

VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
JULY 21, 2026

Opening prayer by Sophia Custer.

A Regular meeting of the Chairperson and Village Board of the Village of Ceresco, Nebraska, was held in the Ceresco Community Room in said Village on the 21st day of July, 2026 at 6:00 PM. Board Members were given the agenda and supporting documents. Advance notice of the Regular Meeting, along with supporting documents were given to the Chairperson and all members of the Board. Notices were posted at the Village Office, Ceresco Post Office and CerescoBank. Peterson called the meeting to order at 6:00 PM. Peterson pointed out the Open Meetings Act posted on the wall. Answering roll call: Peterson, Burklund, Custer, Ruble and Johnson. Also present: Amy Burch, Jason Melia, Kenzie Vrba, Joanie Small Bear, John Chado, Jim Hunter, Krista Zobel, Jerry Divis, Michelle Dunn, Jim Nadrechal, Gary Swanson, Tim Shanahan, Shawn Manion, Karen Kurbis, Marlene Tracy, Laura Chrashl, Jennifer Frasier-Davison, Nancy Witters, Harv Mintzmyer, Cory Storm, Allison Storm, Olivia Warren, Garrett Roberts, Andrew Otto, Paul Hass, Gayle Kelly, Kim Elley and grandson, James Marsh, Yana Johnson, Amanda Ehlers, Erica Landis, Domonique Harris, Sherry McCullough, Tony Hernandez, Chilton Leedom, Dustin Gushard, and Joan Lindgren.

The Pledge of Allegiance was recited.

Peterson moved to approve the minutes from June 16th as presented. Custer seconded. Voting Yeas: Peterson, Custer, Burklund, Ruble, and Johnson. Nays: none. Motion carried.

Strategic Planning Bids from JEO and Al Vacanti were reviewed.

Burklund moved to accept Vacanti Municipal Consulting Services' bid of \$2,500. Ruble seconded. Voting Yeas: Burklund, Ruble, and Peterson. Nays: none. Abstain: Johnson and Custer.

Discussion was held regarding the sidewalk along Main Street from 3rd to 4th. Johnson shared concerns about the sidewalk being too close to the street. He thought the dirt was supposed to be raised up for the sidewalk. He would like to see the sidewalk removed and redone. Peterson noted that would be on the Village, and according to the engineer everything fits. Burklund noted it meets the engineer's design. Johnson said the turn in the sidewalk should have been right after the creek. Johnson would like to have two bids with and without rebar and redoing the existing sidewalk. Jim Hunter questioned an old main drainage structure on the east end and questioned the location of the manhole and placement of the sidewalk. Burklund noted the sidewalk is right down the property line. It's from the property line out, so the sidewalks are outside the property line, just like every other place in town. Lindgren noted official bids in the newspaper are required and the Resolution will need to be passed.

Peterson noted the 1 & 6 Year Street Plan Public Hearing will be in August.

Krista Zobel with NEST Realty and Jim Hunter were present for the HOA Consolidation and Attorney Release. Zobel noted she is working with Jim on the sale of the new addition lots, and were informed on June 2nd that they could no longer continue working with the Village's attorney Maureen Freeman-Caddy because it was deemed a conflict of interest. She noted they worked with her on the original Hunter Addition and she helped on the additional lots. They are at the tail end and just need two more items completed: 1) A small revision to the covenants. 2) Amendment to the articles to add the new lots.

Burklund questioned if after this they will find a different attorney? Zobel noted that Jim's removed from it once the lots are sold, but if there would be a conflict after these two items are resolved, then everyone understands they would need their own attorney outside of the Wahoo group. Zobel noted it is understood that the attorney represents the village. The attorney will be asked to prepare an addendum to the Subdivision Agreement for clarification.

Peterson moved to have our attorney, Maureen Freeman-Caddy, work with Jim Hunter to finish up the development, the last two projects for the HOA. Custer seconded. Discussion held. Voting Yeas: Peterson, Custer, Ruble, Johnson, and Burklund. Nay: none. Motion carried.

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Custer moved to approve Johnson, Erickson and Brooks to serve as the accounting and budgeting needs for the Village of Ceresco as the engagement letter says, not to exceed \$4,250.00. Peterson seconded. Voting Yeas: Custer, Peterson, Burkland, Johnson, and Ruble. Nays: none. Motion carried.

Hernandez reviewed the Police Report. 1) Unlicensed golf carts and ATVs. 2) Ceresco Days.

Peterson questioned the inventory replacement list. The following is still needed: 1) spotlight, 2) half cage, 3) AED.

Peterson reviewed hiring of a new officer, and requested to be notified of his first day, so he and Custer can meet him. Discussion held regarding the number of officers on staff and hours worked. It was noted that the department doesn't buy guns for the officers, but buys uniforms.

Karen Kurbis and Marlene Tray were present to review TNR. Kurbis noted they've been in Ceresco for about fifteen months and taken care of about 70 cats. They've put out about \$5,000 in costs that have been absorbed by Brave TNR and the Cat House in Lincoln. She noted they support the TNR Ordinance. Most cats have been by the elementary school and within a quarter mile. Kurbis noted cats can get pregnant at 4 months old and can have 4-6 kittens apiece. The mother cat goes into heat fourteen days after she delivers. Kurbis will add something to the community page on how to get ahold of them. Peterson asked to put information on the village's page on how people can get ahold of them to donate.

Maintenance will be reviewed when Gushard arrives.

Peterson reviewed the Lead and Copper Update and noted all twenty test sites passed. Lindgren noted this is the original issue we had that caused all the letters to go out. There were ten houses and two of those houses were done wrong by the property owners that caused the village to notify residents. This was the first set of twenty required by the state.

Ruble reviewed why additional tests are being taken for lead. Initially, ten houses that must meet certain criteria were tested. Tests were taken by the homeowners. Two of the ten tests were not done properly and came back with high lead levels, which caused the letters to go out. Because two of the ten tests came back high, we now have to take twenty tests. The first set of twenty tests and have all come back good. The village is in the process of identifying water lines. Letters have been sent out asking residents to identify their lines. There are some we haven't received responses on. We are going through records and may have to pothole lines we don't have record of. We do not have a lead service line problem. There is an issue throughout the United States to eliminate any lead pipes still operated by municipalities.

Custer noted the wells tested good.

Shawn Mantion and others in attendance asked questions and shared concerns of the water.

A water and sewer study, which was completed by the village's engineer prior to the subdivisions, was discussed. Custer noted if we do more than this, or would expand across the road, we would have to consider something else. Peterson noted the water was fine. It was the sewer that we would have to update. Ruble noted the water and sewer study for Jim's expansion plans are water and sewer sufficient, but if we go past that, then we need to start looking at other options.

Custer moved to approve the Building Inspector report as presented. Peterson seconded. Voting Yeas: Custer, Peterson, Ruble, Johnson and Burkland. Nays: none. Motion carried.

Burkland stated he would also like us to go on record because our office gave out a permit for a building that was in the setback, and it was not in the setback. I just think we need to go on record, put it on what we have so we don't set up a precedence for the next person. For some reason we didn't find the lot pins and didn't go by the setback requirements that we have. So, I'd just like to make sure it comes out in our minutes.

Custer noted I think it was just an error. Burkland agreed it's an error.

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Custer noted I think it was just an error. Burklund agreed it's an error.

Peterson moved to approve the Zoning Administrator report as presented. Ruble seconded. Voting Yeas: Peterson, Ruble, Custer, Burklund and Johnson. Nays: none. Motion carried.

The right-of-way obstruction at Swanson Auto was reviewed. Peterson noted there are still cars on the west side, but it looks much better. Discussion held. Peterson asked Johnson to talk to Swanson regarding the three cars in the west right-of-way that need to be taken care of as well.

The ETJ map was reviewed and tabled until property owners are contacted first.

Peterson questioned communication of the escrow release for Hunter's Phase 2 Addition. Lindgren noted Ogden sent communication to REGA and she hasn't received anything back.

Burklund reviewed the school board has hired a design firm to assist them in coming up with a solution for some areas of need at both the high school and elementary sites. Ceresco is out of space for the upcoming school year. Building farther to the north to expand the lunchroom and east to expand the classrooms was mentioned. Lindgren noted the attorney said a variance is needed. Discussion held.

Gushard reviewed: 1) Rock for compost site is needed. There isn't enough at the shop. He noted the rock disappears over time until there is a base. Discussion held. Bids will be obtained. 2) Basketball hoops were discussed. Gushard will get prices for one basketball hoop. 3) Burklund questioned well #7. Gushard noted it just needs to be tested in when Roland gets back. 4) Water way through town has some standing water in a couple sections and silt in culverts. Peterson asked to bring it up in a maintenance meeting.

Peterson moved to approve the Treasurers Report as presented. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, Custer and Burklund. Nays: none. Motion carried.

Claims were reviewed. **Peterson moved to pay the claims as presented. Custer seconded. Voting Yeas: Peterson, Custer, Ruble, Johnson and Burklund. Nays: none. Motion carried.** Approved claims: AFLAC/ \$533.52/ins; A&H Concrete \$2,050.00/st; Amazon Capital Services \$225.56/gen, pol, prk; Ameritas Life \$26.21/ins; Aqua-Chem \$146.75/wat; BCBS \$3,000.33/ins; Blackstrap \$912.00/st; Bobcat of Omaha \$5,400.00/st, wat, sew; Bromm, Lindahl, ET AL \$259.50/gen, st; Card Services \$28.78/pol, gen, wat, sew; Cash \$1,000.00/prk; City of Wahoo \$900.00; ICC \$180.00/gen; Cummins \$37.76/sew; Midwest Fireworks \$3,500.00/prk; Delta Dental \$129.03/ins; Eakes \$137.92/prk; FNBO \$1,287.77/gen, wat, pol; Frontier Coop \$885.63/fuel; GPM Environmental \$508.00/sew; Great Plains \$903.97/pol; Guardian \$27.20/ins; Hergert Oil \$16.96/trsh, sew; HOA \$964.52/wat; INGRAM \$338.39/lib; Intuit \$55.64/gen; Jackson Services \$259.18/gen, sew, wat, fire; Jeans Fashion Creation \$30.00/pol; JEO \$2421.25/gen; Kathy Stuchlik \$250.00/ prk; Menards \$345.56/st, prk; Midwest Labs \$513.44/sew; Mumm Heating & Cooling \$153.37/lib; National Sign Company \$457.75/st; Nebraska Generator \$546.25/gen; Nebraska Department of Revenue \$2,908.85/sew; NE Public Health Environmental Lab \$1,247.00/wat; One Call Concepts \$40.10/wat/sew; OPPD \$6,048.42/elec; Quality Brands \$1,383.13/prk; Prague Insurance \$688.00/wat; Sam's Club \$268.01/gen, lib, trsh; Sargent Drilling \$52,545.62/wat; Schutt Electrical \$100.00/prk; State Distributing \$823.00/prk; Sr Citizen 60+ \$160.00/gen; Simons Home Store \$15.99/prk; Ty's Outdoor Power \$218.05/prk; USA Blue Book \$721.81/wat; Verizon \$169.83/phones; Waste Connections of NE \$9,393.66/trsh; UNITI \$466.39/phones; Payroll Liabilities: American Funds Investment \$1,154.24; NE Dept of Revenue \$758.80; Payroll \$31,555.93; United States Treasury \$5,384.16

Peterson moved to approve the Library May 23rd minutes as presented. Ruble seconded. Burklund questioned paying the shortfall out of capital outlay. Domonique Harris noted it ended up not mattering because she is leaving so it evens out, which is in the next minutes. Discussion held. **Voting Yeas: Peterson, Ruble, Johnson, Custer and Burklund. Nays: none. Motion carried.**

Custer moved to approve the Library July 7th minutes as presented. Ruble seconded. Voting Yeas: Custer, Ruble, Johnson, Burklund and Peterson. Nays: none. Motion carried.

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Library Board member Amanda Ehlers reviewed that since Harris is leaving, they hired Erica Landis as library director. She lives in the community and knows the role

Peterson said it is his recommendation and the Library Board's recommendation to appoint Erica Landis starting out with a probationary period of \$16.00 per hour and then, if successful, moving up after the 90 days to \$18.00 per hour, beginning July 29, 2026 and ending October 27, 2026. Burklund seconded. Voting Yeas: Peterson, Burklund, Custer, Ruble and Johnson. Nays: none. Motion carried.

Custer reviewed she and Ruble met for the memorial and have plans for the location.

Custer reviewed she has bids for new playground equipment for friendship park, but its not in the budget.

A request from Randy Daniel to have a crosswalk painted and signage installed for Friendship Park was reviewed. Peterson noted no one pays attention to "slow children at play signs", so do we do a speed bump, if fast traffic is the issue? Custer will look into speed bumps.

Custer moved to approve the Army's 443rd Transportation Unit has returned from deployment in Kuwait and wants to have a Welcome Home Family Day on August 9th in Scout Hall and park shelter. They are requesting to bring in a bounce house and have a cornhole tournament for the event. Johnson seconded. Voting Yeas: Custer, Johnson, Ruble, Burklund and Peterson. Nays: none. Motion carried.

Custer moved to approve the July 6th minutes of the Fire Department. Ruble seconded. Voting Yeas: Custer, Ruble, Johnson, Burklund and Peterson. Nays: none. Motion carried.

Burklund and Peterson noted they are still waiting to get together with Tyler for the Fire Department Land.

Manion questioned if Al Vacanti Municipal Consulting Services is a done deal yet? Peterson noted there's two different things to hire him for. The \$2,500 is not for the grants. Ruble noted the idea is to pay off one bond before we go out for another bond, so we have the availability without putting too much strain on the village. Custer noted the bonding can be done for a fire barn in 2029/2030, in order to keep the tax ask consistent. Discussion held.

Custer noted Celebrate Ceresco hasn't had a wrap up meeting yet.

Burklund moved to approve both Celebrates Ceresco minutes for June 24th and June 29th. Ruble seconded. Voting Yeas: Burklund, Ruble, Johnson, Custer and Peterson. Nays: none. Motion carried.

Christmas lighting was tabled.

Burklund reviewed he plans to do a couple of street projects.

Lindgren noted that Hailey Drahota and Curtis Howell have filed for Village Board.

Budget meeting with the accountant was scheduled for August 25th at 6 PM. Budget meeting was scheduled for Tuesday, August 4th at 6 PM. Custer noted she will not be in attendance at the August 4th meeting.

WHEREUPON, the Chair announced that the introduction of ordinances was now in order.

Ordinance 2026-4 now comes on for second reading. AN ORDINANCE OF THE VILLAGE OF CERESCO, SAUNDERS COUNTY, NEBRASKA, TO UPDATE CHAPTER 3 TO PROVIDE FOR TRAP-NEUTER-RETURN PROGRAM UNDER THE CAT REGULATIONS IN THE MUNICIPAL CODE OF THE VILLAGE OF CERESCO, NEBRASKA.

Lindgren noted that TNR requested an update to include microchipping and the attorney has updated the ordinance.

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Karen Kurbis with TNR reviewed microchipping helps them keep track of the cats in the TNR program. They will provide the Village with a microchip reader and requested to be notified when a cat is found deceased, or impounded.

Discussion held. Ordinance 2026-4 was tabled for further clarification from the attorney regarding impounding and the order of sections.

Ordinance 2026-5 now comes on for second reading. AN ORDINANCE OF THE VILLAGE OF CERESCO, SAUNDERS COUNTY, NEBRASKA, TO AMEND ARTICLE 1, CHAPTER 6 OF THE MUNICIPAL CODE OF THE VILLAGE OF CERESCO, NEBRASKA, PERTAINING TO REMOVAL OF ILLEGALLY PARKED VEHICLES.

WHEREUPON Board Chair Peterson moved that said Ordinance 2026-5 be approved upon its second reading as presented and its title agreed to. Custer seconded this motion.

The Chair instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion. Yeas: Peterson, Custer, Ruble, Johnson and Burklund. Nays: none

WHEREUPON, the Chair declared said Ordinance 2026-5 be approved on its second reading and its title agreed to and that the third reading of Ordinance 2026-5 be on the next Agenda of a meeting of the Board of Trustees.

Ordinance 2026-6 was introduced by Chairman Peterson and is set forth in full as follows, to wit: AN ORDINANCE TO AMEND THE WAGES AND SALARIES OF CERTAIN OFFICERS, APPOINTEES, AND EMPLOYEES OF THE VILLAGE OF CERESCO, NEBRASKA: TO PROVIDE FOR THE EFFECTIVE DATE HEREOF AND TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith:

BE IT ORDAINED BY THE CHAIRMAN AND BOARD OF TRUSTEES OF THE VILLAGE OF CERESCO, NEBRASKA:

Section 1. Pursuant to Ceresco Municipal Code Section 1-105 the following wages and salaries are hereby established to take effect _____ as listed below:

<u>POSITION</u>	<u>WAGES OR SALARY</u>
Maintenance Supervisor/Water-Sewer Operator	\$ <u>28.50</u> Per Hour
Clerk/Treasurer	\$ <u>28.00</u> Per Hour
Maintenance Supervisor/Streets and Parks	\$ <u>24.25</u> Per Hour
Police Officers/Assistant Chief/Chief *patrolling hours only between 3:00 pm Friday and 2:00 am Sunday, up to 8 hour shifts, with the exception of necessary extended duties and/or an emergency and/or approved special events	\$ <u>40.00</u> Per Hour
Police Officers: Administrative and all *non-patrolling hours	\$ <u>23.18</u> Per Hour
Assistant Chief: Administrative and all *non-patrolling hours	\$ <u>24.36</u> Per Hour
Chief: Administrative and all *non-patrolling hours	\$ <u>26.02</u> Per Hour
Office Assistant	\$ <u>20.00</u> Per Hour
Building Inspector	\$ <u>15.00</u> Per Inspection \$ <u>141.00</u> Monthly Salary

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Assistant Building Inspector	\$ <u>15.00</u> Per Inspection
Zoning Administrator	\$ <u>0.00</u> Per Month
Library Director	\$ <u>19.45</u> Per Hour
Assistant Librarian	\$ <u>14.00</u> Per Hour
Library Assistant less than 20 years of employment	\$ <u>15.00</u> Per Hour
Library Assistant more than 20 years of employment	\$ <u>15.00</u> Per Hour
Part-Time Mission Critical Pay (example: snow removal)	\$ <u>20.55</u> Per Hour
Part-Time Skilled Labor Pay (example: water main/sewer line break)	\$ <u>20.55</u> Per Hour
Maintenance Worker II less than 1 year of employment	\$ <u>15.00</u> Per Hour
Maintenance Worker II more than 1 year of employment	\$ <u>15.50</u> Per Hour

Section 2. Full-time qualifying personnel shall be offered Group Health insurance, Life and AD & D, Dental insurance and Vision insurance with the Village paying 100% of the employee's premium and 50% of the premium for eligible spouses and dependents.

Full-time employees shall be granted the following holiday leave: New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving, day after Thanksgiving, four (4) hours for Christmas Eve, Christmas Day, and four (4) hours for New Year's Eve.

Full-time qualifying personnel shall be granted retirement benefits as follows: If qualified employees choose to defer a minimum of 3% of their earnings into a Simple IRA account, the Village shall contribute a maximum of 3% of the employee's earnings into that account as well.

Section 3. The Board of Trustees has the authority to award a merit pay increase to employees as they determine.

Section 4. That all Ordinances or parts of Ordinances passed and approved prior to the passage, approval, and publication of this Ordinance, and in conflict herewith, are hereby repealed.

Section 5. 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.

Discussion held.

WHEREUPON, Chairman Peterson moved that said Ordinance 2026-6 be approved on its first reading and its title agreed to change the Library Director hourly wage to \$18.00, with a 90 day probationary period at \$16.00. Board Member Custer seconded this motion.

The Chair instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion. Yeas: Peterson, Custer, Ruble, Johnson and Burklund. Nays: none.

WHEREUPON, the Chair declared said Ordinance 2026-6 be approved on its first reading and its title agreed to and that the second reading of Ordinance 2026-6 be on the next Agenda of a meeting of the Board of Trustees.

Custer moved to extend the meeting by no more than 30 minutes. Ruble seconded. Voting Yeas: Custer, Ruble, Johnson and Peterson. Nays: Burklund. Motion carried.

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Resolution 2025-5 was tabled.

Resolution 2026-1 was tabled.

Resolution 2026-6 was tabled until all the people affected have been contacted.

Resolution 2026-7 was introduced by Chairman Peterson and is set forth in full as follows, to wit: WHEREAS, Kurt Larkin, herein referred to as "APPLICANT" has filed an application for a Conditional Use Permit, seeking a permit to display pre-built portable sheds and buildings on the east side of Highway 77 on the property which is legally described as follows: PT NW NW 33-13-7 or 1789 County Rd A, Ceresco, NE 68017

WHEREAS, the property described above is presently included in Zoning District C-3 Highway Commercial District; and

WHEREAS, the Planning Commission of the Village of Ceresco, Nebraska has conducted a general public hearing on May 26, 2026 receiving input and data from the APPLICANT and the general public concerning the Conditional Use Permit;

NOW THEREFORE, in consideration of the foregoing recitals, the Board of Trustees of the Village of Ceresco, Nebraska, hereby adopts the following Resolution:

BE IT RESOLVED by the Board of Trustees of the Village of Ceresco, Nebraska that Kurt Larkin, is hereby granted a Conditional Use Permit to display pre-built portable sheds and buildings as permitted conditional use in the existing-3 Highway Commercial

District subject to the following terms and conditions:

1. Subject to an annual review.
2. Maintain the lot and access road and keep it mowed.
3. Provide a site plan with placement of buildings.
4. No more than 15 pre-built portable sheds and buildings allowed on the site at a time.
5. All procedures and standards outlined in Sections 5.11 of the Village of Ceresco Zoning Ordinances pertaining to Conditional Use Permits shall be observed and the Conditional Use Permit granted herein shall be subject to the provisions of the Village of Ceresco Code that provide for an appeal to be taken within 15 days of the decision of the Board of Trustees, and;
6. There shall be compliance with any other applicable Village, County, State or Federal regulations that may apply.

PASSED AND APPROVED this _____ day of _____, 2026.

Scott Peterson, Chair
ATTEST:

Joan Lindgren, Village Clerk
(SEAL)

WHEREUPON Board Member Ruble moved that said Resolution No. 2026-7 as presented for the conditional use be approved. Board Member Johnson seconded this motion. No further discussion was required.

The Chair instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion. Yeas: Ruble, Johnson, Custer and Peterson. Nays: Burklund.

WHEREUPON the Chair declared that the Motion having been approved by a majority of the votes cast, said Resolution 2026-7 is approved and adopted.

Resolution 2026-8 was introduced by Chairman Peterson and is set forth in full as follows, to wit: WHEREAS, the Board of Trustees of the Village of Ceresco, Nebraska, pursuant to Municipal Code Section 6-304 and Neb Rev. Stat. §17-522, have determined that a sidewalk should be constructed along Main Street commencing at 3rd Street and extending west to the sidewalk which has been constructed along Main Street on Hunters First Addition, Ceresco, and

WHEREAS Notice of Intention to construct said sidewalk shall be given by the Village Clerk by publication

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one time in a legal newspaper of general circulation in the Village, and

WHEREAS, Notice shall notify *the owner of the premises on front of which the sidewalk is to be made*, of the passage of the resolution ordering him or her to construct or cause to be constructed a sidewalk within 30 days after the date of publication and further, that if he or she fails to construct the sidewalk to be constructed within the time allowed, then the village will cause the sidewalk to be constructed and the cost thereof shall be levied and assessed as a special tax against the premises; provided, the notice shall contain the official estimate of the cost of said construction and no special assessment in excess of this estimate shall be assessed against the property, and

WHEREAS, the Notice of Intention shall be personally served upon the *occupant in possession of the property*, or when personal service is not possible, notice shall be posted upon such premises 10 days prior to the commencement of construction, and

WHEREAS, the official estimate to conduct the work is \$8500.00.

BE IT RESOLVED BY THE CHAIRMAN AND BOARD OF TRUSTEES OF THE VILLAGE OF CERESCO, NEBRASKA AS FOLLOWS:

1. That the above findings be incorporated herein.
2. That the Village Clerk and Village Attorney prepare the necessary notices and cause the same to be published and served upon the owner and the occupant as required.
3. In the event the work is not completed within the time allowed, the Clerk and Attorney shall obtain the specifications necessary to advertise for construction bids so that the same may be advertised and let out for bid as required by Municipal Code Section 6-305.

PASSED AND APPROVED THIS _____ day of July, 2026.

VILLAGE OF CERESCO, NEBRASKA

BY: _____
Scott Peterson, Its Chair

ATTEST:

Joan Lindgren, Clerk

(SEAL)

WHEREUPON Chairman Peterson moved that said Resolution No. 2026-8 be approved as presented. Ruble seconded this motion. Burklund questioned if this was for the property of Jim's. It was noted yes. No further discussion was required.

The Chair instructed the Clerk to call the roll for the vote thereon. The Clerk called the roll and the following was the vote on this motion. Yeas: Peterson, Ruble, Burklund, Johnson and Custer. Nays: none.

WHEREUPON, the Chair declared that the Motion having been approved by a majority of the votes cast, said Resolution 2026-8 is approved and adopted.

Custer reviewed the Town Official's open house she attended at the Saunders County Museum.

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The UAC4U Agreement for free magnets was reviewed. The cost-free program makes magnets available for free distribution. The program has been done in the past.

Ruble moved to approve the UAC4U agreement as presented. Peterson seconded. Voting Yeas: Ruble, Peterson, Johnson, Custer and Burklund. Nays: none. Motion carried.

The OPPD newsletter was mentioned.

A request from Sheila Collins to rent tables and chairs from the community building was reviewed. The Board agreed not to rent the table and chairs.

Burklund made a motion that we finally have that room cleaned out before our next meeting so people from the Village can use it, like the our people on Sunday night. They don't have to come in this big room can be in a private room. Peterson seconded. Voting Yeas: Burklund, Peterson, Ruble and Johnson. Nays: Custer. Motion carried.

Peterson noted they will let Jim Nadrchal speak and said that there's no action since it's not actually on the agenda. We cannot take action because it's not on the agenda, but we can discuss it.

Tim Shannahan with Nebraska Realty reviewed he has the old comet lodge for sale and Jim Nadrchal has entered into an agreement to purchase. He thought he was maybe on the agenda to discuss. They want to make sure what he wants to do gets the blessing of the Village before he buys it and asked what's the proper channel is they need to go through.

Nadrchal said he just wants to buy the building, put a garage door in and display cars for a museum. Peterson questioned if the garage door is just in the back? Nadrchal said in the back. He said if he could buy a building, he didn't know why he needed to go to a council meeting to put a door in and put a museum in and put what he wants in the building after he purchases it. He questioned if he needs to go to a meeting for that reason or not. Peterson noted if what you're going to do falls in line with the conditional use permit, and it's on the list, then it would come to the Board. If it's not on that list, it would have to go to the Planning Commission first. Discussion held. Peterson noted he will need to fill out the permit and then that permit has to come through the Board to get approved. A plan is also needed. Peterson noted if he's putting a driveway and a garage door, there is very limited room.

Ruble moved to adjourn at 9:20 PM. Burklund seconded. Voting Yeas: Ruble, Burklund, Johnson, Custer and Peterson. Nays: none. Motion carried.

Scott Peterson, Chair
Joan Lindgren, Clerk

