VILLAGE of SUTHERLAND
BOARD OF TRUSTEES Regular Meeting
September 9, 2026 at 6:00 P.M.

The Village of Sutherland Board of Trustees held a Regular Meeting on September 9, 2026, at 6:00 P.M. in the Village of Sutherland Meeting Room, located at 1200 First Street, Sutherland, Nebraska. Notice of these meetings was given by posting notice in four public places, the designated method by the Village Board of Trustees. The agenda for this meeting was kept continuously current and available for inspection at the Office of the Village Clerk.

Chairman Meyer called the Regular Meeting of the Board of Trustees to order at 6:00 PM Members present upon roll call were Scott Meyer, Kim Backer, Derek Dempcy and Justin Nelms. Felicia Patrick arrived at 6:04 PM. Quorum was established. Also present were Village Attorney Rory Roundtree, Village Superintendent Casey Kendall, and Village Clerk Bonnie Ralston. Guests present were Andy Scott, Marlo Roberts, Trenda Seifer, and Bob Meyer from RJ Meyer and Associates. If all the names are not included, it is only by error, absence of signature or undecipherable signature in the guest book.

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

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

At this time, the Board opened the floor for comments from the public. Chairman Meyer stated that all comments need to be directed to the Chair and that there was a five-minute time limit. Chairman Meyer also said that there would be no discussion by the Board on comments by the public that were not on the agenda. Backer asked to comment. She stated that over the weekend there had been an ice cream truck driving around town. Backer stated the truck did not have a peddler's permit, she went on to say that the reason behind the need for a permit is, so the office has contact and other identifying information. Several residents had reached out to Backer with some concerns. She felt that if the office had known ahead of time that arrangements could have been made to have him set up in one of the parks and let people know through the Village Facebook page that they were in town. Hearing no further comments, Chairman Meyer continued with the regular meeting.

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

The Board read the minutes for the August 26, 2026 Board of Trustees regular meeting. Motion Dempcy to approve the minutes as presented. Second Backer. Voting yes: Nelms, Dempcy, Backer, Meyer. Absent and not voting: Patrick. Voting no: none. Motion carries.

The minutes for the August 27, 2026 budget work session were presented for approval. Motion Meyer to approve the minutes as presented. Second Nelms. Voting yes: Dempcy, Backer, Meyer, Nelms. Dempcy, Backer, and Nelms approved on content only. Absent and not voting: Patrick. Voting no: none. Motion carries.

Felicia Patrick arrived at 6:04 PM.

UNFINISHED BUSINESS:

Walnut Street property was addressed. Chairman Meyer stated this will need to go to executive session at the end of the meeting.

Sewer lagoon was on the agenda. Superintendent Kendall told the Board that Tom Werblow thought the pumps would start being installed next week.

Next on the agenda was Ordinance 692 pertaining to large animal permits. Backer asked for a copy of the way the current ordinance reads. Backer told the Board she had been reached out to by several residents who live on South Street. There is some worry that they are losing some of their rights to house animals, which was part of the reason those residents purchased those lots. Meyer had a copy of the current ordinance, which states that animal husbandry is allowed for cattle, horses, pigs, sheep goats, and donkeys. The proposed ordinance only allows for cattle, horses, and donkeys. Backer asked if they are permitted uses in suburban residential, or SR, districts. Meyer and Roundtree confirmed, and Roundtree stated that the only other change dealt with the size of the lot. The current ordinance requires a lot size of 1 acre; the proposed ordinance requires a lot size of 1.5 acres. Backer said that an application for 4H animals brought this on and asked if this changed anything for 4H animals. Roundtree told Backer that Board would still have to approve the applications. Patrick said that the issue was when an application was approved for 4H animals in a residential area. Roundtree said that was an oversight because 4H animals are only allowed in SR areas and that the proposed ordinance is specific to suburban residential areas. Andy Scott and Marlo Roberts were present to address this with the Board. Scott stated he didn't see any reason to change the current ordinance, saying that the Village has the right to revoke a license if it gets out of hand. He also said that his sister-in-law had just moved back and purchased a house that had a stable on the property because of the ability to house 4H animals there. Roberts spoke also saying that she does want to do things right, but she bought the house she did because of the animals. Backer told the Board that the animals Roberts wanted to have are ones that would not be allowed if the proposed ordinance passes. Scott said he didn't understand how the Board was okay allowing cows, and the amount of manure they produce, but not sheep, which are much smaller animals. Scott continued, saying that if the acreage requirement is changed from 1 acre to 1.5 acres, the property Roberts purchased is worthless. Roberts said she wasn't talking about large quantities of animals. Chairman Meyer asked for the address of the new property. Roberts replied it was 1311 South Street. Meyer told Roberts and Scott that one part of the issue with the lot size was due to an issue several years ago with cattle being kept on a lot in Cherry Hills. Roberts asked if the Board considered the applications on a case-by-case basis. Meyer said that anyone wanting animals must apply for the permit, this would streamline the guidelines the Board has to consider when looking over an application. Dempcy asked if there have been complaints on any of the animals the proposed ordinance removes from the current ordinance. Meyer said he had not heard of any. Clerk Ralston said the office had not received complaints on those specific animals in the time she has been in the office, but that the office does periodically get complaints about smell from other animals the proposed permit would still allow. Backer said the complaints about cattle were several years ago when more were allowed per lot. She also said she had been told by Kendall that there have been more complaints about chickens than large animals. Meyer and Roundtree discussed the current ordinance still being in effect and stated that this meeting will be the second reading and said that if more discussion or research is needed it didn't need to be voted on at this

meeting. Scott asked if there were complaints about the cattle in Cherry Hills. Meyer responded that he didn't know of any written complaints, but it raised a lot of questions. The cattle weren't there for very long. Scott then asked if Cherry Hills is suburban residential, Backer said it is and all areas zoned that way must be treated the same. Patrick asked why the Cherry Hills area had never been rezoned as residential. Lots on North County Road that are very large are understandable, stated Patrick, but she wondered why Cherry Hills was left zoned Suburban Residential. Patrick asked if there would be a problem with rezoning it as residential and addressed issues with looking at permits on a case-by-case basis when lots on South Street may not be as close to neighbors as lots in Cherry Hills are, but both meet the large animal permit requirements. Patrick said that instead of saying no to one person this would say no to everyone unless the larger lot size is met and the animals are approved ones. The larger lot size requirement would remove a large majority of lots from qualifying. Patrick raised the question again about rezoning Cherry Hills to residential. Meyer said he didn't know if the Village could force a rezoning. Roundtree told the Board there is a process to it, the Village has rezoned things before, but it is something the Board could reconsider. Nelms asked what the difference is in the zoning designations. Roundtree replied that a residential zoned area limits allowable uses. Meyer told Roberts and Scott that if an application is received and approved before changes are made it would be grandfathered in. Scott asked about if the property were sold in the future, saying it would affect the resale value. Meyer said a sale would change it, if the new ordinance was voted in. Roberts and Scott both told the Board that part of the value of the property was the stalls for large animals and the ability to have them on the property. Backer reminded the Board there was an application that has been on hold while the property owners make needed repairs to fences and other things. Discussion was held on the size of that lot and if it would still qualify. Meyer and Roundtree discussed that this would be the second reading of ordinance 692, and it would either need a third reading, or a waiver of the third reading and a vote to either adopt or reject the ordinance. Roundtree also said the ordinance could also be modified before or at the third reading. At this point Clerk Ralston carried out the second reading of Ordinance 692 by title.

ORDINANCE NO. 692

AN ORDINANCE OF THE VILLAGE OF SUTHERLAND, LINCOLN COUNTY, NEBRASKA, TO AMEND AND REVISE SECTION NO. 507 OF THE SUTHERLAND PLANNING AND ZONING REGULATIONS; TO REPEAL ALL OTHER ORDINANCES AND RESOLUTIONS, OR PARTS THEREOF IN CONFLICT; TO PROVIDE THAT THE PROVISIONS OF THIS ORDINANCE SHALL BE MADE A PART OF THE PLANNING AND ZONING REGULATIONS OF THE VILLAGE OF SUTHERLAND; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

Backer stated that even if the Board made changes to the proposed ordinance, it did not mean it would get voted in. Roundtree agreed, saying that there would still need to be a final vote. Dempcy asked if another three readings would be required if the ordinance were changed. Roundtree explained that it would not need to have three more readings if amended, statute requires

three readings by title. Patrick asked Roberts how many sheep or goats she wanted. Roberts told the Board that there would be less than 5 on the lot, but they are always kept in the stalls. Meyer told Roberts that the current ordinance only allows 3 per acre. Scott said that he also owns the property next door to Roberts's property and could get a permit for it also, which would allow a larger number of animals. Meyer said each lot would need its own permit, Backer said that the other lot already has a permit. Patrick asked if Roberts was breeding the animals. Roberts stated they were strictly for show. Meyer asked if any Board member wanted to make a motion concerning this ordinance. Discussion was held concerning the Boards ability to make changes, Roundtree reminded the Board members that amendments could be made before or during the third reading if they chose to do so. Roberts asked if there were things going on that brought attention to this ordinance now. Meyer agreed there were. Roberts had one more comment for the Board, stating that some of the families with lots on South Street have allowed kids, who may not have the opportunity otherwise, to get involved with 4H. Roberts told the Board this is rural Nebraska, an agriculture community, and she would hate to see that opportunity taken away if there is a way to do this correctly. This will remain on the agenda for a third reading at the September 23rd meeting.

Potentially dangerous dogs and non-compliance with Village code was on the agenda. Backer told the Board there had been another incident over the weekend with dogs that had been declared potentially dangerous by the Sheriff's Department. The responding officer told Backer he was not able to locate any documentation on his computer. Backer expressed concerns with the lack of documentation. The office had paperwork served to the owner regarding the registration of the animals, and the Sheriff's office did have record of that. Backer and Meyer discussed the office providing the Sheriff's Department with the documentation sent to the Village by the Sheriff's Department, including the letter declaring the animals potentially dangerous and the case numbers of the incidents involving the animals. Dempcy asked if it was a lack of experience on the part of the Deputy or if the paperwork had been lost. Backer replied that the Deputy is not inexperienced, and the paperwork is not physically lost, it was just not in their computer system. Backer said the Deputy also said that the board where all dangerous or potentially dangerous animals are listed did not have these animals on it. The office did make a copy of the letter declaring the animals potentially dangerous for the Deputy. Clerk Ralston said that she was told by the Deputy that typically potentially dangerous and dangerous animals are tied together by case number, but this case was not referenced that way on the reports. Kendall said the Sheriff's Department said they would reach out to Roundtree. Backer said she had gone into the Sheriff's office to try and speak with someone about this. She stated that a solution needs to be found and reminded everyone it had been discussed at the last meeting to post the addresses of animals declared potentially dangerous on the Village Facebook page. Clerk Ralston apologized for that getting overlooked. Discussion was held on the time limit for compliance with the potentially dangerous dog ordinance. Meyer said that the owners are given 5 days to comply, and it has been almost 30 days already. Backer asked if the Board needed to push the issue or if the Sheriff needed to do it. More discussion followed on if the Sheriff were to seize the dogs. The office was told that the Village would be held responsible for the cost of shelter and any vet care needed if the animals were seized. Discussion was held on the Village paying for the seizure of the animals. Kendall and Ralston had

Estimated it could potentially cost the Village close to $6,000 if all animals were seized and held for 30 days. Roundtree said the other option is if the owners were to voluntarily relinquish the animals. Kendall said he had been talking to one of the owners about that. The Board agreed that if the Village needed to pay for the housing of the animals it would do so to keep an incident for happening again. Roundtree said the claim couldn't be assessed back to the property; it would be a small claims situation. Backer said she feels something needs to be done. She also questioned if the pound would be able to let them go back to the owner since they had been deemed potentially dangerous. Roundtree stated it would depend on their policy. Discussion was held on authorizing the office to approve payment for housing and vet care of seized animals. Motion Backer to authorize expenditure of up to $7,000 for the two cases of potentially dangerous dogs if seized and taken to the North Platte Animal Shelter. Second Patrick. The money is to come from the general fund. Voting yes: Backer, Patrick, Nelms, Meyer, Dempcy. Voting no: none. Motion carries.

Multi-sport court concerns were addressed next. The office had reached out to the company who poured the court but had not heard back yet. This will remain on the agenda.

NEW BUSINESS:

Chairman Meyer adjusted the agenda to accommodate Bob Meyer from RJ Meyer, who was present to discuss the budget with the Board. He had taken the preliminary figures from the budget workshops and created a draft budget for the Board to consider. This will help the Board consider the tax request as it relates to the sewer bond payment. B. Meyer estimated numbers based on the full amount and put a $70,000 payment in the budget numbers. Last year's tax request was $0.43, the estimated request for this year would be $0.44 with the numbers B. Meyer put into the draft budget. This stays below the lid on tax request, with a sewer bond, B. Meyer explained, the Board could choose to go above that lid. This would be a pretty substantial increase though. This request would not cover the entire bond. B. Meyer said that this would increase the budget request by approximately $30,000. B. Meyer told the Board that the Village has not changed the property tax request in several years. Even if they approved a higher request this year, it is not a large jump. Discussion followed on cash flow and actual numbers vs. estimated numbers based on partial year spending. B. Meyer also discussed budgeted expenditures and actual spending. B. Meyer told the Board that looking over the last couple years, the Village only spends about half of what they budget for. Chairman Meyer said that the last two years there have even been some larger projects completed. B. Meyer told the Board that the Village can't keep cutting the tax request or they will eventually run out of money to operate on. The Board and B. Meyer also discussed exemptions the Village would be eligible to take if they were reaching the lid the state has placed. Chairman Meyer discussed preliminary numbers that were run by the office to estimate what a rate increase would look like as one option to pay the sewer bond back. Some discussion followed on the difference between revenue bonds and general obligation bonds. B. Meyer said raising the rates is a good thing, it would help supplement the funds for the sewer and pay back some of the bond without requesting a large amount as a tax rate increase. More discussion followed on takin a smaller tax increase and raising rates a little to use both to pay the sewer bond back. After running

numbers, the office had discovered that the Village rates are not even bringing in enough revenue to cover normal operating and maintenance since the rates have not been raised since 2016. To cover the bond entirely with a rate increase would mean a substantial increase. The estimated amount provided by B. Meyer for the tax rate is approximately $0.06 per $100 of valuation. Meyer told the Board that even without considering repaying the bond with a tax request the Village is still under the limit of allowed request, if they chose to request more there are options to raise it more to repay the bond. A bond allows the Village to raise the request over the lid by allowing an exemption, but with the draft B. Meyer created the Village is still under the limit set. More discussion was held on raising rates and being able to stair step it over a few years instead of a large jump by taking a small tax rate increase. The Board also discussed tax-exempt entities in town. Backer stated she would rather do a rate increase than a tax request increase so that all users pay for the bond. B. Meyer reminded the Board that anyone with a homestead exemption also wouldn't pay property taxes. Discussion followed on the user fee increase applying to all residents and what rate increases may be needed. B. Meyer said that is a decision the Board would need to make. He told the Board he would recommend requesting the $525,000 even if it wasn't to repay the bond. It would still be under the tax request lid. Chairman Meyer said he personally would prefer the bond be left on the budget so residents can see that is where the additional tax request is going. B. Meyer told the Board they could also request over the $0.45 lid because of the bond, and if they were to request additional funds for the bond on top of the $525,000 it would show a $0.48 request instead of a $0.44 request. The Board and B. Meyer discussed changes that could be made at the public hearing, B. Meyer told the Board they couldn't raise the request without republishing the meeting, but they could lower it if they chose to without having to hold a new meeting. Meyer asked the Board to let him know their decision.

B. Meyer then had a question regarding the potentially dangerous dog issue. He asked why the village would need to pay for 30 days if the animals were seized, he assumed the pound would put the animals down. Roundtree clarified that going through the legal system to have the dogs put down if they are declared dangerous is an option, but these animals have just been declared potentially dangerous.

Chairman Meyer then asked the Board for their thoughts on the budget request. Patrick said she preferred the rate increase because then everyone is paying for the bond. Using property taxes means some pay a larger percentage than others. Kendall asked if the increase would need to be made all at once or if it would be spread out over the next couple years. Chairman Meyer said it would need to be done all at once in order to be able to make the first payment on the sewer bond out of those funds. Meyer said another option would be to do the marginal tax increase and stair step the rate increase. He told the Board that after completing the worksheets for the rate increase the office discovered that user fees haven't been bringing in enough to cover normal operating and maintenance. This caused the Village to dip into funds that were being set aside for larger projects just to cover normal costs. Backer said one advantage to leaving it as Bob drafted it would be the Board could choose to lower it during the public hearing, but if they lowered it now they would have to hold another meeting and publish the legal notice again. Kendall told the Board that a rate increase would need to be done either way, and also said a water increase would need done soon also. Neither have been raised in 10 years or more. Chairman Meyer asked if the

Board was okay with the budget being left as drafted and published for the Public Hearing. There were no objections. The public hearing to set the budget request will be held on September 23rd.

Chairman Meyer then adjusted the agenda back to the normal order.

Personnel and benefits was placed on the agenda by Clerk Ralston. Ralston told the Board she now has Kristin working in the office and would like to offer comp and sick time to her. Kristin has been the pool manager for the last 2 summers and is a reliable employee. Backer said she has no issue with offering the ability to bank comp time hours and earn sick time, she just wondered what rate sick time would be earned at. Patrick asked if this would only be for her hours clocked in the office or if pool hours next summer would count also. Backer said that Kendall is struggling to hire someone because no one wants to work without benefits. Chairman Meyer said the pool is considered seasonal not part or full time. Meyer also wanted to make clear that he has filed accountability and disclosure statements. Patrick expressed concerns with setting a precedent for future seasonal positions if hours worked at the pool were counted towards earning sick or comp time. The Board discussed how benefits could be figured and how hours could be split with the pool. Ralston asked that any probationary period be waived since Kristin is being transferred from one department to another. Meyer and Backer discussed part-time employees being able to buy into the health insurance at their cost. Meyer asked if it worked the same for the retirement account. Clerk Ralston wasn't sure. Roundtree stated he didn't think that had ever been addressed. Backer asked if the benefits could be made retroactive so the language could be cleaned up first. Differences between paid time off and sick time/vacation was talked about. Meyer said PTO would allow employees to use all earned time off instead of losing sick time if they don't call in sick. Dempcy said his job gives part-time employees 50% benefits of full-time. Discussion followed on the wording for benefits in the personnel manual, it is not consistent and uses the phrase "paid time off" in some area, and "comp time", "sick time", and "vacation" in others. This will remain on the agenda to allow the Board time to clean up the language before making a decision.

The NeRWA fall conference is being held in Gering from September 29-October 1. This provides the continuing education hours needed for water and wastewater licenses. Casey needs to attend to maintain his licenses. Motion Backer to approve one person to attend the NeRWA Fall Conference. Second Patrick. Voting yes: Meyer, Dempcy, Patrick, Nelms, Backer. Voting no: none. Motion carries.

The wage schedule was the next item on the agenda. The Board discussed average cost of living increase amounts, finding anywhere between 2% and 3% to be average. Motion Dempcy for a 3% COLA increase across the board with merit increases to be considered on a case-by-case basis on the employees' anniversary. Second Backer. Voting yes: Patrick, Nelms, Dempcy, Backer. Abstaining: Meyer. Voting no: none. Motion carries.

Fee schedule was also on the agenda. Several of the fees have already been adjusted within the last year. The Board discussed which fees need reconsidered. Kendall stated he would like to see the charge for bulk water raised. This will remain on the agenda to be discussed at the next meeting.

A large Animal permit for 1311 South Street was submitted for Board approval. Motion Backer to approve the large animal permit for 1311 South Street. Second Dempcy. Voting yes: Dempcy, Backer, Meyer, Patrick, Nelms. Coting no: none. Motion carries.

A discussion on electric scooters and minibikes was had. Backer placed this on the agenda at the request of a Sheriff's Deputy. Discussion was held on issues with people on the scooters and minibikes not being safe. Roundtree told the Board that part of the issue is that state statutes are not up to date and this makes it hard to regulate them. Backer said the Deputy suggested mirroring the regulations Norh Platte is looking into putting into effect. Some discussion was held on differing definitions of the scooters and minibikes. The differences make it hard to put regulations into place because they change so often. The Board discussed what other places have adopted and determined that more research may be needed. Roundtree suggested a public meeting to address this with parents and kids. Patrick and Backer discussed having safety days or something similar. Roundtree stated some towns are looking to see if the police department or Sheriff's Department would offer classes. He will provide what other towns have adopted for consideration at the next meeting.

OTHER:

- Claims in the amount of $213,167.27 were presented to the Board. Backer asked if the Copeland Electric and Holm's Well Drilling were sewer lagoon claims. Ralston and Kendall confirmed they were. She also asked about the Bear Graphics claim. Ralston said that was for the billing postcards. Backer asked how many months this would cover, Ralston said this lasts between 7 and 8 months. The Menards claim was for the pipe for the sewer lagoon. Motion Dempcy to approve the claims as presented. Second Nelms. Voting yes: Backer, Patrick, Nelms, Meyer, Dempcy. Voting no: none. Motion carries.

FYI INFORMATION:

REPORTS:

- Superintendent Kendall reported that he had picked up the pipe needed for the sewer lagoon. Pumps and electronics should start going in next week.
- Clerk Ralston reported that Kristin is doing well in the office. Ralston will be gone the last week of the month for vacation but Kristin will be in the office and will be fine.

Trustees Reports:

- K. Backer had nothing to report.
- D. Dempcy had nothing to report.
- F. Patrick had nothing to report.

- J. Nelms had nothing to report.
- S. Meyer had nothing to report.

At this time Patrick motioned to enter into executive session for reasons of possible litigation. Second Nelms. Voting yes: Nelms, Meyer, Backer, Dempcy, Patrick. Voting no: none. Motion carries.

At 7:58 the Board entered into executive session for reasons of potential litigation. No action will be taken.

At 8:08 the Board came out of executive session. No action was taken.

With no further agenda items to discuss, Meyer asked for a motion to adjourn. Motion Backer to adjourn the meeting. Second Dempcy. Voting yes: Meyer, Dempcy, Patrick, Nelms, Backer. Voting no: none. Motion carries. Meeting is adjourned at 8:09 P.M.

These minutes are set to be approved at the regular meeting on September 23, 2026.

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Scott Meyer, Chairman
Board of Trustees, Village of Sutherland

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[Seal] Bonnie Ralston, Clerk
Village of Sutherland