

Lindgren opened with prayer.

**Peterson called the Regular meeting to order at 6:00 pm in the Ceresco Community Room. Board Members had been given the agenda and supporting documents. Notice was given in advance thereof by posting at the Ceresco Post Office, CerescoBank and in the Village Office. Peterson pointed out the open meetings act posted on the wall of the Community Room. Answering roll call: Peterson, Burklund, Custer and Johnson. Ruble entered the meeting at 6:24 pm. Others in attendance were Ken Knaub, Bev Knaub, Elijah Kaufman, Mercy Kipenda, Chris Meeks, Shawn Manion, Nancy Witters, Brady Wills, Tony Hernandez, Lynn Maxson, Brian Roland, Jody Anderson, and Joan Lindgren.**

The Pledge of Allegiance was recited.

**Peterson moved to approve the September 16<sup>th</sup> minutes as presented. Burklund seconded. Voting Yeas: Peterson, Burklund, Custer, and Johnson. Nays: none. Motion carried.**

Hernandez gave the police report. 1) Cats at the school. 2) Radios. 3) Ordinance violations.

Peterson mentioned a dangerous dog issue. Peterson and Hernandez will work on the ordinances.

Roland reviewed the lead exceedance timeline. He noted this is not a system issue, but a house issue. He believes the sampling was done wrong. Discussion held. Peterson recommended the Water Subcommittee, which is Ruble and Burklund, work with the Roland, Lindgren and Anderson.

The state will be contacted to meet with Roland and the Water Subcommittee.

Potholing/Hydrovac was reviewed. It must be completed by November of 2027. Discussion held.

Roland requested a donation to Nebraska Rural Water for the use of their blowoff valves.

Roland reviewed there may be new regulations regarding the SCADA and control system. He will get more information.

Updating the 2 & 10 Year Plan was discussed.

**Peterson moved to accept the building inspector report as presented. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, Custer, and Burklund. Nays: none. Motion carried.**

Anderson reviewed the Zoning Report. 1) Planning Commission met September 23<sup>rd</sup> for two accessory building requests and agreed both would need to complete the Administrative Subdivision process. One has decided not to continue; the other hasn't contacted her yet. 2) Planning Commission will meet October 28<sup>th</sup> for text amendments. 3) The Planning Commission recommended the Village Board approve the Floodplain Ordinances.

**Elijah Kaufman and Mercy Kipenda** were present to answer questions regarding the Floodplain Ordinances. Kaufman is the State National Flood Insurance Program Coordinator and works in the Floodplain Management Division with DWEE, formally DNR. He is a liaison between individual jurisdictions that participate in the Flood Insurance Program and the Federal Government.

The Village's Floodplain ordinances are from 2010, and there has been three updates since then. The Village's ordinances are not up to standard. Mercy Kipenda and FEMA have both reviewed and approved the new ordinances, and can now be adopted by the town.

Burklund noted he only sees one structure in the Floodplain. Kaufman said that is correct, but there is a one-mile extraterritorial jurisdiction in the Floodplain. Saunders County and Lancaster County are separate participants and do not regulate in the one-mile extraterritorial jurisdiction.

Discussion held.

Peterson reviewed several towns were contacted regarding anchoring down playground equipment, and no other town has an ordinance. One town suggested following the installation instructions. Insurance was discussed. Ken Knaub shared concerns of it happening again, and suggested Ceresco be the first one to have an ordinance. Peterson noted if it continually happens, it could go to small claims court.

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

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

**Approved claims: AFLAC \$355.68/ins; Amazon Capital Services \$491.95/prk, wat, gen; Ameritas Life Insurance \$31.44/ins; Auto Alley \$108.54/pol; BGNE \$130.20/st; BCBS of NE \$3,789.60/ins; Bromm, Lindahl, ET AL \$113.50/gen; Baker & Taylor \$61.93/lib; Bomgaars \$80.90/st; Brian Roland \$686.70/wat, sew; Card Services \$330.64/gen; Cash \$25.38/gen, st, wat, pol; Comfort Inn \$546.77/pol; Delta Dental \$182.76/ins; Domonique Harris \$52.05/lib; Eakes \$129.84/gen; Erica Landis \$32.90/lib; Erickson & Brooks \$6,775.00/gen, wat, sew, st; Fastenal \$19.90/sew; FNBO \$1,103.62/gen, prk, lib, wat, sew, pol, st, comp; HOA \$1,418.26/wat; Frontier Coop \$510.32/st, prk; Great Plains Uniforms \$913.53/pol; Guardian \$27.20/ins; Hergert Oil \$207.66/pol, sew; Husker Lock & Key \$14.75/pol; IIMC \$195.00/gen; Jackson Services \$160.30/gen, sew, wat, fire; Jeans Fashion \$60.00/pol; JEO \$1,172.50/sew; Joan Lindgren \$30.52/gen; League Of NE Municipalities \$54.00/gen; Menards \$49.76/lib, sew, st, wat; Midwest Labs \$218.12/sew; NE Municipal Clerks' \$100.00/gen; NE Dept of Revenue \$4,317.53/sew; NE Library Comm \$500.00/lib; NE Public Health Env Lab \$485.90/wat; OPPD \$5,340.71/elec; One Call \$20.89/wat, sew; Platte Valley Eq \$43.15/prk; Prague Ins \$2,786.54/fire; Sandy Tvrdy \$325.00/gen; Senior Citizen 60+ \$424.00/gen; Simons Home Store \$13.58/sew; Tina Johnson \$75.00/gen; Tony Hernandez \$193.20/pol; Ty's Outdoor Power & Service \$254.35/prk; USPS \$244.00/wat, sew; Verizon \$169.86/phones; Vrba \$17,695.00/wat; Waste Connections of NE \$8,062.53/trash; Windstream \$430.16/phones; CerescoBank \$29,294.00/prk; Laura Langfeld \$500.00/gen; Payroll Liabilities: Payroll \$22,062.07; United States Treasury \$5,714.12; American Funds \$1,075.30; NE Dept of Labor \$54.27; NE Dept of Revenue \$725.96;**

Peterson noted that Domonique Harris, the librarian, has turned in her resignation.

Ruble noted the Fire Department has a new computer coming to work with the new printer.

**Peterson moved to approve up to \$1,500.00 to repair Laura Lane Circle. Custer seconded. Voting Yeas: Peterson, Custer, Burklund, Ruble, and Johnson. Nays: none. Motion carried.**

Lindgren noted 1) She has a couple weeks of physical therapy left. 2) Trunk or Treat on Sunday.

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

**Ordinance 2025-7 now comes on for second reading. AN ORDINANCE OF THE VILLAGE OF CERESCO, SAUNDERS COUNTY, NEBRASKA, TO ACQUIRE AN INTEREST IN REAL ESTATE BY PURCHASE OR EMINENT DOMAIN FOR THE PURPOSE OF ACQUIRING A DRAINAGE EASEMENT.**

**WHEREUPON, Board Member Burklund moved that said Ordinance 2025-7 be approved upon its second reading and its title agreed to. Failed due to lack of a second.**

**Board Member Ruble moved that the statutory rules in regard to the passage and adoption of ordinances be suspended so that said ordinance might be introduced, read by title, and then moved for final passage at the same meeting. Board Member Custer seconded said motion. The Chair put the question and 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 to suspend the rules: Yeas: Ruble, Custer, Johnson, and Peterson. Nays: Burklund.**

WHEREUPON, the motion having been carried by affirmative votes of no less than three-fourths (3/4ths) of the total members of the Board, the Chair declared the statutory rules in regard to the passage and approval of ordinances be suspended so that Ordinance 2025-7 might be read by title and then moved for final passage at the same meeting.

Board Member Ruble moved that said Ordinance 2025-7 be approved and passed and its title agreed to as presented. 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: Ruble, Custer, Burklund, Johnson, and Peterson. Nays: none.

WHEREUPON, the Chair declared said Ordinance 2025-7 of the Village of Ceresco, Saunders County, Nebraska having been read by title, the rules having been suspended, and having been duly approved and its title agreed to by the affirmative vote of no less than a majority of the members of the Board, duly passed and adopted as an Ordinance of the Village of Ceresco, 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 2025-7 in the manner required by law, within fifteen (15) days after its passage.

Ordinance 2025-6 was introduced by Chairman Peterson and is set forth in full as follows, to wit: AN ORDINANCE TO AMEND CHAPTER 10 ARTICLE 4 OF THE MUNICIPAL CODE AND THE ZONING REGULATIONS AND BUILDING REGULATIONS WITHIN THE FLOODPLAIN BY PROVIDING MINIMUM STANDARDS FOR STRUCTURES WITHIN THE FLOODPLAIN ZONING DISTRICT; BY CHANGING CERTAIN DEFINITIONS AS REQUIRED FOR A FLOODPLAIN DEVELOPMENT PERMIT AND RELATED MODIFICATIONS; TO RE-NUMBER CERTAIN PROVISIONS OF THE SUBDIVISION REGULATIONS REGARDING SUBDIVISION APPLICATIONS IN THE FLOODPLAIN ZONE; TO PROVIDE FOR THE EFFECTIVE DATE HEREOF; AND TO PROVIDE FOR THE REPPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

SECTION 10; ARTICLE 4 – FLOODPLAIN PERMIT

SECTION 10.401 STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSES

401.1 STATUTORY AUTHORIZATION

The Legislature of the State of Nebraska has delegated the responsibility to local governmental units to adopt zoning regulations designed to protect the public health, safety, general welfare, and property of the people of the state. The Legislature, in Nebraska Revised Statutes Sections 31-1001 to 31-1023 (as amended), has further assigned the responsibility to adopt, administer, and enforce floodplain management regulations to the county, city, or village with zoning jurisdiction over the floodprone area. Therefore the Board of Trustees of Village of Ceresco, Nebraska ordains as follows:

401.2 FINDINGS OF FACT

A. Flood Losses Resulting from Periodic Inundation

The flood hazard areas of Village of Ceresco, Nebraska are subject to inundation that results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. General Causes of the Flood Losses

These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities as well as the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others that are inadequately elevated or otherwise unprotected from flood damages.

401.3 STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety, and general welfare and to minimize those losses described in Section 1.2 by applying the provisions of this ordinance to:

- A. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.
- B. Require that uses vulnerable to floods, including public facilities that service such uses, be provided with flood protection at the time of initial construction.
- C. Reduce financial burdens from flood damage borne by the community, its governmental units, its residents, and its businesses by preventing excessive and unsafe development in areas subject to flooding.
- D. Assure that eligibility is maintained for property owners in the community to purchase flood insurance from the National Flood Insurance Program.

**401.4 ADHERENCE TO REGULATIONS**

The regulations of this ordinance are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations and the Nebraska Minimum Standards for Floodplain Management Programs as published in the Nebraska Administrative Code Title 455, Chapter 1.

**SECTION 402.0 GENERAL PROVISIONS**

**402.01 LANDS TO WHICH ORDINANCE APPLIES**

This ordinance shall apply to all lands within the jurisdictions of the Village of Ceresco identified on the Flood Insurance Rate Map (FIRM) panels 31109C0070G and 31109C0090G dated April 16, 2013 and Flood Insurance Rate Map (FIRM) panels 31155C0500D and 31155C0525D dated April 5, 2010, as Zone A and within the Zoning District established in Section 403.0 of this ordinance. In all areas covered by this ordinance, no development shall be allowed except upon the issuance of a floodplain development permit to develop, granted by the floodplain administrator or the governing body under such safeguards and restrictions as the Village of Ceresco or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 4.0 and 5.0.

**402.02 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES**

The boundaries of the floodway and the flood fringe overlay districts shall be determined by scaling distances on the official zoning map of on the effective Flood Insurance Rate Map. Where interpretation is needed to the exact location of the boundaries of the districts as shown on the zoning or other community map, the floodplain administrator shall make the necessary interpretation. In such cases where the interpretation is contested, the Board of Adjustments will resolve the dispute. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the Board of Adjustments and to submit their own technical evidence, if so desired.

**402.03 COMPLIANCE**

Within identified floodplains of this community, no development shall be located, extended, converted, or structurally altered without full compliance with the terms of this ordinance and other applicable regulations.

**402.04 ABROGATION AND GREATER RESTRICTIONS**

This ordinance does not intend to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provision of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

**402.05 INTERPRETATION**

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

**402.06 WARNING AND DISCLAIMER OF LIABILITY**

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur or the flood height may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside floodway and flood fringe district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This ordinance shall not create liability on the part of

Village of Ceresco or any officer or employee thereof for any flood damages that may result from reliance on this ordinance or any administrative decision lawfully made thereunder.

**402.07 SEVERABILITY**

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

**SECTION 403.0 ESTABLISHMENT OF ZONING DISTRICTS**

The mapped floodplain areas within the jurisdiction of this ordinance are hereby established as the floodplain overlay district, as identified 31109CV001B and 31109CV002B and 31109CV003B in the Flood Insurance Study dated April 16, 2013 and 31155CV000B dated August 3, 2016 on accompanying FIRM panels as established in Section 2.1. The floodplain overlay district shall correspond to flood zone A. Within this district, all uses not meeting the standards of this ordinance and those standards of the underlying zoning district shall be prohibited.

**SECTION 404.0 FLOODPLAIN MANAGEMENT ADMINISTRATION**

**404.01 DESIGNATION OF FLOODPLAIN ADMINISTRATOR**

The Zoning Administrator of the community is hereby designated as the community's local floodplain administrator. The floodplain administrator is authorized and directed to administer, implement, and enforce all provisions of this ordinance. If the local floodplain administrator position is unfilled, the community CEO shall assume the duties and responsibilities herein.

**404.02 PERMITS REQUIRED**

A floodplain development permit shall be required before any development, construction, or substantial improvement is undertaken. No person, firm, corporation, government agency, or other entity shall initiate any floodplain development without first obtaining a floodplain development permit.

**404.03 DUTIES OF THE FLOODPLAIN ADMINISTRATOR**

- A. Duties of the Floodplain Administrator shall include, but not be limited to the following:
- i. Review, approve, or deny all applications for floodplain development permits.
  - ii. Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this ordinance have been satisfied.
  - iii. Review applications for proposed development to assure that all necessary permits have been obtained from those federal, state, or local government agencies from which prior approval is required.
  - iv. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.
  - v. Coordinate with the Nebraska Department of Natural Resources to obtain base flood elevation information when applicable and required.
  - vi. Notify adjacent communities and the Nebraska Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
  - vii. Assure that maintenance is provided within the altered or relocated portion of the watercourse so that the flood carrying capacity is not diminished.
  - viii. Verify, record, and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures in the floodplain.
  - ix. Verify, record, and maintain record of the actual elevation (in relation to mean sea level) to which all new or substantially

improved structures have been floodproofed.

- x. Verify, record, and maintain record of all improved or damaged structures to ensure compliance with standards in applicable sections. Track value of improvements and market value with permits. Also, ensure consistent market value estimations to evaluate against damaged or improved values.
- xi. Ensure comprehensive development plan as amended is consistent with this ordinance.
- xii. In the event the floodplain administrator discovers work done that does not comply with applicable laws or ordinances, the floodplain administrator shall revoke the permit and work to correct any possible violation in accordance with this ordinance.

#### **404.04 APPLICATION FOR PERMIT AND DEMONSTRATION OF COMPLIANCE**

- A. To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every such application shall:
  - i. Identify and describe the proposed development and estimated cost to be covered by the floodplain development permit.
  - ii. Describe the land on which the proposed development is to be done by lot, block, tract, and house and streets address, or similar description that will readily identify and definitely locate the proposed building or development.
  - iii. Indicate the use or occupancy for which the proposed development is intended.
  - iv. Be accompanied by plans and specifications for proposed construction.
  - v. Be signed by the permittee and authorized agent who may be required to submit evidence to indicate such authority.
- B. If any proposed development is located entirely or partially within a floodplain, applicants shall provide all information in sufficient detail and clarity to enable the floodplain administrator to determine that:
  - i. All such proposals are consistent with the need to minimize flood damage;
  - ii. All utilities and facilities such as sewer, gas, water, electrical, and other systems are located and constructed to minimize or eliminate flood damage;
  - iii. Structures will be anchored to prevent flotation, collapse, or lateral movement;
  - iv. Construction materials are flood resistant;
  - v. Appropriate practices to minimize flood damage have been utilized; and
  - vi. Electrical, heating, ventilation, air conditioning, plumbing, and any other service facilities have been designed and located to prevent entry of floodwaters.
- C. For all new and substantially improved structures, an elevation certificate based upon the finished construction certifying the elevation of the lowest floor, including basement, and other relevant building components shall be provided to the floodplain administrator and be completed by a licensed surveyor, engineer, or architect.
- D. When floodproofing is utilized for an applicable structure, a floodproofing certificate shall be provided to the floodplain administrator and be completed by a licensed professional engineer or architect.
- E. Any other such information as reasonably may be required by the Floodplain Administrator shall be provided.

#### **404.05 FLOOD DATA REQUIRED**

- A. All Zone A areas on the FIRM are subject to inundation of the base flood; however, the base flood elevations are not provided. Zone A areas shall be subject to all development provisions of this ordinance. If Flood Insurance Study data is not available, the community shall utilize any base flood elevation or floodway data currently available from federal, state, or other sources, including from a study

commissioned by the applicant pursuant to best technical practices.

- B. Until a floodway has been designated, no development or substantial improvement may be permitted within the floodplain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown in the Flood Insurance Study or on base flood elevation determinations.

#### **404.06 VARIANCE AND APPEALS PROCEDURES**

- A. The Board of Adjustments as established by Village of Ceresco shall hear and decide appeals and requests for variances from the requirements of this ordinance.
- B. The Board of Adjustments shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
- C. Any person aggrieved by the decision of the Board of Adjustments or any taxpayer may appeal such decision to the District Court as provided in *Nebraska Revised Statutes* Section 23-168.02 (for counties) and *Nebraska Revised Statutes* Section 19-912 (for municipalities).
- D. In evaluating such appeals and requests, the Board of Adjustments shall consider technical evaluation, all relevant factors, standards specified in other sections of this ordinance, and:
- i. The danger to life and property due to flooding or erosion damage;
  - ii. The danger that materials may be swept onto other lands to the injury of others;
  - iii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner, future owners, and neighboring properties;
  - iv. The importance of the services provided by the proposed facility to the community;
  - v. The necessity of the facility to have a waterfront location, where applicable;
  - vi. The availability of alternative locations that are not subject to flooding or erosion damage for the proposed use;
  - vii. The compatibility of the proposed use with existing and anticipated development;
  - viii. The relationship of the proposed use to the comprehensive plan and the floodplain management program for that area;
  - ix. The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - x. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
  - xi. The costs of providing government services during and after flood conditions including emergency management services and maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, streets, and bridges.

#### **404.07 CONDITIONS FOR VARIANCES**

- A. Variances shall only be issued upon a showing of good and sufficient cause and also upon a determination that failure to grant the variance would result in an exceptional hardship to the applicant.
- B. Variances shall only be issued based upon a determination that the granting of a variance will not result in increased flood heights.
- C. Variances shall only be issued based upon a determination that the granting of a variance will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

- D. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items E-H below have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- E. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure on the National Register of Historic Places and the variance is the minimum necessary to preserve the historic character and design of the structure.
- F. Variances shall only be issued upon a determination that the variance in the minimum necessary, considering the flood hazard, to afford relief.
- G. The applicant shall be given a written notice over the signature of a community that the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and also that such construction below the base flood elevation increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.
- H. All requests for variances and associated actions and documents, including justification for their issuance, shall be maintained by the community.

**404.08 ENFORCEMENT**

**A. Violations**

Failure to obtain a floodplain development permit or the failure of a structure or other development to be fully compliant with the provisions of this ordinance shall constitute a violation. A structure or other development without a floodplain development permit, elevation certificate, certification by a licensed professional engineer of compliance with these regulations, or other evidence of compliance is presumed to be in violation until such time as documentation is provided.

**B. Notices**

When the floodplain administrator or other authorized community representative determines, based on reasonable grounds, that there has been a violation of the provisions of this ordinance, the floodplain administrator shall give notice of such alleged violation as hereinafter provided. Such notice shall:

- i. Be in writing;
- ii. Include an explanation of the alleged violation;
- iii. Allow a reasonable time for the performance of any remedial act required;
- iv. Be served upon the property owner or their agent as the case may require; and
- v. Contain an outline of remedial actions that, if taken, will bring the development into compliance with the provisions of this ordinance.

**C. Penalties**

- i. Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person, firm, corporate, or other entity that violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.
- ii. The imposition of such fines or penalties for any violation or non-compliance with this ordinance shall not excuse the violation or non-compliance or allow it to continue. All such violations or non-compliant actions shall be remedied within an established and reasonable time.
- iii. Nothing herein contained shall prevent the Village of Ceresco or other appropriate authority from taking such other lawful



action as is necessary to prevent or remedy any violation.

**SECTION 405.0 STANDARDS FOR FLOODPLAIN DEVELOPMENT**

**405.01 GENERAL PROVISIONS**

**A. Alteration or Relocation of a Watercourse**

- i. A watercourse or drain way shall not be altered or relocated in any way that in the event of a base flood or more frequent flood will alter the flood carrying characteristics of the watercourse or drain way to the detriment of upstream, downstream, or adjacent locations.
- ii. No alteration or relocation shall be made until all adjacent communities that may be affected by such action and the Nebraska Department of Natural Resources have been notified and all applicable permits obtained. Evidence of such notification shall be submitted to the Federal Emergency Management Agency.

**B. Encroachments**

- i. When proposing to permit any of the following encroachments, the standards in Section 5.1 (B) (ii) shall apply:
  - a. Any development in Zone A without a designated floodway that will cause a rise of more than one foot in the base flood elevation; or
  - b. Alteration or relocation of a stream; then
- ii. The applicant shall:
  - a. Apply to FEMA for conditional approval of such action via the Conditional Letter of Map Revision process (as per Title 44 of the Code of Federal Regulations, Chapter 1, Part 65.12) prior to the permit for the encroachments; and
  - b. Supply the fully approved package to the floodplain administrator including any required notifications to potentially affected property owners.

**405.02 ELEVATION AND FLOODPROOFING REQUIREMENTS**

**A. Residential Structures**

- i. In Zone A, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation.

**B. Nonresidential Structures**

- i. In Zone A, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, floodproofed so that below one (1) foot above the base flood elevation:
  - a. The structure is watertight with walls substantially impermeable to the passage of water and
  - b. The structure has structural components with the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 4.

**C. Space Below Lowest Floor**

- i. Fully enclosed areas below the lowest floor (excluding basements) and below the base flood elevation shall be used solely for the parking of vehicles, building access, or limited storage of readily removable items.
- ii. Fully enclosed areas below the lowest floor (excluding basements) and below the base flood elevation shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for

meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

- a. A minimum of two openings having a net total area of not less than one (1) square inch for every one (1) square foot of enclosed space.
- b. The bottom of all openings shall not be higher than one (1) foot above grade, and
- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.

**D. Manufactured Homes**

i. Require that all manufactured homes to be placed or substantially improved within floodplains on sites:

- a. Outside of a manufactured home park or subdivision.
- b. In a new manufactured home park or subdivision.
- c. In an expansion to an existing manufactured home park or subdivision, or
- d. In an existing manufactured home park or subdivision on which a manufactured home as incurred substantial damage as the result of a flood,

Be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of this Section.

ii. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within special flood hazard areas that are not subject to the provisions of Section 405.02 (D) (i) be elevated so that either:

- a. The lowest floor of the manufactured home is at or above one (1) foot above the base flood elevation, or
- b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade; and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 405.02 (D)(iv).

iii. New manufactured home parks of five (5) acres or fifty (50) lots, whichever is less, shall follow the standards of Section 405.03 (H).

iv. All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with local building codes or FEMA guidelines. In the event that over-the-top ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:

- a. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side;
- b. Frame ties be provided at each corner of the manufactured home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side;
- c. Any additions to the manufactured home be similarly anchored.

**E. Existing Structures**

i. The provisions of this ordinance do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to a structure in the floodplain, a floodplain development permit is required and the provisions of 405.03 (E) (ii-iii) shall apply.

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- ii. Any addition, alteration, reconstruction, or improvement of any kind to an existing structure where the costs of which would equal or exceed fifty (50) percent of the pre-improvement market value shall constitute a substantial improvement and shall fully comply with the provisions of this ordinance.
- iii. Any addition, alteration, reconstruction, or improvement of any kind to an existing structure that will change the compliance requirements of the building shall require applicable documentation including an elevation certificate, floodproofing certificate, or no rise certification.

**405.03 DESIGN AND CONSTRUCTION STANDARDS**

- A. Anchoring
  - i. All buildings or structures shall be firmly anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- B. Building Materials and Utilities
  - i. All buildings or structures shall be constructed with materials and utility equipment resistant to flood damage. All buildings or structures shall also be constructed by methods and practices that minimize flood and flood-related damages.
  - ii. All buildings or structures shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- C. Drainage
  - i. Within Zones AO and AH, adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.
- D. Water Supply and Sanitary Sewer Systems
  - i. All new or replacement water supply and sanitary sewer systems shall be located, designed, and constructed to minimize or eliminate flood damages to such systems and the infiltration of floodwaters into the systems.
  - ii. All new or replacement sanitary sewage systems shall be designed to minimize or eliminate discharge from the system into floodwaters.
  - iii. On-site waste disposal systems shall be located and designed to avoid impairment to them or contamination from them during flooding.
- E. Other Utilities
  - i. All other utilities such as gas lines, electrical, telephone, and other utilities shall be located and constructed to minimize or eliminate flood damage to such utilities and facilities.
- F. Storage of Materials
  - i. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
  - ii. The storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.
- G. Recreational Vehicles
  - i. Recreational vehicles to be placed on sites within the floodplain shall:
    - a. Be on site for fewer than 180 consecutive days; and

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- b. Be fully licensed and ready for highway use, which shall mean it is on its wheels or jacking system, is attached to the site by only quick-disconnect type utilities and security devices, and no permanently attached additions; or
- c. Meet the permit requirements and the elevation and anchoring requirements for manufactured homes of this ordinance.

H. Subdivisions

- i. Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, shall require assurance that:
  - a. All such proposals are consistent with the need to minimize flood damage;
  - b. All public utilities and facilities such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage;
  - c. Adequate drainage is provided so as to reduce exposure to flood hazards; and
  - d. Proposals for development (including proposals for manufactured home parks and subdivisions) of five (5) acres or fifty (50) lots, whichever is less, where base flood elevation data are not available, shall be supported by hydrologic and hydraulic analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for Conditional Letters of Map Revision and a Letters of Map Revision.

**SECTION 406.0 NONCONFORMING USE**

- a. A structure or use of a structure or premises that was lawful before the passage or amendment of this ordinance, but that is not in conformity with the provisions of this ordinance may be continued subject to the following conditions:
  - 1. If such use is discontinued for 24 months consecutive months, any future use of the building premises shall conform to this ordinance. The Utility Department shall notify the Floodplain Administrator in writing of instances of nonconforming uses where utility services have been discontinued for a period of 24 months.
  - 2. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.
- b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50% of the market value of the structure before the damage occurred except if it is reconstructed in conformity with the provisions of this ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, or safety code or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

**SECTION 407.0 AMENDMENTS**

- A. The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in federal, state, or local regulations provided, however, that no such action may be take until after a public hearing in relation thereto, at which citizens and parties in interest shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the Village of Ceresco. At least 10 days shall elapse between the date of this publication and the public hearing.
- B. A copy of such amendments will be provided to the Nebraska Department of Natural Resources and the Federal Emergency Management Agency for review and approval before being adopted.

**SECTION 408.0 DEFINITIONS**

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance it's most reasonable application:

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**Area of Shallow Flooding** means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**Base Flood** means the flood having one (1) percent chance of being equaled or exceeded in any given year.

**Base Flood Elevation** means the elevation to which floodwaters are expected to rise during the base flood.

**Basement** means any area of the building having its floor subgrade (below ground level) on all sides.

**Building** means "structure." See definition for "structure."

**Critical Facility** means any property that, if flooded, would result in severe consequences to public health and safety. Critical facilities include, but are not limited to: facilities that produces, use, or store hazardous materials; hospitals, nursing homes, and housing likely to contain vulnerable populations; emergency support function facilities like police stations, fire stations, vehicle and equipment storage facilities, and emergency operations centers; public and private utility facilities vital to maintaining or restoring normal services to flooded areas before, during, and after a flood.]

**Development** means any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion or alteration of buildings or other structures; the placement of manufactured homes; streets and other paving; utilities; filling, grading, and excavation; mining; dredging; drilling operations; storage of equipment or materials; or obstructions.

**Drainway** means "watercourse." See definition for "watercourse."

**Existing Manufactured Home Park or Subdivision** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of the floodplain management regulations adopted by a community.

**Expansion to an Existing Manufactured Home Park or Subdivision** means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**Flood or Flooding** means a general and temporary condition of partial or complete inundation of normally dry land areas.

**Flood Fringe** is that area of the floodplain, outside of the floodway, that has a one percent chance of flood occurrence in any one year.

**Flood Insurance Rate Map (FIRM)** means an official map of a community, on which the Flood Insurance Study has delineated the special flood hazard area boundaries and the risk premium zones applicable to the community.

**Flood Insurance Study (FIS)** is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Insurance Rate Map and the water surface elevation of the base flood.

**Floodplain** means any land area susceptible to being inundated by water from any source (see definition of "flooding"). Floodplain includes flood fringe and floodway. Floodplain and special flood hazard area are the same for use by this ordinance.

**Floodproofing** means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, and structures and their contents.

**Flood-resistant material** includes any building product capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Prolonged contact is defined as at least 72 hours.

**Floodway or Regulatory Floodway** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Freeboard** means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

**Highest Adjacent Grade** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**Historic Structure** means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a

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local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

**Lowest Floor** means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built or modified so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

**Manufactured Home** means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**Manufactured Home Park or Subdivision** means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**New Construction** for floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

**New Manufactured Home Park or Subdivision** means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

**Obstruction** means any wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation (including the alteration or relocation of a watercourse or drainway), channel rectification, bridge, conduit, culvert, building, stored equipment or material, wire, fence, rock, gravel, refuse, fill, or other analogous structure or matter which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the natural flow of the water would carry such structure or matter downstream to the damage or detriment of either life or property. Dams designed to store or divert water are not obstructions if permission for the construction thereof is obtained from the Department of Natural Resources pursuant to the Safety of Dams and Reservoirs Act (*Nebraska Revised Statutes 46-1601 to 46-1670 as amended*).

**Overlay District** is a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

**Post-FIRM Structure** means a building that was constructed or substantially improved after December 31, 1974 or on or after the community's initial Flood Insurance Rate Map dated July 3<sup>rd</sup>, 1986 whichever is later.

**Pre-FIRM Structure** means a building that was constructed or substantially improved on or before December 31, 1974 or before the community's initial Flood Insurance Rate Map dated July 3<sup>rd</sup>, 1986, whichever is later.

**Principally Above Ground** means that at least 51 percent of the actual cash value of the structure is above ground.

**Recreational Vehicle** means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Regulatory Flood Elevation** means the base flood elevation (BFE) plus a freeboard factor as specified in this ordinance.

**Special Flood Hazard Area (SFHA)** is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

**Start of Construction** means the date the floodplain development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. "Start of construction" also includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

**Structure** means a walled and roofed building that is principally above ground, as well as a manufactured home and a gas or liquid storage tank that is principally above ground.

**Subdivision** means the division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership, or building or lot development.

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**Substantial Damage** means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**Substantial Improvement** means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

**Variance** is a grant of relief to an applicant from the requirements of this ordinance that allows construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

**Violation** means a failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the Elevation Certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

**Watercourse** means any depression two feet or more below the surrounding land that serves to give direction to a current of water at least nine months of the year and that has a bed and well-defined banks.

**WHEREUPON, Board Member Custer moved that said Ordinance 2025-6 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: Custer, Peterson, Burklund, Johnson, and Ruble. Nays: none.**

**WHEREUPON, the Chair declared said Ordinance 2025-6 be approved on its first reading and its title agreed to and that the second reading of Ordinance 2025-6 be on the next agenda of a meeting of the Board of Trustees.**

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

Peterson said he needs to review Resolution 2025-5 regarding fees with Burklund and it needs to be tabled. Lindgren noted with the new computer issues Anderson didn't get the changes to Peterson. Anderson noted between the lead and copper issues and computer issues she didn't get to it. Peterson updated the Board that Tim Hartshorn has been helping with the new computer issues.

**Resolution 2025-13 was introduced by Chairman Peterson and is set forth in full as follows, to wit:**



**TREE CITY USA**  
An Arbor Day Foundation Program

\*\*\*  
OFFICIAL PROCLAMATION  
\*\*\*

Resolution 2025-13

**WHEREAS** in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

**WHEREAS** this holiday, called Arbor Day, was first observed with the planting of more

than a million trees in Nebraska, *and*

**WHEREAS** Arbor Day is now observed throughout the nation and the world, *and*

**WHEREAS** trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

**WHEREAS** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

**WHEREAS** trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

**WHEREAS** trees — wherever they are planted — are a source of joy and spiritual renewal.

**NOW, THEREFORE,** I, Scott Peterson, Chair of the Village of Ceresco, Nebraska,  
Do hereby proclaim, **April 24, 2026** as **ARBOR DAY**  
In the Village of Ceresco, and I urge all citizens to celebrate  
Arbor Day and to support the efforts to protect our trees and  
woodlands, *and*

**FURTHER,** I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

**DATED THIS** 21<sup>th</sup> day of October, 2025,

Chair, \_\_\_\_\_

**WHEREUPON, Board Member Ruble moved that said Resolution No. 2025-13 be approved. Board Member Custer 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, Custer, Johnson, Burklund, and Peterson. Nays: none.**

**WHEREUPON, the Chair declared that the Motion having been approved by a majority of the votes cast, said Resolution 2025-13 is approved and adopted.**

**Resolution 2025-14 was introduced by Chairman Peterson and is set forth in full as follows, to wit:**

**WHEREAS,** the Village of Ceresco, Saunders County, Nebraska has adopted a Municipal Code, as revised and amended from time to time, to provide rules and regulations within the municipality and within its one-mile zoning jurisdiction to promote the health, safety and general well-being of its inhabitants, and,

**WHEREAS,** the Village of Ceresco Municipal Code Book, contain rules and regulation regarding licenses, fees and permits for various processes, procedures and activities, and,

**WHEREAS,** the Trustees of the Village of Ceresco has the authority to set the amount of all fees required for the issuance of the licenses, permits and other activities pursuant to the rules and regulations set out in the Municipal Code, the Zoning and Subdivision Regulations of the Village of Ceresco, Saunders County, Nebraska in a Master Fee Schedule, and,



**WHEREAS**, it is the desire of the Board of Trustees of the Village of Ceresco, Nebraska, to amend the Master Fee Schedule pertaining to FEES and UTILITIES of the Village of Ceresco, Nebraska, and

**NOW, THEREFORE, BE IT RESOLVED BY** the Board of Trustees of the Village of Ceresco, Nebraska, as follows:

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

**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 to Section 7-105, rates paid by rural users shall be 120% of the rate established for residential users. Rates shall be as follows:

<b>Meter size</b>	<b>Consumer Charge</b>
Res ¾"	<del>\$33.50</del> <u>\$35.85</u>
Res 1"	<del>\$36.00</del> <u>\$38.50</u>
Res 1 ½"	<u>\$40.00</u> <u>\$42.75</u>
Rural ¾"	<u>\$40.20</u> <u>\$43.02</u>
Comm ¾"	<del>\$33.50</del> <u>\$35.85</u>
Comm 1"	<del>\$36.00</del> <u>\$38.50</u>
Comm 1 ½"	<u>\$40.00</u> <u>\$42.75</u>
Comm 3"	<del>\$55.00</del> <u>\$58.85</u>

**Section II**

**Water Rate Schedule in Excess of Resident Minimum** the following rate schedule shall apply to all Village of Ceresco, Nebraska, Residential water consumers located within the 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	<del>\$2.70</del> <u>2.90</u> per thousand
10,001-40,000	gallons per month	<del>\$3.75</del> <u>4.00</u> per thousand
40,001-60000	gallons per month	<del>\$4.85</del> <u>5.20</u> per thousand
over 60,001	gallons per month	<del>\$6.85</del> <u>7.25</u> per thousand

**Water Rate Schedule in Excess of Resident Minimum** the following rate schedule shall apply to all Village of Ceresco, Nebraska, Rural water consumers located within the 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	<del>\$3.24</del> <u>3.48</u> per thousand
10,001-40,000	gallons per month	<del>\$4.50</del> <u>4.80</u> per thousand
40,001-60000	gallons per month	<del>\$5.82</del> <u>6.24</u> per thousand
over 60,001	gallons per month	<del>\$8.22</del> <u>8.70</u> per thousand

**Water Rate Schedule in Excess of Resident Minimum** the following rate schedule shall apply to all Village of Ceresco, Nebraska, Commercial water consumers located within the 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	<del>\$2.70</del> <u>2.90</u> per thousand
10,001-40,000	gallons per month	<del>\$3.75</del> <u>4.00</u> per thousand
40,001-60000	gallons per month	<del>\$4.85</del> <u>5.20</u> per thousand
over 60,001	gallons per month	<del>\$6.85</del> <u>7.25</u> per thousand

Water Utility Fees commenced on October 1, 2025 in accordance with the passage of Ordinance 2024-7 and takes effect on the November 5th, 2025 utility bills.

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This Master Fee Schedule is PASSED AND APPROVED this \_\_\_\_\_ day of October, 2025.

VILLAGE OF CERESCO, NEBRASKA

By: \_\_\_\_\_  
Scott Peterson, Chair

ATTEST:

\_\_\_\_\_  
Joan Lindgren, Its Clerk

(SEAL)

Lindgren noted the Resolution is for the second year increase after the rate study last year by Nebraska Rural Water. Calculations are based on expenses and income. This increase is for water only. Ruble noted we were losing money on water and made the increase incremental. Lindgren noted in 2026 there will need to be another rate study.

**WHEREUPON, Board Member Custer moved that said Resolution 2025-14 be approved. Board Member Ruble 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: Custer, Ruble, Johnson, and Peterson. Nays: Burklund.**

**WHEREUPON, the Chair declared that the Motion having been approved by a majority of the votes cast, said Resolution 2025-14 is approved and adopted.**

Chris Meeks with OPPD was present to review the AMI program and new smart meters that will be installed in Ceresco. Ceresco and the circuit that goes north/northwest is part of the soft launch area. OPPD is installing about 11,000 new meters this year. Ceresco will have 713 new meters installed. Meters will communicate through the cellular network and communicate back to OPPD's emergency control center. Old meters are nearing the end of life at twenty years.

Peterson questioned communication through the cell towers when there is no data service because something has gone down. Meeks said they will be testing that. Communication is not through any specific carrier. Whichever carrier has the best signal is how the meters will communicate. It will switch if one carrier goes out. Communication is not constant, but once every four hours when data is sent. Outages will be communicated right away with specific data to track. There will be text communication when the power goes out. Every 24 hours you will have the previous day data on the website with 15 minute intervals for what the power usage was. November 6<sup>th</sup> there will be an OPPD open house, 5-7 pm, at the community building. Meeks noted there will be 426,000 meters replaced. Johnson questioned the cost. Meeks noted there is no increase in cost for the new meters. Any increases to the bills are strictly inflation. There will be opt out fees for those who do not want the new smart meters. Johnson questioned what would happen if there was a cyber-attack. Meeks noted the new meters are very safe and they don't store any data that would be wanted. Ruble questioned if they can be switched off. Meeks noted they do have that ability, but limited access. Meeks noted the number one ability is when there is an emergency at a house, such as a fire, they can shut it off as soon as they get a call, instead of waiting for a truck to come out. Ruble questioned if there is a dedicated emergency number for fire fighters to call. Meeks said they have customer service on call 24 hours a day. Ruble asked how they can get through quickly. Meeks will check on emergency contacts.

A reimbursement request from Charles Hunt for a broken window was reviewed. No action taken.

The NEXTLINK Access and Lease Agreement was reviewed and tabled.

Employee evaluations were scheduled for Tuesday, November 4<sup>th</sup> at 5:30 PM.

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Johnson reviewed a rough estimate for Elm Street from 1<sup>st</sup> to 2<sup>nd</sup> Street and recommended the Village go out for bid without engineer costs. Discussion held. Several towns will be contacted on their process used.

Burklund questioned cleaning out the old conference room.

**Peterson moved to adjourn the meeting at 8:00 pm. Ruble seconded. Voting Yeas: Peterson, Ruble, Johnson, Burklund, and Custer. Nays: none. Motion carried.**

Scott Peterson, Chairman  
Joan Lindgren, Clerk