT.	MARCH2025	11110	4,805.97
01 2710 626 000	BUS/VAN GAS		2,731.66
01 2710 626 000	BUS/VAN DIESEL		2,074.31
Total JOHNSON COUNTY ROAD DEPT.			4,805.97
KERNER ACE HARDWARE	MARCH 2025	11111	183.69
01 2620 610 000	HARDWARE/ TIRE WIRE		23.44
01 2620 610 000	HOOKS		2.39
01 2620 610 000	BAR & CHAIN OIL /2CYL		14.58
01 2620 610 000	THREAD SEAL TPE/ QTVALVES		16.38
01 2620 610 000	TAPE/ THRESHOLD/ REAR TILLER		80.97
01 2620 610 000	HARDWARE MISC / SHIMS		16.33
01 2620 610 000	HARDWARE MISC		2.04
01 2620 610 000	SCISSORS /CORD OUTDOOR		27.56
Total KERNER ACE HARDWARE			183.69
KSB School Law, PC LLO	18565	11112	1,172.50
01 2330 317 000	LEGAL SERVICES MARCH 2025		1,172.50
Total KSB School Law, PC LLO			1,172.50
Lester, Richard	03282025	11113	150.00
01 2560 382 000	CELL PHONE STIPEND(JAN, FEB, MARCH 2025)		150.00
Total Lester, Richard			150.00
Leuenberger, Heather	25-22248	11114	632.73
01 2712 332 000	PARENT MLG. REIMB		632.73
Total Leuenberger, Heather			632.73
MASTERCARD	APRIL 2025	11115	883.41
01 1100 610 002	AQUARIUM SUPPLIES/ MS SCIENCE		338.82
01 9000 890 000	PROM SUPPLIES/ JR. CLASS		22.58
01 9000 890 000	PROM SUPPLIES/ JR CLASS		32.17
01 9000 890 000	CREDIT - JR. CLASS PROM SUPPLIES		(234.99)
01 1100 610 002	AQUARIUM SUPPLIES/ MS SCIENCE		7.30
01 9000 890 000	TIMING SYSSTEM TRACK REIMB		100.00
01 1100 610 002	AQUARIUM SUPPLIES/ MS SUPPLIES		36.99
01 2560 531 000	ENVELOPES		169.07
01 2130 610 000	NURSE SUPPLIES/OTOSCOPE COVERS		11.99
01 1100 610 002	AQUARIUM SUPPLIES/ MS SUPPLIES		12.95

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
01 9000 890 000	PIZZA/DONUTS ACT DAY/ COLL ACC REIMB		386.53
Total MASTERCARD			883.41
MATHESON TRI-GAS INC DBA	0052484217	11116	147.10
01 1100 610 001	HS SHOP WELDING SUPPLIES		147.10
Total MATHESON TRI-GAS INC DBA			147.10
NEBR CENTER FOR EDUC VIS IMP	0-2284	11117	492.20
01 6408 340 003	VISUALLY IMP. SERVICES 3.5		492.20
Total NEBR CENTER FOR EDUC VIS IMP			492.20
NEBRASKA sAFETY cENTER @ UNK	57-14144	11118	100.00
01 2710 330 000	SMALL VEHICLE TRAINING- EWATSON		100.00
Total NEBRASKA sAFETY cENTER @ UNK			100.00
NIXON, Margaret	24-21916	11119	40.81
01 2710 333 000	MLG REIMB.STEPHENSON TRUCK-LIN-58.3X.70		40.81
Total NIXON, Margaret			40.81
NORTHWEST EVAL. ASSOCIATION	833206	11139	833.25
01 2240 735 001	ASSESSMENT OVERAGE FOR SCIENCE 2024-2025		416.63
01 2240 735 002	ASSESSMENT OVERAGE FOR SCIENCE 2024-2025		416.62
Total NORTHWEST EVAL. ASSOCIATION			833.25
OMAHA PUBLIC POWER DIST	APRIL 2025	11120	4,493.55
01 2610 621 002	ELEC COOK SITE		2,246.77
01 2610 621 004	ELEC. COOK SITE ELEM		2,246.78
Total OMAHA PUBLIC POWER DIST			4,493.55
ONE SOURCE	2022176199	11121	3.00
01 2570 340 000	BACKGROUND CK. JGABRIEL		3.00
Total ONE SOURCE			3.00
Ray Jay Sanitation	APRIL 2025	11122	620.00
01 2620 420 001	GARBAGE SERV. TEC SITE HS		310.00
01 2620 420 003	GARBAGE SERV. TEC SITE ELEM		310.00
Total Ray Jay Sanitation			620.00
ROSE THEATER	25 22126	11123	114.00
01 3400 580 003	ROSE THEATER FT- REIM NE ARTS COUNC.-1ST		114.00
Total ROSE THEATER			114.00
SCHOLASTIC INC	M7591927 4	11124	988.19
01 1100 610 003	SCHOLASTIC KDG, 2ND, 3RD,		703.56
01 1190 610 003	PRE K - SCHOLASTIC NEWS		284.63
Total SCHOLASTIC INC			988.19
SCHOOL HEALTH CORPORATION	CINV000209743	11125	35.04

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
01 2130 610 001	BACTINE 5 OZ PUMP X4		8.76
01 2130 610 002	BACTINE 5 OZ PUMP X4		8.76
01 2130 610 003	BACTINE 5 OZ PUMP X4		8.76
01 2130 610 004	BACTINE 5 OZ PUMP X4		8.76
Total SCHOOL HEALTH CORPORATION			35.04
Scott P. Buss	03202025	11126	151.00
01 2620 340 001	PEST CONTROL SERV. HS SITE		41.50
01 2620 340 003	PEST CONTROL SERV. ELEM TEC		41.50
01 2620 340 002	PEST CONTROL SERV. MS		34.00
01 2620 340 004	PEST CONTROL SERV ELEM COOK		34.00
Total Scott P. Buss			151.00
SECURITY SERVICES	AN4287S-1546	11127	683.00
01 2670 431 000	FIRE ALARM INSPECTIONS/ BOTH SITE		170.75
01 2670 431 000	FIRE ALARM INSPECTIONS/ BOTH SITE		170.75
01 2670 431 000	FIRE ALARM INSPECTIONS/ BOTH SITE		170.75
01 2670 431 000	FIRE ALARM INSPECTIONS/ BOTH SITE		170.75
Total SECURITY SERVICES			683.00
Segra	SI-25-014260	11128	556.75
01 2230 382 001	INTERNET/ DL SERVICES		139.18
01 2230 382 002	INTERNET / DL SERVICES		139.19
01 2230 382 003	INTERNET / DL SERVICES		139.19
01 2230 382 004	INTERNET / DL SERVICES		139.19
Total Segra			556.75
SENCA SANITATION	APRIL 2025	11129	350.00
01 2620 420 002	GARBAGE SERV COOK SITE		175.00
01 2620 420 004	GARBAGE SERV COOK SITE		175.00
Total SENCA SANITATION			350.00
SOUTHEAST COMMUNITY COLLEGE- LINCOLN	L-37940	11130	4,271.10
01 1100 565 001	SCC DUAL CR. CLASSES X 35		3,702.30
01 1100 641 000	SCC DUAL CR EBOOKS		568.80
Total SOUTHEAST COMMUNITY COLLEGE- LINCOLN			4,271.10
Surnali LLC dba Diversified Drug Testing	23034	11131	175.00
01 2710 340 000	RANDOM BUS DRIVER TESTING		175.00
Surnali LLC dba Diversified Drug Testing	23067/23034	11131	650.00
01 2130 340 001	HS RANDOM DRUG TESTING		475.00
01 2710 340 000	TRANSPORTATION DRUG TESTING		175.00
Total Surnali LLC dba Diversified Drug Testing			825.00
TECUMSEH CHIEFTAIN	7754	11132	493.24
01 2310 540 000	LEGALS		208.24
01 2710 610 000	TRANSPORTATION FORMS		285.00
Total TECUMSEH CHIEFTAIN			493.24
TGR SOLUTIONS, INC.	inv2025-28	11133	1,049.90
01 3535 650 002	uKIT AI INTERMEDIATE/ HAL \$		1,049.90
TGR SOLUTIONS, INC.	inv2025-4	11133	1,049.89
01 3535 650 002	MS ROBOT KITS/AI INTERM. / HAL \$		1,049.89

Board Report - Detail after checks are printed

Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
Total TGR SOLUTIONS, INC.			<u>2,099.79</u>
VERIZON WIRELESS	6108963264	11134	213.77
01 2560 382 000	CELL PHONE SERV		<u>213.77</u>
Total VERIZON WIRELESS			213.77
VILLAGE OF COOK WATER DEPT	APRIL 2025	11135	290.64
01 2610 610 002	WT/SW COOK SITE		145.32
01 2610 610 004	WT/SW COOK SITE		<u>145.32</u>
Total VILLAGE OF COOK WATER DEPT			290.64
WATER ENGINEERING INC	IN190704	11136	246.00
01 2620 431 001	WATER MANAGEMENT SERV		61.50
01 2620 431 002	WATER MANAGEMENT SERV		61.50
01 2620 431 003	WATER MANAGEMENT SERV		61.50
01 2620 431 004	WATER MANAGEMENT SERV		<u>61.50</u>
Total WATER ENGINEERING INC			246.00
WHITED, TODD	24-22040	11137	201.60
01 2712 332 001	PARENT MLG REIMB (MARCH 2025		<u>201.60</u>
Total WHITED, TODD			201.60
WOODRIVER ENERGY	433422	11138	4,360.00
01 2610 621 001	HS NATURAL GAS		2,180.00
01 2610 621 003	ELEM TEC. NATURAL GAS		<u>2,180.00</u>
Total WOODRIVER ENERGY			4,360.00
Fund Number 01			<u>197,624.76</u>
Checking Account ID 1			<u>197,624.76</u>

Board Report - Detail after checks are printed

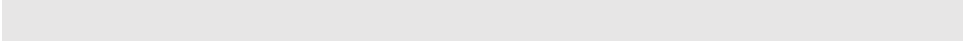
Vendor Name	Invoice Number	Check Number	Amount
Account Number	Detail Description		Amount
Checking Account ID 08	Fund Number 08	Building Fund	
Kole Kleespies	1	88	1,740.85
08 2630 431 000	FENCING PROJ. DISCUS SCREEN/SE OF ELEM		1,740.85
Total Kole Kleespies			<hr/> 1,740.85
RASMUSSEN, MIKE	JC15970SRV1207 93/121	89	37,349.63
08 2610 431 000	COOK SITE HVAC NEW UNIT DEPOSIT		15,000.00
08 2610 431 000	COOK SITE HVAC CHILLIER REPAIR/REGR		21,527.14
08 2610 431 000	TEC SITE BOILER REPLACE VALVE/PIPE		822.49
Total RASMUSSEN, MIKE			<hr/> 37,349.63
Fund Number 08			<hr/> 39,090.48
Checking Account ID 08			<hr/> 39,090.48

**Johnson County Central Public Schools
49-0050 General Fund Exp. Summary April 2025**

JCC Dist. 49-0050 General Fund Expenditures April 2025	\$206,485.96
JCC Dist 49-0050 April 2025 Payroll	<u>\$665,294.55</u>
JCC Dist 49-0050 April 2025 General Fund Exp.	\$871,780.51

JCC Dist 49-0050 April 2025 Tot. Building Fund Exp. \$39,090.48

**64% of Budget
66.7% of Year**



**JOHNSON COUNTY CENTRAL PUBLIC SCHOOLS
STATEMENT OF ACCOUNTS**

2024-2025

GENERAL FUND

American National Bank

Account # 1055931

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance
October-23	799,281.95	812,973.20	318,774.75	0.00	305,083.50
November-23	305,083.50	810,296.73	701,379.02	0.00	196,165.79
December-23	196,165.79	785,112.77	1,298,573.17	0.00	709,626.19
January-24	709,626.19	789,695.57	1,464,732.07	0.00	1,384,662.69
February-24	1,384,662.69	713,808.74	823,180.74	0.00	1,494,034.69
March-24	1,494,034.69	804,269.81	416,555.07	0.00	1,106,319.95
April-24	1,106,319.95	792,575.35	788,096.12	0.00	1,101,840.72
May-24	1,101,840.72	801,910.23	2,196,239.17	0.00	2,496,169.66
June-24	2,496,169.66	855,297.08	535,280.14	0.00	2,176,152.72
July-24	2,176,152.72	1,013,141.60	142,488.45	0.00	1,305,499.57
August-24	1,305,499.57	956,295.70	319,123.63	0.00	668,327.50
September-24	668,327.50	1,163,003.87	1,599,229.85	0.00	1,104,553.48
October-24	1,104,553.48	822,705.40	332,324.47	0.00	614,172.55
November-24	614,172.55	854,462.78	480,994.10	0.00	240,703.87
December-24	240,703.87	814,042.92	773,889.40	0.00	200,550.35
January-25	200,550.35	847,301.08	1,273,365.38	0.00	626,614.65
March -25	1622671.28	790805.57	492255.52	0.00	1,324,121.23

IMPREST ACCOUNT

American National Bank

Account #4084077

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance
October-23	4,674.63	195.94	560.45	0.00	5,039.14
November-23	5,039.14	512.35	0.00	0.00	4,526.79
December-23	4,526.79	461.14	0.00	0.00	4,065.65
January-24	4,065.65	165.68	0.00	0.00	3,899.97
February-24	3,899.97	784.52	1,533.99	0.00	4,649.44
March-24	4,649.44	362.82	784.52	0.00	5,071.14
April-24	5,071.14	620.82	0.00	0.00	4,450.32
May-24	4,450.32	567.03	100.00	0.00	3,983.29
June-24	3,983.29	265.00	0.00	0.00	3,718.29
July-24	3,718.29	495.19	0.00	0.00	3,223.10
August-24	3,223.10	1959.98	2,458.04	0.00	3,721.16
September-24	3,721.16	148.86	0.00	0.00	3,572.30
October-24	3,572.30	168.74	1,497.84	0.00	4,901.40
November-24	4,901.40	109.24	168.74	0.00	4,960.90

December-24	4,960.90	157.72	0.00	0.00	4,803.18
January-25	4,803.18	1,095.00	0.00	0.00	3,708.18
February-25	3,708.18	229.69	1,325.72	0.00	4,804.21
March-25	4804.21	0	0	0.00	4,804.21

BUILDING FUND

American National Bank

Account MM #5000119

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
October-23	1,406,630.70	35,173.78	13,621.47	3445.32	1,388,523.71	
November-23	1,388,523.71	214,549.58	3,903.90	3112.88	1,180,990.91	
December-23	1,180,990.91	7,775.02	54,657.73	3057.01	1,230,930.63	
January-24	1,230,930.63	0.00	171,421.47	4323.79	1,406,675.89	
February-24	1,406,675.89	13,338.00	82,945.75	5350.84	1,481,634.48	
March-24	1,481,634.48	2,954.50	24,040.62	5939.23	1,508,659.83	
April-24	1,508,659.83	16,000.00	90,298.44	5935.81	1,588,894.08	
May-23	1,588,894.08	0.00	316,842.14	7679.99	1,913,416.21	
June-24	1,913,416.21	145,295.00	38,261.03	6879.85	1,813,262.09	
July-24	1,813,262.09	46,973.46	216,523.50	7476.58	1,990,288.71	
August-24	1,990,288.71	71,006.54	157,073.59	8416.22	2,084,771.98	
September-24	2,084,771.98	184,999.00	247,188.83	7412.47	2,154,374.28	
October-24	2,154,374.28	12,669.04	24,151.74	7807.33	2,173,664.31	
November-24	2,173,664.31	0.00	7,536.79	7563.00	2,188,764.10	
December-25	2,188,764.10	0.00	34,077.24	7193.38	2,230,034.72	
January-25	2,230,034.72	49,260.26	137,243.03	8128.67	2,326,146.16	
February-25	2,326,146.16	13,428.29	236,999.40	7514.06	2,557,231.33	
March-25	2557231.33	0	24653.73	8010.17	2,589,895.23	3.95 APY

BOND FUND

American National Bank

Account MM #3188887

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
October-23	16,951.13	0.00	0.00	3.20	16,954.33	
November-23	16,954.33	0.00	0.00	3.20	16,957.53	
December-23	16,957.53	0.00	0.00	3.31	16,960.84	
January-24	16,960.84	0.00	0.00	3.31	16,964.15	
February-24	16,964.15	0.00	0.00	3.10	16,967.25	
March-24	16,967.25	0.00	0.00	3.31	16,970.56	
April-24	16,970.56	0.00	0.00	47.85	17,018.41	
May-24	17,018.41	0.00	0.00	74.49	17,092.90	
June-24	17,092.90	0.00	0.00	63.48	17,156.38	
July-24	17,156.38	0.00	0.00	70.54	17,226.92	
August-24	17,226.72	0.00	0.00	75.60	17,302.32	
September-24	17,302.32	0.00	0.00	61.81	17,364.13	
October-24	17,364.13	0.00	0.00	65.03	17,429.16	
November-24	17,429.16	0.00	0.00	62.80	17,491.96	
December-24	17,491.96	0.00	0.00	58.94	17,550.90	
January-25	17,550.90	0.00	0.00	63.10	17,614.00	
February-25	17,614.00	0.00	0.00	53.73	17,667.73	
March-25	17667.73	0	0	55.82	17,723.55	4.05 APY

QUAL CAP PURP
American National Bank
Savings Account #7005153

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
October-23	10,765.62	0.00	0.00	0.45	10,766.07	
November-23	10,766.07	0.00	0.00	0.44	10,766.51	
December-23	10,766.51	0.00	10,762.54	0.63	21,529.68	
January-24	21,529.68	0.00	36,763.52	1.77	58,294.97	
February-24	58,294.97	0.00	17,016.92	2.66	75,314.55	
March-24	75,314.55	0.00	4,885.41	3.32	80,203.28	
April-24	80,203.28	0.00	19,749.36	259.46	100,212.10	
May-24	100,212.10	0.00	69,580.36	655.99	170,448.45	
June-24	170,448.45	300.00	8,406.54	653.12	179,208.11	
July-24	179,208.11	745.26	1,511.41	738.50	180,712.76	
August-24	180,712.76	10,800.00	6,705.74	784.84	177,403.34	
Septmber-24	177,403.34	0.00	54,372.46	753.94	232,529.74	
October-24	232,529.74	0.00	4,706.13	880.82	238,116.69	
November-24	238,116.69	0.00	1,304.85	860.92	240,282.46	
December-25	240,282.46	0.00	7,349.92	821.16	248,453.54	
January-25	248,453.54	0.00	35,914.97	976.05	285,344.56	
February-25	285,344.56	3,600.44	50,745.75	980.26	333,470.13	
March-25	333,470.13	0.00	5,303.63	1061.64	339,835.40	4.05 APY

DEPRECIATION

American National Bank
Account MM #50000107

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
October-23	4451.39	0	0	0.84	4452.23	
November-23	4452.23	0	0	0.84	4453.07	
December-23	4453.07	0	0	0.87	4453.94	
January-24	4453.94	0	0	0.87	4454.81	
February-24	4454.81	0	0	0.81	4455.62	
March-24	4455.62	0	0	0.87	4456.49	
April-24	4456.49	0	0	12.57	4469.06	
May-24	4469.06	0	0	19.56	4488.62	
June-24	4488.62	0	0	16.67	4505.29	
July-24	4505.29	0	0	18.52	4523.81	
August-24	4523.81	0	0	19.8	4543.61	
September-24	4543.61	0	0	16.23	4559.84	
October-24	4559.84	0	0	17.08	4576.92	
November-24	4576.92	0	0	16.49	4593.41	
December-24	4593.41	0	0	15.48	4608.89	
January-25	4608.89	0	0	16.57	4625.46	
February-25	4625.46	0	0	14.11	4639.57	
March-25	4639.57	0	0	14.66	4654.23	4.05 APY

**EMPLOYEE
BENEFIT FUND**

Savings Account #70005160

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
October-23	498.07	0	0	0.02	498.09	
November-23	498.09	0	0	0.02	498.11	
December-23	498.11	0	0	0.02	498.13	
January-24	498.13	0	0	0.02	498.15	
February-24	498.15	0	0	0.02	498.17	
March-24	498.17	0	0	0.02	498.19	
April-24	498.19	0	0	1.38	499.57	
May-24	499.57	0	0	2.19	501.76	
June-24	501.76	0	0	1.86	503.62	
July-24	503.62	0	0	2.07	505.69	
August-24	505.69	0	0	2.22	507.91	
September-24	507.91	0	0	1.81	509.72	
October-24	509.72	0	0	1.91	511.63	
November-24	511.63	0	0	1.84	513.47	
December-24	513.47	0	0	1.73	515.20	
January-25	515.20	0	0	1.86	517.06	
February-25	517.06	0	0	1.57	518.63	
March -25	518.63	0	0	1.64	520.27	4.05 APY

CONTINGENCY FUND

American National Bank

Savings Account #7005174

Month	Beginning Bal .	Expenditures	Receipts	Interest	Ending Balance	
October-23	2800.5	0	3.45	0.11	2,804.06	
November-23	2804.06	0	3.56	0.12	2,807.74	
December-23	2807.74	0	3.45	0.12	2,811.31	
January-24	2811.31	0	3.56	0.12	2,814.99	
February-24	2814.99	0	3.56	0.11	2,818.66	
March-24	2818.66	0	4.36	0.12	2,823.14	
April-24	2823.14	0	2.53	7.83	2,833.50	
May-24	2833.5	0	68.38	12.59	2,914.47	
June-24	2914.47	0	0	10.82	2,925.29	
July-24	2925.29	0	80.21	12.14	3,017.64	
August	3017.64	0	81.52	13.28	3,112.44	
September-24	3112.44	0	0	11.12	3,123.56	
October-24	3123.56	0	39.45	11.83	3,174.84	
November-24	3174.84	0	199.79	11.72	3,386.35	
December-25	3386.35	0	0	11.41	3,397.76	
January-25	3397.76	0	40.76	12.30	3,450.82	
February-25	3450.82	0	40.76	10.62	3,502.20	
March-25	3502.2	0	48.65	11.10	3,561.95	APY 4.05

CD #001120027210 TFB 12,000(3/10/2026)

Activity Account-American National Bank

Acct. #29284

Month	Beginning Balance	Expenditures	Receipts	Interest	Ending Balance
24-Sep	32,746.75	48,392.51	48,608.22	12.01	32,962.46
24-Oct	32,962.46	40,131.53	30,562.88	9.27	23,393.81
24-Nov	23,393.81	40,243.65	44,921.01	10.14	28,071.17
24-Dec	28,071.17	33,497.83	23,408.68	8.46	17,982.02
25-Jan	17,982.02	54,847.12	92,589.05	11.71	55,723.95
25-Feb	55,723.95	47,360.63	15,354.18	13.77	23,717.50
25-Mar	23,717.50	12,007.18	5,733.62	6.37	17,443.94

Lunch Account-American National Bank

Acct. #29281

Month	Beginning Balance	Expenditures	Receipts	Interest	Ending Balance
24-Sep	17,456.51	19,654.16	25,812.57	6.09	23,614.92
24-Oct	23,614.92	15,947.11	10,663.63	6.73	18,331.44
24-Nov	18,331.44	53,001.27	56,034.88	9.67	21,365.05
24-Dec	21,365.05	11,134.39	28,064.50	8.46	38,295.16
25-Jan	38,295.16	32,364.40	26,233.31	8.80	32,164.07
25-Feb	32,164.07	31,858.71	26,833.24	5.63	27,138.60
25-Mar	27,138.60	45,759.55	26,409.23	7.68	7,788.28

SCHOOL BOARD MEETING APRIL REPORT FROM PRINCIPAL – RICK LESTER

Below are dates and events that I thought you would be interested in:

- I have completed 2nd semester formal teacher evaluations - I had five scheduled for this semester.
- On Wednesday, March 26, 2025 I announced the Honor Roll students over the intercom during our study session (9th period). We met in the cafeteria and they received a gift certificate from Pizza Hut and were dismissed for the last 15 minutes of our study session.
- Listed below are important information about the end of the school year for our seniors. I have listed everything up-to-date for you:
 - Wednesday, April 16, 2025 - at 3:30 p.m. in the cafeteria I will meet with the seniors to hand out senior check-out sheets. The seniors will have the remaining two weeks (before graduation) to complete their check-out sheets, which is plenty of time.
 - Friday, May 2, 2025 - the last day for seniors (this will be a regular full day of school). Tests and assignments must be done by this date.
 - Tuesday, May 6, 2025 - seniors can start to officially check-out. Mr. Lester will check lockers and collect check-out sheets. This needs to be done by the end of the day on Friday, May 9, 2025.
 - Tuesday, May 6, 2025 - senior grades are due on the computer by 8:00 a.m. I will inform the Salutatorian and Valedictorian of their status. At graduation rehearsal I will verify and print report cards and also hand out cords to seniors with a GPA of 3.85 or higher.
 - Wednesday, May 7, 2025 - seniors will have graduation rehearsal at 10:00 a.m. After rehearsal I will have a senior party/lunch at the fairgrounds.
- If you have the time come and watch our 2024-2025 senior class graduate on Saturday, May 10, 2025 at 2:00 p.m. in the high school gym.
- On Monday, April 24, 2025 we mailed out to parents summer school letters for those students who qualified. I will also meet with the students who have qualified for summer school on Tuesday, May 13, 2025. This meeting I will discuss in detail the format of summer school.
- On Monday, April 14, 2025 we had put a summer Drivers Education sign up sheet placed at the office for students to sign up for. On this day I will also visit and have handouts for all students interested in Drivers Education.
- We have scheduled our Honors Day program on Thursday, May 1, 2025 at 2:45 p.m. at the high school gym. This is a day where we have an opportunity to recognize our students in their academic success. All high school students will be present and will receive their awards in front of their peers. We will encourage parents to attend and understand that this activity is scheduled during working hours but hope they could find the time to attend.
- On Wednesday, May 7, 2025 at 3:15 p.m. we will have our 8th Grade Orientation. The 8th grade students will be escorted by our 9th grade students and will tour the high school building. The 8th grade students will have the opportunity to meet different sponsors and coaches over their activities.

April Board Report

- The 7th Grade Quiz Bowl team was ECNC Champs
- NSCAS testing is underway, and MAP testing in May
- HTRS Middle School Choir and Band Contest Results
 - JCC 6th Band - II (Excellent)
 - JCC 7/8th Band - II (Excellent)
 - Jude Fricke (Solo) - I (Superior)

 - JCC 7/8th Choir - I (Superior)
 - 7th Mixed Ensemble - I (Superior)
 - 8th Boys Vocal Sextet - I (Superior)
 - Heidi Reyes (Solo) - II (Excellent)

- Golden Sowers Competition for grades 2-8 participating in Peru on May 2nd.
 - Students read 10 books and then are quizzed over them
- ESU4 Middle School Quiz Bowl Team Champions
 - Expanded Quiz Bowl with 6th Grade added as an elementary team.
- 7&8th Grade at Meridian Honor Choir was April 4th
 - 18 students attended
- Middle School FFA participated at State on April 4th
 - 8 students attended
- Mudecus JH Quiz Bowl hosted on April 15th

Garrett Collin
Activities Report
April 9th, 2025

Track

- We hosted our first track invite last week with 10 schools competing.
 - It seemed to go really well and the video board was a big hit.
- Along with our normal invites, we are also the ECNC high school meet and districts.

Golf

- We host our invite on May 2nd @ TCC
- We also host the ECNC meet on April 22nd @ Crooked Creek

Athletic Awards Ceremony

- Scheduled for April 24th during 6th period.
- Similar to Athletic Banquet except athletes are being recognized in front of their peers.
- Intra School Quiz Bowl will follow the ceremony and take place during 7th and 8th period.

ECNC News

- Academic Awards listed below
- All Conference teams were announced
 - Basketball: Harley Lubben (1st team), Ashley Beethe (2nd team), Molly Weber (Honorable Mention), Sophia Schmid (Honorable Mention), Wesley Swanson (1st team), Keegan Jones (2nd team), Alex Cruz (3rd team), Jack Waring (Honorable Mention).
 - Wrestling: Jocelyn Prado, Alejandra Reyes, Haylee Trew, Reese Carter, Erik Prado, Logan Topp, Zeke Burki, Prestin Thomas (all first team). Trevin Huskey (Honorable Mention)
 - These athletes will be recognized at the break of the ECNC track meet.

Other Items

- Athletic Banquet is scheduled for Monday, May 5th
- We host the JH MUDECAS Quiz Bowl on Tuesday, April 15th in Cook.
- Cook site scoreboard: (quote attached)

- Concussion Testing
 - Due to the lack of usage and data we are moving away from baseline concussion testing.
 - This will save us time & money.
 - Message from Dr. Saltzgeber at JCH
 - *“Jordan Bart (our trainer) and I did some research and talked with Dr. Kody Moffatt (sports medicine physician at Children’s Hospital in Omaha) and he no longer recommends the IMPACT test. He actually does not recommend any pre-participation concussion testing. The data just isn’t there that changes management. He doesn’t recommend against it, but no longer actively recommends to do it. Jordan and I read through literature, guidelines and recs from the CDC, AAP, AAN, NATA, and they all agree with what Dr. Moffatt said. Now, I understand if JCC would still like to do pre-participation testing for parental reasons but it really does not need to be done. Sort of a waste of time and money. I’d be glad to talk with anyone on it. We do want to make it clear we are still evaluating and managing concussions, we just don’t need the pre-participation concussion baseline testing. Let me or Jordan know if you have questions. I’m telling other schools the same thing.”*

ECNC Academic Awards

Seniors Gold (30 and Above)

Salena Conley

Seniors Silver (27-29)

NONE

Seniors Bronze (24-26)

Keegan Jones, Nolan Wellensiek

Underclassmen Gold (30 and Above)

NONE

Underclassmen Silver (27-29)

Saige Rother, Jack Waring, Owen Weber

Underclassmen Bronze (24-26)

Ashley Beethe, Zeke Burki, Amilia Gentert, Wesley Swanson, Molly Weber

ECNC Scholarship (Must Be Attending SCC)

Jackson Haughton

ECNC Academic/Activity All-Conference Team

Salena Conley, Keegan Jones, Madison Jansen, Gabe Burki, Logan Topp, Nolan Wellensiek, Kali Drake

Qualifications: An Academic/Activity All-Conference Team certificate and medal will be awarded to each Senior Conference student who meets all the following criteria:

**The student must have participated in an ECNC sponsored activity during their senior year and at least one other year of their high school career.*

**The student must be in the top 25% of their respective Senior class.*

**The student must have a cumulative GPA of a B+/90% or higher.*



1309 S 204th Street #330
 Elkhorn, NE 68022
 (402) 496-2669

Quote Number	00000873	Issued Date	03/14/2025
Quote Name	Johnson County Indoor Scoreboard BB-2101	Expiration Date	05/09/2025
Account Name	Johnson County Central Public Schools 358 N Sixth Street Tecumseh, NE 68450	Name	Marcus Scheer marcus.scheer@jccentral.org (402) 921-8039
Payment Terms	50% Down, Remainder Upon Receipt	Sales Rep	Ryan Wilke ryan@crouchrec.com +1 4028065355

#	PRODUCT/SERVICE	DESCRIPTION	COLOR	QTY	UNIT PRICE	TOTAL PRICE
1	Daktronics	Please Reference 868513-1-0 BB-2101-RA-PV Basketball Scoreboard Scoreboard Color: RED (1956) Scoreboard Border Stripe Color: HARVEST GOLD (7725-105) Caption Color: HARVEST GOLD (7725-105) Cabinet Dimensions: 4' 0" H X 8' 0" W X 0' 6" D (Approx. Dimensions) Max Power: 200 watts/display Weight Unpackaged 124 lbs per display; Packaged 140 lbs per display Radio Receiver Frequency of 2.4 GHz Corner Panel, 8' Scoreboard, 17x33 Decorated	RED	2	\$4,445.00	\$8,890.00
2	Daktronics	AS-5010 Kit All Sport® 5010 Control Console Kit Indoor Scoreboard Radio Communication (Transmitter) Frequency of 2.4 GHz		1	\$1,394.00	\$1,394.00
3	Daktronics	DAK Score App with All Sport® MX-1 Mobile Scoring Kit and Gen VI Radio Transmitter		1	\$470.00	\$470.00
4	Daktronics	Freight		1	\$365.00	\$365.00
5	Daktronics	G5C5-W Five (5) Year Parts Only - Includes Customer Care Level 3		1	\$0.00	\$0.00
6	American Lift & Sign	Removal of (1) old scoreboard and re-install in a different gym in same town. Install and testing of 2 scoreboards in Cook, NE.		1	\$3,080.00	\$3,080.00

Total Price	\$14,199.00
Tax	\$0.00
Grand Total	\$14,199.00
Deposit Amount	\$7,100.00

NOTES

Quote includes: Equipment and installation. Any electrical work needed is not included.

PROJECT DETAILS

Bill to Address	Ship to Address	Project Address
Marcus Scheer marcus.scheer@jccentral.org (402) 921-8039 358 N Sixth Street Tecumseh, NE 68450	Jeff Mcknight jeff@amelift.com (402) 572-1044 6958 North 97th Circle Omaha, NE 68122	358 North 6th Street Tecumseh, NE 68450

CONDITIONS

Agreement and Acceptance Upon acceptance, Crouch Recreation will perform the services described in the agreement. Any additional services requested that are not disclosed or specifically written in the agreement will incur additional costs.

Payment Terms All invoices for services described are payable per the payment terms listed on the Agreement. Electronic Payment (QuickBooks), Check and Credit Card (3% Fee) are all acceptable payment methods. Deposit is nonrefundable.

Taxes The owner is responsible for payment of all applicable federal, state, and local taxes and assessments (including sales, use and similar taxes) levied on the transaction. No tax exemption will be recognized unless a valid exemption certificate is provided at time of acceptance.

Late charge Any invoice unpaid after the due date will begin to accrue interest after the due date until the invoice is paid at the lesser of one and a half (1.5%) per annum or the highest lawful rate.

Schedule The schedule will be determined at the time of acceptance of the agreement.

Deliveries Production lead times vary depending on the complexity of the project and current workload. The delivery dates provided are estimates and not guaranteed. The Seller shall not be liable for delays due to factors beyond its control, including but not limited to acts of nature, material shortages, or transportation delays.

Installation The Customer shall provide access to the installation site and ensure it is prepared according to specifications. Crouch Recreation shall not be responsible for unanticipated site conditions, including but not limited to underground utilities, hidden obstacles, or structural deficiencies, unless such conditions were reasonably discoverable through routine inspections. The Customer shall be responsible for identifying and marking the location of any underground private utilities prior to installation. Crouch Recreation shall not be liable for damage to underground private utilities, property or irrigation systems resulting from the installation process.

Custom Design & Approval Crouch Recreation will provide the Customer with design proof for approval before production begins. Once approved, changes to the design may result in additional charges and delays in production and installation.

SIGNATURE

Signature	Name	Date

Mr. Rother
April 2025
Superintendent & Tecumseh Site Elementary Board Report

- JCC K-3 March 2025 Thunderbirds of the Month



K - Charley Beethe,
Charlie Dickson, Noah
Veras, Vanessa Sterup,
Graham Gist, Not
Pictured: Arianna Jimenez



2nd - Addy McCoppin,
Jaxson Stafford-Lafin,
Penny Barnes, Victoria
Chavez, Acosta, Carsyn
Gregory, Not Pictured:
Kendrick Reyes



1st - Brock Schultz,
Beckett Gist, Robin
Jaquez, Luna Herrle,
Gracelynn Pool, Blakely
Kuhl, David Shirley, Hazel
Whited, Caleb Griess



3rd - Charlie Brandt,
Leonidas King, Casin
Gottula, Dawson Beethe,
Ruger Clifton, Conor
Mecham, Dominic Black,
Not Pictured: Tucker
Helmick, Karla Prado

- Kindergarten Round-Up is scheduled for Monday, April 14. Letters were sent to 37 kindergarten eligible children in the JCC district.
- The JCC Administrative Team has begun planning for summer training with ESU4.
 - June 2 - ESU4 Leaders Retreat.
 - June 3 & 4 - ESU4 Data Retreat.

- The JCC Elementary Team is investigating the possibility of Standards Based Grading. This would be a shift away from traditional grading on the letter scale or on the 100 point scale.
- The Elementary and Middle School Teams are currently researching ELA (English Language Arts) curriculum for the 2026-2027 school year. JCC's subscription to the "Wonders" ELA program will expire at the end of the 2025-2026 school year.
- Heartland Roofing Company has been on site inspecting our facilities' roof situations. They have made minor repairs and gave recommendations for further repairs. They are aware of our facilities situation and that another bond attempt is possible.
- Marcus Scheer has been looking into tech upgrades for our current facilities. One is the sound system being used in the elementary auditorium for performing arts. The current system is antiquated and beginning to fail. The other is replacing the old scoreboard in the old gym at the Cook Site. This gym is used for middle school volleyball and basketball competitions. The plan would be to upgrade the scoreboard in the big gym and move the current scoreboard to the old gym. Marcus and Garrett Collin are working on this together.
- We are looking at all our spaces at each site and have quite a bit in "storage". These are areas I have targeted to get cleared out for better uses. Staff are currently working to get rid of items that are no longer needed. Some items we will look to sell.
- I have contacted Scott Badertscher to salvage some of the items that are stored in the tree line South of our throwing areas in Tecumseh and behind the track shed. He will be removing some of the salvageable items for us.
- Among the summer training staff will attend, we are sending a team of administrators and teachers to the BIST summer workshop in Omaha. BIST (Behavior Intervention Support Team) is the model we are adopting to help support students and teachers.
- I continue to track and research bond elections in Nebraska. Among the information collected is the bond amount, type of election, election results (passed/failed, % for the bond), contract information (architect, engineer, construction manager, financial advisor) and cost per square foot. The cost per square foot is a more elusive number. I have come across one school district who had more specific numbers indicating the cost by the type of work being done. I will pursue these same numbers with Boyd Jones.

QUOTATION: 69686

Electronic Contracting Company
6501 N 70th St.
Lincoln, NE 68507

PO Box 29195
Lincoln, NE 68529

BILL TO	JOB LOCATION	
Company: JOHNSON COUNTY CENTRAL SCHOOL Address: DISTRICT 50 P.O. BOX 338 TECUMSEH, NE 68450 Contact: Marcus Sheer Phone:	Company: JOHNSON COUNTY CENTRAL SCHOOL Address: DISTRICT 50 P.O. BOX 338 TECUMSEH, NE 68450 Contact: Phone:	Date: 4/7/2025 Sales Rep: JONATHAN FLENNY Phone: (402) 465 6932 Email: JFlennoy@EccoInc.Com Expiration Date: 5/7/2025

TITLE
Johnson County Public Schools Auditorium Refresh AV
SCOPE OF WORK

INTEGRATION SCOPE OF WORK

A. SUMMARY:

Electronic Contracting Co. (ECC) to replace existing auditorium sound system. New system to include more ear set/handheld wireless microphones than existing system (15 wireless ear set and 2 wireless handheld), 3 ceiling microphones at front of stage, digital mixer, power sequencer, improved location of stage monitor jacks, and improved sound coverage of auditorium seating. Booth window to be widened, handled by separate contractor. Theatre lighting system to also be replaced, handled by separate contractor. Lighting contractor is responsible for relocating existing/new cable away from new booth window area. ECC to house new cable and equipment on far and/or rear booth walls to provide adequate room for booth window to be widened, which is included in proposal.

Owner to provide

- 120-volt power outlet in AV booth below new wall mounted equipment rack location
- Counter in AV booth at minimum 28" deep and 30" wide for mixer

Electronic Contracting Company (ECC) will provide shop drawings and submittals for the systems for your use. ECC will provide owner training on the systems and provide operation & maintenance manuals and as-built drawings. All conduit, standard back boxes, 120-volt power, stubs, fire caulk, and pass-throughs shall be provided and installed by the electrical contractor. All special back boxes provided by ECC will be installed by electrical.

Tax-Exempt paperwork will be required. If none is provided then Sales Tax shall be Billed.

NO DAVIS BACON included.

NO BID BOND IS REQUIRED IF ONE IS REQUIRED PLEASE REQUEST AND WE WILL ADD.

3-Year Maintenance Support Agreement Included.

ALL OWNER FURNISHED EQUIPMENT MUST BE BROUGHT TO THE CURRENT JOB SITE FOR ECC TO INSTALL. ALL EQUIPMENT IS TO BE IN WORKING ORDER BUT AFTER OUR INSTALLATION IF THEY DO NOT WORK, WE WILL LET YOU KNOW BUT ARE NOT HELD ACCOUNTABLE FOR THE EQUIPMENT THAT DID NOT WORK.

Existing equipment will be removed and returned to owner.

B. SYSTEM DESCRIPTION:

The following new items will be installed:

Head End

- Qty 15 earset wireless microphones
- Qty 2 handheld wireless microphones
- wireless antenna distribution system
- Qty 3 ceiling microphones
- Qty 4 side stage wired microphone input jacks (3 of which typically used by ceiling microphones)

QUOTATION: 69686

- Qty 1 power sequencer
- Qty 2 power amplifiers with DSP

Mixer

- Yamaha TF series 24-channel digital mixer
- 1/8" aux input

Loudspeakers

- Qty 3 12" main loudspeakers
- Qty 3 5" under-balcony delay loudspeakers
- Qty 2 10" low-profile stage monitors

C. EXCLUSIONS: The following work is **not included** in our Scope of Work:

- All conduits, high voltage, wiring panels, breakers, relays, boxes, receptacles, etc.
- Concrete saw cutting and/or core drilling
- Fire wall, ceiling, roof and floor penetration
- Necessary gypsum board replacement and/or repair
- Necessary ceiling tile or T-bar modifications, replacements and/or repair
- Structural support of equipment *ECC not responsible for building related vibrations
- All millwork (moldings, trim, cut outs, etc.)
- Patching and Painting
- Permits (unless specifically provided for and identified within the contract)
- Unless otherwise stated the pricing in this agreement does not include prevailing wage or union labor
- Unless specifically noted lifts and scaffolding are not included
- Racks are provided by other spec sections, not ECC.

D. Construction Considerations:

This section intentionally left blank.

E. NOTICE: This Scope of Work is delivered on the basis of the following Assumptions:

- The room(s) match(es) the drawings provided
- Submittals (if required) must be approved in writing
- Site preparation by the Customer and their contractors includes electrical and data placement per ECC specification.
- Site preparation will be verified by ECC project manager or representative before scheduling of the installation. All work areas should be clean and dust free prior to the beginning of on-site integration of electronic equipment.
- Reasonable site access must be available during regular business hours 7am-5pm, M-F.
- Customer communication of readiness will be considered accurate and executable by ECC project manager.
- In the event of any arrival to site that ECC is not able to execute work and definable progress, the Customer will be charged a **\$450.00 Mobilization Fee** to offset the lost time due to the lack of readiness. The Mobilization Fee will be presented as a Contract Change Order and will/may halt work until acceptance by the Customer and rescheduling of the integration effort is agreed upon.
- Rescheduling and redeployment of ECC technicians due to unacceptable site preparation may cause scheduling delays of up to 10 business days./
- There is ready access to the building / facility and the room(s) for equipment and materials.
- There is secure storage for equipment during a multi-day integration.
- If Customer furnished equipment and existing cabling is to be used, ECC assumes that these items are in good working condition at this time and will integrate into the designed solution. Any repair, replacement and/or configuration of these items that may be necessary will be made at an additional cost.
- If Customer furnished TV's are provided, they must be Professional/Commercial Grade TV's. Customer must provide make and model to ECC for review and verify the requirements prior to the system installation. Any Professional/Commercial Grade TV's provided by the customer that are not pre-approved in advance by your ECC representative may result in system changes and/or change order.
- All Network configurations including IP addresses are to be provided, operational and functional before ECC integration begins. ECC will not be responsible for testing the LAN connections.
- Cable or Satellite drops must be in place with converter boxes operational before the completion of integration. Any delay resulting in extra work caused by late arrival of these items will result in a change order for time and materials.
- Document review / feedback on drawings / correspondence will be completed by the Customer within two business days (unless otherwise noted).
- The documented Change Control process will be used to the maximum extent possible - the Customer will have an assigned person with the authority to communicate/approve project Field Directed Change Orders and Contract Change Orders.

QUOTATION: 69686

- In developing a comprehensive proposal for equipment and integration services ECC Sales Representatives and Engineering teams must make some assumptions regarding the physical construction of your facility, the availability of technical infrastructure and site conditions for installation. If any of the conditions we have indicated in the site survey form are incorrect or have changed for your particular project or project site, please let your Sales representative know as soon as possible. Conditions of the site found during integration effort which are different from those documented may have an effect on the price of the system solution, integration or services. To ensure that you have an accurate proposal based on your facility and specific to the conditions of your project, please review all project documentation carefully.
- It is common for the manufacturer's warranty to begin prior to completion of the project.
- Products often need to be received, tested, made active, and programmed prior to onsite use.
- - IE: 1-Year Warranty, less three months of activation, nets nine month warranty post-project.

F. Integration Project Management Processes

ECC will follow a foundational project management process which may include the following actions/deliverables (based on the size/complexity/duration of the integration project):

- Site Survey - performed prior to Contractual Agreement and attached
- Project Welcome Notice - emailed upon receipt of Purchase Order
- Project Kick-Off meeting with Customer Representative(s) - either by phone or in-person
- Project Status reviews - informal or formal - either by phone or in-person (based on the size/complexity/duration of the project)
- Project Change Control - comprised of Field Directed Change Order and/or Contract Change Order submittals
- Notice of Substantial Completion - at Customer walk-through - prior to Service transition

G. Knowledge Transfer (Training)

This is geared specifically towards the end-user / operator. The purpose of this knowledge transfer is to provide operators with the necessary knowledge to confidently and comfortably operate all aspects of the integrated system. Areas covered include the following:

- Equipment and system overview
- Equipment operation and function
- Equipment start up, stop, and shut down
- Equipment automatic and manual operation
- Discussion and documentation relating to control system operation
- Discussion and documentation relating to system processor and its control applications
- Powering up, powering down system via control system
- Manual operation of display systems, audio system and all other related components
- Use/operation of patch panels, when and where to be used
- Who to call when help is required

H. ECC Integration Services Responsibilities

ECC will provide services/work for the project as described above in the Scope of Work or per the attached separate Scope of Work document detailing the scope of work to be performed.

- Provide equipment, materials and service items per the contract products and services detail.
- Provide systems equipment integration and supervisory responsibility of the equipment integration.
- Provide systems configuration, checkout and testing.
- Provide project timeline schedules.
- Provide necessary information, as requested, to the owner or other parties involved with this project to ensure that proper AC electrical power and cableways and/or conduits are provided to properly integrate the equipment within the facilities.
- Provide manufacturer supplied equipment documentation.
- Provide final documentation and "as built" system drawings (CAD) - if purchased.
- Provide system training following integration to the designated project leader or team.

I. Customer Integration Services Responsibilities

- Provide for the construction or modification of the facilities for soundproofing, lighting, electrical, HVAC, structural support of equipment, and decorating as appropriate. Includes installation of ceiling mounted projection screen.
- Provide for the ordering, provisioning, installation, wiring and verification of any Data Network (LAN, WAN, T1, ISDN, etc.) and Telephone Line (Analog or Digital) equipment and services prior to on-site integration.

QUOTATION: 69686

- Provide all necessary cableways and/or conduits required to facilitate systems wiring.
- Provide all necessary conduit, wiring and devices for technical power to the systems equipment.
- Provide reasonable accesses of ECC, including personnel to the facilities during periods of integration, testing and training, including off hours and weekends.
- Provide a secure area to house all integration materials and equipment.
- Provide a project leader who will be available for consultation and meetings.
- Provide timely review and approval of all documentation (Technical Reports, Drawings, Contracts, etc.).

QUOTATION: 69686

Complete Care Agreement for your Theatre/Auditorium Audio System.

ECC will provide standard support for the following coverage term: 3-years following ECC (audio system) substantial completion.

Our Complete Care Services Provided include:

Software/Firmware Assurance

- Provides updates to hardware's firmware/software, as needed, to maintain system standards

On Demand Service (Mon - Fri / 7:30 am - 4:30 pm excluding holidays)

- Provides 9x5 support response
- Provides priority phone support
- Provides priority on-site service
- Provides labor to perform off-site remote diagnostics and troubleshooting
- Provides labor to perform on-site troubleshooting to localize and diagnose faults
- Provides labor to perform on-site correction of problems, perform repairs and adjustments to restore system operation for system installed as it was on the day of project completion
- Provides labor to perform on-site scheduled semi-annual comprehensive recertification for adjustments, alignments and repairs
- Acts of god, negligence, and vandalism void any of the above lines

After Hours Service

Response Times

ECC will respond to all calls for service within (1) hour. ECC will also begin remote support at this time.

ECC will mobilize a technician within 4 hours.

Rates

All labor and travel time will be billed at 50% of applicable rate to the time of the call. Current labor rates are subject to change so please ask your Service Coordinator for the most up to date rates.

User Training

- Training can be done virtually up to 3 times a year
- One in person training per year that coincides with the annual site visit
- Updated Training Material if provided with project closeout and changes have been made

Shipping

- Ground shipping on warrantied items is covered

Parts

- ECC will cover any parts that still fall under manufacturer's warranty
- Equipment out of manufacturer's warranty will be billed to customer at 10% off standard pricing for Complete Care.
- Due to the lifecycle of electronic equipment, ECC reserves the right to change out any part with other like kind parts that provide the same functionality and features.

Services outside the Scope of the Agreement will be subject to the current time and material rate plus applicable travel costs. Please contact your local office for those rates.

Agreement Price and Terms

- Coverage must be purchased on all components cabled together in a system.

Payment is due net 30 days before service coverage begins. ECC reserves the right to adjust pricing by 5% for the contract's duration."

Notwithstanding anything in the Agreement to the contrary, the contract price is based on current tariff rates as of the Effective Date of the Agreement. If, during the term of the Agreement, the United States government imposes, increases, or modifies tariffs on any equipment, components and/or materials that directly impact the cost of the goods and/or services provided under the Agreement, ECC shall have the right to increase the price of the goods/services proportionally to reflect the increased costs due to such tariffs and the contract price will be adjusted accordingly. ECC shall provide Customer with written notice of any such price increase at least thirty (30) days prior to the effective date of the increase, along with supporting documentation, including: (a) Official government notices or publications detailing the tariff changes; and (b) Calculations demonstrating the impact of the tariff changes on the cost of the goods/services.

QTY	PART NUMBER	MANUFACTURER	DESCRIPTION
Audio Visual			
Ceiling Mics			
3.00	MX202BP/C	SHURE	Cardioid condenser microphone, black color
1.00	MISC-EXPENSE	ECC	Misc. new work 1-gang PVC electrical outlet boxes, fasteners, and etc.
1.00	RK183WS	SHURE	Snap-fit foam windscreen for MX183, MX184, MX185, BETA 98 and WH30 microphone, black
Stage Mic inputs			
1.00	MISC-EXPENSE	ECC	Misc. XLR connectors, blank plates, and etc.
1.00	RAPCO-CUSTOM	RAPCO INTERNATIONAL	Rapco Custom wall plates qty (1) DP-4DFN xlr mic plate
Wireless Mics			
12.00	SLXD1=-G58	SHURE	Bodypack Transmitter
3.00	SLXD1=-H55	SHURE	Bodypack Transmitter
2.00	SLXD2/SM58=-H55	SHURE	Handheld Transmitter with SM58 Capsule
15.00	MX153T/O-TQG	SHURE	Wireless earset microphone, tan, omni, TQG connector
Mixer			
1.00	CG53410	CABLES TO GO	25 Feet 18 Awg Outlet Saver Power Extension Cord (NEMA 5-15P To NEMA 5-15R) (TAA Compliant)
1.00	MISC-CABLE	ECC	6' 3.5mm male to stereo RCA male cable
40.00	SN28-IJIS	RAPCO INTERNATIONAL	IJIS Multipair
1.00	MISC-EXPENSE	ECC	Misc. Flexcor Service Drop Single Eye, desktop grommets, connectors, fasteners, labels, and etc.
1.00	TF3	YAMAHA	TF Series Digital Mixing Console, 48 Khz Frequency, 24 + 1 (Master) Fader Configuration
1.00	TF3-COVER	YAMAHA	Dust Cover for TF3 Digital Mixing Console
Head End			
1.00	DWR-16-17PD	MIDDLE ATLANTIC	16Space /17D Wallrack with Plexi door
1.00	25291BGY1000	WEST PENN	1Pair 22G Stranded Shielded Plenum, Gray, 1000 ft

QUOTATION: 69686

2.00	HBL1	MIDDLE ATLANTIC	1Space Flat anodized aluminum Blank
1.00	MISC-CABLE	ECC	250' 25225BGY1000
1.00	MISC-CABLE	ECC	500' 25226BGY1000
1.00	PDS-615R	MIDDLE ATLANTIC	6Out sequenced 1X15A power
1.00	HBL2	MIDDLE ATLANTIC	HBL series anodized blank panel, 2 space, black color
1.00	MISC-EXPENSE	ECC	Misc. XLR connectors, fasteners, labels, rack screws, and etc.
1.00	RP1FP-1C6FF-LOGO	RAPCO INTERNATIONAL	RP1FP-1C6FF-LOGO (ECC-1RU-ETHERNET)
2.00	UA8-470-636	SHURE	1/2 Wave dipole antenna, frequency range: 470-636 MHz
2.00	UA850	SHURE	50 Foot Remote antenna extension cable
2.00	UA505	SHURE	Antenna mounting bracket/bulkhead adapter
1.00	SLXD4=-H55	SHURE	Digital Wireless Receiver
4.00	SLXD4Q+=-G57	SHURE	Quad Channel Digital Wireless Receiver
1.00	UA844+SWB	SHURE	Wideband antenna distributor with power cable
1.00	CDI2X600	CROWN	2X600W Power Amplifier
1.00	CDI4X1200	CROWN	4X1200 Power Amplifier

Speakers

1.00	IAF40B	COMMUNITY LIGHT & SOUND	I SERIES 40" Isometric Array Frame Black
1.00	IP6-1122/26B	COMMUNITY LIGHT & SOUND	Medium Power 12-Inch 2-Way 120 X 60 Black
2.00	IP6-1122/99B	COMMUNITY LIGHT & SOUND	Medium Power 12-Inch 2-Way 90 X 90 Black
1.00	MISC-EXPENSE	ECC	Misc. rigging, fasteners and etc.
3.00	IVY1122B	COMMUNITY LIGHT & SOUND	Vertical Yoke For IP6-1122 And IP8-1122 Speaker, Black
3.00	DX-S5-UB-B BLACK	BIAMP	5" High output coaxial surface mount indoor/outdoor loudspeaker w/ HF compression driver. 8 ohm or 70V/100V operation, included aluminum U-bracket & water-tight ClickPlug, black (priced individually,

Other Items**Other Items**

1.00	3YCC-STD	Complete Care Support Agreement - 3 Year
1.00	FREIGHT	Freight & Manufacturer's Surcharge

QUOTATION: 69686

Installation Services

DRAFTING	Drafting	15.00
ENGINEERING	Engineering	20.00
ENGINEERING	PE Stamp for structural rigging to ensure safety.	1.00
ENG PROGRAMMING	Eng Programming	4.00
PROJMGMT	Projmgmt	16.00
GENERAL FOREMAN	General Foreman	8.00
INSTALL TRAVEL	INSTALL TRAVEL	34.00
FIELD INSTALL	Remove Existing Equipment	4.00
COMMISSIONING	Commissioning	16.00
PROJECT CLOSEOUT TRAINING	Project Closeout Training	2.00
FIELD INSTALL	Cardioid condenser microphone, black color	6.00
FIELD INSTALL	Snap-fit foam windscreen for MX183, MX184, MX185, BETA 98 and WH30 microphone, black	0.25
FIELD INSTALL	Rapco Custom wall plates qty (1) DP-4DFN xlr mic plate	0.50
FIELD INSTALL	Bodypack Transmitter	3.00
FIELD INSTALL	Bodypack Transmitter	0.75
FIELD INSTALL	Handheld Transmitter with SM58 Capsule	0.67
FIELD INSTALL	Wireless earset microphone, tan, omni, TQG connector	1.25
FIELD INSTALL	16Space /17D Wallrack with Plexi door	8.00
CABLING	1Pair 22G Stranded Shielded Plenum, Gray, 1000 ft	12.00
FIELD INSTALL	1Space Flat anodized aluminum Blank	0.33
CABLING	250' 25225BGY1000	3.00
CABLING	500' 25226BGY1000	6.00
FIELD INSTALL	6Out sequenced 1X15A power	0.50
FIELD INSTALL	HBL series anodized blank panel, 2 space, black color	0.25
FIELD INSTALL	RP1FP-1C6FF-LOGO (ECC-1RU-ETHERNET)	0.25
FIELD INSTALL	2X600W Power Amplifier	1.50
FIELD INSTALL	4X1200 Power Amplifier	1.50
FIELD INSTALL	1/2 Wave dipole antenna, frequency range: 470-636 MHz	0.17
CABLING	50 Foot Remote antenna extension cable	2.00
FIELD INSTALL	Antenna mounting bracket/bulkhead adapter	1.00
FIELD INSTALL	Digital Wireless Receiver	1.50
FIELD INSTALL	Quad Channel Digital Wireless Receiver	8.00
FIELD INSTALL	Wideband antenna distributor with power cable	1.00
CABLING	25 Feet 18 Awg Outlet Saver Power Extension Cord (NEMA 5-15P To NEMA 5-15R) (TAA Compliant)	0.33
CABLING	6' 3.5mm male to stereo RCA male cable	0.08
FIELD INSTALL	Dust Cover for TF3 Digital Mixing Console	0.08
CABLING	IJS Multipair	0.67
FIELD INSTALL	Misc. Flexcor Service Drop Single Eye, desktop grommets, connectors, fasteners, labels, and etc.	5.00
FIELD INSTALL	TF Series Digital Mixing Console, 48 Khz Frequency, 24 + 1 (Master) Fader Configuration	4.00
FIELD INSTALL	Investigate/execute difficult wire path to face of stage	8.00
FIELD INSTALL	Monitor 2-Way 10-Inch Coax Black	0.50
FIELD INSTALL	Rapco Custom wall plates - qty (2) SCA-1NL4-E and qty (2) SP4-30 speakON cables	1.00
FIELD INSTALL	I SERIES 40" Isometric Array Frame Black	1.00
FIELD INSTALL	Medium Power 12-Inch 2-Way 120 X 60 Black	3.00
FIELD INSTALL	Medium Power 12-Inch 2-Way 90 X 90 Black	6.00

QUOTATION: 69686

FIELD INSTALL	Scaffold Setup/Tear Down	8.00
FIELD INSTALL	Vertical Yoke For IP6-1122 And IP8-1122 Speaker, Black	3.00
FIELD INSTALL	5" High output coaxial surface mount indoor/outdoor loudspeaker w/ HF compression driver. 8 ohm or 70V/100V operation, included aluminum U-bracket & water-tight ClickPlug, black (priced individually,	3.00

Terms & Conditions

ECC TERMS & CONDITIONS

THESE BUSINESS TERMS (these Terms) are the general terms and conditions under which ECC will provide services to Client (the Services) under the Proposal to which they are attached (the Agreement). To the extent any purchase order contains any terms that are inconsistent with these Terms, those inconsistent terms are rejected by ECC.

- 1) **Independent Contractors.** ECC's relationship with Client will be that of an independent contractor, and nothing in the Agreement should be construed as creating a partnership, joint venture, or employer-employee relationship. ECC will have sole discretion to determine the manner, method, and means of performing the Services.
- 2) **Payment.** ECC shall receive payment for the Services as provided in the Agreement and as otherwise may be increased or modified herein under Paragraph 12. Unless otherwise provided in the Agreement, invoices will be issued upon completion of the Services. All amounts payable under the Agreement are exclusive of sales, use, VAT, customs duties, excise, and any other applicable transaction taxes, unless otherwise stated in the proposal. Except as otherwise required by the Agreement, invoices are due upon receipt unless otherwise agreed upon in writing by both parties prior to authorization of this quote. If payment of any amount due under the Agreement is not received within 15 days of due date, interest shall begin to accrue and be payable at the lesser of the maximum rate permitted under applicable law or at the rate of one percent (1%) per month from the date due until paid in full. Client's obligation to pay all amounts due under the Agreement is absolute and unconditional, and Client is not entitled to any setoffs to such amounts.
- 3) **Warranties.** ECC MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE WARRANTIES MADE IN THESE TERMS ARE EXPRESSLY IN LIEU OF ANY OTHER WARRANTIES, EXPRESSED OR IMPLIED, AND ANY OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF ECC, WHICH NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY OTHER LIABILITY IN CONNECTION WITH THE SERVICES.
- 4) **Intellectual Property Rights.** Client acknowledges and agrees that ECC is the owner of, or holds license to, all right, title, and interest, including copyright and all other intellectual property rights, in and to any and all written materials, documents, flow charts, logic diagrams, source code, test materials, or other information relating to any intellectual property generated in providing the Services (collectively the "Work Product"). No transfer of ownership of any Work Product is intended by the Agreement, and Client agrees that it may not, and may not encourage any third party to, attempt to derive the source code or reverse engineer the Work Product.
- 5) **Non-Solicitation.** Client acknowledges that ECC has invested in the training and development of ECC's employees and that ECC's employees are one of its most valuable assets. Accordingly, during the term of providing Services and for one (1) year thereafter, Client shall not solicit for employment any employees of ECC or its affiliates who: (a) directly performed under the Agreement, (b) had substantial contact with Client in relation to the Agreement, or (c) Client became aware of due to, or derived from information learned through the performance of, the Agreement. For this purpose, "solicitation" does not include contact resulting from indirect means such as public advertisement, placement firm searches, or similar means not directed specifically at the employee to which the employee responds on his or her own initiative.
- 6) **Allocation of Risk.**
 - a) **Indemnification.** Client will indemnify and hold harmless ECC from all claims, liabilities, or expenses for damage to real property or tangible personal property, bodily injury, including death, and any other losses or damages arising out of the conduct of Client or its employees or agents.
 - b) **Limitation of Liability.** ECC'S LIABILITY FOR DAMAGES ARISING OUT OF OR RELATING TO THE AGREEMENT IS LIMITED TO THE FEES PAID BY CLIENT FOR THE SERVICES PROVIDED UNDER THE AGREEMENT FOR THE PERIOD OF ONE (1) YEAR PRIOR TO THE EVENT GIVING RISE TO LIABILITY. ECC SHALL NOT HAVE ANY LIABILITY WHATSOEVER TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF PROFITS, OTHER CONSEQUENTIAL DAMAGES OR INCONVENIENCE DUE TO EARLY TERMINATION OF THE AGREEMENT, OR ANY THEFT, DAMAGE, LOSS OF DATA, OR DELAY, EVEN IF CLIENT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
 - c) **Attorney Fees.** Client agrees to reimburse ECC and any of its owners, employees, and agents for any attorney fees, costs, and expenses incurred: (a) successfully enforcing any part of the Agreement; or (b) successfully defending all or part of any state or federal court lawsuit that Client may file against ECC and/or any individual in their capacity as an owner, employee, or agent of ECC.
- 7) **Termination.** The Agreement may be terminated by either party if the other party has materially breached the Agreement and has failed to cure such breach within thirty (30) days after receipt of written notice thereof. Upon termination of the Agreement as set forth above, ECC may terminate any and all licenses granted to Client under the Agreement. ECC also may terminate the Agreement for convenience on thirty (30) days written notice to Client. Furthermore, upon termination of the Agreement for any reason, Client shall pay to ECC within five (5) days of receipt of a final invoice all fees due under the Agreement, including costs incurred for Submittal preparation, engineering, equipment and materials purchased, and any other documented costs, plus a reasonable markup.
 - a) **Cancellation Fee.** If Customer cancels a Service Agreement (e.g. Complete Care, Monitoring, Test and Inspection) before the end of the term, Customer agrees to pay a cancellation fee equal to 80% of the total remaining contract value. This fee is a reasonable estimate of ECC's anticipated costs and losses due to early termination of the Agreement by Customer.
- 8) **Miscellaneous.**
 - a) **Enforceability.** The invalidity or unenforceability of any particular provision of these Terms will not affect the Agreement's other provisions, which are then to be applied as if the invalid or unenforceable provision were omitted.
 - b) **Integrated Agreement.** Except for any purchase orders issued hereunder, there are no agreements, understandings, restrictions, warranties, or representations on which Client may rely relating to providing the Services. Furthermore, no future agreements, understandings, restrictions, warranties or representations may be relied upon by Client unless they are set forth in writing by an authorized representative of ECC.
 - c) **Remote Access.** In order for ECC to fulfill the agreement, an internet connection to an on-site PC installed by ECC will be required. The customer can provide the connection or ECC can purchase a wireless connection at the customer's cost permitting the accessibility of the service. If ECC is unable to remotely access the pc while the customer is needing service, ECC will not be held liable for any coverages included in the agreement and standard service rates will apply.
- 9) **Acceptance of Agreement** - This agreement includes equipment and services that are required to satisfy the project scope of Section 1.0.

QUOTATION: 69686

10) **Scope of Work/Responsibilities.** ECC will begin work on this project upon receipt of a copy of this agreement duly signed and executed by an agent of the Customer, specifically authorized to bind the Customer to the terms and conditions of this agreement. Production of project will not commence until CAD drawings/applicable floor drawings are received. Additional charges will be applied if drawings are not provided within ten business days of notice to proceed and/or executed contract. In the event of any arrival to site that ECC is not able to execute work and definable progress, the **Customer will be charged a \$450.00 Mobilization Fee** to offset the lost time due to the lack of readiness. The Mobilization Fee will be presented as a Contract Change Order and will/may halt work until acceptance by the Customer and rescheduling of the integration effort is agreed upon.

11) **Venue.** This Agreement shall be deemed to have been made and executed in the State of Nebraska and any dispute arising hereunder shall be resolved in accordance with the laws of Nebraska. Venue for any action brought with respect to any claims arising out of this Agreement shall be brought exclusively in Lancaster County, Nebraska.

12) **Price Escalation.** Notwithstanding anything in the Agreement to the contrary, the contract price is based on current tariff rates as of the Effective Date of the Agreement. If, during the term of the Agreement, the United States government imposes, increases, or modifies tariffs on any equipment, components and/or materials that directly impact the cost of the goods and/or services provided under the Agreement, ECC shall have the right to increase the price of the goods/services proportionally to reflect the increased costs due to such tariffs and the contract price will be adjusted accordingly. ECC shall provide Customer with written notice of any such price increase at least thirty (30) days prior to the effective date of the increase, along with supporting documentation, including: (a) Official government notices or publications detailing the tariff changes; and (b) Calculations demonstrating the impact of the tariff changes on the cost of the goods/services.

Due to global semiconductor chip shortages, Integrator is experiencing longer than normal lead times on equipment. As a result, Integrator cannot guarantee lead times on equipment and will not be liable for any delays in equipment delivery to the extent caused by such shortages. However, Integrator is working with its global suppliers on a daily basis to understand the impact of this chip shortage on delivery timelines and will use reasonable efforts to keep Buyer apprised of anticipated delivery timelines and delays. Should Buyer elect to purchase equipment immediately upon placement of order to mitigate delays, Integrator will immediately invoice Buyer for equipment. Upon buyer's payment, Integrator will place equipment order. ECC will store such equipment in its warehouse until delivery to Buyer. Warranty on such equipment shall commence upon delivery of the equipment to ECC's warehouse, notwithstanding any other agreed upon warranty terms or warranty terms specified herein.

This Electronic Contracting Company (ECC) proposal is subject to a Force Majeure clause for a pandemic (e.g. Covid-19) as declared by the World Health Organization (WHO) and the corresponding governmental orders and/or regulations. This clause applies as it relates to ECC's inability to perform its contract obligations based on the unforeseeable events that may have a future impact on our labor force, the timely delivery of materials, and the escalation of the cost of said materials. ECC will keep you apprised if this situation develops and all parties to this proposal will be contacted. ECC does welcome the opportunity to work together to develop risk avoidance and mitigation strategies with you and all other parties involved (e.g. Owner, General Contractor, Architects, Engineers, etc.)

Payment Terms

- 35% Down to Initiate the Project
- 35% To Purchase Equipment
- 30% Upon Substantial Completion

Note: If progressive or AIA/SOV invoicing is required, please discuss with your sales rep prior to acceptance of this proposal.

Quote does not include prevailing wage labor, client agrees if prevailing wage order is provided after execution of the contract, a change order will be issued.

Sales tax is included. If your project and/or entity is tax exempt, please provide tax exemption documents.

Subtotal:	\$79,364.15
TAX:	5,555.62
Total:	\$84,919.77

IF YOU WISH TO ACCEPT THIS PROPOSAL AND RELATED STATEMENT OF WORK, PLEASE SIGN AND RETURN

BUYER:

(Print Name)

BUYER SIGNATURE: _____

DATE: _____

COMPANY:

(Print Company)

JONATHAN

FLENNOY

SALES REP: JONATHAN FLENNOY

(Print Name)

SALES REP SIGNATURE: _____

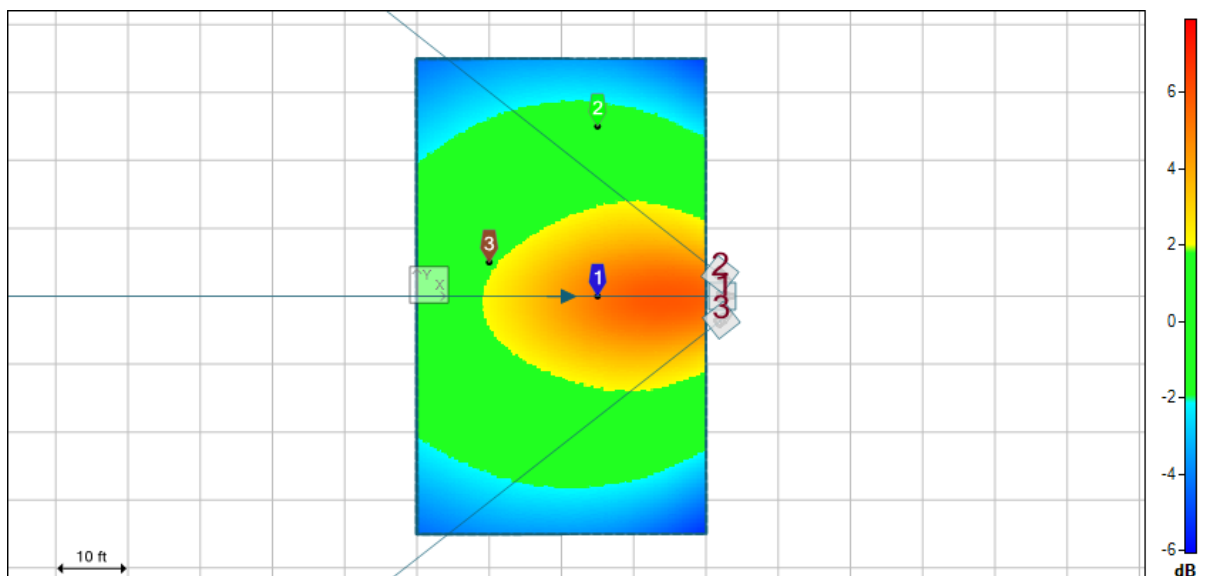
DATE: 04/07/2025

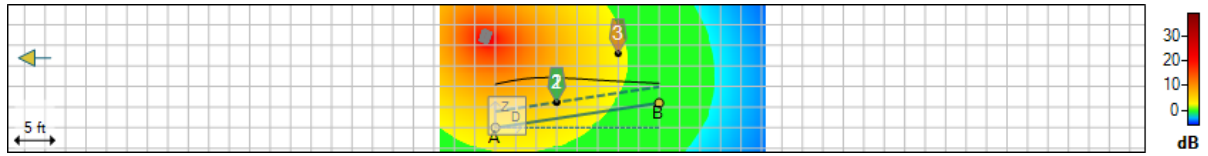
As acknowledgement that each page of the quotation was reviewed, please initial the bottom of each page.

1 Project Information

Project Title: Johnson County Public Schools
Date: Monday, April 7, 2025
Author: Mike Maly
Company: Cadon Technical Sales
Notes: Whenever Cadon Technical Sales (CTS) is requested to provide advice or material regarding the design or installation of its equipment, such advice or material is intended and provided for information purposes only. The advice or material is only intended to familiarize the user with various options for design, coverage and installation. User expressly agrees that CTS shall not be liable for any damages, whether in tort, contract, strict liability or otherwise consequential, incidental or otherwise to person or property as a result, directly or indirectly, of the use of any advice or material. The user of any advice or material provided by CTS assumes all risk and liability for the use thereof.
 Without limitation to the above, CTS does not accept liability or responsibility for the performance of any manufacturer, design, method, use, material, or technique employed by the acoustic designer and/or installation company. All advice, information or material is subject to field variations and environmental conditions. All advice, information, or material is subject to field variations and environmental conditions. All advice, information, or material given is offered on the assumption that common or standard practices for installation used in the construction trades is applied to all phases of the user's project.
 Actual assembly or configuration must be performed only by persons with knowledge of mechanical trades and rigging, where applicable. Any installation method must be certified by a Professional Engineer licensed in the state in which assembly or configuration is located.
 For an owner's manual on this product, please visit our website www.cadon.biz and go to the appropriate manufacturers website or contact Cadon Technical Sales at 1-800-607-2786 to obtain a copy.

Temperature: 72.0°F
Pressure: Standard (1010 hPa)
Humidity: Standard (60%)
Mapping: Broadband - No Weighting (Relative: Average \pm 2 dB)



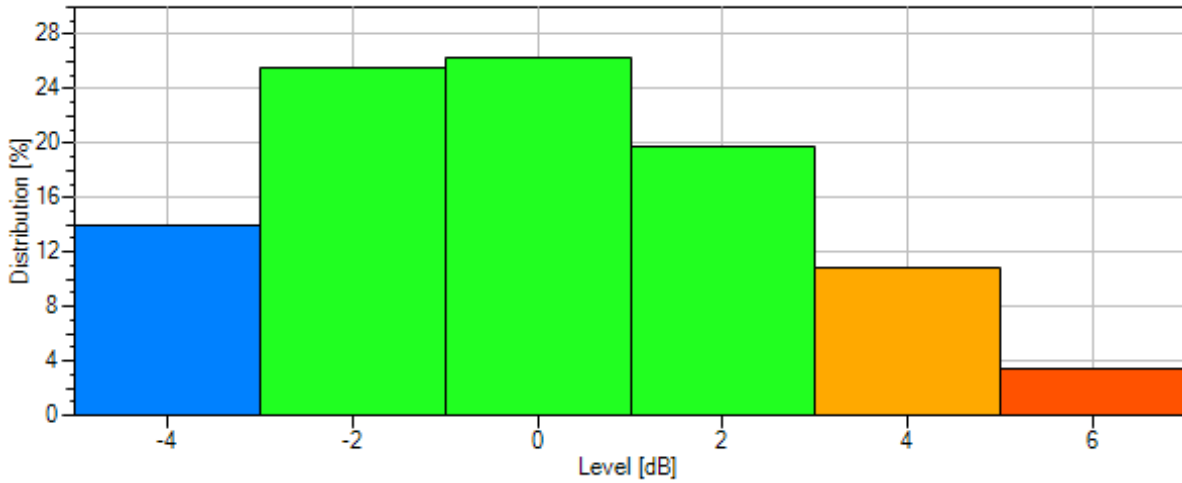


2 Sound Sources

	Label	Type	System	X [ft]	Y [ft]	Z [ft]	Hor [°]	Ver [°]	Rot [°]
1	IP6-1152-26	Loudspeaker	IP6-1152-26	42.26	0.00	22.00	-180.0	-16.5	0.0
2	IP6-1152-96	Loudspeaker	IP6-1152-96	41.94	3.03	22.00	141.8	-25.0	0.0
3	IP6-1152-96 1	Loudspeaker	IP6-1152-96	42.13	-3.30	22.00	-142.0	-25.0	0.0

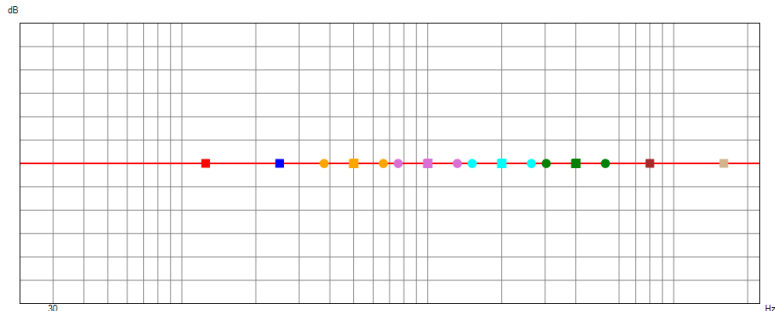
3 Distribution

Average: 0.0 dB ±2.6
 Average - Std. Dev.: -2.6 dB
 Average + Std. Dev.: 2.6 dB



4 Global Filter

Filter Status: Active
 Gain: 0.0 dB
 Delay: 0.000 ms
 Polarity: Normal



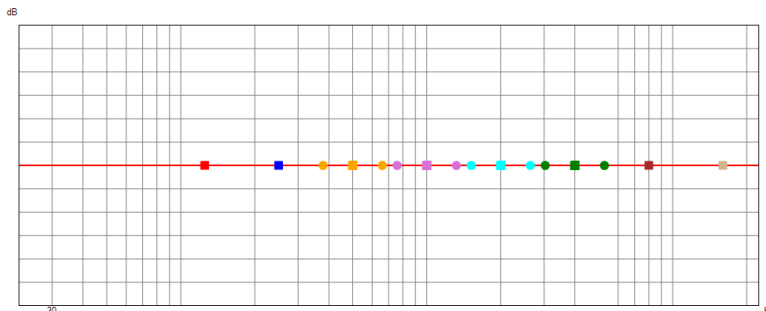
Filter Type	Frequency	Gain / Slope	Q Factor
No Active Filters			

5 Sound Source - IP6-1152-26

System: IP6-1152-26
 Company: Community Professional Loudspeakers
 Label: IP6-1152-26
 Position: X=42.26 ft
 Y=0.00 ft
 Z=22.00 ft
 Orientation: Ver=-16.5°
 Hor=-180.0°
 Rot=0.0°

Box Type	Input Configuration	Input Types
IP6-1152-26	Biamp	LF: FilterDef1 HF: FilterDef1

Filter Status: Active
 Gain: 0.0 dB
 Delay: 0.000 ms
 Polarity: Normal



Filter Type	Frequency	Gain / Slope	Q Factor
No Active Filters			

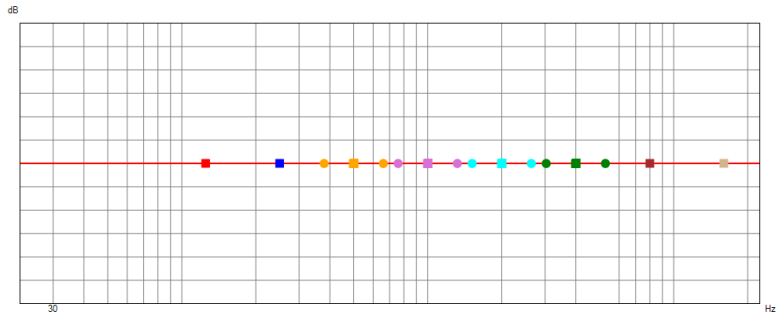
Status
 No messages

6 Sound Source - IP6-1152-96

System: IP6-1152-96
 Company: Community Professional Loudspeakers
 Label: IP6-1152-96
 Position: X=41.94 ft
 Y=3.03 ft
 Z=22.00 ft
 Orientation: Ver=-25.0°
 Hor=141.8°
 Rot=0.0°

Box Type	Input Configuration	Input Types
IP6-1152-96	Biamp	LF: FilterDef1 HF: FilterDef1

Filter Status: Active
 Gain: 0.0 dB
 Delay: 0.000 ms
 Polarity: Normal



Filter Type	Frequency	Gain / Slope	Q Factor
No Active Filters			

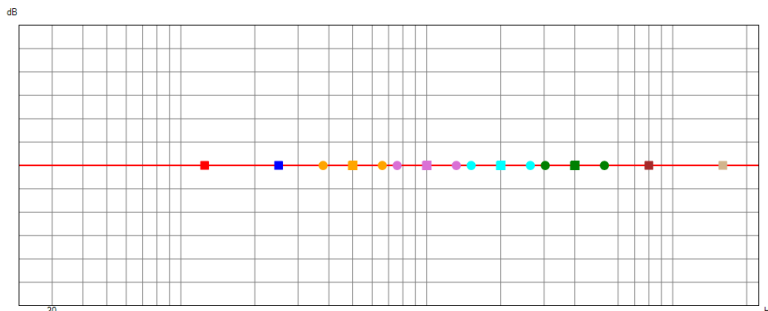
Status
 No messages

7 Sound Source - IP6-1152-96 1

System: IP6-1152-96
 Company: Community Professional Loudspeakers
 Label: IP6-1152-96 1
 Position: X=42.13 ft
 Y=-3.30 ft
 Z=22.00 ft
 Orientation: Ver=-25.0°
 Hor=-142.0°
 Rot=0.0°

Box Type	Input Configuration	Input Types
IP6-1152-96	Biamp	LF: FilterDef1 HF: FilterDef1

Filter Status: Active
 Gain: 0.0 dB
 Delay: 0.000 ms
 Polarity: Normal



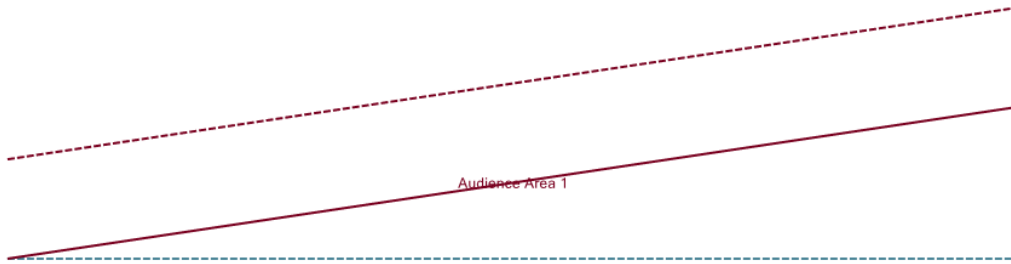
Filter Type	Frequency	Gain / Slope	Q Factor
No Active Filters			

Status
 No messages

8 Audience Zone - Audience Zone

Label: Audience Zone
Shape: Rectangle

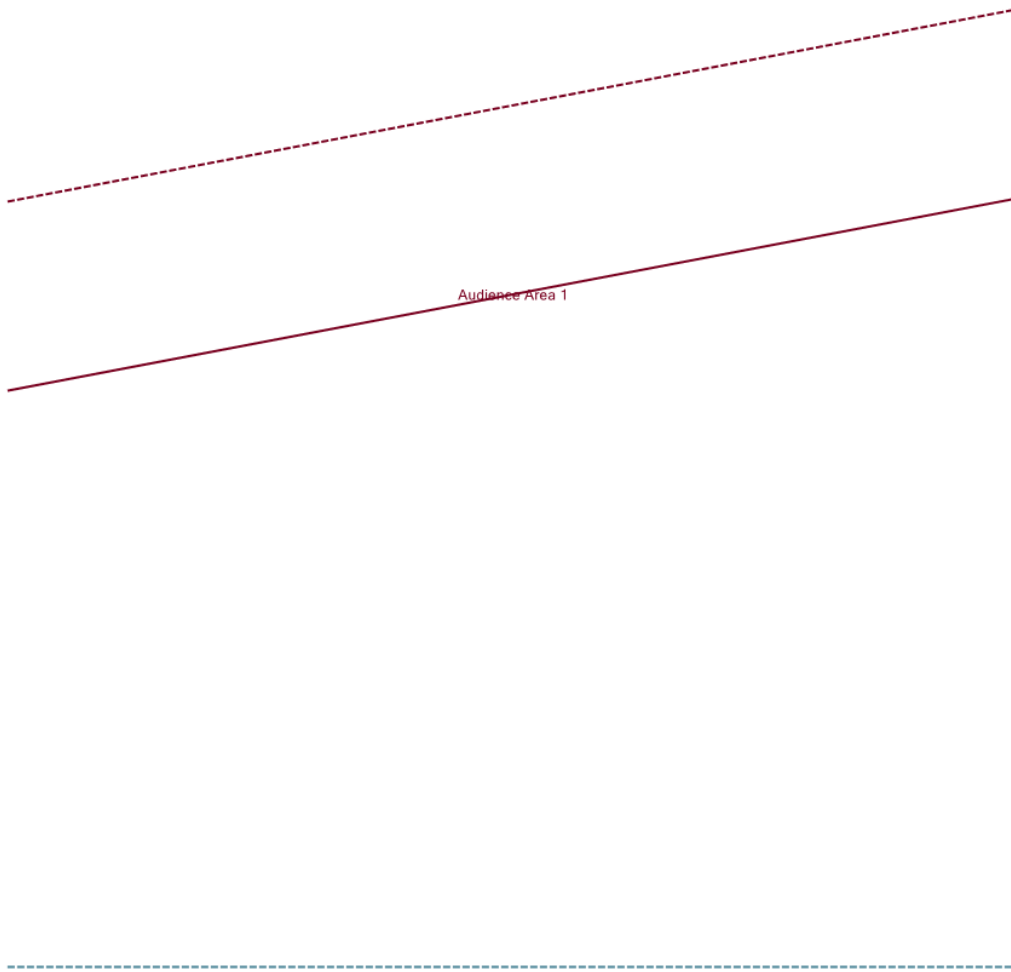
Label	Length	Ear Height
Audience Area 1	40.45 ft	3.94 ft (Sitting)



9 Audience Zone - Audience Zone 1

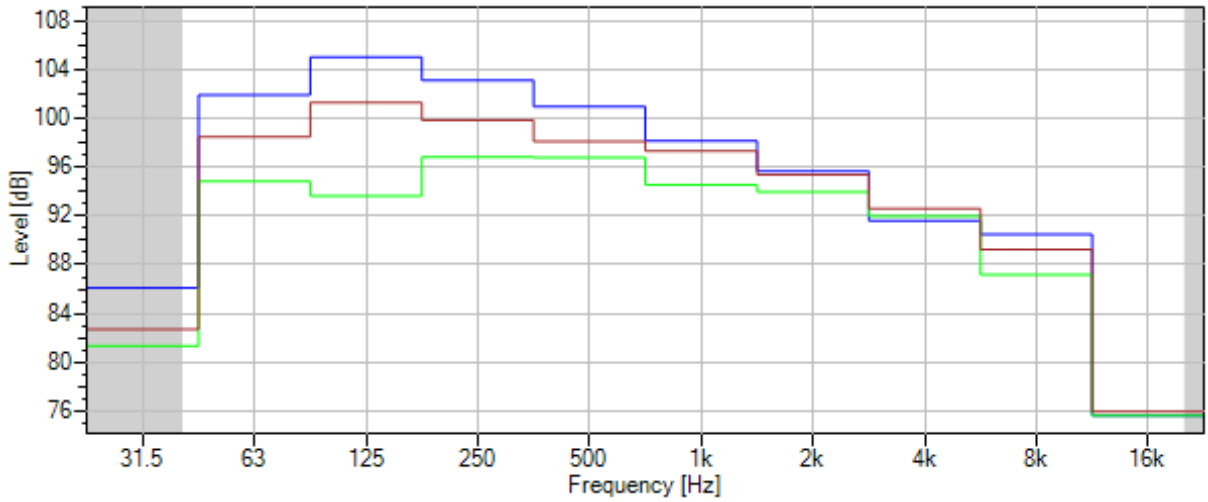
Label: Audience Zone 1
Shape: Rectangle

Label	Length	Ear Height
Audience Area 1	21.38 ft	3.94 ft (Sitting)



10 Receivers

	X	Y	Z
Receiver 1	25.00 ft	0.00 ft	6.19 ft
Receiver 2	25.00 ft	25.00 ft	6.18 ft
Receiver 3	10.00 ft	5.00 ft	18.02 ft



April 8, 2025

Dear Mr. Rother,

Pursuant to your request the following is a proposal for various repairs at Johnson County Central Schools. The scope of work is as follows:

Area 2 Middle School (Cook):

- Remove EPDM membrane that was glued over the edge of the standing seam metal roof.
- Spray rust inhibitor over rusted areas.
- Cover large holes with flat stock sheet metal.
- Fill flu with EPS insulation. Mechanically fasten a coverboard.
- Adhere new EPDM membrane and terminate.

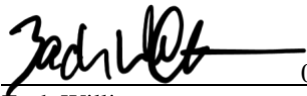
Area 4 Elementary School and Areas 1-3 High School:

- Remove improperly installed 4lbs leads covering pitch pans.
- Properly seal pitch pans with pourable sealer.
- Flash in base as needed.
- Remove existing mesh that was improperly installed at vertical seams of exterior flashings.
- Apply a 3 course of mastic and mesh to seal vertical seams and any splits in the perimeter flashings.
- Check and spot repair penetrations, i.e. soil stacks, curbs, etc.
- Clean up and haul away debris.

Heartland Roofing Consultants will provide all equipment, labor and materials to perform the above scope on a time and material basis for an amount not to exceed \$80,000. We will invoice total balance at completion.

Please sign at the bottom of the proposal with your acceptance of the above terms.

Regards,


 _____ 04/08/2025
 Zach Williams Date
 President
 HRC

 Jon Rother Date
 Johnson County Central Schools





2025 Johnson County K-3rd 9th-12th

Area 01

This roof is in fair condition. Pitch pans are starting fail due to poor details.



Photo showing overview of Area 01 roof.

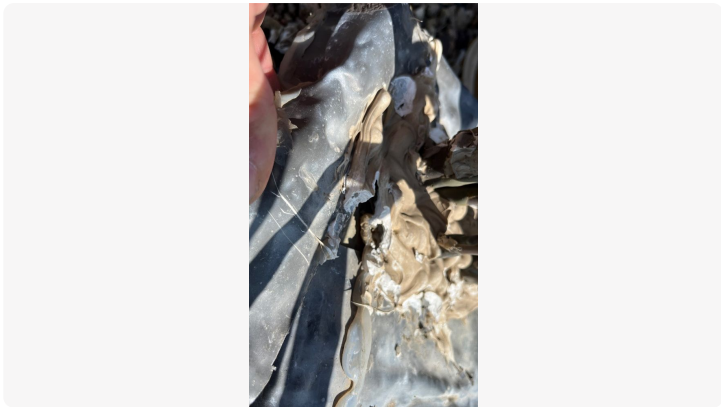


Photo showing lead and sealant failing around pitch pan.



Photo showing vertical seam pulling loose.

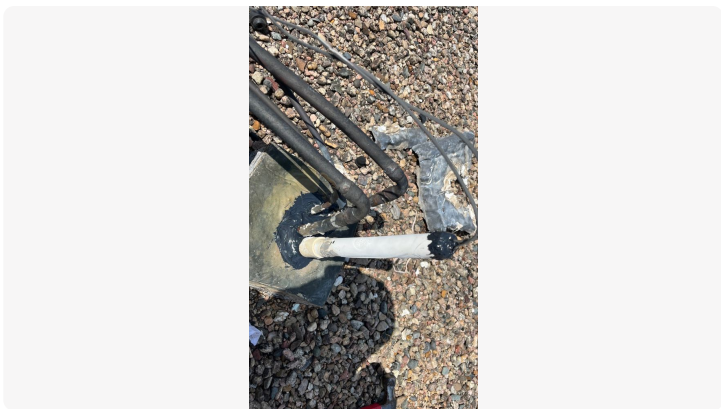


Photo showing repaired made to pitch pan that was actively leaking.

Area 02

This roof is in fair condition. Poor details around pitch pans will cause leaks/future leaks.



Photo showing overview of Area 02 roof.

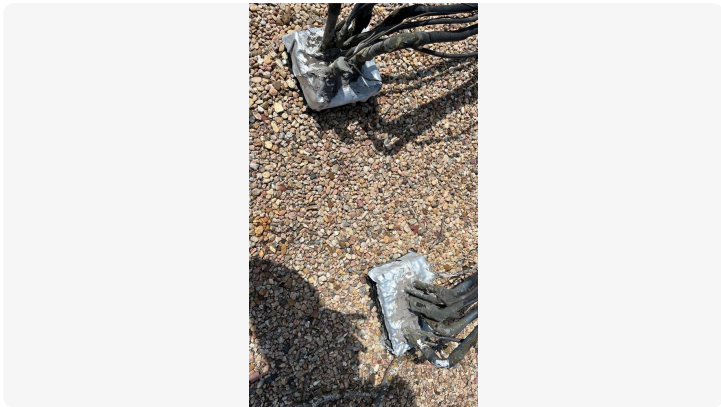


Photo showing poor detail around two pitch pans.

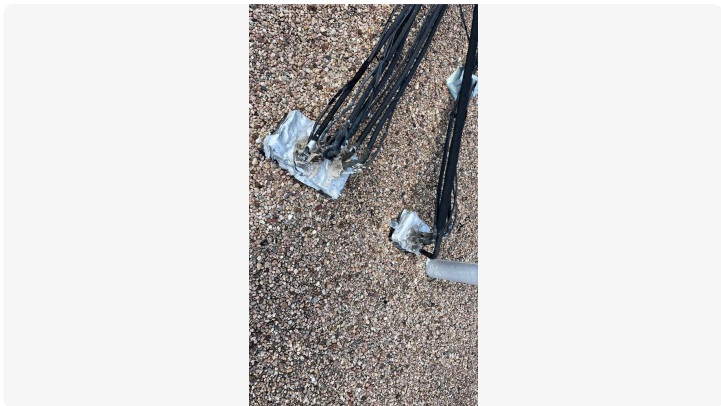


Photo showing additional poor detail work around pitch pans.

Area 03

This roof is in fair condition and appears to be performing well for its age. I recommend continued inspections and maintenance.



Photo showing overview of Area 03 roof.

Area 04

This roof is in poor condition due to poor details around penetration and the perimeter.



Photo showing overview of Area 04 roof.



Photo showing lead around pitch pan with screws going into the portable sealer causing leaks to occur.



Photo showing vertical seam flashing opening up. Mesh is showing through all a long the perimeter without any mastic.



Photo showing a split in the perimeter flashings that appear to be through the coating and membrane.



Photo showing a hole through the mastic and lead around soil stack.



Photo showing repair made to the soil stack.

Area 05

This roof is in poor condition due to the perimeter flashings and penetrations beginning to fail.



Photo showing overview of Area 05 roof.



Photo showing lead covering pitch pan with screws going into the portable sealer.

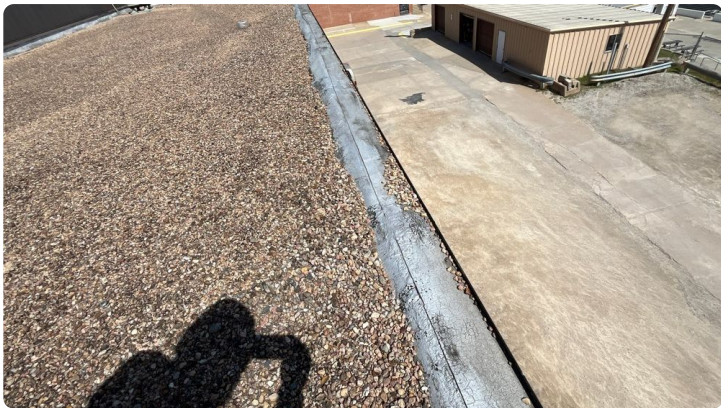


Photo showing perimeter edge seams starting to pull loose.

Area 06

This roof in fair condition and appears to be performing well. I recommend continued inspections and maintenance.

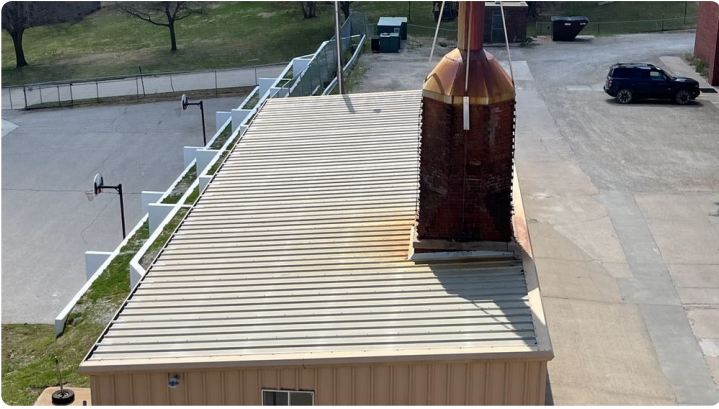


Photo showing overview of Area 06 roof.



2025 Johnson County Central School 4-8th



Area 01

This roof in is poor condition. Field seams and perimeter edge flashings are pulling loose.



Photo showing overview of Area 01 roof.



Photo showing vertical seam reinforcement patch pulling loose.



Photo showing field seam deteriorating and pulling loose.

Area 02

This roof is in poor condition. Rust has started to eat its way through the metal on the south side of Area 02.



Photo showing metal roof deteriorating.

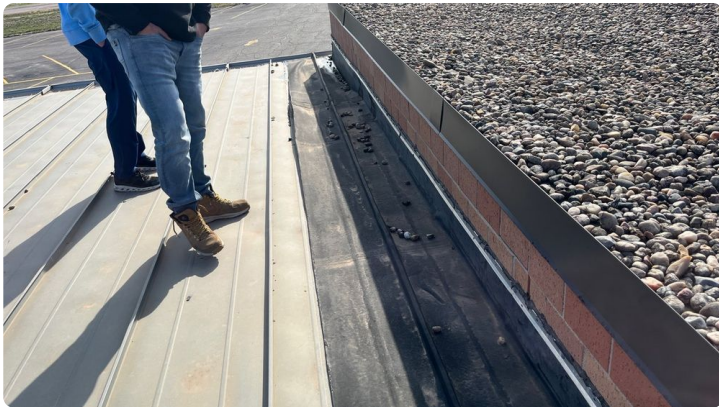


Photo showing EPDM tie in where rust is forming underneath.

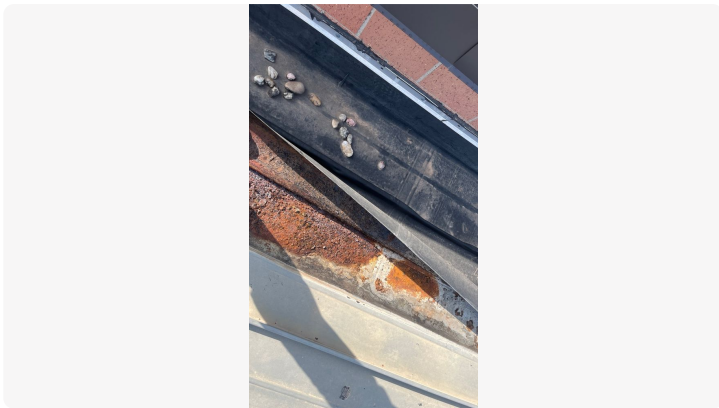


Photo showing additional evidence of the metal rusting out.



Photo showing additional overview of Area 02 roof.



Photo showing overview of Area 02 roof.



Photo showing additional overview of Area 02 roof.

Area 03

This roof is in fair condition. Tenting is occurring in the projection flashings due to shrinkage.



Photo showing overview of Area 03 roof.



Photo showing tenting a long the projection flashings.

Area 04

This roof is in poor condition. The coating looks to be old and has been deteriorating.



Photo showing overview of Area 04 roof.



Photo showing additional overview of Area 04 roof.

Area 05

This roof is in poor condition. Perimeter and field seams are starting to pull loose throughout the roof.



Photo showing overview of Area 05.



Photo showing poor counter flash detail a long wall where the end cut went through the EPDM flashings and left exposed.



Photo showing form flashing pulling up.



Photo showing repaired made to the counter flashings leak.

Area 06

This roof appears to be in good condition. I recommend continued inspections and maintenance.



Photo showing overview of Area 06 roof.



Photo showing additional overview of Area 06 roof.



Photo showing a hole in the metal counter flashing causing a leak outside of the gym hallway.



Photo showing the hole in the metal counter flashings repaired.

Area 07

This roof appears to be in good condition. I recommend continued maintenance and inspections.



Photo showing overview of Area 07 roof.

Area 08

This roof appears to be in good condition. I recommend continued maintenance and inspections.



Photo showing overview of Area 08 roof.

Area 09

This roof appears to be in good condition. I recommend continued maintenance and inspections.



Photo showing overview of Area 09 roof.

Area 10

This roof is in fair condition. Numerous blisters are occurring throughout the field and peak of the roof.



Photo showing overview of Area 10 roof.



Photo showing additional overview of Area 10 roof.



Photo showing blister in the membrane.



Photo showing additional blister.

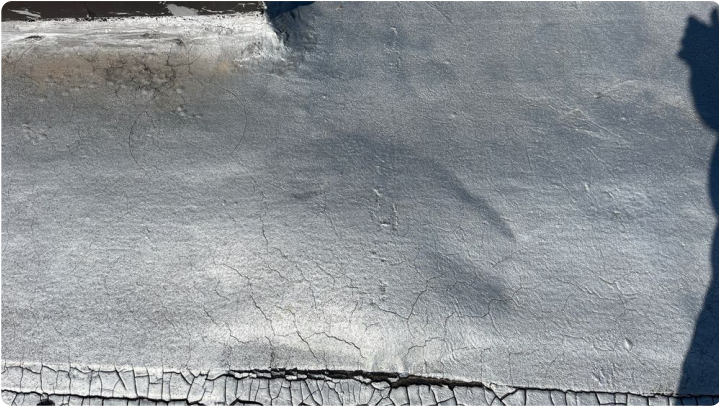


Photo showing additional blister.

Area 11

This roof is in fair condition. I recommend continued maintenance and inspections.



Photo showing overview of Area 11 roof.



Photo showing sealant starting to deteriorate along the wall metal counter flashings.

Detached Roofs

These roofs are in fair condition. Gutters are starting to fail and detached on the middle and far West roofs.



Photo showing overview of the East roof.



Photo showing overview of the middle roof.



Photo showing overview of the West roof.

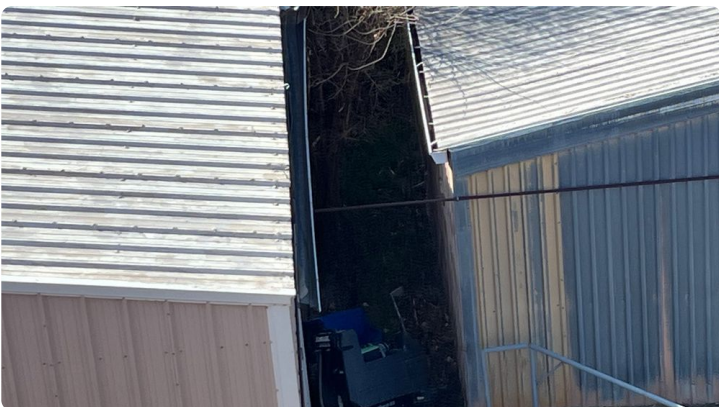


Photo showing gutter hanging on the middle Roof.



Photo showing additional overview of the detached gutter.

April 3, 2025

Dear Mr. Rother,

Please accept this as my formal resignation from Johnson County Central Public Schools at the end of the 2024-2025 school year. I have accepted a new position in Pawnee City. This allows me to be closer to home and our new baby that is due in July. Although it makes me very sad to leave, I know this is the right decision for my family. I am forever grateful for the opportunities that I have been given here at JCC. I am a better teacher and person because of it.

Please let me know how I can help make this transition as smooth as possible. I am very excited for the future of JCC.

Best wishes,

A handwritten signature in blue ink that reads "Madison Lang". The signature is written in a cursive, flowing style.

Madison Lang

Parcel Information	
Parcel ID	490026850
Links	Photo #1
Area #	
Current Owner	PROPERTY VENTURES LLC
Mailing Address	2411 O ST STE 2 OMAHA, NE 68107-2766
Situs Address	462 BROADWAY ST
Tax District	5
School District	110 (JOHNSON COUNTY 50)
Legal Description	TECUMSEH -- OT S98' LOT 6 & ALL LOT 7 BLK 17 (.44A)
Class	Commercial

*** Disclaimer: This legal description should not be used to prepare legal documents.**

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$10,415	\$0	\$108,712	\$119,127

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2023	\$10,415	\$0	\$108,712	\$119,127
2022	\$10,415	\$0	\$108,712	\$119,127
2021	\$10,415	\$0	\$115,651	\$126,066
2020	\$10,415	\$0	\$115,651	\$126,066
2019	\$10,290	\$0	\$122,350	\$132,640

*** Disclaimer: This Estimated Tax amount should not be used to prepare legal documents. Please visit [Nebraska Taxes Online](#) official website for the actual tax amount.**

Yearly Tax Information		
Year	EST. Amount	Levy
2024	\$1,753.40	1.871500

Sales Information					
Sale Date	Sale Price	Book & Page	Seller	Buyer	Other Parcels
6/1/2002	\$0.00	53 / 981	PELSHAW BARBI	PROPERTY VENTURES LLC	
3/13/2002	\$111,500.00	53 / 844	COUNTRY GENERAL INC	ORSCHLN SUPPLY LLC	
3/13/2002	\$128,980.00	53 / 847	ORSCHLN SUPPLY LLC	PROPERTY VENTURES LLC	
2/8/1995	\$44,836.00	51 / 278	CONAGRA INC	PROPERTY VENTURES LLC	

Land Information		
<u>Lot Basis</u>	<u>Square Feet</u>	<u>Acres</u>
Sq. Ft x Rate	12,540	0.29
Sq. Ft x Rate	6,468	0.15

Commercial Building Information	
<u>Occupancy Code</u>	201 (Store - Retail Small)
<u>Label</u>	DISCOUNT STORE
<u>GBA</u>	9,750
<u>Year Built</u>	1920

Adjustments		
<u>Description</u>	<u>Quantity</u>	<u>Range</u>
Loading Dock	378	Average

Extra 1 of 2	
<u>Type</u>	Canopy
<u>Description</u>	Canopy
<u>Type</u>	Metal
<u>Pricing</u>	Average
<u>Quantity</u>	60

Extra 2 of 2	
<u>Type</u>	Canopy
<u>Description</u>	Canopy
<u>Type</u>	Metal
<u>Pricing</u>	Average
<u>Quantity</u>	60

Commercial Building Information	
<u>Occupancy Code</u>	201 (Store - Retail Small)
<u>Label</u>	RETAIL, SMALL
<u>GBA</u>	720
<u>Year Built</u>	1970

Yard 1 of 2	
<u>Description</u>	Paving - Asphalt
<u>Year Built</u>	1970
<u>Count</u>	1
<u>Plot #</u>	
<u>Paving Type</u>	Asphalt Parking
<u>Price Method</u>	Per Square Foot
<u>Pricing</u>	Average
<u>Quantity</u>	5,748
<u># of Spaces</u>	0
<u>Lighting</u>	None

Yard 2 of 2	
<u>Description</u>	Paving - Concrete
<u>Year Built</u>	1970
<u>Count</u>	1
<u>Plot #</u>	
<u>Paving Type</u>	Concrete Parking
<u>Price Method</u>	Per Square Foot
<u>Pricing</u>	Average
<u>Quantity</u>	1,602
<u># of Spaces</u>	0
<u>Lighting</u>	None

Sketch Is proprietary. Contact Johnson County Assessor's Office 402-335-6303

Photo



OPTION AGREEMENT TO PURCHASE REAL ESTATE

This OPTION AGREEMENT TO PURCHASE REAL ESTATE (the "Agreement") is hereby entered into and made effective January 15, 2021, by and between **Johnson County School District No. 49-0050**, commonly known as **Johnson County Central Public Schools** ("Buyer") and **David and Suzanne Wilson** ("Seller") (collectively, the "Parties").

RECITALS

WHEREAS, Seller is the owner in fee simple absolute of certain real property consisting of approximately 52.3 acres, together with all improvements, located in Johnson County, Nebraska, and legally described as follows:

Outlot D, Shawnee Ridge Addition to the City of Tecumseh, Johnson County, Nebraska

(the "Property"); and

WHEREAS, Buyer desires to procure an option to purchase the Property upon the terms and provisions as set forth herein;

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants, promises, and conditions set forth herein, the Parties agree as follows:

AGREEMENT

1. **Recital Incorporated Herein.** The foregoing recitals are incorporated herein by this reference with the same force and effect as if the same were set forth in the body of this Agreement section in their entirety.

2. **Exclusive Option to Purchase the Property.** Seller hereby grants Buyer the exclusive and irrevocable option to purchase the Property (the "Option") upon the terms and conditions set forth in this Agreement.

3. **Option Payment.** Upon execution of this Agreement, Buyer will pay Seller the total amount of Fifty Thousand Dollars (\$50,000) (the "Option Payment"). The Option Payment will not be deducted from the Purchase Price of the Property and is paid to Seller as consideration for entering into this Agreement and granting the Option herein.

4. **Right to Exercise Option.** The Option may be exercised by the Buyer, at its sole discretion, at any time at or before 11:59 pm on **January 15, 2026**, by personal delivery of notice in writing to Seller or by sending the same to the following address: 1109 North 5th Street, Tecumseh, Nebraska 68450. Any notice of Buyer exercising the Option will be deemed delivered to Seller upon deposit in the U.S. Mail, Certified, Return Receipt Requested, addressed to the above address.

5. **Term and Extension.** This Agreement shall be valid and remain in force for at least five (5) years following the effective date stated above and upon Buyer's exercise of the Option will be automatically extended until such time as the

Closing occurs. This Agreement may be extended for an additional two (2) years by Buyer paying Seller the amount of Thirty Thousand Dollars (\$30,000) (the "Extension Fee") by school district check at any time prior to expiration of the initial term stated herein.

6. **Purchase Price.** In consideration of Seller's agreement to convey the Property, and subject to the terms, conditions, and limitations of this Agreement, Buyer agrees to pay Seller the sum of Eight Hundred Thousand Dollars Only (\$800,000) (the "Purchase Price") at Closing.

7. **Closing.** Closing shall take place within ninety (90) days of Buyer's exercise of the Option. Buyer has the right to determine the time, date, and place of Closing. Time is of the essence of this Agreement.

8. **Title.** Within 30 days after Buyer has exercised its Option, the Seller shall deliver to Buyer a Certificate of Title or Title Abstract covering the Property that shall reflect that marketable fee simple title to the subject Property is vested in Seller and that the same is insurable by a title insurance company licensed to do business in the State of Nebraska. The Certificate or Abstract shall be subject only to taxes for the current year and those easements and encumbrances shown in the Limited Title Report dated October 1, 2020, attached hereto as Exhibit A and incorporated herein by this reference. If the Certificate or Abstract reflects any other exceptions to the title unacceptable to Buyer, Buyer shall notify the Seller in writing of any defects within 30 days (the "Title Review Period") and the Seller shall have up to 30 days in which to make the title good and marketable or insurable, and shall use due diligence in an effort to do so. If after using due diligence the Seller is unable to make the title acceptable to Buyer within 30 days, it shall be the option of the Buyer either to accept the title in its existing condition with no further obligation on the part of the Seller to correct any defect, or to cancel this Agreement. If this Agreement is cancelled pursuant to this paragraph, all money paid by the Buyer to the Seller upon the execution of this Agreement or upon any extension shall be returned to the Buyer, and this Agreement shall terminate without further obligation of either party to the other. If title is acceptable to Buyer, the Closing shall occur within 30 days after expiration of the Title Review Period.

9. **Title Insurance Policy.** Buyer may obtain title insurance insuring Buyer's interest in the Property in an amount equal to the Purchase Price subject only to (a) liens of current local property taxes, not yet due and payable; and (b) such covenants, conditions, and restrictions of record, public utility easements, and zoning ordinances which will not adversely affect the value of the Property for Buyer's intended use (hereinafter collectively referred to as "Title Insurance"). The premium for the Title Insurance shall be paid entirely by Buyer.

10. **Delivery of Deed.** At Closing, Seller shall deliver to Buyer a properly executed and acknowledged general warranty deed, substantially similar to the form attached hereto as Exhibit B, conveying marketable fee simple title to Buyer, free and clear of all liens, encumbrances, special assessments levied or assessed, and subject only to exceptions acceptable to Buyer.

11. **Possession.** Buyer shall be entitled to possession of the Property at Closing.

12. **Closing Costs.** The following fees and costs shall be shared equally by the Parties: (a) any fee that becomes payable upon recordation of the warranty deed conveying title to the Property from Seller to Buyer; (b) applicable Nebraska Documentary Stamp Taxes, if any, that become payable upon recordation of the warranty deed; and (c) any other closing costs.

13. **Taxes.** Seller shall be responsible for real estate taxes on the Property for all years prior to the year in which the Closing occurs. Real estate taxes for the calendar year in which the Closing occurs shall be prorated to the closing date. The real estate taxes shall be prorated on the basis of the most current assessment for the Property and based upon the most current tax levy as set by the Board of Equalization of Johnson County, Nebraska. Any property tax credit applicable to the Property under the Nebraska Property Tax Credit Act for the year of the date of possession shall be prorated to the date of possession. The credit shall be prorated on the basis of the most recently certified property tax credit available from the appropriate governing body at the time of closing. The most recently certified property tax credit shall be the prior year's certified property tax credit until a new credit is certified.

14. **Maintain Property.** Seller agrees to maintain the Property in its present condition until delivery of possession.

15. **Seller's Representations and Warranties.** Seller represents and warrants to Buyer as follows:

- a. **No Options or Rights of First Refusal.** The Property is free and clear of all liens and encumbrances not recorded. Additionally, and without limiting the foregoing, the Property is not encumbered in any way by any rights of first refusal, options to purchase, or any other preemptive right to purchase the Property.
- b. **No Hazardous Substances.** There has been no release, threatened release, presence, leak, spill, discharge, or emission of any "Hazardous Substance", to the surface water, groundwater, air, or soil at, on, or within the Property. As used herein, the term "Hazardous Substance" shall mean any substance which is or contains (1) any "hazardous substance" as now or hereafter defined in § 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. § 9601 et seq.) ("CERCLA") or any regulations promulgated under CERCLA; (2) any "hazardous waste" as now or hereafter defined in the Resource Conservation and Recovery Act (42 U.S.C. §6901 et seq.) ("RCRA") or regulations promulgated under RCRA; (3) any substance regulated by Toxic Substances Control Act (15 U.S.C. §2601 et seq.); (4) gasoline, diesel fuel, or other petroleum hydrocarbons; (5) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (6) polychlorinated biphenyls; (7) radon gas; and (8) any additional substances or materials which are now or hereafter classified or considered to be hazardous or toxic under any applicable federal or state laws relating to any of the Property. Hazardous substances shall

include, without limitation, any substance, the presence of which on the property, (a) requires reporting, investigation, or remediation under applicable law, (b) causes or threatens to cause a nuisance on the property or adjacent property or poses or threatens to pose a hazard to the health or safety of persons on the property or adjacent property; or (c) which, if emanated or migrated from the property, could constitute a trespass.

- c. **Survival.** All of Seller's representations and warranties contained in this Agreement shall survive the Closing and/or termination of this Agreement.

16. **Inspections and Testing.** Upon Buyer's exercise of its Option, Buyer and its employees and agents shall have the right to enter upon the Property and perform such tests and inspections as it deems necessary to determine suitability of the Property for its intended use. Buyer shall provide notice to Seller of the need to access the Property, and such notice shall be provided by phone call to (402) 335-3189 or (402) 335-0189 or text message to (402) 335-0189. Buyer shall restore the Property if (a) such tests alter the grade, compaction, or vegetation and (b) this Agreement fails to close for any reason. Buyer hereby agrees to indemnify, defend, and hold harmless Seller from and against: (i) any and all claims, actions, damages, or expenses (including attorney's fees) arising from Buyer's tests and/or inspections conducted on the Property (including personal injury, death, and property damage); and (ii) any mechanic's liens filed against the Property resulting from the Buyer's tests or inspections. The terms and conditions of this section shall survive the Closing and/or termination of this Agreement. The costs of these inspections will be paid by the Buyer.

- a. Buyer will notify Seller in writing within 30 days of the completion of any test or inspection (i) of any physical deficiencies that Buyer is requesting Seller correct ("Deficiency Notice"), or (ii) if the Buyer rejects the Property or personal property due to its unsatisfactory condition ("Rejection").
- b. If the Buyer does not provide the Seller with either of the notices indicated in the foregoing paragraph within 30 days of the completion of the test or inspection, the Property will be deemed acceptable to the Buyer.
- c. This Agreement will be null and void if the Buyer provides the Seller with a Rejection.
- d. Seller shall have five days to respond, in writing, to a Deficiency Notice from Buyer. Seller's failure to so respond shall give the Buyer the option to terminate this Agreement.
- e. By accepting the Property, Buyer does not waive, release, or relinquish any claims it might have against anyone for misrepresentation, concealment, fraud, or any other cause of action.

17. **Environmental Liability.** Nothing herein shall be construed to relieve Seller of liability arising from or related to the presence, release, threatened release, leak, spill, discharge, or emission of any "Hazardous Substance" to the surface water, groundwater, air, or soil at, on, or within the Property prior to the Closing Date. Further, nothing herein shall be construed to transfer liability, including without limitation any financial obligation or indemnity obligation, from Seller to Buyer arising from or related to the presence, release, threatened release, leak, spill, discharge, or emission of any "Hazardous Substance", to the surface water, groundwater, air, or soil at, on, or within the Property prior to the Closing Date. Seller expressly agrees that to the extent that there is any presence, release, threatened release, leak, spill, discharge, or emission of any "Hazardous Substance", to the surface water, groundwater, air, or soil at, on, or within the Property prior to the Closing Date, then: (a) a party other than Buyer was the "sole cause" of the presence, release, threatened release, leak, spill, discharge, or emission of such "Hazardous Substance" and the damages caused thereby; (b) Buyer did not actually know of the presence, release, threatened release, leak, spill, discharge, or emission of such "Hazardous Substance" prior to the Closing Date; and (c) Buyer undertook appropriate inquiry prior to the Closing Date to minimize its liability. The terms and conditions of this section shall survive the Closing and/or termination of this Agreement.

18. **Other Costs.** Except as otherwise expressly provided herein, Buyer and Seller shall pay their own respective attorney fees and other costs and expenses incurred in connection with the preparation, execution, and performance of this Agreement.

19. **No Brokers.** Neither Party has entered into any contract, arrangement, or understanding with any person or firm which may result in the obligation of either party to pay any finder's fee, brokerage, or agent's commission, or other like payment in connection with the negotiations leading to the execution of this Agreement or the consummation of the transactions contemplated hereby.

20. **Buyer's Conditions of Closing.** Buyer's obligation to close on the purchase of the Property is expressly conditioned upon the complete and timely fulfillment of the following at or prior to Closing:

- a. **Warranty Deed.** Buyer shall receive from Seller an executed and acknowledged warranty deed to the Property, substantially similar to the form attached hereto as Exhibit B, in accordance with section 10 of this Agreement.
- b. **Accuracy of Warranties.** All representations and warranties of Seller contained in this Agreement shall be true and correct at and as of Closing and Seller shall have performed all agreements and covenants and satisfied all conditions on its part to be performed or satisfied by Closing pursuant to the terms of this Agreement.

21. **Seller's Conditions of Closing.** Seller's obligation to perform hereunder is expressly conditioned upon the complete and timely fulfillment of the following at or prior to Closing:

- a. **Payment.** At Closing, Buyer shall deliver to Seller the Purchase Price in accordance with section 6 of this Agreement.

22. **Successors-in-Interest and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties, and each of their respective insurers, legal representatives, heirs, devisees, successors, assigns, personal representatives, and agents. Notwithstanding any provision to the contrary, the death of Seller will not terminate, diminish, or excuse any of Seller's obligations hereunder. Sellers shall not assign or otherwise dispose of this Agreement or any duty, right, or responsibility contemplated in this Agreement to any other person without the previous written consent of the District.

23. **No Third-Party Beneficiaries.** The Parties have entered into this Agreement solely and exclusively for their own benefit. This Agreement does not and is not intended to confer any right or remedies upon any person or entity other than the Parties. Nothing herein shall be construed to create any third-party beneficiary rights in any other person or entity not a Party hereto

24. **Counterparts.** This Agreement may be executed, acknowledged, delivered, and transmitted in counterparts, by facsimile process or otherwise, each of which when so executed, acknowledged, delivered, or transmitted shall be deemed an original, but all of such counterparts shall constitute one and the same instrument.

25. **Delivery of Documents.** This Agreement properly executed and any document or notice required or permitted to be delivered hereunder shall be in writing and shall be deemed delivered on the same day if personally delivered or two (2) days after deposit in the U.S. mail if delivered by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to Seller: David and Suzanne Wilson
1109 North 5th Street
Tecumseh, Nebraska 68450

If to Buyer: Johnson County Central Public Schools
Attn: Superintendent
358 North 6th Street
Tecumseh, NE 68450

or to such other address as any party shall specify by written notice so given. Notwithstanding the foregoing, any notice of Buyer exercising the Option will be deemed delivered to Seller as provided by section 4 above.

26. **Execution of Additional Documents.** The parties hereto will at any time, and from time to time after Closing, upon request of the other party, execute, acknowledge, and deliver all such further acts, deeds, assignments, transfers, conveyances, powers of attorney, and assurances as may be required to carry out the intent of this Agreement, and to transfer and vest title to the Property, and to protect the right, title, and interest in and enjoyment of the Property assigned, transferred, and conveyed to Buyer pursuant to this Agreement; provided, however, this Agreement shall be effective regardless of whether any such additional documents are executed.

27. **Assignment.** Seller shall not assign any right or delegate any obligation arising hereunder without the prior written consent of Buyer.

28. **Governing Law.** All aspects of this Agreement shall be governed by and construed in accordance with the internal laws of the State of Nebraska, without regard to its choice of law rules.

29. **Severability.** If for any reason whatsoever, any one or more of the provisions of this Agreement shall be held or deemed to be inoperative, unenforceable, or invalid as applied to any particular case or in all cases, such circumstances shall not have the effect of rendering such provision invalid in any other case or of rendering any other provision of this Agreement inoperative, unenforceable or invalid.

30. **Waiver.** By written notice to the other, either Party hereto may: (a) extend the time for the performance of any of the obligations or other actions of the other under this Agreement; (b) waive any inaccuracy in the representations or warranties of the other contained in this Agreement or in any document delivered pursuant to this Agreement; (c) waive compliance with any condition or covenant of the other contained in this Agreement; or (d) waive performance of any obligation of the other under this Agreement. Except as provided in the preceding sentence, no action taken pursuant to this Agreement, including, without limitation, any investigation by or on behalf of any Party, shall be deemed to constitute a waiver by the Party taking such action of compliance with any representation, warranty, covenant or agreement contained in this Agreement. The waiver by any Party hereto of a breach of any provision hereunder (i) shall not be effective unless in writing and signed by an authorized representative of the waiving Party, and (ii) shall not operate or be construed as a waiver of any prior or subsequent breach of the same or any other provision hereunder.

31. **Construction.** All parties have cooperated in the drafting and preparation of this Agreement. Thus, this Agreement should not be construed against or for any party.

32. **Recording.** Contemporaneously with the execution hereof, the Parties agree to execute a Memorandum of Option to Purchase in the form attached hereto as Exhibit C, which is incorporated herein by this reference, and record the same with the Johnson County, Nebraska, Register of Deeds. Buyer shall be responsible for all fees assessed in connection with the recording of such Memorandum of Option to Purchase.

33. **Entire Agreement.** This Agreement, together with the exhibits attached hereto and all other documents to be delivered pursuant hereto, constitute the complete and exclusive written expression of the terms and conditions of the agreement among the Parties and supersedes all prior or contemporaneous proposals, agreements, understandings, negotiations and discussions, oral or written, between the Parties pertaining to the subject matter hereof. This Agreement may not in any way be explained, supplemented, or modified by: (a) any prior or existing course of dealing; (b) any prior performance of the Parties; or (c) any other

method, unless amended in a writing signed by duly authorized representatives of Buyer and Seller.

IN WITNESS WHEREOF, the Parties have caused this OPTION AGREEMENT TO PURCHASE REAL ESTATE to be effective as of the date set forth above.

BUYER:

Johnson County School District No. 49-0050, commonly known as Johnson County Central Public Schools

By: Kim Wellensiek
Kim Wellensiek,
President of the Board of Education
Johnson County Central Public Schools



STATE OF NEBRASKA)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me this 13th day of January, 2021, by Kim Wellensiek, President of the Board of Education of Johnson County Central Public Schools.

Laurie L. Badertscher
Notary Public

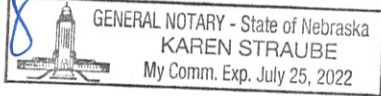
SELLER:

David Wilson

David Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by David Wilson.



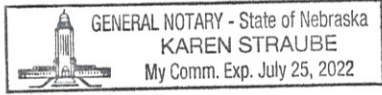
Karen Straube
Notary Public

Suzanne Wilson

Suzanne Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by Suzanne Wilson.



Karen Straube
Notary Public

Exhibit A

[INSERT LIMITED TITLE REPORT

BY NEBRASKA TITLE CO. DATED OCTOBER 1, 2020]



NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: AUB0000683

TO: Johnson County Central Public Schools

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Johnson County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

Outlot D, Shawnee Ridge, Tecumseh, Johnson County, Nebraska, EXCEPT State of Nebraska Highway right of way.

GRANTEE IN LAST DEED OF RECORD:

David L. Wilson and Suzanne Wilson (Warranty Deed recorded April 7, 2009 in Book 56, Page 572)

UNRELEASED LIENS OF RECORD:

None of record

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

Against David L. Wilson to date - NONE
Against Suzanne Wilson to date - NONE

TAXES/ASSESSMENTS:

2018 and all prior years - paid in full
2019 in the amount of \$2,952.34 - all paid
Parcel ID No.: 490082435
Assessed Value: \$152,532.00

EASEMENTS AND RESTRICTIONS OF RECORD:

- a. Easement for Right-of-Way to the City of Tecumseh recorded December 26, 1935 in Book 20, Page 149.
- b. Deed to the State of Nebraska recorded July 2, 1941 in Book 28, Page 608.
- c. Easement to the State of Nebraska recorded July 2, 1941 in Book 21, Page 556.
- d. Ordinance #528 Annexing Real Estate to the City of Tecumseh dated August 14, 1967, recorded August 1, 1974 in Book 33, Page 22. Survey of Annexation Plat recorded August 18, 1967 in Book 24, Page 763.
- e. Right-of-Way Easement to the City of Tecumseh recorded December 12, 1978 in Book 34, Page 451.
- f. Plat and Protective Covenants for Shawnee Ridge recorded April 15, 1999 in Book 42, Page 82.

Effective Date: October 1, 2020 at 8:00 am

Nebraska Title Company

A handwritten signature in black ink, appearing to read "Daniel J. Johnson". The signature is written in a cursive style with a large initial "D" and "J".

By

Registered Abstractor

Please direct inquiries to: Christopher Andregg

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

STATE OF NEBRASKA, SS
JOHNSON COUNTY

Filed for record in the
County Clerk's office this
7 day of April 2009
at 2:20 o'clock P.M. and
recorded in Book 56
Page 572.

NEBRASKA DOCUMENTARY
STAMP TAX
April 7, 2009
236.25 By [Signature]

Kathleen M. Derven
County Clerk
[Signature]
Deputy

JOINT TENANCY WARRANTY DEED

LAYNE, LLC, A Nebraska Limited Liability Company,

GRANTOR, in consideration of

One Dollar and other good and valuable consideration,

received from GRANTEES,

DAVID L. WILSON AND SUZANNE WILSON, HUSBAND AND WIFE,

conveys to GRANTEES, as joint tenants and not as tenants in common, the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Outlot D, Shawnee Ridge, Tecumseh, Johnson County, Nebraska, EXCEPT State of Nebraska Highway right of way.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEES that GRANTOR

1. is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
2. has legal power and lawful authority to convey the same; and
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: APRIL 3, 2009.

LAYNE, LLC, Grantor

[Signature]
By: Robert L. Benes, Member

State of Nebraska, County of Lancaster -- ss.

The foregoing Joint Tenancy Warranty Deed was acknowledged before me on APRIL 3, 2009, by Robert L. Benes, Member on behalf of LAYNE, LLC, A Nebraska Limited Liability Company.


GENERAL NOTARY - State of Nebraska
BENJAMIN D. GERDES
My Comm. Exp. Aug. 29, 2010

[Signature]
Notary Public
My commission expires AUGUST 29, 2010

Nebraska Taxes Online

Tax Statement

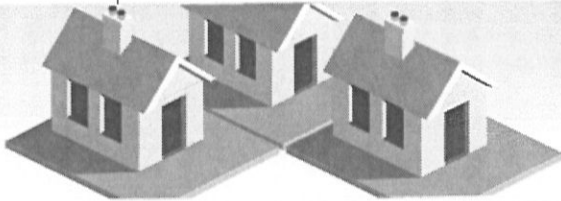
Served by WEBSERVER-1

Search 

Johnson County

 0  Step 4 of 8

Perm ID	Name	Legal
490082435	WILSON, DAVID L & SUZANNE 1109 N 5TH ST TECUMSEH NE 68450-2031	TECUMSEH -- SHAWNEE RIDGE ADDN OUTLOT D (52.3A) 52.300 ACRES



Levy Graph 

Value Graph 

Tax Graph 

Year	Statement	Value	Tax	Exemption	Net Tax	Balance Due
2019	002585	\$ 152,532	\$ 3,142.98	- \$ 190.64	\$ 2,952.34	\$ 0.00
2018	002579	\$ 152,532	\$ 3,078.24	- \$ 158.34	\$ 2,919.90	\$ 0.00
2017	004254	\$ 152,532	\$ 3,059.84	- \$ 161.00	\$ 2,898.84	\$ 0.00
2016	004244	\$ 152,174	\$ 2,932.84	- \$ 136.30	\$ 2,796.54	\$ 0.00
2015	002697	\$ 147,240	\$ 2,838.32	- \$ 138.54	\$ 2,699.78	\$ 0.00
2014	004262	\$ 126,790	\$ 2,565.74	- \$ 90.70	\$ 2,475.04	\$ 0.00
2013	004249	\$ 102,950	\$ 2,210.68	- \$ 67.92	\$ 2,142.76	\$ 0.00
2012	004240	\$ 88,310	\$ 1,931.86	- \$ 63.14	\$ 1,868.72	\$ 0.00
2011	004236	\$ 69,620	\$ 1,557.88	- \$ 52.44	\$ 1,505.44	\$ 0.00
2010	004234	\$ 69,620	\$ 1,544.46	- \$ 54.94	\$ 1,489.52	\$ 0.00
2009	004228	\$ 69,620	\$ 1,546.06	- \$ 57.24	\$ 1,488.82	\$ 0.00
2008	000127	\$ 69,620	\$ 1,541.28	- \$ 59.96	\$ 1,481.32	\$ 0.00
2007	000131	\$ 92,830	\$ 2,071.38	- \$ 77.26	\$ 1,994.12	\$ 0.00
2006	002571	\$ 61,100	\$ 1,291.68	\$ 0.00	\$ 1,291.68	\$ 0.00
2005	002559	\$ 61,100	\$ 1,223.14	\$ 0.00	\$ 1,223.14	\$ 0.00
2004	002541	\$ 61,100	\$ 1,322.36	\$ 0.00	\$ 1,322.36	\$ 0.00
2003	002719	\$ 61,100	\$ 1,297.52	\$ 0.00	\$ 1,297.52	\$ 0.00
2002	002553	\$ 61,100	\$ 1,177.72	\$ 0.00	\$ 1,177.72	\$ 0.00
2001	002570	\$ 104,600	\$ 2,081.38	\$ 0.00	\$ 2,081.38	\$ 0.00

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EASEMENT OF RIGHT OF WAY

DALE S. HOLDEN & WIFE
TO
CITY OF TECUMSEH

FILED DECEMBER 26, 1935
AT 3 O'CLOCK P. M.

C. E. STEWART, CO. CLK.

EASEMENT FOR RIGHT-OF-WAY

For and in consideration of the payment to be made by the grantee herein to the grantor of fifty cents (\$.50) for each pole placed in grantor's land and the further permission by the grantee of the right to grantor to attach wires for fence to said poles so long as pole line of grantee remains on land of grantor, the undersigned, being the owner of the following described land, to wit:

The Fractional Northeast Quarter (Fractional NE $\frac{1}{4}$) of Section Twenty-eight (28), Township Five (5), Range Eleven (11), Johnson County, Nebraska,

on behalf of themselves, their successors, heirs and assigns, do hereby grant and convey to the City of Tecumseh, Nebraska, a municipal corporation, its successors and assigns, perpetual right to construct and maintain its electric lines, poles, crossarms, wires and braces on grantor's land aforesaid adjacent to the highways on the east side of said land so that the roadside of said poles will be even with the boundary line of said highway as same appears on record in said county, and the further right to set additional poles at a distance not to exceed six (6) feet west of said boundary line at such points where an angle may be formed by said electric line, together with the right to maintain its wires, crossarms and braces a distance of six (6) feet from the electric pole extending over said property, and the right to enter said premises for the purpose of repairing, replacing and maintaining said electric lines; also the right to keep the wires free from interference from trees, provided that said City of Tecumseh shall maintain all wires and crossarms at least twelve above the ground and shall pay the grantor for all damages, if any, done to crops or pasture in repairing or maintaining said line.

Dated this 24th day of December, 1935.

Witness:

James Livingston

Dale S. Holden
Mrs. Helen Holden

State of Nebraska }
County of Johnson } SS.
Johnson

Before me, a Notary Public, duly commissioned and qualified in and for said County, appeared Dales S. Holden and Mrs. Helen Holden, his wife, to me personally known to be the persons aforesaid, who hereby acknowledge their signatures to the foregoing instrument and acknowledge the same to be their voluntary act and deed.

{ JAMES LIVINGSTON }
{ NOTARIAL SEAL }
{ COMMISSION EXPIRES }
{ JAN. 13, 1937 }
{ JOHNSON COUNTY }
{ NEBRASKA }

James Livingston
Notary Public.

My commission expires January 13, th. , 1937.

DEED RECORD No. 28

(HUFFMAN NO. 100 DEED—CONTAINING 288 PRINTED WORDS)

The Augustine Co., County Supplier, Grand Island, Nebr.

FROM
DALE SCOTT HOLDEN ET UX
TO
STATE OF NEBRASKA

STATE OF NEBRASKA, } ss. Entered in Numerical Index and filed for record in
Johnson County, } the County Clerk's office of said
County the 2nd day of July 1941 at 4 o'clock and 47
minutes P. M. and recorded in Book 28 page 608 of Deeds.
C. E. STEWART County Clerk.
By L. E. YEAST Deputy.

A distance of 100.5 feet to a point 47.6 feet southerly from said North line; thence continuing easterly, a distance of 600.0 feet to a point 47.0 feet southerly from said North line; thence continuing easterly,

KNOW ALL MEN BY THESE PRESENTS: That Dale Scott Holden and Eilyn L. Holden, husband and wife

of the County of _____ and State of Nebraska for and in consideration of the sum of Ninety and 65/100 (\$90.65) ----- DOLLARS, in hand paid, do hereby grant, bargain, sell, convey and confirm unto The State of Nebraska

of the County of _____ and State of _____ the following described real estate situated in Johnson County and State of Nebraska, to-wit:

A strip of land lying over and across the northern part of the Northeast Quarter of Section 28, Township 5 North, Range 11 East of the 6th P. M., Johnson County, Nebraska, described as follows:
Beginning at the northeast corner of said Section 28; thence westerly on the North line of the Northeast Quarter of said Section 28, a distance of 2643.3 feet to the northwest corner of said Northeast Quarter; thence southerly on the West line of said Northeast Quarter, a distance of 33.0 feet to a point; thence easterly and on a line 33.0 feet southerly from and parallel to said North line, a distance of 712.3 feet to a point; thence continuing easterly, a distance of 200.6 feet to a point 64.1 feet southerly from said North line; thence continuing easterly, a distance of 400.4 feet to a point 49.3 feet southerly from said North line; thence continuing easterly, a distance of 100.6 feet to a point 38.8 feet southerly from said North line; thence continuing easterly, a distance of 400.0 feet to a point 41.1 feet southerly from said North line; thence southeasterly, a distance of 152.2 feet to a point 158.1 feet southerly and 33 feet westerly from said northeast corner; thence easterly, a distance of 33.0 feet to a point on the East line of said Northeast Quarter; thence northerly on said East line, a distance of 158.1 feet to the point of beginning, containing 2.833 acres, more or less, which includes 2.091 acres, more or less, previously occupied as a public highway, the remaining 0.742 acre, more or less, being the additional acreage secured in this transaction.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging; unto the said The State of Nebraska and to its successors and assigns forever.

And we do hereby covenant with the said Grantee, and with its successors and assigns that we are lawfully seized of said premises; that they are free from encumbrance

that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.
And the said Eilyn L. Holden ----- hereby relinquishes all

her rights of every name and kind ----- in and to the above described premises.
Signed this 27th day of March A. D., 1941
In Presence of
Al. N. Dafeo Dale Scott Holden
Eilyn L. Holden

STATE OF Nebraska }
Johnson County, } ss. On this 27th day of March A. D., 1941, before me the undersigned, Al. N. Dafeo a Notary Public duly commissioned and qualified for and residing in said county, personally came Dale Scott Holden and Eilyn L. Holden, husband and wife to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.
WITNESS my hand and Notarial Seal the day and year last written above.

My commission expires the 15th day of November 1945
Al. N. Dafeo Notary Public
(AL. N. DAFEO)
(GENERAL)
(NOTARIAL SEAL)
(COMMISSION EXPIRES)
(NOV. 15, 1945)
(JOHNSON COUNTY, NEBRASKA)

21-556

EASEMENT
 DALE SCOTT HOLDEN, ET UX
 TO
 STATE OF NEBRASKA
 FILED JULY 2, 1941 ✓
 AT 4:45 P. M.
 C. E. STEWART, CO. CLK.
 L. E. YEAST, DEPUTY

EASEMENT
 THIS INDENTURE, MADE THIS 27th DAY OF MARCH, 1941,
 BETWEEN Dale Scott Holden and Eilyn L. Holden, husband and
 wife PARTIES OF THE FIRST PART, AND THE STATE OF NEBRASKA,
 PARTY OF THE SECOND PART:
 WITNESSETH, THAT THE SAID PARTIES OF THE FIRST PART, IN

CONSIDERATION OF THE SUM OF
 Seven and 50/100 (\$7.50)-----DOLLARS
 IN HAND PAID, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND THE FURTHER CONSIDERATION
 THAT THE PREMISES HERE IN CONVEYED SHALL BE USED FOR Channel Change PURPOSES ONLY (AND
 THE ABANDONMENT OF THE HERE IN CONVEYED PREMISES FOR SUCH Channel Change PURPOSES SHALL
 RENDER THIS CONVEYANCE VOID AND CAUSE SAID PREMISES TO REVERT TO THE GRANTORS, their
 HEIRS AND ASSIGNS), HAVE GRANTED, CONVEYED, REMISED, RELEASED AND QUIT-CLAIMED, AND BY
 THESE PRESENTS DO GRANT, CONVEY, REMISE, RELEASE AND FOREVER QUIT-CLAIM UNTO THE SAID
 SECOND PARTY AND ITS SUCCESSORS AND ASSIGNS, ALL RIGHT, TITLE, INTEREST, ESTATE, CLAIM
 AND DEMAND, BOTH AT LAW AND IN EQUITY, IN THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED
 IN Johnson COUNTY, AND THE STATE OF NEBRASKA, TO-WIT:

A tract of land located in the Northeast Quarter of Section 28, Township
 5 North, Range 11 East of the 6th P. M., Johnson County, Nebraska, described as
 follows:

Referring to the northwest corner of the Northeast Quarter of said Section
 28; thence easterly on the North line of said Northeast Quarter, a distance of
 896.7 feet to a point; thence southerly 90 degrees 35 minutes right, a distance
 of 44.1 feet to the point of beginning; thence southwesterly 48 degrees 03
 minutes right from the last described course produced, a distance of 94.2 feet
 to a point; thence westerly 36 degrees 32 minutes right, a distance of 105.8
 feet to a point; thence northerly 95 degrees 25 minutes right, a distance of
 15.0 feet to a point; thence northeasterly 62 degrees 51 minutes right, a dis-
 tance of 127.5 feet to a point 43.8 feet southerly from said North line; thence
 easterly 27 degrees 09 minutes right, a distance of 61.8 feet to the point of
 beginning, containing 0.326 acre, more or less.

IN WITNESS WHEREOF, THE SAID PARTIES OF THE FIRST PART have HEREBY SET their
 HANDS THE DAY AND YEAR FIRST ABOVE WRITTEN,
 IN THE PRESENCE OF
Al. N. Dafeo Dale Scott Holden
 Eilyn L. Holden

STATE OF NEBRASKA)
 JOHNSON COUNTY) se. ON THIS 27th DAY OF MARCH A. D., 1941, BEFORE ME, THE
 UNDERSIGNED Al. N. Dafeo, A NOTARY PUBLIC, DULY COMMISSIONED
 AND QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME Dale Scott Holden and
 Eilyn L. Holden, husband and wife, KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES are
 AFFIXED TO THE FOREGOING INSTRUMENT AS GRANTORS AND ACKNOWLEDGED THE SAME TO BE their
 VOLUNTARY ACT AND DEED.

(AL. N. DAFOE) WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR
 (GENERAL NOTARIAL SEAL)
 (COMMISSION EXPIRES) LAST ABOVE WRITTEN.
 (NOV. 15, 1942)
 (JOHNSON COUNTY, NEBRASKA)
Al. N. Dafeo NOTARY PUBLIC
 MY COMMISSION EXPIRES THE 15th DAY OF NOVEMBER, 1941

ORDINANCE #528.

AN ORDINANCE TO ANNEX THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:
 Beginning at the East $\frac{1}{4}$ Corner of Section 29, Township 5 North, Range 11 East of the 6th. P.M., running thence South along the East Line of said Section 29 a distance of 445.33 feet, running thence West along a line parallel to the center section line of Section 29 a distance of 183.00 feet, running thence North along a line parallel to the East Section line of Section 29 a distance of 445.48 feet to the center section line of Section 29; running thence West along the section line of Section 29 a distance of 250.00 feet, running thence North on a line parallel to the East section line of said Section 29 a distance of 2633.45 feet, more or less, to the North section line of said Section 29; running thence North on a line parallel to the East section line of Section 20, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1154.70 feet, more or less; running thence East at an angle of 90 degrees and 25 minutes ($90^{\circ}25'$) right of the last previously described line a distance of 433.00 feet, more or less, to the East section line of said Section 20; running thence North on the East section line of said Section 20 a distance of 165.00 feet; running thence East along a line parallel to the South section line of Section 21, Township 5 North; Range 11 East of the 6th. P.M. a distance of 1871.06 feet, more or less; running thence South along a line parallel to the West line of said Section 21 a distance of 858.25 feet, more or less; running thence East along a line parallel to the South section line of said Section 21 a distance of 2928.34 feet, more or less; running thence North on a line parallel to the West right-of-way line of State Highway No. 50 a distance of 643.53 feet; running thence East at an angle of 89 degrees and 59 minutes ($89^{\circ}59'$) right with the last previously described line a distance of 497.30 feet to the East line of said Section 21; continuing thence East on a line parallel to the South section line of Section 22, Township 5 North, Range 11 East of the 6th. P.M. a distance of 505.66 feet; running thence South on a line parallel to the East right-of-way line of State Highway No. 50 a distance of 643.50 feet; running thence East along a line parallel to the South line of Section 22, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1390.00 feet; running thence South at an angle of 89 degrees and 44 minutes ($89^{\circ}44'$) right of the last previously described line a distance of 461.60 feet, more or less, to the South section line of said Section 22; continuing thence South along a line parallel to the West line of Section 27, Township 5 North, Range 11 East of the 6th. P.M. a distance of 235.00 feet; running thence West on a line parallel to the North line of said Section 27 a distance of 1235.56 feet; running thence South on a line parallel to the West line of said Section 27 a distance of 2401.00 feet to the center section line of said Section 27; running thence West on the center section line of said Section 27 a distance of 260.73 feet, more or less; running thence South on a line parallel to the West line of said Section 27 a distance of 1519.83 feet to the Northeast corner of the East-ridge Addition to the City of Tecumseh; running thence West along the North line of said Eastridge Addition a distance of 400.00 feet to the West line of said Section 27; running thence North along the West line of said Section 27 a distance of 1517.31 feet to the West $\frac{1}{4}$ corner of said Section 27; running thence West on the center section line of Section 28, Township 5 North, Range 11 East of the 6th. P.M. to the Southeast corner of the School Addition; running thence North along the East line of the School Addition a distance of 848.30 feet more or less, to the Northeast corner of said School Addition; running thence West on the Northline of said School Addition a distance of 208.70 feet, more or less, to the Northwest corner of said School Addition;

Addition a distance of 900 feet, more or less to the Northeast corner of Block 3 of the said 1890 Addition; running thence West along the North line of said Block 3 of said 1890 Addition a distance of 429.30 feet, more or less, to the Northwest corner of said Block 3 of the said 1890 Addition; running thence South along the West line of said Block 3 of said 1890 Addition to the North line of Mill's Addition to the City of Tecumseh; running thence West on the North line of said Mill's Addition a distance of 1287.00 feet, more or less, to the West line of Section 21, Township 5 North, Range 11 East of the 6th. P.M.; running thence South on the West line of the said Section 21 to the Northwest corner of section 28, Township 5 North, Range 11 East of the 6th. P.M.; continuing thence South on the West line of said Section 28 a distance of 2640.50 feet to the point of beginning, TO THE CITY OF TECUMSEH, NEBRASKA.

WHEREAS, the following described real estate, to-wit:

Beginning at the East $\frac{1}{4}$ Corner of Section 29, Township 5 North, Range 11 East of the 6th. P.M., running thence South along the East Line of said Section 29 a distance of 445.33 feet, running thence West along a line parallel to the center section line of Section 29 a distance of 183.00 feet, running thence North along a line parallel to the East Section line of Section 29 a distance of 445.48 feet to the center section line of Section 29; running thence West along the section line of Section 29 a distance of 250.00 feet, running thence North on a line parallel to the East section line of said Section 29 a distance of 2633.45 feet, more or less, to the North section line of said Section 29; running thence North on a line parallel to the East section line of Section 20, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1154.70 feet, more or less; running thence East at an angle of 90 degrees and 25 minutes ($90^{\circ}25'$) right of the last previously described line a distance of 433.00 feet, more or less, to the East section line of said Section 20; running thence North on the East section line of said Section 20 a distance of 165.00 feet; running thence East along a line parallel to the South section line of Section 21, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1871.06 feet, more or less; running thence South along a line parallel to the West line of said Section 21 a distance of 858.25 feet, more or less; running thence East along a line parallel to the South section line of said Section 21 a distance of 2728.34 feet, more or less; running thence North on a line parallel to the West right-of-way line of State Highway No. 50 a distance of 643.53 feet; running thence East at an angle of 89 degrees and 59 minutes ($89^{\circ}59'$) right with the last previously described line a distance of 497.30 feet to the East line of said Section 21; continuing thence East on a line parallel to the South section line of Section 22, Township 5 North, Range 11 East of the 6th. P.M. a distance of 505.66 feet; running thence South on a line parallel to the East right-of-way line of State Highway No. 50 a distance of 643.50 feet; running thence East along a line parallel to the South line of Section 22, Township 5 North, Range 11 East of the 6th. P.M. a distance of 1390.00 feet; running thence South at an angle of 89 degrees and 44 minutes ($89^{\circ}44'$) right of the last previously described line a distance of 461.60 feet, more or less, to the South section line of said Section 22; continuing thence South along a line parallel to the West line of Section 27, Township 5 North, Range 11 East of the 6th. P.M. a distance of 235.00 feet; running thence West on a line parallel to the North line of said Section 27 a distance of 1235.56 feet; running thence South on a line parallel to the West line of said Section 27 a distance of 2401.00 feet to the center section line of said Section 27; running thence West on the center section line of said Section 27 a distance of 260.73 feet, more or less; running thence South on a line parallel to the West line of said Section 27 a distance of 1519.83 feet to the Northeast corner of the East-ridge Addition to the City of Tecumseh; running thence West along the North line of said Eastridge Addition a distance of 400.00 feet to the West line of said Section 27; running thence North along the West line of said Section 27 a distance of 1517.31 feet to the West $\frac{1}{4}$ corner of said Section 27; running thence West on the center section line

of Section 28, Township 5 North, Range 11 East of the 6th. P.M. to the Southeast corner of the School Addition; running thence North along the East line of the School Addition a distance of 848.30 feet more or less, to the Northeast corner of said School Addition; running thence West on the North line of said School Addition a distance of 208.70 feet, more or less, to the Northwest corner of said School Addition; running thence North along the East line of Kershaw's First and Second Addition to the Northeast corner of Kershaw's Second Addition; running West on the North line of Kershaw's Second Addition to the Southeast corner of the Graff and Ellsworth Addition; running thence North along the East line of the Graff and Ellsworth Addition to the North line of said Section 28; running thence West along said North line of said Section 28 to the Southeast corner of Block 2 of the 1890 Addition to the City of Tecumseh; running thence North along the East line of said 1890 Addition a distance of 900 feet, more or less to the Northeast corner of Block 3 of the said 1890 Addition; running thence West along the North line of said Block 3 of said 1890 Addition a distance of 429.30 feet, more or less, to the Northwest corner of said Block 3 of the said 1890 Addition; running thence South along the West line of said Block 3 of said 1890 Addition to the North line of Mill's Addition to the City of Tecumseh; running thence West on the North line of said Mill's Addition a distance of 1287.00 feet, more or less, to the West line of Section 21, Township 5 North, Range 11 East of the 6th. P.M.; running thence South on the West line of the said Section 21 to the Northwest corner of Section 28, Township 5 North, Range 11 East of the 6th. P.M.; continuing thence South on the West line of said Section 28 a distance of 2640.50 feet to the point of beginning,
to the present City of Tecumseh, Nebraska,
is contiguous and adjacent, and is urban or suburban in character,

AND, WHEREAS, said real estate will receive substantially the benefits of other inhabitants of such municipality from annexation to said City;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TECUMSEH, NEBRASKA:

Section 1. That the real estate hereinbefore described be, and the same is hereby included within the boundaries and territory of the City of Tecumseh, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Tecumseh, Nebraska.

Section 2. That the owners of the lands so brought within the corporate limits of the City of Tecumseh, Nebraska, are hereby compelled to lay out streets, ways and alleys, in and through said real estate in conformity with and contiguous with the streets, ways and alleys of

Section 4. This Ordinance shall take effect and be in force from and after its passage, approval and publication as required by law.

PASSED AND APPROVED this 14th day of August, 1967.

Introduced by Councilman ROBERT W. GIESER

ATTEST:

CITY CLERK

MAYOR



STATE OF NEBRASKA } SS
JOHNSON COUNTY

Filed for record in the
County Clerk's office this
1st day of August 1974
at 11:00 o'clock A.M. and
recorded in Book # 33
Page 22-25

Wayne C. McCoy
County Clerk

Deputy

of said ... distance of 2646.50 feet to the point of beginning

SURVEYORS CERTIFICATE

I Hereby Certify That I Have Accurately Surveyed The Tract of Land Shown On This Plat As The Shaded Area. Permanent Monuments Were Set As Indicated On This Plat And All Dimensions Are In Feet And Decimals Of A Foot And Angles Are In Degrees And Minutes. This Tract Is Located In Johnson County Nebraska.

Survey Completed
August 1967

J. E. Olsson
John E. Olsson
E-1538 L.S. 135

STATE OF NEBRASKA, SS
JOHNSON COUNTY

Filed for record in the
County Clerk's office this
18th day of August, 1967
at 10:30 o'clock A. M. and
recorded in Book #24
Page 763

Wayne C. McCoy
County Clerk

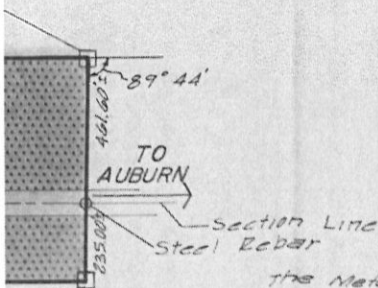
Deputy



Date	Revised	Description
		TECUMSEH ANNEXATION PLAT 1967
		TECUMSEH, NEBRASKA
Scale	1" = 400'	Date
Drawn By	J.L.M.	AUG 4, 1967
Checked By	R.J.	
Approved By	<i>J.E.O.</i>	
Drawing No.	1216	Proj. No.
		49-67



Sheet
of



DESCRIPTION

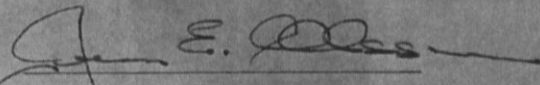
The Metes and bounds description of the annexation Property is as follows:

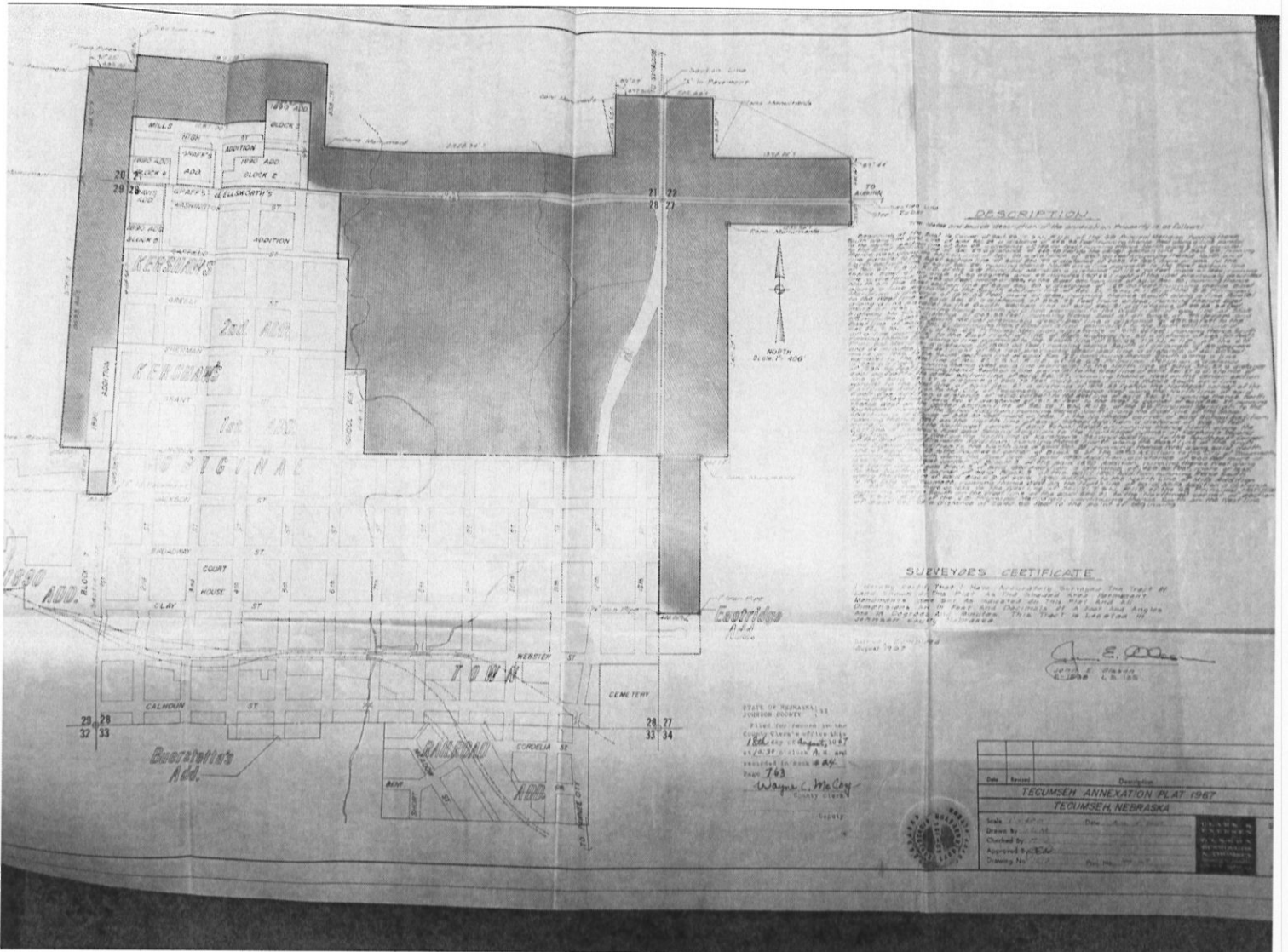
Beginning of the East 1/4 Corner of Sect. 29, T. 5 N., R. 11 E. of the 6th Principal Meridian running thence South along the East Line of said Sec. 29 a distance of 449.33 feet; running thence West along a line parallel to the center section line of Sec. 29 a distance of 183.00 feet; running thence North along a line parallel to the East section line of Sec. 29 a distance of 445.48 feet to the center section line of Sec. 29; running thence West along the section line of said Sec. 29 a distance of 250.00 feet; running thence North on a line parallel to the East section line of said Sec. 29 a distance of 2633.45 feet, more or less, to the North section line of said Sec. 29; running thence North on a line parallel to the East section line of Sec. 20, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 1154.70 feet, more or less; running thence East at an angle of 90 degrees and 25 minutes (90° 25') right of the last previously described line a distance of 453.00 feet, more or less, to the East section line of said Sec. 20; running thence North on the East section line of said Sec. 20 a distance of 165.00 feet; running thence East along a line parallel to the South section line of Sec. 21, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 1871.06 feet, more or less; running thence South along a line parallel to the West line of said Sec. 21 a distance of 858.25 feet, more or less; running thence East along a line parallel to the South section line of said Sec. 21 a distance of 2928.34 feet, more or less; running thence North on a line parallel to the West right-of-way line of State Highway No. 50 a distance of 643.53 feet; running thence East at an angle of 89 degrees and 59 minutes (89° 59') with the last previously described line a distance of 497.30 feet to the East line of said Sec. 21; continuing thence East on a line parallel to the South section line of Sec. 22, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 505.66 feet; running thence South on a line parallel to the East right-of-way line of State Highway No. 50 a distance of 643.50 feet; running thence East along a line parallel to the South line of Sec. 22, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 300.00 feet; running thence South at an angle of 89 degrees and 44 minutes (89° 44') right of the last previously described line a distance of 461.60 feet, more or less, to the South section line of said Sec. 22; continuing thence South along a line parallel to the West line of Sec. 27, T. 5 N., R. 11 E. of the 6th Principal Meridian a distance of 235.00 feet; running thence West on a line parallel to the North line of said Sec. 27 a distance of 1235.56 feet; running thence South on a line parallel to the West line of said Sec. 27 a distance of 2401.00 feet to the center section line of said Sec. 27; running thence West on the center section line of said Sec. 27 a distance of 280.75 feet, more or less; running thence South on a line parallel to the West line of said Sec. 27 a distance of 1519.83 feet to the Northeast corner of the Eastridge Addition to the City of Tecumseh; running thence West along the North line of said Eastridge Addition a distance of 400.00 feet to the West line of said Sec. 27; running thence North along the West line of said Sec. 27 a distance of 1517.31 feet to the West 1/4 corner of said Sec. 27; running thence West on the center section line of Sec. 28, T. 5 N., R. 11 E. of the 6th Principal Meridian to the Southeast corner of the School Addition; running thence North along the East line of the School Addition a distance of 648.35 feet, more or less, to the Northeast corner of said School Addition; running thence West on the North line of said School Addition a distance of 208.70 feet, more or less, to the Northwest corner of said School Addition; running thence North along the East line of Kershaw's First and Second Addition to the Northeast corner of Kershaw's Second Addition; running West on the North line of Kershaw's Second Addition to the Southeast corner of the Graft and Ellsworth Addition; running thence North along the East line of the Graft and Ellsworth Addition to the North line of said Sec. 28; running thence West along said North line of said Sec. 28 to the Southeast corner of Block 2 of the 1890 Addition to the City of Tecumseh; running thence North along the East line of said 1890 Addition a distance of 200 feet, more or less, to the Northeast corner of Block 3 of the said 1890 Addition; running thence West along the North line of said Block 3 of said 1890 Addition a distance of 429.30 feet, more or less, to the Northwest corner of said Block 3 of the said 1890 Addition; running thence South along the West line of said Block 3 of said 1890 Addition to the North line of Mills Addition to the City of Tecumseh; running thence West on the North line of said Mills Addition a distance of 1287.00 feet, more or less, to the West line of Sec. 21, T. 5 N., R. 11 E. of the 6th Principal Meridian; running thence South on the West line of the said Sec. 21 to the Northwest corner of section 28, T. 5 N., R. 11 E. of the 6th Principal Meridian; continuing thence South on the West line of said Sec. 28 a distance of 2640.50 feet to the point of beginning.

SURVEYORS CERTIFICATE

I Heraby Certify That I Have Accurately Surveyed The Tract of Land Shown On This Plat As The Shaded Area. Permanent Monuments Were Set As Indicated On This Plat And All Dimensions Are In Feet And Decimals Of A Foot And Angles Are In Degrees And Minutes. This Tract Is Located In Johnson County Nebraska.

Survey Completed
August 1967


 John E. Olsson
 E-1538 LS. 135



DESCRIPTION

The following is a description of the property as shown on the plat:

Block 1, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 2, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 3, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 4, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 5, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 6, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 7, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 8, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 9, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

Block 10, Mills Addition, containing 10 lots, each 1/4 acre, bounded by the Mills Addition on the north, the 1860 Addition on the east, the 1860 Addition on the south, and the 1860 Addition on the west.

SURVEYOR'S CERTIFICATE

I hereby certify that the above described plat is a true and correct copy of the original plat as shown to me by the owner of the same, and that the same is a true and correct copy of the original plat as shown to me by the owner of the same, and that the same is a true and correct copy of the original plat as shown to me by the owner of the same.

Witness my hand and seal of office this 1st day of August, 1907.

W. C. Mc Coy
County Clerk

STATE OF NEBRASKA, ss.
JUDICIAL DISTRICT NO. 1
COUNTY OF JEFFERSON, ss.
1860 ADDITION
Page 763
W. C. Mc Coy
County Clerk

Date	Section	Description
		TECUMSEH ANNEXATION PLAT 1907
		TECUMSEH, NEBRASKA
Drawn by	W. C. Mc Coy	
Checked by		
Approved by		
Drawing No.		



RIGHT-OF-WAY EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, the undersigned owner(s) of the real estate Gartner Construction hereinafter described, his/her its/their heirs, executors, administrators, successors and assigns, hereinafter called "Grantor", hereby grant and convey to the City of Tecumseh, Johnson County, Nebraska its successors and assigns, hereinafter called CITY, a permanent right-of-way easement to survey, construct, reconstruct, relocate, alter, inspect, repair, replace, add to, maintain and operate thereon, electric transmission lines consisting of poles, pole foundations, towers, tower foundations, down guys, anchors, insulators, wires, underground cables, manholes, supports and other necessary fixtures and equipment over, upon, above, along, under, in and across the following described real estate, to wit:

A tract of land in Section 28, T5N, R11E, Johnson County, Nebraska and further described on Pages 832 and 833, Book 42 Warranty Deeds.

the area of the above described real estate to be covered by this easement shall be as follows:

A ten (10) foot wide easement following the boundary line of above described property, and starting at the Northeastern most point of said property, and said easement extending south approximately 400 feet and said easement extending west from said Northeastern most point of said property approximately 400 feet.

GENERAL CONDITIONS:

- (a) City shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- (b) City shall also have the right to trim or remove all trees and brush on said right-of-way as may be necessary to efficiently exercise any of the hereinbefore granted rights, together with the express provision that any and all trees which, in falling would come within 15 feet of the nearest electric line conductor, may be topped or removed. All refuse from such tree cutting or trimming shall be disposed of by City and City shall have the further right to control and impede the growth of all weeds, trees, and brush along the described right-of-way if said right-of-way is not being utilized for cultivated crops.
- (c) City shall pay the Grantor or Lessee, as their interests may appear, for all damages to growing crops, fences and buildings on said land which may be caused by the exercise of the hereinbefore granted rights.
- (d) Grantor may cultivate, use and enjoy the land within the right-of-way provided that such use shall not, in the judgement of City, endanger or be a hazard to or interfere with the hereinbefore granted rights and provided further that the Grantor shall not allow any buildings, structures, hay or straw stacks or other property to remain or be placed upon the above described easement area, or change or alter the grade of the right-of-way herein described without the prior written approval from City.
- (e) It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless City forever against the

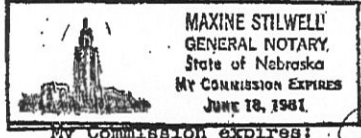
claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the parties hereto have signed their names and caused the execution of this instrument this 14th day of November, 1978.

Lloyd Hubbs mgr Spartan Land Co.
Dept of Activities Conservators League
City of Fremont, Ne

STATE OF NEBRASKA
COUNTY OF JOHNSON

On this 14th day of November, 1978, before me the undersigned, a Notary Public in and for said County and State, personally appeared Spartan Land Co. Carolyn Kastens Sec of Corp personally to me known to be the identical person(s) and who acknowledged the execution thereof to be her voluntary act and deed for the purpose therein expressed. Witness my hand and Notarial Seal the date above written.



Maxine Stilwell
NOTARY PUBLIC
Maxine Stilwell.

My Commission expires: June 18, 1981

STATE OF NEBRASKA } SS
JOHNSON COUNTY }

Filed for record in the
County Clerk's office this
12th day of Dec, 1978
at 4:30 o'clock P.M. and
recorded in Book #34
Page 451-452.

Wayne C. McCoy
County Clerk

Deputy

STATE OF NEBRASKA }
JOHNSON COUNTY } 85

Filed for record in the
County Clerk's office this
15 day of April 1999
at 11:00 o'clock A.M. and
recorded in book #42
Page 82-90
Kathleen M. Jewers
County Clerk

ERROL R MEISINGER

TO

THE PUBLIC

BUILDING AND USE RESTRICTIONS AND PROTECTIVE COVENANTS

FOR

Deputy

SHAWNEE RIDGE TECUMSEH, NEBRASKA

This declaration, made the 13th day of April, 1999 by
Errol Meisinger, hereinafter called the Declarant.

WITNESSETH:

Whereas, the Declarant is the owner of the real estate
platted as Shawnee Ridge to the City of Tecumseh, Johnson County,
Nebraska.

Whereas, the Declarant is desirous to subject the real
property herein described to the restrictions, covenants,
reservations, easements, liens, and charges hereinafter set
forth, each and all of which is and are for the benefit of said
property and for each owner thereof, and shall inure to the
benefit of and pass with said property, and each of every parcel
thereof, and shall apply to and bind the successors in interest,
and any owner thereof;

Now, therefore, Declarant hereby declares that the real
property herein described is, and shall be held, transferred,
sold and conveyed subject to the conditions, restrictions,
covenants, reservations, easements, liens, and charges
hereinafter set forth.

DEFINITION OF TERMS

"Building site" shall mean any lot, or portion thereof, or any two or more contiguous lots, or a parcel of land of record in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these covenants.

I. PROPERTY SUBJECT TO THIS DECLARATION

The real property in Shawnee Ridge subdivision, present and future plattings, is subject to the covenants, restrictions, conditions, reservations, liens, and charges hereby declared: all to insure the best use and the most appropriate development of each building site therein; to protect the owners of building sites against such improper use of surrounding buildings sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereof of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free space between structures; and, in general, to provide adequately for high type and quality of improvement in said property, and thereby in enhance the value of investments made by purchasers of building sites therein, and to provide for the use of residential lots and common areas by owners of lots herein described.

II. COVENANTS AND RESTRICTIONS

A. All numbered lots shall be known and described as residential building sites except those which are designated for multiple-family dwelling units. No building shall be erected, altered, placed or permitted to remain on any building site other than one detached single-family dwelling not to exceed two and one-half stories in height; however, not less than one automobile garage must be provided for each dwelling unit. Garage restrictions shall not be required for the multiple dwelling building lots.

B. No building shall be erected, placed or altered on any premises in said development until the building plans, specifications, and plot plan showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structures in the development, and as to location of the building with respect to topography and finished ground elevation by an architectural committee consisting of Errol Meisinger and such other lot owners as he shall appoint to serve with him. In the event of death or resignation of any lot owners on said committee, the remaining member, or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location, within thirty (30) days after said plans and specifications have been submitted to it or, in any

event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approved approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

C. No building shall be located on any lot nearer than 25 feet to front lot line, or nearer than 25 feet to any side street line. No building shall be located nearer than six feet to an interior lot line except that a five foot side yard shall be permitted for a garage or other accessory building located 25 feet, or more, from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be construed to permit any portion of the building or a lot to encroach upon another lot.

D. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 7,000 square feet.

E. No noxious or offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No trailer, motorhome, camper, basements, tent, shack, garage, barn, or other out-building shall be erected upon a

building site covered by these covenants or used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation. No trailer, motor home, camper, or boat trailer shall be stored on any building site for more than 14 days of each calendar year unless housed or garaged.

G. No dwelling shall be permitted on any residential lot described herein having a ground floor square foot area of less than 1,000 square feet in case of a one story structure nor less than 1,200 square feet in case of 1 1/2, 2 or 2 1/2 story structure, exclusive of basements, porches and garages. Basement is defined as any part of the home below highest grade level adjoining the home. The architectural committee may in writing waive the prescribed minimums in situations where such waiver will enhance the beauty and development or where adherence would cause undue hardship to the owner.

H. No animals or poultry of any kind, other than house pets, shall be kept or maintained overnight on any building site.

I. No fence, wall hedge or mass planting shall be permitted to extend beyond the minimum building setback line from any street established herein except upon approval by the architectural committee as provided in Paragraph B.

J. Public concrete sidewalks, four feet wide by four inches thick, shall be installed in front of each improved lot and on the side street of improved corner lots.

K. Provisions of these covenants and restrictions pertaining to residential building sites shall not apply to any

lettered lots.

L. Propane tanks on said premises shall be either buried or screened and shall be placed on said lots as per a written permit from the architectural committee.

III. DURATION OF COVENANTS AND RESTRICTIONS

A. These covenants (A through L) are to run with the land and shall be binding on all parties and all persons claiming under them until 35 years at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the building sites covered by these covenants it is agreed to change said covenants in whole or in part.

B. If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tract, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to remove damages or other dues from such violation.

C. Invalidation of any one of these covenants or any part thereof by judgments or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

BY


Errol R. Meisinger

STATE OF NEBRASKA)
COUNTY OF JOHNSON) ss.

On this 13th day of April, 1999, before me, the undersigned, a Notary Public in and for said County, personally came Errol R. Meisinger, to me personally known to be the and identical person whose name is affixed to the above instrument and acknowledged the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of said Corporation.

Witness my hand and notarial seal at Tecumseh, Nebraska, in said County the day and year last above written.



Karen Straube
Notary Public

My Commission Expires: 7-25-2002.

MATCH LINE

GRANDE SEULE

N

Quinn & Reed

CERTIFICATE OF APPROVAL OF THE FINAL PLAT



CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

CERTIFICATE OF OWNERSHIP, CONSENT AND DEDICATION

CERTIFICATE OF ACCURACY

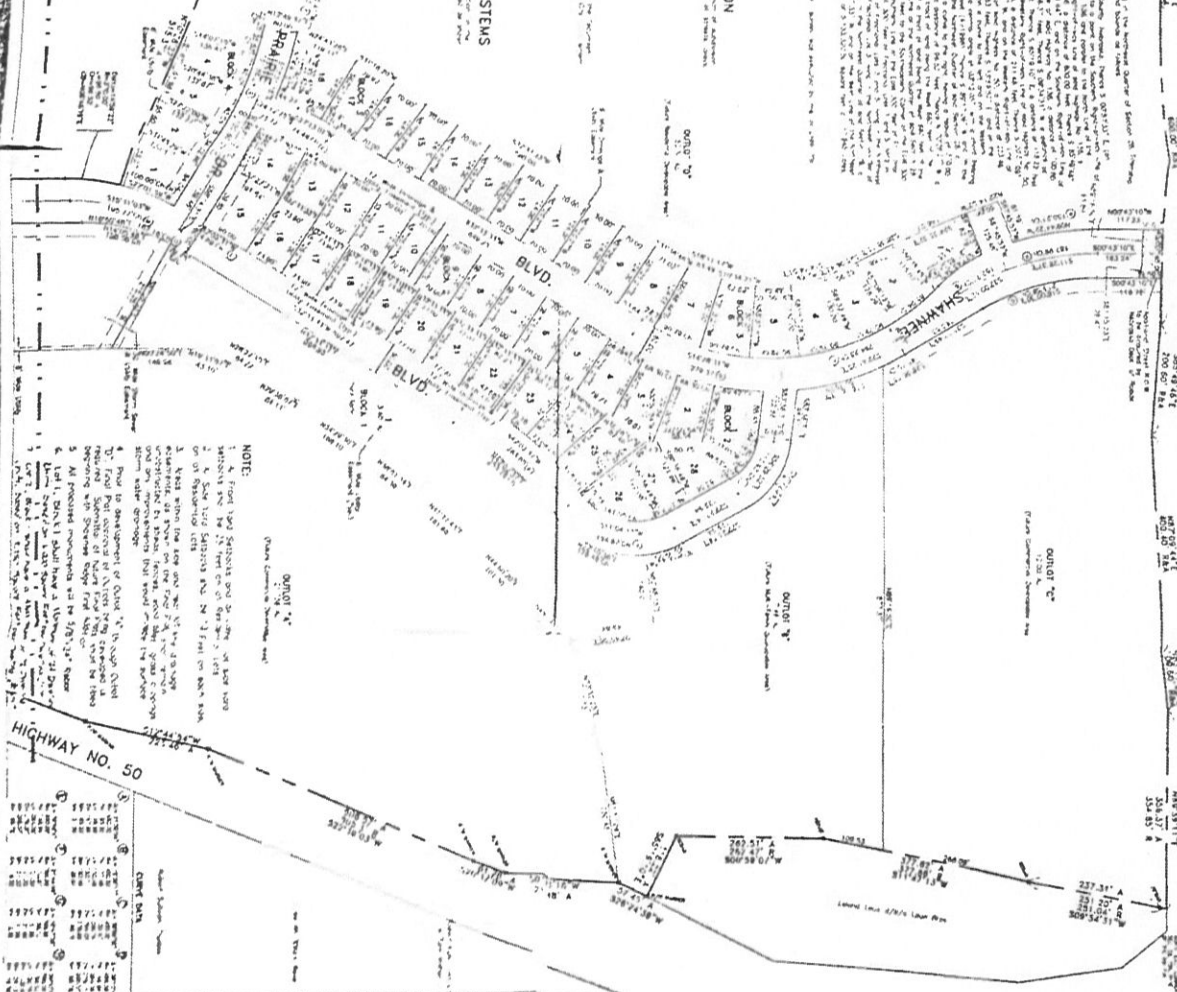
SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION

HIGHWAY

NO

136



NOTE:

1. A front yard setback and side yard setback for the 25 feet on the north side of Shawnee Blvd shall be 25 feet on both sides.
2. No building shall be constructed within the front yard setback.
3. All proposed improvements shall be 100% complete.
4. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FINAL PLAT

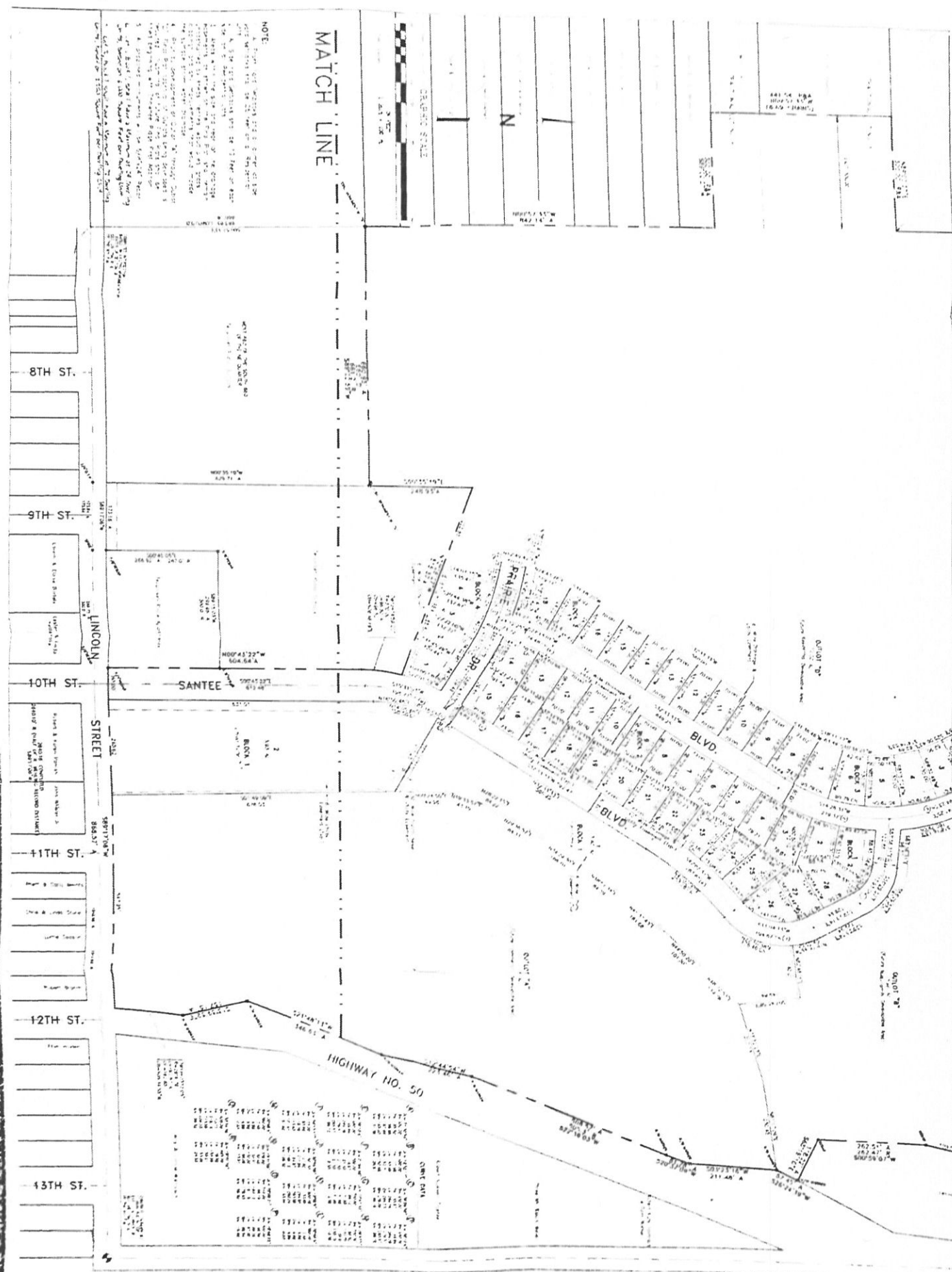
SHAWNEE RIDGE ADDITION
TECUMSEH, NEBRASKA

1522-15	10/17/28
1523-15	10/17/28
1524-15	10/17/28
1525-15	10/17/28
1526-15	10/17/28
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1545-15	10/17/28
1546-15	10/17/28
1547-15	10/17/28
1548-15	10/17/28
1549-15	10/17/28
1550-15	10/17/28

ROSS
Engineering
Inc.

NOTE:
 1. THIS PLAN SHOWS THE LAYOUT OF THE
 PROPOSED SHAWNEE RIDGE ADDITION TO
 THE CITY OF TECUMSEH, NEBRASKA.
 2. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.
 3. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.
 4. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.
 5. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.
 6. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.
 7. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.
 8. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.
 9. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.
 10. THE LOTS ARE TO BE PLATTED
 ACCORDING TO THE SUBDIVISION
 MAP ACT, CHAPTER 79, R.S. NEB.

MATCH LINE



FINAL PLAT

SHAWNEE RIDGE ADDITION
 TECUMSEH, NEBRASKA

Map 152-1-C
 152-1-C
 152-1-C
 152-1-C

Scale: 1" = 40'
 1" = 40'
 1" = 40'

ALL AS SHOWN
 HEREON ARE SUBJECT
 TO THE RECORDS OF THE
 CITY OF TECUMSEH, NEB.
 AND THE RECORDS OF THE
 STATE OF NEBRASKA



ROSS
 Engineering
 Inc.

Exhibit B

WARRANTY DEED

David Wilson and Suzanne Wilson, GRANTOR, for One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged by GRANTOR, hereby conveys to Johnson County School District No. 49-0050, commonly known as Johnson County Central Public Schools, GRANTEE, the following described real estate (as defined in NEB. REV. STAT. § 76-201):

Outlot D, Shawnee Ridge Addition to the City of Tecumseh, Johnson County, Nebraska

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) Is lawfully seized as such real estate and that it is free from encumbrances, except easements, covenants, and restrictions of record;
- (2) Has legal power and authority to convey the same; and
- (3) Warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: _____, 202__.

GRANTOR:

David Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by David Wilson.

Notary Public

Suzanne Wilson

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by Suzanne Wilson.

Notary Public

Exhibit C

MEMORANDUM OF OPTION TO PURCHASE

This MEMORANDUM OF OPTION TO PURCHASE (the "Memorandum") is made effective January 15, 2021, by and between Johnson County School District No. 49-0050, commonly known as Johnson County Central Public Schools (the "School District") and David and Suzanne Wilson (the "Owner") (collectively, the "Parties").

RECITALS

A. The School District and the Owner have executed an Option Agreement to Purchase Real Estate contemporaneously herewith (the "Option Agreement"), the terms of which are incorporated herein by this reference;

B. Pursuant to the terms of the Option, the Owner has granted the School District an exclusive option to purchase certain real property located in Johnson County, Nebraska, and legally described as follows:

Outlot D, Shawnee Ridge Addition to the City of Tecumseh, Johnson County, Nebraska

(the "Property");

C. The School District and the Owner have agreed to execute this Memorandum to give notice of the existence and term of the Option Agreement; and

D. Should there be any inconsistency between the terms of this Memorandum and the terms of the Option Agreement, the terms of the Option Agreement shall prevail;

NOW THEREFORE, the School District and the Owner state as follows:

1. **Option Term.** The term of the Option Agreement shall be for five (5) years commencing on January 15, 2021, and ending on January 15, 2026 (the "Option Term").

2. **Purchase Option.** Pursuant to the terms of the Option Agreement, the School District has the exclusive right to purchase the Property at any time during

the Option Term subject to the terms and conditions set forth in the Option Agreement.

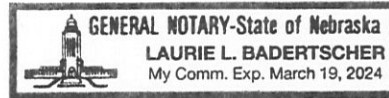
IN WITNESS WHEREOF, the Parties have caused this MEMORANDUM OF OPTION TO PURCHASE to be executed by their respective duly authorized representatives.

SCHOOL DISTRICT:

Johnson County School District No. 49-0050, commonly known as Johnson County Central Public Schools

By: Kim Wellensiek
Kim Wellensiek,
President of the Board of Education
Johnson County Central Public Schools

STATE OF NEBRASKA)
COUNTY OF Johnson) ss.



The foregoing instrument was acknowledged before me this 13th day of January, 2021, by Kim Wellensiek, President of the Board of Education of Johnson County Central Public Schools.

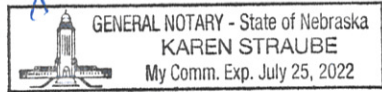
Laurie L. Badertscher
Notary Public

OWNER:

David Wilson
David Wilson

STATE OF NEBRASKA)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by David Wilson.

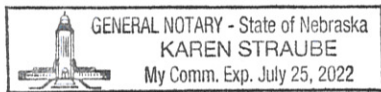


Karen Straube
Notary Public

Suzanne Wilson
Suzanne Wilson

STATE OF NEBRASKA)
COUNTY OF Johnson) ss.

The foregoing instrument was acknowledged before me this 14th day of January, 2021, by Suzanne Wilson.



Karen Straube
Notary Public