

A meeting of the Chairperson and Village Board of the Village of Ceresco, Nebraska, was held at the Ceresco Community Room in said Village on the 18<sup>th</sup> day of February, 2025 at 6:00 PM. Peterson called the meeting to order at 6:00 PM. Advance notice of the Regular Meeting, along with supporting documents were given to the Chairperson and all members of the Board. Notice of the Regular Meeting was given in advance thereof by posting at the Village Office, Ceresco Post Office, and CerescoBank. Peterson pointed out the Open Meeting Law Act posted on the wall of the Community Room. Answering roll call: Peterson, Burklund, Ruble, and Johnson. Absent: Custer. Also present: Krista Zobel, Vicki Highstreet, Dale Bohac, Noah Chesnut, Jay Spearman, Julie Ogden, Maureen Freeman-Caddy, Jody Anderson, Brian Roland, Chilton Leedom, Lynn Maxson, Cory Storm, Shawn Manion, and Joan Lindgren.

The Pledge of Allegiance was recited.

**Ruble moved to accept the January 21 minutes. Peterson seconded. Voting Yeas: Ruble, Peterson, Johnson, and Burklund. Nays: none. Motion carried.**

Jay Spearman was present to review the estimated bond for the water main project. It is currently estimated at \$480,000, which includes \$466,519 project cost, a \$3,200 increase in the project cost, water main upgrade for Hunter's Subdivision of \$59,000, and bonding costs. Bond payments would be over 19-20 years.

Julie Ogden, with JEO, was present to review the Final Plat for the Hunter 1<sup>st</sup> Addition Subdivision. REGA provided updated constructions plans, which JEO has approved. Ogden will be working with REGA on the street grade.

Ogden reviewed the Subdivision Agreement, which includes estimated costs to the Village: **1)** General obligation intersection paving cost estimated at \$60,000, which the Village reimburses the developer. **2)** Recommendation that the proposed 6 inch water main along 4<sup>th</sup> Street become a 10 inch main. There is a 10 inch main on the north property line and this would make a good loop in the system for future development to the north and west. This cost is \$59,000, which will be included in the bond. **3)** \$3,000 for manhole. **4)** \$1,500 for hydrant. **5)** The developer reimburses the Village for engineer plat and plan reviews. **6)** Construction inspections to make sure it has been built to Village standards before it is accepted.

The Subdivision Agreement updates include: **1)** Escrow changed from 110 percent to 105 percent. **2)** No park fee.

Ogden noted there is a 12 inch water main, which Roland questioned. Clarification is needed on exact size.

Maureen Freeman-Caddy, the Village's attorney, was present to review the updated Subdivision Agreement. **1)** The escrow change of 110 percent to 105 percent put it just under 2 million dollars. **2)** Under section V. F, Village subdivision language was added. **3)** Outlot section VI. B and C were reviewed. Hunter's Addition has its own Homeowner's Association (HOA) fully set up. Hunter's gave the HOA an easement to maintain the detention dam on Outlot A. Outlot A is actually part of Hunter's First Addition, it is not part of Hunter's Addition. There is an easement across Outlot A, which will become part of Hunter's First Addition. She is suggesting the Hunter's Addition HOA add on to the Hunter's First Addition HOA. She noted the easement is on file with the Register of Deeds, and recommended all future subdivisions related to Hunter's join one HOA to maintain the drainage area on Outlot A and B. Currently the Hunter's Addition HOA doesn't own or have any access to Outlot A or B, except what is granted by easement. They do not have the ability to put a playground in.

Burklund questioned if the camera request for the HD storm sewer pipe was put in the Subdivision Agreement. Ogden noted it is in the plans and specifications.

Vicki Highstreet, President of the Hunter's Addition HOA, questioned when the HOA's need to come together, now or later. Maureen noted that before any lots can be sold in the new development, the covenants and articles of incorporation, any easements, and documents for the new development must be filed at the Register of Deeds. The HOA covenants and articles are also filed with the Secretary of State. Discussion held.

The Board acknowledged the Planning Commission has approved the following recommendations by the Village Board for Hunter's First Addition. **1)** Financial waiver of escrow reduced from 110% to 105%. **2)** Financial waiver of

Anderson reviewed the Zoning Administrator Report including: 1) Hazard Mitigation. 2) Flood Plain Management Class. 3) Fees.

**Burklund moved to approve the Treasurer's Reports. Peterson seconded. Voting Yeas: Burklund, Peterson, Johnson, and Ruble. Nays: none. Motion carried.**

The Dennis Trucking claim was reviewed.

**Johnson declared a conflict of interest as a relative/employee with Dennis Trucking.**

**Peterson moved to approve the Dennis Trucking claim for \$562.00. Burklund seconded. Voting Yeas: Peterson, Burklund, and Ruble. Nays: none. Abstain: Johnson. Motion carried.**

**Peterson moved to pay the claims as presented. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, and Burklund. Nays: none. Motion carried. The approved claims are as follows: AFLAC \$327.12/ins; Ameritas Life \$31.44/ins; Blue Cross and Blue Shield \$3,046.09/ins; Baker & Taylor \$741.53/lib; Brian Roland \$396.90/wat, sew; Bromm, Lindahl, ET AL \$1,216.00/gen, wat; Card Services \$200.85/pol, gen, prk; Ceresco 60+ \$78.00/gen; Column Software PBC \$61.19/gen; Cornhusker Press \$168.71/gen; Cummins Sales \$912.90/sew; Dean Scheideler \$25.20/pol; Delta Dental \$182.76/ins; DEMCO \$79.01/lib; Erickson & Brooks \$190.00/gen; FNBO \$2,084.05/lib, pol, wat, sew, gen; Globalstar Products \$549.27/sew; Harris Decals \$49.87/gen; Hergert Oil \$72.51/pol, sew, st; Interstate All Battery \$44.10/gen; Jackson Services \$159.12/gen, sew, wat, fire, prk, st; JEO \$13,849.50/st, wat; Joan Lindgren \$25.20/gen; Johnson Service Co \$3,378.70; Macqueen \$21,609.07/fire; Menards \$159.89/st, gen; Mid America Books \$36.95/lib; Midwest Labs \$206.12/sew; Midwest Service and Sales \$333.90/st; Mutual of Omaha \$114.05/ins; NE Generator \$1,061.46/wat; NE Public Health Env Lab \$15.00/wat; OPPD \$5,158.84/elec; Otte Oil \$2,544.48/fire, gen, st, lib; Pest Solutions \$60.00/gen; S & L Trenching \$3,450.00/wat, sew; Sam's Club \$454.14/lib; Sandy Tvrdy \$325.00/gen; Steve Tvrdy \$75.00/gen; USA Blue Book \$321.54/sew; Utility Services \$4,102.54/wat; Verizon \$178.86/phones; Wahoo Auto Parts \$27.50/st; Wahoo Newspaper \$84.22/gen; Waste Connections of NE \$8,048.37/trash; Windstream \$427.81/phones; Payroll Liabilities: American Funds Investment \$1,605.94; Payroll \$20,123.35; NE Dept of Labor \$19.44; NE Dept of Revenue \$1,842.58; United States Treasury \$2,749.06**

**Peterson moved to approve the Library minutes as presented. Ruble seconded. Voting Yeas: Peterson, Ruble, Burklund, and Johnson. Nays: none. Motion carried.**

**Peterson moved to appoint Amanda Ehlers to fill the two year term vacancy on the Library Board. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, and Burklund. Nays: none. Motion carried.**

The CYRA Agreement was discussed.

**Peterson moved to approve the CYRA Facilities Lease Agreement as presented. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, and Burklund. Nays: none. Motion carried.**

**Peterson moved to approve the Fire Department minutes as presented. Ruble seconded. Voting Yeas: Peterson, Ruble, Burklund, and Johnson. Nays: none. Motion carried.**

The Five Year Fire Station Plan was reviewed. Johnson reviewed he contacted Derun regarding the property and he is willing to sell it to the Fire Department for \$225,000. He also contacted Masek, but hasn't heard back. Cory Storm said the building they are looking at is 20,000 square feet. Discussion held.

The Celebrate Ceresco minutes were reviewed.

**Peterson moved to approve the Celebrate Ceresco minutes as presented. Ruble seconded. Discussion held. Voting Yeas: Peterson, Burklund, Ruble, and Johnson. Nays: none. Motion carried.**

The majority of regular members shall constitute a quorum for the transaction of any business. Any member, after a public hearing before the Village Board, may be removed by a majority vote of the Village Board.

**SECTION 2-702: DUTIES**

The purpose of the Celebrate Ceresco Committee is to:

- A. Promote positive relationships and enhance pride in the community.
- B. Promote fundraising in order to host events, and celebrations.
- C. Plan, organize and implement the annual celebration generally known as Ceresco Days and suggest any other public events of celebrations.
- D. Work with businesses, organizations and community members as a whole in order to include the entire community in public celebrations.

**SECTION 2-703: OPERATIONS**

The Committee shall set regular meetings; provide public notice of each meeting by posting in the three public places designated by the Board of Trustees; and keep minutes of the committee members present; the substance of all matters discussed; any motions, discussion and the vote thereof shall be recorded. The minutes shall be filed with the Village Clerk within 10 days following the meeting. Minutes shall be public records and open to public inspection during normal business hours at the Village Clerk's office. Decisions and recommendations as to expenditure of funds are subject to Village approval in order to commit to a contract or expenditure or by following a Budget set by the Village Board.

**SECTION 2-704: FUNDS**

All funds raised by the committee shall be turned over to the Village Treasurer for the Celebrate Ceresco Fund, and all expenditures shall be paid out of said Fund. The Village Board may add funds to the Celebrate Ceresco Fund to fund the events and celebrations planned by the committee. All moneys paid out of the Fund are subject to the Village Claims process.

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**RENUMBER CHAPTER 2 PENALTIES and current Section 2-701 from Article 7 to Article 8, section 2-801.**

Section 3. That the Chair of the Board of Trustees and the appropriate Department of the Village of Ceresco, Nebraska, are hereby authorized and directed to implement this Ordinance.

Section 4. That should any section, paragraph, sentence or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Board of Trustees of the Village of Ceresco, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

Section 5. That all Ordinances and parts of Ordinances passed and approved prior to the passage, approval, and publication of this Ordinance, in conflict herewith, are hereby repealed.

Section 6. That this Ordinance shall be published within the first fifteen days after its passage and approval, either in pamphlet form or by posting in three public places in the Village of Ceresco, Nebraska, and shall be in full force and take effect on the fifteenth day from and after its passage, approval, and publication as provided herein.

Section 7. That it is the intention of the Board of Trustees of the Village of Ceresco, Nebraska, and is hereby ordained that the provisions of this Ordinance shall amend the Municipal Code of the Village of Ceresco, Nebraska, and the Sections of this Ordinance may be renumbered to accomplish such intention.

Peterson noted the Celebrate Ceresco Committee approved 7 members. Discussion held. The attorney will be contacted regarding a quorum during the event.

WHEREUPON, Chairman Peterson moved that said Ordinance 2025-1 be approved on its first reading to include seven (7) members to Celebrate Ceresco, and its title agreed to. Board Member Ruble seconded this motion.