

Village of Manley
Board of Trustees Regular Meeting Minutes
Thursday, March 13, 2025

The Regular Meeting of the Village of Manley Board of Trustees was called to order on March 13, 2025, at 7:07 p.m. by Co-Chairman, Tim Glas. The Pledge of Allegiance was recited & the roll call was taken. Members present at the time were Tim Glas, Joe Shera, Madison Garey, & Marcie Lafleur. Denise Swenson was marked as excused. The Village Clerk, Lindsay Cronk, was in attendance along with 6 guests. A copy of the Open Meetings Act was posted in the meeting room for review. The Code of Conduct for Municipalities was read by Co-Chairman, Tim Glas. Notice of the meeting was posted on the Village of Manley website & on the Fire House & Post Office bulletin boards.

It was noted that Madison Garey was videotaping the meeting.

Denise Swenson arrived at 7:08 pm.

Agenda:

There were no questions or concerns regarding the agenda.

A motion to approve the agenda was made by Tim Glas & seconded by Joe Shera.

Joe Shera	Madison Garey	Marcie Lafleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

Motion carried.

Consent Agenda Items Approved:

- * February 17th Minutes
- * Correspondence
 - o Notice that a \$200 scholarship has been approved by the SEACA for the Clerk Institute
03/03/2025
 - o Notice that the tornado siren did not go off during normal testing.
03/04/2025
 - o Received the affidavit for the public meeting notice and regular meeting summary posted in the paper.
03/05/2025
 - o Received Nebraska DOT filing deadlines for 2025.
03/12/2025
- * Water Sewer Report
 - o \$1,678.30 deposited into Water.
 - o \$2,493.36 deposited into Sewer.
 - o 13 Delinquent Accounts noted.
 - o 4 Overpaid Accounts noted.
- * Treasurer's Report
- * Village Clerk's Report
 - o Caught up all Water/Sewer bills through February.
 - o Sent out 6 Shut-Off letters with payment due April 1st.
 - o Licensed animals
 - o Met with Mickey Cave (On the Books Accounting) to discuss taxes
 - o Amended necessary tax documents
 - o Registered board members for League Midwinter Conference & MAPA Elected Officials Training
 - o New resident water hookups

- * Misc. Monthly Reports
 - o Water Specialist – No report
 - o Wastewater Specialist –Inspections on 03/06/2025. No report.
 - o 811 Digger Calls – 0 calls for February.

Tim Glas passed the meeting to Denise Swenson at 7:11 pm.

Remaining Reports:

Claims

- | | |
|---|---|
| <ul style="list-style-type: none"> * Black Hills Energy \$563.05 * Windstream CC \$176.11 * Windstream FH \$166.22 * OPPD CC & FH \$261.11 * Wirebuilt \$50.00 * Pinnacle Bank stop check charge \$28.00 * Amazon – Printer Ink \$83.95 * MAPA Elected Officials Train \$30.00 * League of NE Midwinter Event \$506.00 * United States Treasury (Amended 2nd QTR 941) \$191.63 * NE Department of Revenue (Amended 2024 W3N) \$6.51 * Office Depot (tax forms to file) \$122.86 * Lindsay Cronk (clerk wages) \$919.29 * Madison Garey (parking reimbursement) \$19.50 | <ul style="list-style-type: none"> * Highway Allocation Transfer to Highway from Water – Feb 2025..... \$352.44 * NE Public Health Lab \$84.40 * OPPD (well)..... \$63.56 * Kevin Kozeny (return water deposit) . \$50.00 * Jack Faubion \$131.65 * Otoe RWD #3 \$846.75 * Highway Allocation Transfer to Highway from Sewer – Feb 2025 \$352.44 * OPPD Sewer \$39.28 * Ed Blunt \$175.00 * Pillage the Village (Return donations) \$965.00 * OPPD Streetlights \$357.21 * Stop N Shop (Plow truck fuel) \$40.01 * Jarod Paul (Snow Plowing hours)... \$195.00 * Patrick McAndrew (Snow plowing Hours) \$390.00 |
|---|---|

- o Tim Glas made a motion to approve the claims. This was seconded by Denise Swenson.

Joe Shera	Madison Garey	Marcie Lafleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- o Motion carried.

****At 7:30 pm, the regular meeting was closed by Denise Swenson and the Zoning Text Amendment Public Hearing was opened. ****

Zoning Text Amendment:

- o The purpose of the public hearing was to adopt Resolution 25-01.
- o Resolution 25-01 was read by Denise Swenson.
- o Opportunity for public comment was presented.
- o There was discussion on the potential consequences and benefits of adopting the resolution.
- o Tim Glas motioned to enter Executive Session at 8:06 pm for the purpose of legal strategy under section 84-1410 of the Open Meetings Act.

RESOLUTION

NO. 25-01

WHEREAS, the Board of Trustees for the Village of Manley, Cass County, Nebraska has adopted zoning regulations for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Village of Manley, Cass County, Nebraska.

WHEREAS, the Village recognizes that it would be in the best interest of the Village to preserve the viability of commercial property in the Village and that it is desirable to use property in the Village that is within the character of the district.

THEREFORE, BE IT RESOLVED by the Village Board Chairman and Board of Trustees of the Village of Manley, Cass County, Nebraska, that Article 5, Zoning Districts, Section 5.4, entitled "C-1 General Commercial District", Section 5.44, Permitted Special Uses, be amended to eliminate single family dwellings and multifamily dwellings as a Permitted Special Use.

BE IT FURTHER RESOLVED that after the amendment, permitted special uses may consist of a building or premises used for the following purposes in the C-1 General Commercial Business District if a special permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Alternative energy systems to supplement public utility service in conformance with Article 6.5 of these regulations;
2. Bed and Breakfast Guesthouse;
3. Recycling Center; and,
4. Mini Storage Facilities.

BE IT FURTHER RESOLVED that the Comprehensive Zoning Regulations for the Village of Manley shall be amended to reflect the changes set forth above.

PASSED AND APPROVED this 13 day of March 2025

Village of Manley, Cass County, Nebraska

By: _____

Denise Swenson, Village Board Chairman

ATTEST:

Village Clerk

(SEAL)

Joe Shera	Madison Garey	Marcie LaFleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- o Motion carried. Board members moved to a separate room for executive session.
- o Tanya Schmidt objected to the executive session due to violation of the Open Meetings Act.
- o Board members returned from executive session at 8:30 pm.
- o A motion to adjourn the executive session and reopen the public hearing at 8:31 pm was made by Tim Glas and seconded by Joe Shera.

Joe Shera	Madison Garey	Marcie LaFleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- o Motion carried.
- o Further opportunity for public comment was presented.
- o A motion for a cloture vote, ending further discussion, and to waive the three required readings of Resolution 25-01 was made by Tim Glas and seconded by Denise Swenson.

Joe Shera	Madison Garey	Marcie LaFleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- o Motion carried.
- o Resolution 25-01 was re-read by Chairman Denise Swenson.
- o A motion to accept Resolution 25-01 as presented was made by Denise Swenson and seconded by Joe Shera.

Joe Shera	Madison Garey	Marcie LaFleur	Tim Glas	Denise Swenson
Yes	No	No	Abstain	Yes

- o Motion tied, motion failed.
- o Resolution 25-01 was not passed.
- o A motion to close the public hearing and re-open the regular meeting at 8:39 was made by Denise Swenson and seconded by Tim Glas.

Joe Shera	Madison Garey	Marcie LaFleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- o Motion passed

****At 8:39 pm, the Zoning Text Amendment Public Hearing was closed by Denise Swenson and the regular meeting and agenda was re-opened. ****

Unfinished Business:

- o **Nuisance Violations**
 - o Nuisances were discussed, 4 were presented by Denise Swenson. A list will be provided to the Village Clerk to begin sending out nuisance violation letters.
- o **Building Permits**
 - o No building permits were presented.
- o **Community Center Rentals**
 - o Sunday, June 22, 2025, Sheehan
 - o Saturday, July 12, 2025..... Clark

- **Pillage the Village Committee**
 - The Pillage the Village Committee discussed some requests including the need for an updated PA system, a strategy to enhance accessibility during Pillage the Village using the lift in the community center, and posting of the schedule throughout the community and community center.
- **Community Center Small Projects**
 - The new microwave has arrived.
 - The Village is still seeking bids for the picnic shelter repairs.
 - The Eagle Scout display case will be hung up soon.
- **Speed Bump Update**
 - The question of reinstalling the speed bump was discussed.
 - It was noted that once again, people are speeding down 160th St. regularly with the speed bump removed.
 - It was noted that the Cass County Sheriff's office was not able to get radar on 160th since the last meeting.
 - Once again a speed hump was proposed rather than the speed bump.
 - There was further discussion regarding possible solutions.
 - A motion to reinstall the speed bump on 160th St. was made by Marcie Lafleur and seconded by Madison Garey.
 - Opportunity for further discussion was presented.
 - Marcie Lafleur amended her motion to reinstall the speedbump on 160th St. until a speed hump can be installed. This was also seconded by Madison Garey.

Joe Shera	Madison Garey	Marcie Lafleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- Motion carried.
- **March Clerk Institute**
 - A hotel stay for the duration of the conference has been booked for \$660. Payment will be due upon check-in. It was noted that the hotel was not at the same location of the conference due to room availability.
 - Lindsay Cronk (the Village Clerk) was awarded a \$200 scholarship to put toward the hotel or conference registration. It will be paid by the SEACA following the conference.
- **International Building Code of 2018 - Update**
 - It was noted that in order to order a paper copy of the updated 2024 International Building Code, it would cost over \$60.
 - It was also noted that JEO does not keep a paper copy on hand, rather they look up what they need from the free online version.
- **Cass County Tourism Grant**
 - Rebecca Goble is applying for the Village for the Cass County Tourism Capital Improvement Grant. Through the Grant the Village is requesting \$15,000.
 - 50% of the funds awarded must be returned and 25% of total funds must be in-kind labor.
 - This grant is to be used for picnic shelter repairs and other capital improvements.
 - It is possible that the application may require bids.
 - Rebecca has also applied for the Village towards the Cass County tourism Marketing Grant, through which the Village was awarded \$2,500 for marketing purposes.

- **Bernice Hopper Grant**
 - Rebecca Goble is applying for the Village for the Bernice Hopper Grant, the proceeds of which will be used for the community center bathrooms.
 - Bids are needed to apply for the Bernice Hopper Grant.
 - Three bids were presented for the upstairs bathroom remodel, two of which expired in 2024.
 - JFK Contracting bid over \$27,000 for the project, Jossoff Contracting bid over \$6,700, and Mickey Dalton bid for \$3,700.
 - It was discussed that Mickey Dalton's bid did not include items such as new paper towel holders and other fixtures/supplies and that those would need to be included in the bid.
 - A motion to accept Mickey Dalton's bid for \$5,000 for the bathroom remodels and updates to existing bathrooms was made by Denise Swenson and seconded by Madison Garey.

Joe Shera	Madison Garey	Marcie Lafleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- Motion carried.

New Business:

- **Schmidt Special Use Permit**
 - It was noted that the Schmidts have filed an application for a Special Use Permit.
 - It will go to the Planning Commission first and then the board will vote on it at a later date.
- **Tim Glas Water Break**
 - Tim Glas noted that he had a water main break resulting in the loss of about 100,000 gallons and is requesting to work out a payment plan with the Village Clerk.
 - It was noted that there was no need for a vote on this.
- **Spur Cleanup Dates**
 - It was noted that the Spur Cleanup is usually the 1st Saturday in May.
 - The Spur Cleanup will be held on May 3rd at 9:00 am.
- **Village Cleanup Dates**
 - It was noted that the Village Cleanup is usually the 1st Saturday in June.
 - The Village Cleanup will be on June 7th.
 - Lindsay Cronk (the Village Clerk) will contact Cass County Refuse to schedule the dumpster drop-off and pickup dates.
- **Master Fee Schedule**
 - The master fee schedule, as voted on in 2024, was presented and discussed for reference.
- **2025 Monthly Meeting Dates**
 - Resolution 25-02 was read by Denise Swenson to set the regular monthly meeting dates for 2025.
 - A motion to accept Resolution 25-02 as presented was made by Tim Glas and seconded by Joe Shera.

Joe Shera	Madison Garey	Marcie Lafleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- Motion carried.

RESOLUTION: 25-02

**A RESOLUTION OF THE VILLAGE OF MANLEY, CASS COUNTY, NEBRASKA,
SETTING FORTH THE VILLAGE OF MANLEY BOARD OF TRUSTEES 2025 MEETING DATES,**

Whereas, The Open Meetings Act of the State of Nebraska requites the Village Board of Trustees to set meeting dates for the year with a resolution and,

Whereas, the Village of Manley, Board of Trustees has determined that in the best interest of the residents of the Village of Manley, a Resolution setting forth the meeting dates for the Village of Manley for the year 2025 be set,

Whereas, the Village of Manley Board of Trustees sets forth the 2nd Thursday of each month as the Board of Trustees meeting, adjustable at the discretion of the Board Chairperson and voted upon by the Board of Trustees, except in case of emergencies,

Now, therefore, be it ordained by roll call vote, it is hereby resolved by the Village of Manley Board of Trustees to set forth the 2025 Meeting dates

PASSED AND APPROVED THIS 13th Day of March, 2025.

VILLAGE OF MANLEY, CASS COUNTY, NEBRASKA

BY: Denise Swenson
Denise Swenson, Chairperson

Attest:

Lindsay Cronk
Lindsay Cronk, Clerk

Roll Call Vote

Denise Swenson YPS

Tim Glas YPS

Marcie Lefleur YPS

Joe Shera YPS

Madison Garey YPS

o **Port-A-Potty**

- o It was noted that the Village would need to have the Port-a-potty for the 2025 Summer season.
- o A motion to get the port-a-potty from Drop In starting April 1st for the 2025 Summer season, picked up approximately on October 1st was made by Denise Swenson. This motion was seconded by Tim Glas.

Joe Shera	Madison Garey	Marcie Lafleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- o Motion carried.

o **Mowing**

- o The Village is in the process of getting a bid from Kenny Backhaus with Kenny's Mowing for the 2025 summer season.
- o A motion to hire Kenny Backhaus with Kenny's Mowing at the same rate as 2024 with a copy of the insurance on file was made by Denise Swenson and Seconded by Tim Glas.

Joe Shera	Madison Garey	Marcie Lafleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

- o Motion carried.

Public Forum:

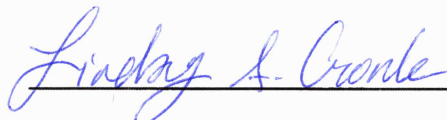
- o The LARM Payroll Audit was discussed.
- o Denise Swenson presented bids for the community center security cameras.

Adjournment:

A motion to adjourn the meeting was made by Denise Swenson at 10:02 p.m. and seconded by Joe Shera.

Joe Shera	Madison Garey	Marcie Lafleur	Tim Glas	Denise Swenson
Yes	Yes	Yes	Yes	Yes

Motion carried. Meeting adjourned.



Lindsay Cronk,
Clerk



Date of Approval

*Copies of the minutes & reports are on file at the Manley Village Office & are available for review upon request. Minutes of the meeting can also be viewed at

*In accordance with Federal law & U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability, marital or familial status.

(Not all prohibited bases apply to all programs.)