VILLAGE BOARD OF TRUSTEES
THREE ZONING HEARINGS
REGULAR MEETING
SEPTEMBER 15, 2026

Two Public Hearings and the Regular meeting of the Village of Ceresco, Nebraska were held in the Ceresco Community Room in said Village on the 15th day of September, 2026 at 6:00 PM. Advance notice of the Public Hearings were posted in the August 28th issue of the Wahoo Newspaper. Notices were also given in advance thereof by posting at the Village Office, Ceresco Post Office, and CerescoBank. Board Members had been given the agenda and supporting documents. 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, Ruble, and Johnson. Absent: Custer. Also present: Larry Heyen, Jane Otto, Kevin Stark, Suzy Fredrickson, David Marsh, John Chado, Joanie Peterson, Nancy Witters, Spencer Nelson, Jody Anderson, Brian Roland, Lynn Maxson, Julie Ogden, and Joan Lindgren.

The Pledge of Allegiance was recited.

Peterson moved to open the Public Hearing at 6:00 PM for a Conditional Use Permit for a Child Care Center. Ruble seconded. Voting Yeas: Peterson, Ruble, Burklund, and Johnson. Nays: none. Motion carried.

Anderson reviewed a childcare center is a permitted Conditional Use in the R-3 zoning district. The prior daycare had one, but it was in the prior owner's name and nontransferable. The new owners needed one in their name for the license.

No further comments.

Peterson moved to close the Public Hearing at 6:02 PM. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, and Burklund. Nays: none. Motion carried.

Anderson reviewed the Planning Commission recommended approval of the Conditional Use Permit, as long as there are no changes to the business or change in ownership, it could have a five year renewal.

Peterson moved to approve Resolution 2026-12 for a Conditional Use Permit for a Child Care Center with the suggestions from the Planning Commission to have a 5-year renewal if there is no change to the business, and there is no change in ownership. Ruble seconded. Voting Yeas: Peterson, Ruble, Burklund, and Johnson. Nays: none. Motion carried.

Peterson made a motion to adjourn the Public Hearing at 6:03 PM for a Conditional Use Permit for a Child Care Center. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, and Burklund. Nays: none. Motion carried.

Peterson moved to open the Public Hearing at 6:04 PM for a Variance Request for a new residence at 505 S 2nd and to meet the average front yard setback in accordance with 4.09. Ruble seconded. Voting Yeas: Peterson, Ruble, Burklund, and Johnson. Nays: none. Motion carried.

Anderson noted the Administrative Plat is on the agenda because initially the property owner didn't want to combine all three lots. None of the lots are buildable alone, so all three lots need to be combined. The property owner has moved forward and is in the process of an Administrative Subdivision.

No further comments.

Peterson moved to close the Public Hearing at 6:05 PM. Ruble seconded. Voting Yeas: Peterson, Ruble, Burklund, and Johnson. Nays: none. Motion carried.

Anderson reviewed the Planning Commission recommended approval of the setback variance.

Ruble moved to approve Resolution 2026-13 for a Variance Request for a new residence at 505 S 2nd and to meet the average front yard setback in accordance with 4.09. Burklund seconded. Voting Yeas: Ruble, Burklund, Johnson, and Peterson. Nays: none. Motion carried.

Peterson made a motion to adjourn the Public Hearing at 6:06 PM for a Variance Request for a new residence at

505 S 2nd and to meet the average front yard setback in accordance with 4.09. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, and Burklund. Nays: none. Motion carried.

Peterson convened to the Regular meeting.

Burklund moved to approve the August 18th minutes. Peterson seconded. Voting Yeas: Burklund, Peterson, Ruble, and Johnson. Nays: none. Motion carried.

Ruble moved to approve the August 25th minutes as presented. Peterson seconded. Voting Yeas: Ruble, Peterson, Burklund, and Johnson. Nays: none. Motion carried.

The strategic planning meeting scheduled for Friday, October 9th at 8 AM was discussed. Coffee will be available for the meeting.

Ogden reviewed the required corrections on the curb ramps within the development have not been completed. As well as a few segments that do not meet ADA requirements and the fine grading of the areas around the curbs and walks need attention. Seventy-five percent of the pavement escrows have been released but they cannot recommend the release of the final at this time. One hundred percent of the water and sewer has been paid.

The extension of the Main Street sidewalk across Lot 1 Trued Brothers First Additon to Ceresco was discussed. The Board requested updated bids with and without rebar. Replacing a portion of the new sidewalk along Main was discussed. Bids with and without rebar will be requested.

Lindgren noted the attorney has completed the Homeowner Association documents and is waiting for the Association to have a meeting and sign documents.

The Budget Hearing is scheduled for September 23rd at 6 PM.

Burklund moved to accept the audit engagement letter from Erickson & Brooks to not exceed $19,800.00 and have the Chair sign the letter. Peterson seconded. Voting Yeas: Burklund, Peterson, Ruble, and Johnson. Nays: none. Motion carried.

The Police Report was reviewed.

Well #7 was reviewed. OPPD representatives will be asked to attend the September 23rd meeting to discuss the power to the wells.

Roland reviewed: **1)** Sewer excavation at 525 W Elm. There's been issues here for a long time. Additional pipe was added because more cuts were needed to get to clean pipe. **2)** The One Nebraska Southeast Regional meeting he and Custer attended and recommended attending future meetings. **3)** Air conditioners for the well house and the wwtp. Discussion held. The Board agreed to purchase a dehumidifier for the well house. The wwtp already has a dehumidifier. **4)** A maintenance agreement from HOA was reviewed and tabled for additional information. **5)** The hydrant gate valve exerciser has been purchased. **6)** Lead and copper update. Anderson completed the mapping and areas that still need to be potholed are **A)** 2nd Street from Spruce to Pine; **B)** Spruce Street from 2nd to 3rd; **C)** Pine Street from 4th to Laura Lane; **D)** Beech Street from 4th to 5th. **7)** All lines have to be identified and a plan in place to replace lead lines by the end of October 2027. **8)** All lead lines must be replaced by the end of 2037.

Roland reviewed water complaints and noted iron and manganese is a nuisance, but not a health concern. A water treatment plant would be needed to remove the iron and manganese. He estimated an increase of $75.00 a month for water rates to install a plant.

Johnson noted fiberglass water heaters are better to install.

Several people were in attendance for the Extraterritorial Jurisdiction (ETJ) map change consideration. Anderson noted the Village is not adding any additional property owners that aren't already in the ETJ. It is simply squaring off parcels,

with some parcels being removed. This should make it easier for the property owners, the Village, and the County. It will make permits for the parcel go to either the Village or County, instead of both like it is now. Larry Heyen noted the county allows him to break a 40-acre parcel into 4, ten-acre lots and build a house on each one. He asked if that would be allowed by the Village. Ogden noted the Village allows 5-acre lots, so he could have 8 lots, but would be required to put in minimum streets, etc.

Ruble moved to approve the ETJ map as presented. Peterson seconded. Voting Yeas: Ruble, Peterson, and Johnson. Nays: Burklund. Motion carried.

Ogden reviewed the approved Conditional Use Permit for an Automobile and Truck Sales & Service/Tyshkov and M double S Subdivision/Street and Drainage Consideration. She recommends street paving and utility improvements in front of Lot 4, Lot 5, and Lot 2, being assessed over a 15 year period. The improvements include: 8-inch sewer main, 6-inch water main and street paving with or without curb and gutter. Johnson shared concerns of extra costs to the small business by going in front of the whole lot. Ogden noted the Village could grant a waiver and allow rock, or paving just to the driveway. She said storm water detention would be required on each lot. Discussion held. Tabled for Johnson to look into cost for water and sewer extension.

Curb ramps along Main Street were mentioned. Peterson requested to find the core test from the Main Street Project.

A request from Gabe Lyons to not install sidewalk for the new house at 113 Main Street was reviewed. Discussion held.

Peterson moved to deny the request to not install sidewalk for the new house at 113 Main Street and follow the ordinance. Burklund seconded. Voting Yeas: Peterson, Burklund, and Ruble. Nays: Johnson. Motion carried.

East Elm Street drainage was discussed. The Board asked for the State to come out and look at the drainage. It is draining to the north, but not to the south.

Peterson moved to approve the July 28th Planning Commission minutes. Burklund seconded. Voting Yeas: Peterson, Burklund, Johnson, and Ruble. Nays: none. Motion carried.

Ruble moved to approve the August 17th Planning Commission minutes. Burklund seconded. Voting Yeas: Ruble, Burklund, Johnson, and Peterson. Nays: none. Motion carried.

Peterson moved to approve the September 14th Planning Commission minutes. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, and Burklund. Nays: none. Motion carried.

Street right-of-way obstructions at Swanson Auto were discussed. Peterson will contact Swanson.

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

Ruble moved to approve the claims with the additional claims as presented. Peterson seconded. Voting Yeas: Ruble, Peterson, Burklund, and Johnson. Nays: none. Motion carried. Approved claims: AFLAC $355.68/ins; Amazon Capital Services $295.28/gen, lib, prk; Ameritas Life Insurance $26.21/ins; Aqua-Chem $146.75/wat; BCBS of NE $3,000.33/ins; Card Services $28.78/gen, pol, wat, sew; Bromm, Lindahl, ET AL $1,795.50/gen, st; Cardio Partners $6,320.00/pol/fire; Cash $50.84/pol, gen; Ceresco Vol Fire Dept $2,041.09/fire; Coren Whalen $75.00/gen; Delta Dental $129.03/ins; FES $500.00/gen; FNBO $521.26/gen, lib; Frontier Coop $473.19/fuel; Guardian $27.20/ins; Hergert Oil $905.67/prk, st, wat, sew; INGRAM $244.65/lib; Jackson Services $169.78/uniform, mats; Johnson Services $18,850.00/sew; John Henry's Plumbing $2,100.00/sew; Kriha $69.51/st; Menards $257.97/gen, st, wat, prk, sew; Midwest Labs $441.94/sew; Municipal Supply of Omaha $224.96/wat; Nebraska Department of Revenue $1,501.77/sew; Pest Solution $95.00/gen; OPPD $6,458.17/elec; Otte Oil & Propane $771.18/gen, lib, fire; Quickbooks $124.66/gen; Ryan Tvrdy $101.96/fire; Sam's $386.17/lib, gen; Sandy Tvrdy $325.00/gen; Senior Citizen Sixty Plus $170.00/gen; USA Blue Book $6,477.18/wat; Uniti $461.38/phones; Verizon $169.83/phones; Waste Connections of NE $8,038.83/trash; Vulka Fire Equipment

$7,139.00/fire; Payroll Liabilities: Payroll $21,342.66; United States Treasury $5,695.56; American Funds $1,209.82; NE Dept of Revenue $825.66

Spencer Nelson was present to discuss the request to purchase 3rd Street right-of-way next to 228 Ash and 219 Oak. Discussion held. Kent Hansen will be contacted to see if he has any interest in purchasing the right-of-way next to his property. The surveyor will be contacted, and the market value of the land will be researched.

Burklund moved to approve the July 7th and September 9th Library minutes. Johnson seconded. Voting Yeas: Burklund, Johnson, Ruble, and Peterson. Nays: none. Motion carried.

Peterson moved to approve the hiring of Deanna Mumgaard as a library assistant. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, and Burklund. Nays: none. Motion carried.

Purchasing basketball hoops was tabled to the September 23rd Special meeting.

The memorial was discussed. Maxson doesn't think there is enough room at the park to place it and would like to see it at the new fire department when it's built. Ruble noted it is not just for firemen.

Speed bumps were discussed and tabled to the September 23rd Special meeting.

Christmas lighting was discussed. Burklund requested an inventory of the light poles that have outlets and which outlets work and which ones don't, and also an inventory of decorations and which ones need to be replaced.

Peterson moved to approve the September 9th Planning Commission minutes as presented. Burklund seconded. Voting Yeas: Peterson, Burklund, Johnson, and Ruble. Nays: none. Motion carried.

Bids from Pavers and Cather Construction for the 1st Street Project from Elm to Pine, and Pine to Oak were reviewed. Discussion held.

Burklund moved to approve the bid from Cather Construction for the 1st Street Project from Elm to Pine, and Pine to Oak in the amount of $62,199.40. Johnson seconded. Voting Yeas: Burklund, Johnson, Ruble, and Peterson. Nays: none. Motion carried.

Bids from Pavers and Cather Construction for the 2nd Street Project from Main to Edwin, Edwin to Cameron, and Cameron to Park were reviewed. Discussion held.

Burklund moved to approve the bid from Cather Construction for the 2nd Street Project from Main to Edwin, Edwin to Cameron, and Cameron to Park in the amount of $67,046.25. Johnson seconded. Voting Yeas: Burklund, Johnson, Ruble, and Peterson. Nays: none. Motion carried.

Burklund requested a preconstruction meeting.

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

Ordinance 2026-4 now comes on for third 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.**

WHEREUPON, Chairperson Peterson moved that said Ordinance 2026-4 be approved by its third reading and its title agreed to. Board Member Ruble 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, Ruble, Johnson, and Burklund. Nays: none.

WHEREUPON, the Chair declared that a majority of the members of the Board having voted in the affirmative for the passage and approval of said Ordinance No. 2026-4, the Chair declared Ordinance No. 2026-4 to have been duly passed and adopted as an Ordinance of the Village of Ceresco, Saunders County, Nebraska, and the Chair subscribed his name thereto, and the Clerk attested said signature of the Chair by subscribing her name thereto and affixing thereon the seal of the Village of Ceresco, Nebraska. The Chair then instructed the Clerk to publish Ordinance No. 2026-4 in the manner required by law, within fifteen (15) days after passage.

Ordinance 2026-7 was introduced by Chairman Peterson and is set forth in full as follows, to wit: AN ORDINANCE OF THE VILLAGE OF CERESCO, SAUNDERS COUNTY, NEBRASKA, TO ESTABLISH, PURSUANT TO SECTION 7-105 OF THE MUNICIPAL CODE OF THE VILLAGE OF CERESCO, SAUNDERS COUNTY, NEBRASKA, ENACTED A TABLE OF RATES – WATER, PER MONTH, AND A TABLE OF RATES – SEWER, PER MONTH FOR ALL WATER AND SEWER UTILITY CONSUMERS OF THE VILLAGE OF CERESCO, NEBRASKA, SAID TABLE OF RATES TO BE PLACED ON FILE IN THE OFFICE OF THE CLERK OF THE VILLAGE OF CERESCO, NEBRASKA, FOR PUBLIC INSPECTION; TO PROVIDE AN EFFECTIVE DATE THERETO; TO PROVIDE THAT THE CHAIR OF THE BOARD OF TRUSTEES AND THE APPROPRIATE DEPARTMENT, WHETHER ONE OR MORE, OF THE VILLAGE OF CERESCO, NEBRASKA, ARE AUTHORIZED AND DIRECTED TO IMPLEMENT THIS ORDINANCE; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE 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 FROM AND AFTER ITS PASSAGE, APPROVAL AS PROVIDED BY LAW AND AS PROVIDED HEREIN; AND TO PROVIDE THAT THE PROVISIONS OF THIS ORDINANCE SHALL NOT BE MADE A PART OF THE MUNICIPAL CODE OF THE VILLAGE OF CERESCO, NEBRASKA.

WHEREAS, Chapter 7, Article 1, Section 105 of the Municipal Code of the Village of Ceresco, Nebraska, authorizes the Board of Trustees of the Village of Ceresco, Nebraska, to set rates for water and sewage usage during each monthly billing cycle of the Village Utilities Department and to place on file in the Office of the Clerk of the Village of Ceresco, Nebraska, for public inspection, those table of rates, and,

WHEREAS, there existed, prior to the enactment of Ordinance No. 2026-7 a Table of Rates for Water and Sewer usage, which Table of Rates has been utilized by the Village of Ceresco, Nebraska, for the charging of rates to the utility consumers of the Village of Ceresco, Nebraska, and,

WHEREAS, there exists a need to amend/revise said Table of Rates, and,

WHEREAS, the Board of Trustees of the Village of Ceresco, Nebraska, deems it in the best interests of the citizens of the Village of Ceresco, Nebraska, that said Table of Rates be amended/revised as set forth herein, and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF CERESCO, NEBRASKA, AS FOLLOWS:

Section 1. That the findings herein and above made should be and are hereby made a part of this Ordinance as fully as if set out at length herein.

Section 2. That pursuant to Chapter 7, Article 1, Section 105 of the Municipal Code of the Village of Ceresco, Nebraska, the following Table of Rate – Water, per month, and the Table of Rate – Sewer, per month, is hereby amended and adopted with such rates to commence October 1st, 2026, and continue in effect until modified by the Board of Trustees, or as provided in Section 3 of this Ordinance:

TABLE OF RATES – WATER
PER MONTH

Section I

Minimum Charge Schedule – There shall be a minimum water use base charge per month to each consumer of the Village of Ceresco, Nebraska, which shall be determined by the size of the consumer's meter. Pursuant with Section 7-105, rates paid by rural users shall be 120% of the rate established for residential users. Rates shall be as follows:

Res ¾"	~~$35.85~~	$37.50
Res 1"	~~$38.50~~	$40.35
Res 1 ½"	~~$42.75~~	$44.80
Rural ¾"	~~$43.02~~	$45.00
Comm ¾"	~~$35.85~~	$37.50
Comm 1"	~~$38.50~~	$40.50
Comm 1 ½"	~~$42.75~~	$45.00
Comm 3"	~~$58.85~~	$61.65

Section II

Water Rate Schedule in Excess of Resident Minimum – The following rate schedule shall apply to all Village of Ceresco, Nebraska Resident water consumers located within the corporate limits of the Village of Ceresco, Nebraska. Any water used per month, the rate charged, in addition to the applicable Minimum Charge shall be:

0-10,000.....gallons per month..... $~~2.90~~ 3.00 per thousand
10,001-40,000.....gallons per month..... $~~4.00~~ 4.20 per thousand
40,001-60,000.....gallons per month.....$~~5.20~~ 5.45 per thousand
Over 60,000.....gallons per month.....$~~7.25~~ 7.65 per thousand

Water Rate Schedule in Excess of Rural Minimum – The following rate schedule shall apply to all Village of Ceresco, Nebraska Rural water consumers located outside the corporate limits of the Village of Ceresco, Nebraska. Pursuant with Section 7-105, rates paid by rural users shall be 120% of the rate established for resident users. Any water used per month, the rate charged, in addition to the applicable Minimum Charge shall be:

0-10,000.....gallons per month..... $~~3.48~~ 3.60 per thousand
10,001-40,000.....gallons per month..... $~~4.80~~ 5.04 per thousand
40,001-60,000.....gallons per month..... $~~6.24~~ 6.54 per thousand
Over 60,000.....gallons per month.....$~~8.70~~ 9.18 per thousand

Water Rate Schedule in Excess of Commercial Minimum – The following rate schedule shall apply to all Village of Ceresco, Nebraska Commercial water consumers located within the corporate limits of the Village of Ceresco, Nebraska. Any water used per month, the rate charged, in addition to the applicable Minimum Charge shall be:

0-10,000.....gallons per month..... ~~$2.90~~ 3.00 per thousand
10,001-40,000.....gallons per month..... ~~$4.00~~ 4.20 per thousand
40,001-60,000.....gallons per month..... $~~4.85~~ 5.45 per thousand
Over 60,000.....gallons per month.....~~$6.85~~ 7.65 per thousand

TABLE OF RATES – SEWER

PER MONTH

Section I

Residential

A.	Customer Service Base Charge:	~~$33.00~~ 35.00
B.	Volume Rate Charge:	$~~5.15~~ 7.00 per 1,000 gallons of average water usage for months of December, January, and February

Section II
Non-Residential

C. Customer Service Base Charge: (Commercial)

¾ inch water meter	$~~33.00~~ 35.00
1 inch water meter	$~~34.50~~ 36.50
1 ½ inch water meter	$~~37.60~~ 41.90
3 inch water meter	$~~54.75~~ 57.90

Volume Rate Charge: $~~5.15~~ 7.00 per 1,000 gallons average water usage for months of December, January, and February

Section 4. That the effective date of this Ordinance, after its publication as provided herein, shall be October 1, 2026.

Section 5. That said Table of Rates shall be placed on file in the Office of the Clerk of the Village of Ceresco, Nebraska for public inspection.

Section 6. That the Chair and the appropriate Department, whether one or more, of the Village of Ceresco, Nebraska, are hereby authorized and directed to implement this Ordinance.

Section 7. 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 8. That should any section, paragraph, sentence of this Ordinance hereby adopted be declared for any reason be invalid, it is the intent of the Chair and Board of Trustees of the Village of Ceresco, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination here from of any such portion as may be declared invalid.

Section 9. That this Ordinance shall be published within the first fifteen (15) days after its passage and approval either in pamphlet form or by posting in three (3) public places in the Village of Ceresco, Nebraska, and shall be in full force and take effect on the fifteenth (15th) day from and after its passage, approval, and publication, as provided herein.

Section 10. That it is the intention of the Chair and Board of Trustees of the Village of Ceresco, Nebraska, and it is hereby ordained that the provisions of this Ordinance shall not amend the Municipal Code of the Village of Ceresco, Nebraska.

This Ordinance passed and approved this _____ day of _____, 2026.

VILLAGE OF CERESCO
By: _____

Scott Peterson, Its Chair

ATTEST:
By: _____
Joan Lindgren, Village Clerk

(SEAL)

The Chair thereupon read the aforesaid Ordinance No. 2026-7 of the Village of Ceresco by title.

Discussion held.

WHEREUPON, Board Member Ruble moved that said Ordinance 2026-7 be approved on its first reading and its title agreed to. Chairman Peterson 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: Ruble, Peterson, and Johnson. Nays: Burklund.

WHEREUPON, the Chair declared said Ordinance 2026-1 be approved on its first reading and its title agreed to and that the second reading of Ordinance 2026-1 be on the next Agenda of the September 23rd Special meeting of the Board of Trustees.

Resolution 2025-5 was tabled to the September 23rd Special meeting.

Resolution 2026-1 was tabled to the September 23rd Special meeting.

Resolution 2026-6 was tabled to the September 23rd Special meeting.

Resolution 2026-11 was tabled to the September 23rd Special meeting.

New Business was tabled to the September 23rd Special meeting.

Peterson moved to adjourn the meeting at 9:00 PM. Burklund seconded. Voting Yeas: Peterson, Burklund, Ruble, and Johnson. Nays: none. Motion carried.

Scott Peterson, Chairman
Joan Lindgren, Clerk