

**VILLAGE of SUTHERLAND**  
**BOARD OF TRUSTEES Regular Meeting &**  
**Public Hearing RE: Shipping Container Regulations at 6:15 PM**  
**May 27, 2026 at 6:00 P.M.**

1           The Village of Sutherland Board of Trustees held a Regular Meeting on May 27, 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 6:01 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 Frank Fleecs, Tiffany Banks, Jim Dickerson, Trena Seifer,  
11 Milan Moore, and Muriel Clark. If all the names are not included, it is only by error, absence of  
12 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 on the west  
15 wall of the meeting room. Meyer also stated the proper procedure for guests. Nelms took this time  
16 to let the Board know he would need to leave the meeting early.

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

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

25           Felicia Patrick arrived at 6:01 PM.

26           The Board read the minutes for the May 13, 2026 Board of Trustees regular meeting and  
27 public hearing for dual frontage lots. Motion Backer to approve the minutes as presented. Second  
28 Nelms. Voting yes: Meyer, Dempcy, Patrick, Nelms, Backer. Voting no: none. Motion carries.

29           The Sheriff Report was included in the packet. In the month of April there were 81 calls  
30 for service. These included three calls for barking dogs, one call for a dog bite, and two parking  
31 and traffic violations. To date, the Village has logged 848.5 hours out of the 1200-hour yearly  
32 contract. Backer asked if the dog bite was an animal who had previously had issues. Clerk Ralston  
33 said her understanding from the Sheriff's Office is that this was not one that had issues previously.  
34 Ralston reported that the dog was registered with the Village and was up to date on all shots. The  
35 Sheriff's Office had checked registration status with the office. Attorney Roundtree asked if there  
36 were any citations issued, stating he had received none. Ralston wasn't sure, the office was directed  
37 to follow up on this. Nelms asked if the other dog violations listed were for the same resident or if  
38 they were for different dogs. Ralston said she thought they were all for the same address but would  
39 follow up to find out for sure.

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42 **UNFINISHED BUSINESS:**

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Walnut Street property was addressed. Chairman Meyer stated this will need to go into executive session after all agenda items have been addressed.

Sewer lagoon was on the agenda. Superintendent Kendall stated that the new cell was getting water put into it. Kendall also said that the new fence is done. The pumps and new mechanical parts will be installed soon.

Frank Fleecs had requested to be placed on the agenda for a discussion on accounts. Fleecs had asked to have this discussion with the Board concerning the audit and Village spending. Fleecs expressed concerns with the sewer bond taken out by the village and what he believes are differences in what the sewer account shows available and what should actually be in the account. Meyer said that he believed the existing sewer bonds had been paid out of the Village Operating account for 5 years, instead of the Utility Rate Increase account that it was supposed to have come from. Meyer said he wasn't sure if the reimbursement to general had been made yet. Fleecs addressed the fund accounting and comingling of proceeds. Fleecs stated that since all sewer proceeds are deposited into the general account the funds have comingled. Fleecs said that as of September 0f 2025, the sewer should have \$971,000 in cash. He had gone into the office to get a year-to-date profit and loss statement to compare departmental income and expenses. Fleecs informed the Board he was unable to get the report requested and had been told by the office that the report ha was asking for was not one required for the packets. Meyer spoke then, telling Fleecs the report is typically pulled only at budget time but is not included in the meeting packets on a regular basis. Fleecs told Meyer that the report used to be included before the office started using the full modules of gWorks. While discussing when that switch was made, Clerk Ralston informed the Board that the full version was purchased in 2023. Fleecs suggested Tiffany Banks print off the report, saying it was just a click of a few buttons. Banks was present and asked to address this. She stated that the report is not just a click of a button but requires review, and since the office has not been using this report it has net been reviewed to ensure everything is put into it correctly. Fleecs agreed he didn't know what went into creating the report. The next point Fleecs discussed was the general monies that were not from a revenue generating department such as sewer, water, or sanitation. This includes deposits such as property taxes and the NPPD lease. Fleecs expressed concern that general fund was spending more money than it had without the revenue from other departments. Meyer again asked Fleecs if the sewer bond payments made out of the general fund would explain the perceived discrepancies. Banks asked to speak again, pointing out that Fleecs was looking at the debt service and capital outlay as an operating expense. Banks went on to explain that it is a cash outflow, but on previous debts such as bonds, projects, improvements, or equipment payments. These increase valuations. Fleecs stated that capital outlay does not mean it is bond payments and Banks replied that the debt service category was the bond payments. Banks clarified that the debt service principal and interest categories were used for bond payments.

At this point Chairman Meyer paused the discussion to open the Public Hearing regarding shipping containers at 6:15. PM. Meyer stated for the record that all Board members are present as recorded for the regular meeting. Meyer also reiterated the placement of the Open Meetings Act

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83 poster and proper procedure for guests. Meyer asked if there were any public comments or  
84 questions regarding the shipping container setbacks and requirements or on Ordinance #689.  
85 Backer said that her understanding of Ordinance #689 is to allow a shipping container to be placed  
86 on a lot that contains no other structures. Meyer agreed and Roundtree stated that the ordinance  
87 does specify that this was the only change made and all other setbacks and regulations must still  
88 be met. Backer stated she wanted that clarified for the minutes and that the ordinance applied only  
89 to shipping containers and not an accessory structure. Roundtree agreed with this statement.  
90 Patrick asked about the use of a shipping container on a lot containing a house. Discussion was  
91 held on requirements for containers placed on lots. One concern raised by Backer addressed  
92 residents who may question why a container could be placed on a non-contiguous lot, but a garage  
93 could not be unless it had sewer and water run to it and contained living quarters. Meyer explained  
94 that the Planning Commission forwarded this to the Board without a positive or negative  
95 recommendation. Clerk Ralston also said Planning Commission researched and discovered that  
96 containers cannot be used as living quarters so are not classified as accessory structures. Backer  
97 told the Board that she had residents come to her stating they were not aware of the public hearing  
98 held by the Planning Commission. Backer stated the people she spoke with said they had not seen  
99 anything on the Village Facebook page or website. She assured people that the postings were hung  
100 in the three places specified by ordinance which are the bank, the library, and the post office.  
101 Ralston said the office also posts it in the window at the office. Roundtree and Meyer both agreed  
102 that the legal requirements for posting had been met. With no more comments, Meyer left the  
103 public hearing open and returned to the regular agenda items.

104 Fleecs continued the discussion regarding the audits and village accounts. He stated that  
105 the bond payments are deducted on previous audits out of each department. Banks said this would  
106 be a question of RJ Meyer as she does not have the full audit to look over. Chairman Meyer asked  
107 if it would be best to schedule a work session with Bob Meyer and Fleecs could attend. This would  
108 allow Trustees who were available a chance to come in and ask questions and learn more about  
109 the audit and finances. Meyer asked Fleecs to send dates when he would be available so something  
110 could be scheduled. Some discussion was held on requesting financial records. Meyer stated these  
111 are public record and can be made available but said that creating special reports for residents is  
112 not the best use of tax dollars since the office staff would be paid to create them. Roundtree agreed,  
113 saying that under public records act there is no requirement for any public entity to create  
114 documents, if the document does not exist there is no obligation to create special ones. Meyer  
115 asked if Fleecs was ok taking this off the agenda until a work session can be scheduled. Fleecs  
116 agreed that would be fine.

117 Park and pool picnic tables were placed on the agenda by Kendall. These were left from  
118 the last meeting. Patrick stated she had been reached out to by the golf course about purchasing  
119 the old ones. Discussion was held on the process of deeming the old tables surplus after they have  
120 been replaced. Backer stated that until the Keno funds have been reimbursed from the Game &  
121 Parks grant she feels the village should hold off on purchasing new picnic tables. Backer also asked  
122 about the CARC application for this. Muriel Clark was present and told the Board that she had  
123 discussed it with Kendall but had not had a chance to get the application to him yet. Meyer asked

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124 for a motion to table this topic until the next meeting to allow Kendall time to get the application  
125 filled out. Motion Backer to table the topic. Second Patrick. Voting yes: Patrick, Backer, Nelms,  
126 Dempcy, Meyer. Voting no: none. Motion carries.

127 Meyer then adjusted the meeting to the Public Hearing regarding shipping containers.  
128 Meyer asked if there were any additional comments from the Board or the public. With no  
129 additional comments Meyer asked for a first reading of Ordinance #689 by title.

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**ORDINANCE NO. 689**

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133 **AN ORDINANCE OF THE VILLAGE OF SUTHERLAND, LINCOLN COUNTY,**  
134 **NEBRASKA, TO AMEND THE REGULATIONS OF “SHIPPING CONTAINER” OF**  
135 **THE PLANNING AND ZONING REGULATIONS AS RECOMMENDED BY THE**  
136 **PLANNING COMMISSION; TO REPEAL ALL OTHER ORDINANCES AND**  
137 **RESOLUTIONS, OR PARTS THEREOF IN CONFLICT; TO PROVIDE THAT THE**  
138 **PROVISIONS OF THIS ORDINANCE SHALL BE MADE A PART OF THE CODE OF**  
139 **THE VILLAGE OF SUTHERLAND; AND TO PROVIDE WHEN THIS ORDINANCE**  
140 **SHALL BE IN FULL FORCE AND EFFECT.**

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143 Chairman Meyer stated that this will remain on the agenda until the three readings  
144 requirement has been met. At 6:31 PM Meyer closed the Public Hearing regarding shipping  
145 container regulations.

146 The acceptance or rejection of bids for the Anchor Park restrooms was next on the agenda.  
147 Backer requested this item be held until later in the meeting as there is an agenda item under New  
148 Business that is relevant to this. Meyer adjusted the agenda as requested.

149 Discussion and action on Ordinances to be updated in the crime commission system was  
150 discussed next. Clerk Ralston informed the Board that the office has worked on this some, and  
151 Nelms has volunteered to help. The office wanted direction from the Board on if the ordinances  
152 needed to be printed off or if there were some criteria to narrow down which ordinances should be  
153 listed. Roundtree addressed this, reminding the Board that fines from any violations that are cited  
154 and prosecuted go to the school, not to the Village. Backer asked then why towns and villages have  
155 ordinances. Roundtree stated there are certain things the Village has stated in the past that they are  
156 willing to prosecute. Patrick said she feels this needs to be made a priority instead of postponing  
157 and action on this. She feels that it is unfair to complain about violations not being cited when the  
158 Board hasn't decided which additional violations they are willing to prosecute. Meyer asked if the  
159 office had print outs of the ordinances. Clerk Ralston said the office has just been going through  
160 the codebook and welcomed the Board to come look through it at any time. Roundtree said he  
161 would go through and let the office and the Board know which ordinances also have state statutes  
162 so the Board can prioritize which need to sent to be uploaded into the Justice system. Nelms stated

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163 he would be available in the following weeks to assist the office. Backer asked for a copy so the  
164 trustees could highlight which ordinances they feel need to be made a priority. This will remain  
165 on the agenda.

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**NEW BUSINESS:**

170 Positive recommendations from the Citizen’s Advisory Review Committee were presented  
171 next. The first recommendation discussed was an internal application in the amount of \$50,000 to  
172 go towards the Anchor Park Restroom project. Muriel Clark was present to discuss this with the  
173 Board. Clark stated she had submitted the internal application for up to \$100,000, to come from  
174 the Economic Development funds, and the CARC board had agreed on a \$50,000 grant to help  
175 with the project. Patrick asked what the Hanich grant was for, Meyer and Clark both stated the  
176 Hanich grant was for \$100,000. The lowest bid for the restroom project was \$208,600. If accepted,  
177 this would leave the Board to cover the remaining \$58,600 of the project. Meyer asked Roundtree  
178 if the Board would need to accept or reject the grant. Roundtree said the grant goes hand in hand  
179 with the project. Backer told the Board that she doesn’t think the Village will ever get a chance to  
180 build a restroom for just under \$59,000. Backer also pointed out that, until the grant reimbursement  
181 comes in, the Keno funds are almost wiped out. Patrick expressed concerns with taking out a bond  
182 for the sewer project but agreeing to spend money on a restroom. Meyer asked if Infrastructure  
183 funds could be used for this project. He also told the Board that those funds could be used to pay  
184 a portion of the sewer lagoon project, leaving the Village to bond a smaller percentage. Roundtree  
185 agreed that park improvements are an allowable use of the Infrastructure fund. Fleecs addressed  
186 the Board, saying that the Infrastructure fund was originally to support street projects since streets  
187 is not a revenue producing department like sewer or water. Fleecs gave the Pine Street project as  
188 an example, stating that it was an estimated 2–3-million-dollar project for the storm drain  
189 expansion. He feels the Board should not spend the Infrastructure monies and instead save them  
190 for that project. Patrick also asked if the village is spending \$50,000 on a survey for walking paths,  
191 is this too many large projects at once. Backer stated that the CARC board is spending it, not the  
192 village. Clark said that her understanding is the CARC has to spend half of the Economic  
193 Development funds received in the first five years or lose the ability to collect the funds. As of this  
194 meeting, the funds are in the fourth year of collection and have not reached near the amount that  
195 needs to be spent. Meyer said that the Board needs to ultimately decide whether to accept the grant  
196 and a bid or to reject both and turn down the Hanich grant also. Milan Moore asked to address the  
197 Board, he feels the Board needs to separate the two. He thinks the Board needs to decide if they  
198 are accepting the internal grant from the CARC before deciding on accepting or rejecting a bid for  
199 the restroom. Moore reminded the Board they have already gone through the process of accepting  
200 the grant from the Hanich Trust. Meyer said that, in his opinion, the village has asked for money  
201 and been awarded funds, he feels that the Board should not have started the process if the project  
202 wasn’t going to happen. Meyer told the Board he understands that bids came in higher than  
203 expected, but that everything costs more now. Clark told the Board that if they accept the grant

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204 and ultimately decide not to do the project there is no issue. Meyer asked for a motion to either  
205 accept or reject the grant from the CARC. Patrick asked where Meyer thought the remainder would  
206 come from. Meyer stated that would need to be decided by the Board, he was simply looking for  
207 a motion concerning the \$50,000 offered by the CARC. Motion Patrick to accept the CARC  
208 internal grant for \$50,000. Second Dempcy. Voting yes: Meyer, Dempcy, Patrick, Nelms, Backer.  
209 Voting no: none. Motion carries. Next item from the CARC board was a positive recommendation  
210 to approve a commercial property improvement application for Sportsman’s Cove in the amount  
211 of \$6,766.07. Motion Patrick to approve the application. Second Nelms. Voting yes: Patrick,  
212 Backer, Nelms, Dempcy, Meyer. Voting no: none. Motion carries.

213 At this point Meyer adjusted back to the acceptance or rejection of bids for the Anchor  
214 Park Restroom project. The low bid for this project was from Paulsen’s in the amount of \$208,600.  
215 The village currently has a \$100,000 grant from the Hanich Trust and a \$50,000 grant from the  
216 CARC. Meyer stated this leaves the village \$58,600 short of the cost of the project. Chairman  
217 Meyer said he doesn’t think the Village will ever have a chance to build a restroom for that amount  
218 again. The Village has received a tremendous amount of money to make improvements to the park  
219 and get it as nice as it is now, Meyer feels a bathroom would help finish it off. Meyer said he  
220 understands that the Keno funds are low until the reimbursement for the Game and Parks grant is  
221 processed, and stated he would suggest paying for the restroom out of the Infrastructure funds.  
222 Fleecs asked if the funds could be paid out of infrastructure and future keno funs or keno  
223 reimbursement pay the infrastructure fund back. Backer stated that it could take a while to get the  
224 restroom built. Kendall agreed, saying it would probably be a 6-month project. Roundtree  
225 reminded the Board that Keno funds are restricted. Meyer asked if the account would need to be  
226 designated now or if that could be done after the project is done and payment is expected.  
227 Roundtree said the Board could accept a bid, pay any downpayment needed out of the grant funds,  
228 and when the final payment is due designate which fund the Village is using to complete the  
229 payments. Dempcy and Meyer said they liked the project and the funding plan. Motion Patrick to  
230 accept the bid from Paulsen’s in the amount of \$208,600. Second Dempcy. Voting yes: Dempcy,  
231 Nelms, Backer, Meyer, Patrick. Voting no: none. Motion carries.

232 Cleaning and videoing the sewer was the next agenda item. Kendall told the Board this is  
233 a continuation of the program started last year. Johnson Services did 9,621 linear feet of sewer  
234 jetting last year and will do approximately that amount this year also. This allows the Village to  
235 identify issues to be corrected and plan for the repairs needed. Backer asked if Kendall felt this  
236 was a benefit and Kendall agreed. Kendall also said the federal government has also mandated that  
237 towns have a program in place to prove the sewer systems are being maintained. Motion Backer  
238 to allow Kendall to move forward with the cleaning and videoing with the funds to come from the  
239 sewer department. Second Nelms. Kendall clarified this was for the amount of \$21,668. Backer  
240 agreed. Voting yes: Dempcy, Nelms, Backer, Meyer, Patrick. Voting no: none. Motion carries.

241 The purchase of stamps was placed on the agenda by the office. In May of last year the  
242 office bought 36 rolls of stamps at 73 cents per stamp for a total of \$2,628. The office has 8 rolls  
243 of stamps left. The price of stamps is now 78 cents per stamp and will be increasing again in July  
244 to 82 cents per stamp. Clerk Ralston stated that the office would like to buy the stamps before the

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245 cost goes up. Ralston told the Board that they use a lot of stamps for things like claims, notices,  
246 and letters in the day-to-day business of the office. Ralston also told the Board that the office has  
247 cut down some on the number of stamps used now that the nuisance issues can use door hangers  
248 to notify property owners, but there are still a lot of things the office mails. Discussion was held  
249 on paper statement fees being charged by other companies. Ralston told the Board that the office  
250 is encouraging people to sign up for email billing, but there are those who prefer to have the  
251 postcard instead. Motion Backer to approve the office to purchase 35 rolls of stamps. Second  
252 Nelms. Voting yes: Backer, Meyer, Dempcy, Patrick, Nelms. Voting no: none. Motion carries.

253 Kendall had placed street repairs on the agenda. This concerns an area on Walnut Street  
254 north of the school. A portion of this had been repaired last year to correct some cracking and  
255 sinking sections. Kendall said he believes this will be 14 panels. Meyer discussed the street  
256 expenditures for the year, stating that crack sealing is the only thing that has been done. Meyer  
257 asked about the Highway Allocation funds and Ralston told him a portion has come in. Backer  
258 replied that it is split up over several monthly payments. Backer asked when the project would  
259 begin. Kendall said that he believed it could be started soon. Motion to approve the street repairs  
260 for \$22,625 with the funds coming from the street funding. Second Patrick. Voting yes: Nelms,  
261 Patrick, Meyer, Backer, Dempcy. Voting no: none. Motion carries.

262 A large animal permit was submitted for 530 McKinley Street. Kendall said he had gone  
263 to look at the property and the owners have 5 chickens and 2 goats. The goats are for a 4H project.  
264 Kendall expressed concerns with the goats. Backer said the ordinance doesn't say if there is a  
265 minimum lot size for a 4H project. Discussion was held concerning the lack of requirements in the  
266 Ordinance concerning 4H animals. Meyer asked the Board to consider the chicken permit first.  
267 Kendall said there were no issues with the chicken permit. Motion Patrick to approve the chicken  
268 permit for 530 McKinley Street. Second Nelms. Voting yes: Meyer, Dempcy, Patrick, Nelms,  
269 Backer. Voting no: none. Motion carries. The large animal permit was addressed next. This is a  
270 4H permit for 2 goats. The permit states the goats will be gone after fair. Kendall stated they did  
271 have adequate food and shelter. He also does think the Board should revisit the 4H regulations in  
272 the future. The Board discussed the information provided; Roundtree told the Board they could  
273 always request more information if they would like. At this point Nelms had to leave the meeting  
274 early. Motion Backer to approve the 4H permit for 530 McKinley. Second Dempcy. Voting yes:  
275 Backer, Dempcy, Meyer. Voting no: Patrick. Absent and not voting: Nelms. Motion carries.

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280 **OTHER:**

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- Claims in the amount of \$214,639.45 were presented to the Board. Meyer asked if the claim for the Lincoln County Sheriff was the second half of the interlocal agreement, Ralston confirmed it was. Backer asked what the NDWEE Fiscal Services claim was. Ralston told the Board that was the sewer bond. Patrick asked if the check for Rascal

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286 Martinez came from Economic Development, and Ralston stated it was. Ralston also told  
287 the Board that the check to Beveridge is written from the Infrastructure funds. Motion  
288 Patrick to approve the claims as presented. Second Backer. Voting yes: Dempcy, Backer,  
289 Meyer, Patrick. Absent and not voting: Nelms. Voting no: none. Motion carries. Meyer  
290 told the Board that the final pool bond will be on the next claims cycle.  
291 • Payroll Reports were presented to the Board for the May 22, 2026 regular payroll and the  
292 May 29, 2026 Board payroll.  
293 • Comp Time Reports and paid time off reports were also included in the packet.  
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295 **FYI INFORMATION:**

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297 Trena Seifer asked to address the Board. Seifer pointed out a typo on the agenda. Where the  
298 approval of minutes is listed, the agenda states the May 27, 2026 minutes when it should read the  
299 May 13, 2026 minutes. For the record, the Board did read and approve the May 13, 2026  
300 minutes.  
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303 **REPORTS:**

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305 • Superintendent Kendall reported that the pool is up and running. The summer help is in full  
306 swing mowing the parks and nuisance letters have been going out. Patrick said she had had  
307 several residents ask what the temperature of the pool is. Kendall stated that the pool is  
308 around 78 degrees  
309 • Clerk Ralston reported that there will be a work session with 6 Regions One Nebraska on  
310 June 4<sup>th</sup> regarding housing needs in the area. Accountants changes have been imported which  
311 undid several months of bank reconciliations. The office is working on completing these.  
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313 **Trustees Reports:**

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315 • K. Backer went to the Legion meeting, they are looking into fundraising ideas. She has  
316 spoken with several people who have told her that the pool looks nice.  
317 • D. Dempcy had nothing to report.  
318 • F. Patrick had nothing to report.  
319 • J. Nelms left at 7:05 PM.  
320 • S. Meyer had nothing to report.  
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322 Trena Seifer wanted to remind everyone that the deadline to submit a theme for the 4<sup>th</sup>  
323 of July parade is June 1<sup>st</sup>. The winning theme gets a \$50.00 prize.  
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326           At this time Meyer asked for a motion to enter into Executive Session for reasons of  
327 possible litigation. Motion Backer to enter into executive session. Second Patrick. Voting yes:  
328 Patrick, Meyer, Backer, Dempcy. Absent and not voting: Nelms. Voting no: none. The Board  
329 entered executive session at 7:21 PM. No action will be taken.

330           At 7:37 PM the Board came out of executive session. No action was taken.

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334           With no further agenda items to discuss, Meyer asked for a motion to adjourn. Motion  
335 Dempcy to adjourn the meeting. Second Patrick. Voting yes: Backer, Meyer, Dempcy,  
336 Patrick. Absent and not voting: Nelms. Voting no: none. Motion carries. Meeting is  
337 adjourned at 7:37 P.M.

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340           These minutes are set to be approved at the June 10, 2026, regular meeting.

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Scott Meyer, Chairman  
Board of Trustees, Village of Sutherland

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[Seal]

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Bonnie Ralston, Clerk  
Village of Sutherland

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