

**VILLAGE of SUTHERLAND**  
**BOARD OF TRUSTEES Regular Meeting**  
**February 26, 2025 at 6:00 P.M.**

1           The Village of Sutherland Board of Trustees held a Regular Meeting on February 26,  
2 2025, at 6:00 P.M. in the Village of Sutherland Meeting Room, located at 1200 First Street,  
3 Sutherland, Nebraska. Notice of these meetings was given by posting notice in four public  
4 places, the designated method by the Village Board of Trustees. The agenda for this meeting was  
5 kept continuously current and available for inspection at the Office of the Village Clerk.

6           Chairman Meyer called the Regular Meeting of the Board of Trustees to order at 6:00  
7 p.m. Members present upon roll call were **Scott Meyer, Kimberly Backer, and Justin Nelms.**  
8 **Derek Dempcy arrived at 6:03 P.M. Felicia Patrick was absent.** Quorum was established. Also  
9 present were Village Superintendent Casey Kendall, Village Clerk Bonnie Ralston, and Village  
10 Attorney Rory Roundtree. The guests present were Milan Moore, Jim Dickerson, Sam Haworth,  
11 Trena Seifer, and Village Engineer Tom Werblow. If all the names are not included, it is only  
12 by error, absence of signature or undecipherable signature in the guest book.

13           The Board of Trustees and all present rose and recited the Pledge of Allegiance.

14           Chairman Meyer gave notice of the open meeting law poster and its location and proper  
15 procedure for guests.

16           The Board read the minutes for the regular meeting of the Board of Trustees February 12,  
17 2025. Motion Backer to approve the minutes as presented. Second Nelms. Voting yes: Backer,  
18 Meyer, Nelms. Absent and not voting: Dempcy and Patrick Voting no: none. Motion carries.

19  
20 **UNFINISHED BUSINESS:**

21  
22           The topic of storm/sewer drainage was addressed, as was the sewer lagoon drainage. Tom  
23 Werblow was in attendance and had suggestions on what to do with any extra dirt from the  
24 excavation for the east cell. Werblow suggested the dirt be used as a small dike. This would help  
25 with any excess water by providing extra space for evaporation. Meyer stated he felt there was no  
26 issue with Werblow exploring any options he felt necessary.

27           Walnut Street property was addressed. Attorney Roundtree addressed this item. He has  
28 reached out to a title company in Ogallala who is willing to look at the title report to determine if  
29 they could provide a clear title opinion on this property.

30           Fencing on the north lot was discussed. Kendall stated the 10-foot trial section had been  
31 completed. He stated it will take one person approximately three hours per 10-foot section. He  
32 did state that it is best to do this when the weather is warmer, and this will probably be a project  
33 for the summer help. Backer questioned if the slats were the cheapest option for the fencing.  
34 Meyer suggested Kendall run the numbers for installation to make sure this route is the best  
35 option.

36           Nuisance violations were next on the agenda. Backer wanted to discuss with Roundtree  
37 what notification options were available. Her concern is that certified letters take too long to get  
38 delivered, and people often don't pick up the letters. There was also some concern with  
39 properties who are notified of a nuisance violation, clean up for a short period of time, and then  
40 let things go until they are notified again about the recurring violation. Roundtree stated he  
41 would have to look into acceptable notification procedures to ensure the Village was following  
42 state statutes. Roundtree will look into this, and the item will remain on the agenda.

43           Crack sealing was next on the agenda. Kendall presented the Board with a quote from  
44 Shelco. Backer questioned if the quote was under the amount that would have to be put out for  
45 bid. Roundtree confirmed that amounts under \$30,000.00 could be contracted out without being  
46 placed out for bid. Kendall stated that Shelco was available to start next week if the proposal was  
47 accepted. Motion Backer to accept the proposal from Shelco in the amount of \$29,260.00.  
48 Second Dempcy. Voting yes: Backer, Meyer, Dempcy, Nelms. Absent and not voting: Patrick.  
49 Voting no: none. Motion carries.

50           Roundtree also addressed a crack sealing issue. He reported he had sent a letter  
51 concerning some prior crack sealing issues and had spoken with the owner. Roundtree had been  
52 told the previous company would make things right and correct the issues, but it would need to  
53 be a little warmer and dry. Roundtree questioned if Kendall had heard from the owner, Kendall  
54 stated he had not. Roundtree will follow up on this and has asked Kendall to let him know when  
55 he gets in contact.

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58 **NEW BUSINESS:**

59  
60 The first new business agenda item was to accept or reject bids for the Victory and 2<sup>nd</sup>  
61 Street water project. Engineer Tom Werblow was in attendance to present the bids to the Board.  
62 Four bids were received, and Werblow had created a tabulation sheet for the Boards review. Bids  
63 received were from Myers Construction in the amount of \$396,746.69; Midlands Contracting in  
64 the amount of \$219, 325.00; BSB Construction in the amount of \$282,071.00; and Van Kirk in  
65 the amount of \$286,572.50. Werblow stated he was happy with the bids that were submitted and  
66 stated for clarification that the project included both Victory Street and 2<sup>nd</sup> Street. Werblow  
67 recommended the Board accept the bid from Midlands Contracting. Motion Backer to accept the  
68 Midlands Contracting bid for \$219, 325.00 and authorize Werblow to draft the contract. Second  
69 Nelms. Voting yes: Dempcy, Nelms, Backer, Meyer. Absent and not voting: Patrick. Voting no:  
70 none. Motion carries.

71 Replat of 641 Liberty Street was next on the agenda. The Planning Commission  
72 forwarded a positive recommendation to the Board of Trustees for approval of the replat. Clerk  
73 Ralston clarified that this was to combine two parcels into one. Motion Backer to accept the  
74 recommendation and approve the replat of the Linden Street property. Second Dempcy. Voting  
75 yes: Backer, Meyer, Nelms, Dempcy. Absent and not voting: Patrick. Voting no: none. Motion  
76 carries.

77 Resolution #2025-02-01 was presented to the Board. This is the resolution to adopt the 1-  
78 & 6-year road plan that was presented by Tom Werblow at the Public Hearing on February 12,  
79 2025. Motion Dempcy to adopt resolution 2025-02-01 and authorize the chair to sign. Second  
80 Backer. Voting yes: Nelms, Dempcy, Backer, Meyer. Absent and not voting: Patrick. Voting no:  
81 none. Motion carries.

82 Training cost-share with the volunteer fire department was next on the agenda. The Rural  
83 Fire Board had contacted the office to ask about this. There are a large number of new EMT  
84 applicants for the volunteer fire department and the cost of the training for the group will be a  
85 large amount. Meyer expressed his opinion that this would be a definite benefit for the  
86 community. Meyer motioned to offer \$2,500.00 to the fire department for training from Keno  
87 funds. Dempcy and Nelms discussed the need for trained EMT's in town and what the new  
88 applicants would mean to the community. Frank Fleecs was attending the meeting via Zoom and  
89 asked to address this item with the Board. Fleecs questioned why the village would help pay for  
90 training when they have their own accounts. Meyer commented that the village has no access to  
91 the fire department finances any longer. Some discussion was held on training costs and other  
92 expenses the department has. Fleecs asked why the village would give money to someone when  
93 we don't know the financial situation of the entity. Meyer stated that he had motioned to offer  
94 \$2,500.00 to assist with training because it is something that will help all of the citizens in the  
95 area. Meyer said he is of the opinion that, whether the village controls it or not, he doesn't feel  
96 helping out in a situation that benefits the community is a bad thing. Backer questioned if these  
97 funds could come out of Keno money. Roundtree agreed that this would qualify as community  
98 betterment. Second Dempcy. Voting yes: Meyer, Nelms, Dempcy, Backer. Absent and not  
99 voting: Patrick. Voting no: none. Motion carries.

100 Superintendent Kendall had asked the office to put the spring water conference on the  
101 agenda. The conference is March 10 – March 12 in Kearney, NE. Kendall would like permission  
102 to attend. Backer asked if Kendall or Trusty-Solko needed the hours for license purposes.  
103 Kendall explained that they both needed hours, but Trusty-Solko was attending the planning  
104 conference the week prior to this so he would attend spring water conference and Trusty-Solko  
105 would attend the fall water conference. Clerk Ralston explained to the Board that the registration  
106 and hotel would both be direct billed and would be on the next claims cycle. Kendall had filled  
107 out a travel voucher for this conference prior to the meeting in anticipation of it. Motion Backer  
108 to allow Kendall to attend the spring water conference in Kearney, NE from March 10- March  
109 12. Second Dempcy. Voting yes: Backer, Meyer, Dempcy, Nelms. Absent and not voting:  
110 Patrick. Voting no: none. Motion carries.

111 Transfer of Maple Street property from Village ownership to Community Redevelopment  
112 Authority ownership was discussed next. Roundtree drafted an Ordinance to transfer the property  
113 in order for the CRA to be allowed to sell it. Meyer questioned if the CRA should purchase the  
114 property from the Village. Backer stated she felt that since tax dollars were spent by the Village  
115 to purchase the lot, having the CRA buy it from the Village would make the account whole.

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116 Meyer informed the Board he had spoken with Tory Copeland, who was the Board chairman at  
117 the time this lot was purchased, and the original purchase price of the lot was \$2,000.00.  
118 Discussion was held on the options for transferring the property. The 1<sup>st</sup> reading of Ordinance  
119 #684 was held.

**ORDINANCE NO. 684**

124 AN ORDINANCE OF THE VILLAGE OF SUTHERLAND, NEBRASKA, DECLARING THAT  
125 THE COMMUNITY REDEVELOPMENT AUTHORITY IS A PUBLIC AGENCY FOR  
126 PURPOSES OF *NEB. REV. STAT.* 17-503; CONVEYING REAL ESTATE LOCATED IN THE  
127 VILLAGE OF SUTHERLAND, LINCOLN COUNTY, NEBRASKA, MORE PARTICULARLY  
128 DESCRIBED IN THE ATTACHED EXHIBIT “A” TO THE COMMUNITY REDEVELOPMENT  
129 AUTHORITY OF THE VILLAGE OF SUTHERLAND, NEBRASKA; FINDING THAT THE  
130 TRANSFER OF THE REAL ESTATE IS FOR THE REMOVAL OF SUBSTANDARD AND  
131 BLIGHTED CONDITIONS; TO REPEAL ALL OTHER ORDINANCES AND RESOLUTIONS,  
132 OR PARTS THEREOF IN CONFLICT; TO PROVIDE THAT THE PROVISIONS OF THIS  
133 ORDINANCE SHALL BE MADE A PART OF THE CODE OF THE VILLAGE OF  
134 SUTHERLAND; AND TO PROVIDE THE DATE THAT THIS ORDINANCE SHALL TAKE  
135 EFFECT.

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137 This item will remain on the agenda for the March 12, 2025 meeting.  
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141 **OTHER:**

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- 143 • Claims in the amount of \$78,951.15 were presented to the Board. There were two  
144 miscalculations found on the payroll so this will be adjusted to reflect the difference.  
145 Then new claims amount is \$78,876.15.
- 146 • Payroll Reports were presented to the Board for the March 28, 2025 Board and regular  
147 payroll.
- 148 • Comp Time Reports were also included in the packet.
- 149 • Profit and Loss report was included in the packet.

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152 **FYI INFORMATION:**

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- 154 • Clerk Ralston asked for direction on moving money from the general account to the water  
155 account. This had been discussed several times but no decision was made. This will be  
156 placed on the March 12, 2025 agenda as an action item.

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158 **REPORTS:**

- 159
- 160 • Superintendent Kendall reported that the tree pile at the compost site has been burned. He  
161 estimates 4-5 more loads of compost need cleaned up. Locates are done on the Maple  
162 Street lot. Johnson Services have been in town rehabbing the manholes out by the sewer  
163 lagoon. Waiting on the tops to come in to finish up. There was a water leak on South  
164 Street. BSB Construction got it taken care of. When the curb stop was placed into service  
165 the ground was frozen, and it didn't get packed in. When it was driven over, the curb stop  
166 was pushed down into the line. Kendall also said he is hoping to start discharging the  
167 sewer lagoon the following Monday.
- 168 • Clerk Ralston had nothing to report.

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170 **Trustees Reports:**

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- 172 • K. Backer reported she will be attending the Lillies of the Valley Garden Club meeting in  
173 March. She was told the ladies may not be as active this year as they have been in the

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- 174 past. Discussion was held on options to help out the garden club.  
175 • D. Dempcy had nothing to report.  
176 • F. Patrick was absent.  
177 • J. Nelms had nothing to report.  
178 • S. Meyer had nothing to report.  
179

180 Frank Fleecs asked to comment before the meeting adjourned. He suggested that, when  
181 doing the fencing around the pool replat, the Board consider doing the sidewalk at the  
182 same time. Kendall stated he is already getting quotes for this. Meyer replied that the  
183 CRA board had not voted on this until after Kendall gets quotes, but that he agreed it  
184 made sense to do it all at once.  
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188 With no further agenda items to discuss Meyer asked for a motion to adjourn. Motion  
189 Dempcy to adjourn the meeting. Second Nelms. Voting yes: Meyer, Nelms, Dempcy,  
190 Backer. Absent and not voting: Patrick. Voting no: none. Motion carries. Meeting is  
191 adjourned at 6:36 P.M.  
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194 These minutes are set to be approved at the March 12, 2025, regular meeting.  
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Scott Meyer, Chairman  
Board of Trustees, Village of Sutherland

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212 [Seal]  
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Bonnie Ralston, Clerk  
Village of Sutherland