

VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting &
Public Hearing RE: Dual Frontage Lots at 6:15 PM
May 13, 2026 at 6:00 P.M.

1 The Village of Sutherland Board of Trustees held a Regular Meeting on May 13, 2026, at
2 6:00 P.M. in the Village of Sutherland Meeting Room, located at 1200 First Street, Sutherland,
3 Nebraska. Notice of these meetings was given by posting notice in four public places, the
4 designated method by the Village Board of Trustees. The agenda for this meeting was kept
5 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 PM
7 Members present upon roll call were **Scott Meyer, Kimberly Backer, Derek Dempcy, and Justin**
8 **Nelms. Felicia Patrick arrived at 6:07 PM.** Quorum was established. Also present were Village
9 Attorney Rory Roundtree, Village Superintendent Casey Kendall, and Village Clerk Bonnie
10 Ralston. The guests present were Jim Dickerson and Trenda Seifer. If all the names are not
11 included, it is only by error, absence of signature or undecipherable signature in the guest book.

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

13 Chairman Meyer gave notice of the open meeting law poster and its location on the west
14 wall of the meeting room. Meyer also stated the proper procedure for guests.

15 At this time, the Board opened the floor for comments from the public. Chairman Meyer
16 stated that all comments need to be directed to the Chair and that there was a five-minute time
17 limit. Chairman Meyer also said that there would be no discussion by the Board on comments by
18 the public that were not on the agenda. With no comments from the audience, Chairman Meyer
19 moved on to the agenda items.

20 Chairman Meyer asked for a motion to approve the agenda as presented. Motion Backer to
21 approve the agenda as presented. Second Dempcy. Voting yes: Nelms, Meyer, Backer, Dempcy.
22 Absent and not voting: Patrick. Voting no: none. Motion carries.

23 The Board read the minutes for the April 22, 2026 Board of Trustees regular meeting.
24 Motion Backer to approve the minutes as presented. Second Nelms. Voting yes: Meyer, Dempcy,
25 Nelms, Backer. Absent and not voting: Patrick. Voting no: none. Motion carries.

26
27
28 **UNFINISHED BUSINESS:**

29
30 Walnut Street property was addressed. Chairman Meyer said there were no new updates at
31 this time. This will remain on the agenda.

32 A large animal permit for 730 N County Rd is still on hold. Kendall requested this item be
33 removed from the agenda until the property owner completes repairs.

34 Sewer lagoon was on the agenda. Superintendent Kendall stated that the rock has been laid
35 but there is still one part needing compacted. Next steps are graveling the top and sides and putting
36 up the fence. Kendall also told the Board that the controls and motors are being built so those can
37 be replaced this fall.

38 Frank Fleecs had requested to be placed on the agenda for a discussion on accounts. This
39 will remain on the agenda until Fleecs is able to be present at a meeting to discuss it.

40 Cobbler Lane and Cherrywood paving was discussed. Beveridge has submitted a request
41 for the final payment in the amount of \$99, 412.50. Village Engineer Tom Werblow approved of

VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting &
Public Hearing RE: Dual Frontage Lots at 6:15 PM
May 13, 2026 at 6:00 P.M.

42 the pay request sent to the Board. Backer and Kendall both stated that the road looks very nice.
43 Motion Backer to approve the payment in the amount of \$99,412.50 out of the Infrastructure
44 account. Second Dempcy. Voting yes: Backer, Nelms, Dempcy, Meyer. Absent and not voting:
45 Patrick. Motion carries.

46 Next on the agenda was the semi-pro baseball team. Kendal said that this has been turned
47 over to the Youth Board to work out dates and details. Backer asked if the item could come off the
48 agenda. Kendall and Meyer discussed leaving it on in case there were any updates or issues. Nelms
49 offered to follow up and bring it back to the next meeting. Meyer said that if the Youth Board has
50 it handled to let the office know and the item can be removed from the agenda.

51 Park and pool picnic tables were placed on the agenda by Kendall. Clerk Ralston had
52 included several options with prices in the packet for the Board to consider. Ralston stated that
53 Kendall had asked for 10' or 8' rectangles and also for some options of square or round tables,
54 along with umbrellas. Backer asked if this was an item that Economic Development funds could
55 go for. Kendall said he had also budgeted for them. Meyer asked if anyone had any opinions on
56 the tables. Backer said she liked the square ones, Kendall said he didn't mind those at all. Shipping
57 on the 10' tables is higher than on the square ones according to Kendall, who had priced some 10'
58 tables and shipping was anywhere from \$350.00 to \$450.00. Backer asked if this could be held
59 over for the next meeting to allow the office and Kendall to reach out to the Citizens Advisory
60 Review Committee about using sales tax money to purchase the tables.

61 There were several items on the agenda that were held over from the April 27th meeting to
62 allow the Board time to review the material. These were application and contracts utilized by the
63 Citizens Advisory Review Committee for loans and grants from the Economic Development fund.
64 The first item discussed were the changes made to the Business Property Improvement Program.
65 Attorney Roundtree stated he had gone through all changes made to the applications and contracts
66 presented to the Board. Roundtree did have some questions he researched on the retail fund cap
67 language but stated it is not an issue. As each of the separate applications and contracts exist today,
68 Roundtree sees no legal concerns. Backer stated this is a learn as we go process and adjustments
69 can be made as needed. Roundtree agreed with this. Meyer questioned if the Board would need to
70 approve each item separately. Attorney Roundtree stated that would be best. Clarification of the
71 changes included was provided by Roundtree as he explained that this would allow interior
72 projects to fall under the scope of allowed work, this was previously not allowed by the program.
73 Motion Backer to approve the changes made to the Business Property Improvement Program.
74 Second Nelms. Voting yes: Backer, Meyer, Dempcy, Patrick, Nelms. Voting no: none. Motion
75 carries. The Residential Property Improvement Program application and contract were next on the
76 agenda. Roundtree explained that this combined the residential programs into one application.
77 Motion Backer to approve the Residential Property Improvement Program application and contract
78 changes. Second Dempcy. Voting yes: Nelms, Patrick, Meyer, Backer, Dempcy. Voting no: none.
79 Motion carries.

80 The Business Development application and contract were discussed. Roundtree said that
81 this is an Economic Development program to help fund eligible businesses. The changes made
82 clarified the types of businesses that were eligible. Motion Patrick to approve the changes made to

VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting &
Public Hearing RE: Dual Frontage Lots at 6:15 PM
May 13, 2026 at 6:00 P.M.

83 the Business Development application and contract. Second Backer. Voting yes: Meyer, Dempcy,
84 Patrick, Nelms, Backer. Voting no: none. Motion carries.

85 Chairman Meyer paused the regular meeting at this point to open the public hearing
86 scheduled for 6:15 PM. Chairman Meyer stated for the minutes that all Board Members are present
87 as recorded at the beginning of the regular meeting. Meyer also reminded the audience of the open
88 meetings act poster located on the west wall of the meeting room. Backer spoke up and explained
89 that a dual frontage lot is one that runs the full distance between two streets. As regulations
90 currently are, a 6-foot fence could be put up around the back yard, which could cause a safety issue
91 since the back yard abuts a street, and a fence could block sight lines. The proposed changes would
92 require property owners to meet setbacks and other restrictions for a front yard if they have a dual
93 frontage lot. Roundtree stated that his research showed that North Platte also had ordinances in
94 place regarding this. Backer said there are not many lots that this would affect in the community.
95 Backer pointed out that she and Meyer had also discussed the fences around commercial properties
96 such as the transformer next to the Village shop. These fences are for security purposes and are
97 not included in this ordinance. Meyer stated that Planning Commission forwarded a positive
98 recommendation for this after conducting their own research and having several discussions.
99 Meyer asked if there were any other public comments at this time. With no comments forthcoming
100 Meyer returned to the regular meeting. The public hearing was left open to allow for questions or
101 comments if the audience chose to make any.

102 The application and contract for the Housing Program was presented next. Attorney
103 Roundtree reminded the Board that this is a new part of the Economic Development program.
104 Motion Backer to approve the Housing Program application and contract. Second Nelms. Voting
105 yes: Patrick, Backer, Nelms, Dempcy, Meyer. Voting no: none. Motion carries.

106 The final item forwarded to the Board from the Citizen's Advisory Review Committee was
107 an internal application for a walking path survey. This survey will be done by TC Engineering and
108 will encompass Prairie Trace from north village limits to south village limits, North County Road,
109 West County Road from Highway 30 to north village limits, and South Street. The committee
110 plans on breaking the project into several phases once the survey identifies if the walking path is
111 feasible. Discussion was held on the challenges of the walking path along Prairie Trace with
112 driveways and ditches, and the narrowness of North County Road. Clerk Ralston said that had also
113 been discussed by the committee. Meyer asked Roundtree if the committee could choose which
114 portions to be surveyed. Roundtree clarified that this is a feasibility study for all four corridors and
115 after the study is done the Board could determine what they would approve to be done. Clerk
116 Ralston informed the Board that the committee had also discussed having some open-house
117 meetings after the survey was completed to get the input of the residents. Patrick pointed out that
118 it wouldn't be done all at once, she understood it was a multi-year plan. Ralston agreed that had
119 been discussed at the committee meeting. Roundtree stated that there is no requirement for the
120 Village to do anything, even if the Board approves the study. It simply starts the process to get a
121 cost estimate. Motion Patrick to approve the walking path survey. Second Backer. Voting yes:
122 Dempcy, Nelms, Backer, Meyer, Patrick. Voting no: none. Motion carries. Patrick asked if the
123 account needed clarified, Roundtree replied that it states the account in the contract.

VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting &
Public Hearing RE: Dual Frontage Lots at 6:15 PM
May 13, 2026 at 6:00 P.M.

124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164

NEW BUSINESS:

The first order of new business is to either accept or reject the bids for the Anchor Park restroom. Village Engineer Tom Werblow had opened the bids at the scheduled time earlier in the afternoon. Meyer explained that there were three bids received . Clerk Ralston informed the Board that the first bid was from Paulsen’s for \$208,600.00, Duncan Theis submitted a bid in the amount of \$269,400.00, and Steel Construction bid \$227,200.00. Meyer told the Board that part of this is the Hanich Charitable Trust grant, the Village received \$100,000.00 to go towards the restroom/storm shelter project. Mayer said that he believed that the CARC board may be willing to help out with the cost and asked if a meeting with them needed to be scheduled. Discussion was held on the Board not being willing to award the bid without knowing where the additional funding would come from. While on the subject of Anchor Park, Patrick asked about the locks on the basketball hoops. It was explained that the hoops were locked due to them being misused. Patrick questioned how the Village was supposed to police a restroom when we can’t police basketball hoops and stated she feels the locked hoops are punishing the community, not the ones who misused the hoops.. Roundtree pointed out that this is beyond the topic on the agenda. Meyer then moved on with the agenda item. Meyer asked Roundtree if it would be best to vote to hold the agenda item over to the next meeting. Roundtree agreed it would be a good idea. Motion Nelms to hold the acceptance of a bd until the May 27th meeting. Second Backer. Voting yes: Meyer, Dempcy, Patrick, Nelms, Backer. Voting no: none. Motion carries.

Next on the agenda is to accept or reject the audit report from RJ Meyer. There is a letter included in the packet for the Chairman to sign. Motion Patrick to accept the audit report and authorize the chairman to sign the representation letter. Second Dempcy. Voting yes: Patrick, Backer, Nelms, Dempcy, Meyer. Voting no, none. Motion carries.

The Citizen’s Advisory Review Committee sent several recommendations to the Board. The first to be discussed is the purchase of CDs with Economic Development funds. CARC would like to invest \$20,000.00 every other month for the next 6 months. The CD will be purchased at whichever bank the Village has designated as their banking institution that is offering the highest interest rate at the time of purchase. Some discussion was held on current interest rates for CDs compared to interest earned on a bank account. Meyer asked if this was something allowable, Roundtree stated he did not believe it would be a problem, it would be no different than the Village Board purchasing CDs. Motion Backer to approve the purchase of CDs by the CARC board in the amount of \$20,000 every other month for the next 6 months. Second Patrick. Voting yes: Dempcy, Nelms, Backer, Meyer, Patrick. Voting no: none. Motion carries. The next agenda item is a recommendation for approval of a grant for Stolen Vault Records. Clerk Ralston told the Board the proposed plan for this grant is to open up the brick covering the windows on the second floor of the building and replace it with windows that are more historically accurate. The committee approved the grant in the amount of \$10,000 and forwarded this to the Board of Trustees. Backer commented on all the improvements that have been done to the property. Motion Backer to

VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting &
Public Hearing RE: Dual Frontage Lots at 6:15 PM
May 13, 2026 at 6:00 P.M.

165 approve the grant in the amount of \$10,000 for the windows. Second Dempcy. Some discussion
166 followed on what codes would have to be met if the intent is to use this property as an Airbnb.
167 Backer stated that was between the state and the property owner. Voting yes: Backer, Meyer,
168 Dempcy, Patrick, Nelms. Voting no: none. Motion carries. The program administrator job
169 description was presented next. There is no formal description for this position to be included in
170 the Economic Development program since the LB840 program requires an administrator position.
171 CARC recommended the Board adopt this description for the future. Motion Backer to approve
172 the job description. Second Dempcy. Voting yes: Nelms, Patrick, Meyer, Backer, Dempcy. Voting
173 no: none. Motion carries.

174 Dump site hours were discussed next. Nelms stated he had been approached by several
175 people who are requesting more hours be offered. Discussion was held on the current hours and
176 what could be added. Meyer and Kendall said it works out to approximately 23 hours a week.
177 Kendall said the only time that could be added would be to open for a few hours on Sunday.
178 Kendall and the Board discussed options for staffing, including hiring another part-time person as
179 opposed to the current attendant not getting a full day off. The Board discussed opening hours
180 from 1-5 PM on Sunday afternoons. Jim Dickerson was present and asked Nelms if specific days
181 or times were mentioned to him by residents. Nelms stated that the suggestions varied. Motion
182 Patrick to open on Sunday afternoon from 1-5 PM pending attendant availability. Second Nelms.
183 Voting yes: Meyer, Dempcy, Patrick, Nelms, Backer. Voting no: none. Motion carries.

184 Ordinances in crime commission system were discussed next. Clerk Ralston provided the
185 Board with the list of ordinances that are currently in the system and a list of ordinances that had
186 been emailed to the Clerk Magistrate. The office has been working on a list of ordinances that need
187 to be entered. Roundtree addressed the Board and reminded them that the Village pays him to
188 prosecute the ordinance violations so the Board should make sure that the main issues are included.
189 Meyer asked if the fines come to the Village when paid. Roundtree stated that all fines go to the
190 schools, this is why prioritizing the offenses is important. Patrick questioned why several seemed
191 to be on the list more than once, often with different wording. Clerk Ralston stated that as different
192 versions were uploaded after being updated the old ones remained. All new versions from the
193 recent codification have a different numbering system. The Board discussed different ordinances
194 and if they should be included in the crime commission system. Ralston told the Board that the
195 office has been looking through ordinances that are not in the system, Roundtree informed the
196 Board that several are also state statutes. Roundtree suggested the Board have a couple people
197 work with the office on creating a list and also a list of waiver able offenses if the Board chooses
198 to. Meyer asked if anyone would be willing to work with the office on this. Nelms volunteered to
199 help create the lists. This will remain on the agenda.

200 Superintendent Kendall had placed roof repairs on the agenda. Some repairs were
201 completed last fall, but the roof is leaking again. Kendall submitted an estimate from Weathercraft
202 Roofing for the repairs in the amount of \$700.00. Discussion followed on the cost of replacing the
203 entire roof versus repairing it. Backer asked if Kendall felt it was worth the \$700.00. Kendall stated
204 something needed to be done before more damage is done by the leak. Motion Patrick to allow

VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting &
Public Hearing RE: Dual Frontage Lots at 6:15 PM
May 13, 2026 at 6:00 P.M.

205 Kendall to work with Weathercraft Roofing to repair the roof of the shop. Second Dempcy. Voting
206 yes: Dempcy, Backer, Meyer, Patrick. Not voting: Nelms. Voting no: none. Motion carries.

207 At 7:02 PM Meyer asked if there were any comments regarding the public hearing for dual
208 frontage lots. Hearing none, Chairman Meyer closed the public hearing at 7:03 PM.

209 The final agenda item of Ordinance #688 Dual Frontage Lots was read by title for the
210 second reading.

ORDINANCE NO. 688

211
212
213 **AN ORDINANCE OF THE VILLAGE OF SUTHERLAND, LINCOLN COUNTY,**
214 **NEBRASKA, TO AMEND THE REGULATIONS OF “THROUGH LOTS” OF THE**
215 **PLANNING AND ZONING REGULATIONS AS RECOMMENDED BY THE PLANNING**
216 **COMMISSION; TO REPEAL ALL OTHER ORDINANCES AND RESOLUTIONS, OR**
217 **PARTS THEREOF IN CONFLICT; TO PROVIDE THAT THE PROVISIONS OF THIS**
218 **ORDINANCE SHALL BE MADE A PART OF THE CODE OF THE VILLAGE OF**
219 **SUTHERLAND; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL**
220 **FORCE AND EFFECT.**

221
222 Motion Backer to waive the three readings of Ordinance #688. Second Patrick. Voting yes:
223 Backer, Meyer, Dempcy, Patrick, Nelms. Voting no: none. Motion carries. Motion Patrick to adopt
224 Ordinance #688. Second Backer. Voting yes: Nelms, Patrick, Meyer, Backer, Dempcy. Voting no:
225 none. Motion carries.

226
227
228
229
230

OTHER:

- 231
232
233
 - Claims in the amount of \$141,167.25 were presented to the Board. Backer asked about
234 the claim for Hi Line Coop for \$1091.00, Kendall stated it was for weed killer and a tire.
235 Patrick asked about the claim for \$1000.00 to the Chamber of Commerce. Ralston
236 explained that was the digital marketing grant from CARC. The invoice had not been
237 submitted at the last meeting. Backer asked Ralston what the BOK Financial claim was.
238 Ralston replied it was for the water bond. The Dickenson Land Surveying claim was
239 asked about, Ralston stated this was for Walnut Street and will be paid by CRA funds.
240 The TC Engineering claim was explained as coming from the Infrastructure fund for the
241 street project on Cobbler Lane and Cherrywood. Motion Backer to approve the claims as
242 corrected to ensure all monies are coming from the designated accounts. Second Patrick.
243 Voting yes: Backer, Meyer, Dempcy, Patrick, Nelms. Voting no: none. Motion carries.
 - Payroll Reports were presented to the Board for the May 1, 2026 Board payroll and the
244 May 8, 2026 regular payroll.
245

VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting &
Public Hearing RE: Dual Frontage Lots at 6:15 PM
May 13, 2026 at 6:00 P.M.

- 246 • Comp Time Reports and paid time off reports were also included in the packet.

247

248 **FYI INFORMATION:**

249

250

251

252 **REPORTS:**

253

- 254 • Superintendent Kendall reported that Anchor Park playground has been mulched and the
255 street looks good now that it is completed. There is a grub problem but Kendall has already
256 talked to Tru Green about this. Pool is drained and being power washer. NPPD has finished
257 installing the power on the hill and the container is getting insulated and framed. Summer
258 helps starts next week.

- 259 • Clerk Ralston reported that she is working on transferring funds to the proper accounts.

260

261 **Trustees Reports:**

262

- 263 • K. Backer reported that Garden Club will be starting Yard of the Month soon.
264 • D. Dempsy had nothing to report.
265 • F. Patrick had nothing to report.
266 • J. Nelms had nothing to report.
267 • S. Meyer had nothing to report.

268

269

270

271

272

273

274

275

276

277

With no further agenda items to discuss, Meyer asked for a motion to adjourn. Motion
Dempsy to adjourn the meeting. Second Nelms. Voting yes: Nelms, Patrick, Meyer,
Backer, Dempsy. Voting no: none. Motion carries. Meeting is adjourned at 7:12 P.M.

278

These minutes are set to be approved at the May 27, 2026, regular meeting.

279

280

281

282

283

284

285

Scott Meyer, Chairman
Board of Trustees, Village of Sutherland

VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting &
Public Hearing RE: Dual Frontage Lots at 6:15 PM
May 13, 2026 at 6:00 P.M.

286
287
288
289
290
291

[Seal]

Bonnie Ralston, Clerk
Village of Sutherland