

VILLAGE BOARD OF TRUSTEES
SPECIAL MEETING AND BUDGET WORKSHOP
AUGUST 25, 2026

Opening prayer by Custer.

Peterson called the Special Meeting to order at 6:00 PM in the Ceresco Community Room. Board Members had been given the agenda and supporting documents. Notices were posted at the Village Office, Ceresco Post Office and CerescoBank. Peterson pointed out the Open Meeting Law Act posted on the wall of the Community Room. Answering roll call: Peterson, Custer, Ruble, and Johnson. Burklund entered the meeting at 6:05 PM. Also present: Cheryl Pester, Erica Landis, Amanda Ehlers and son, Yana Johnson, Curtis Howell, Brady Wills, Jody Anderson, and Joan Lindgren.

The Pledge of Allegiance was recited.

Conditional Use Permit 26CU4/Street Construction/Drainage was discussed. Anderson reviewed when M Double S made the subdivision in 2004, they were supposed to put the street in, but they only went just past the restaurant driveway. We don't know why it wasn't finished and will need to research. Originally when they made the first subdivision, Lots 4 & 5 were one lot, which was Lot 3. That's when they built the Barn Door.

Johnson noted there was a hill and the street wasn't put in because it wouldn't go anywhere. It was just a steep hill at the time, and you couldn't build on either side.

Yana Johnson questioned if it is necessary for him to pave the street and are there options. Doing the street right away would be a lot of investment. The second option would be to require him to build the street to the entrance and finish the street later. Would that be something we can draw in a contract to say that he has to do right away to the entrance to his driveway, and then the rest of the street agreed upon by both sides? For example, give him until the end of 2028. Give him time to build and start working. There's almost 380 sq. ft. of road with a six inch (6") thickness.

Johnson noted it's more than just paving. The drainage on the south side is not going to have a ditch. It's all one flat area. The part where he wants to put a shop is higher and dirt work will be done and the drainage will be on his side. Peterson noted there will need to be a culvert. Johnson noted the culvert is collapsed.

Johnson suggested if there is only one business, let him have five years from now to develop, and not slow him down because of the street. This would be one more business in town. He will need a ditch for drainage.

Yana Johnson believes the concern from the last meeting is there is no proper drainage along the barn and other areas. It all goes to 77 and may not get resolved anyway. Fortunately, it's going to drain properly on his area with the proper culverts, but then the rest is still going wherever it wants. Unless, everybody puts a new culvert throughout their properties.

Peterson noted if the street was put in new, they would have to put in a new culvert.

Anderson noted the state came to look at the area being washed away east of the highway. They will put rock in, but said the Village needs to fix the drainage.

Burklund questioned how they want us to fix the drainage. There is no place for the water to go with no culvert under the highway.

Discussion held. Lindgren will contact the state.

Burklund questioned if there was an agreement with the Barn Door to pay for the street.

Anderson noted they were supposed to pay to do the street when they put the subdivision in. We don't know why it wasn't.

Yana Johnson asked how the entire street would be divided between him and whoever is on the other side?

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Burklund noted like we did with Hermance's property when we did Precinct. The city would pay for it, but if it gets developed on this side or sold, they would pay that back.

Yana Johnson said he is waiting on your guy's decisions on these matters, and that's why he's holding off and not making an official offer.

Peterson said there are too many things to look at right now. Discussion held.

Peterson reviewed a meeting with Jim Hunter regarding the extension of the Main Street sidewalk, Lot 1 Trued Brothers First Addition to Ceresco. Hunter was under the assumption it was going to come out of the money for the Hunter Addition when this has nothing to do with the Hunter Addition, because that's his rental property. Peterson told Hunter we're trying to decide if we're going to tear the sidewalk out and redo to where his sidewalk would meet on his property correctly. Hunter had asked if he could just pay the \$4,500 bid, and his part would be done, and the Village would take care of any changes that were made.

Johnson noted he needs to ask if the bid is still good.

Lindgren noted we need to make sure the measurements are right.

Discussion held. Johnson will get a new bid for a sidewalk on Hunter's property.

Lindgren noted the attorney has been busy and hasn't gotten the HOA documents completed but plans to this weekend.

Peterson noted the completion of the HOA and Hunter's is being held up by Hunter's engineer. They are not submitting things to the Village engineer.

Burklund said they aren't ready for streets, because the two street bids are not apples to apples.

The water and sewer rate study was discussed. The proposed expenses for the 2026/2027 budget for water are \$331,650, which includes \$24,000 in reserves. The proposed expenses for the sewer are \$331,471, with no reserves.

Lindgren recommended a one year increase in water and sewer and then have Nebraska Rural Water complete another study next year.

Pester noted there is no fund balance in sewer.

Burklund suggested checking the inputs into the expenses.

Lindgren noted once the sewer bond is paid off that will help. The sewer portion is 25% of the bond with the last payment in 2028/2029 fiscal year.

Pester noted the reserves have been depleted the last several years.

Ruble moved to approve the increase in the water and sewer according to the study. Johnson seconded. The rates will increase effective October 1, 2026. Burklund said he thinks we need to look at the inputs. Discussion held. Voting Yeas: Ruble, Johnson, Custer, and Peterson. Nays: Burklund. Motion carried. Cheryl Pester with Erickson and Brooks was present to review the budget worksheets for the 2026/2027 fiscal year budget. She noted the formula for the commissions have changed on the state form calculation, so the final levy amount is changing a bit.

A. General

- 1) Changed the property tax allocation by raising Library and reducing General.
- 2) Increased trustee pay.

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- 3) Increased office supplies.
- 4) Reserves of \$175,000 in capital outlay.
- 5) Increased Fire transfer by \$10,000.
- 6) Estimated ending cash of \$100,000.
- 7) There is \$215,000 in capital outlay, which includes reserves of \$175,000.

B. Street

- 1) Capital outlay was lowered.
- 2) The cash balance needs to stay below 50% of operating expenses.
- 3) Last year's reserves are being spent, so there isn't going to be as much reserves.
- 4) The highway allocation money stayed about the same.
- 5) Burklund questioned why there was no allocation from taxes in revenue. Pester noted that streets get highway allocation, which is already certified at \$133,221. Sales tax money for licensing of vehicles is also a revenue.
- 6) Professional fees were reduced.

C. Police

- 1) Increased reserves because there was a one time insurance proceeds for the car contents. This is one time only.
- 2) The allocation is the same, which is increasing police reserves, because of the insurance proceeds of \$30,000.
- 3) Some replacement items were received by grant and donation.

D. Fire

- 1) Increased outside services and repairs & maintenance due to increase in costs.
- 2) Increased transfer in from general by \$10,000 for a total of \$50,000.
- 3) Radio and bunker gear cost a lot more and are in capital outlay.
- 4) MFO money is restricted.
- 5) There is a negative beginning cash balance, because the CD has more money in it than the ending fund balance. Fire owes money back to general.

E. Library

- 1) Increased the property tax allocation, which came out of General.
- 2) The capital outlay decreased from the grant money, so there's less reserves.

E. Park

- 1) Pester suggested not paying off the loan early, but finish it next year. Adding a mower for \$20,000 took away the ability to pay off the loan one year early. If the Board wants to pay it off early, it will taken out of General reserves. Burklund noted \$20,000 on the mower is \$10,000 short.
- 2) There is \$15,000 budgeted for the memorial. Custer noted she's not sure about the memorial, but wants to keep the money in there.

F. Keno

- 1) The keno fund will be closed, which is restricted funds and will go towards Parks.

G. Water

- 1) There is \$24,000 in reserves. With the rate increase the charges for services is increased \$10,500.
- 2) The reserves will increase to \$34,000, and the ending cash of \$107,100 will stay the same.
- 3) There is \$76,000 in capital outlay for Hunter's reimbursement and valves.
- 4) No transfer in from compost.
- 5) Discussion held on \$36,000 water meter bid. No action taken.
- 6) The Board agreed to purchase meters as needed.
- 7) The gate valve and key of \$6,500 will be added to the machinery and equipment for the current budget.

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H. Sewer

- 1) The charges for services will be increased to \$271,000 with the rate increase.
- 2) Transfer in of \$20,000 from compost, which is a self-sustaining fund.
- 3) Insurance and professional fees were increased from last year.
- 4) The reserves were removed because there were no funds, but with the increase in rates can now be added back.
- 5) There is a negative beginning cash balance, because the investments have more money in it than the ending fund balance owes pooled cash.

I. Garbage

- 1) Charges for service increased 3%.
- 2) Transfer out \$20,000 to sewer.

J. Debt Service

- 1) Last year it was decided to keep the tax ask the same for the next four years.
- 2) Reduce the fund balance about \$27,000.

K. Property Tax Allocation

- 1) On General, and before commissions, she kept the levy the exact same as last year.
- 2) The tax ask is \$4,220 higher because valuation went up.
- 3) Valuation went up about 1.5 million and only \$116,000 is due to new growth.
- 4) Increased Library.
- 5) Changed General and kept all other funds the same.
- 6) The tax ask is just a little bit higher because valuation went up.

Pester asked if the Board wants to keep the tax ask the same, or the levy the same. The valuation didn't increase significantly like it had the last two years, so it doesn't have a big impact on the levy one way or the other.

The Board agreed to keep the tax ask the same.

Pester noted once new houses are in, the valuation is going to go up, which will make a big difference if you decide to keep your tax ask the same. If you have a huge valuation increase, it's going to lower your levy. Your tax ask may not change. If you have a huge valuation increase, but have huge growth, and keep the tax ask the same, every homeowner's taxes will go down. This is because the same tax ask, but the levies going down to break it out to the additional homeowners.

Burklund questioned if the new houses are a year in arrears.

Pester said correct. It's going to be a while, but it will at some point hit. So then at that point you have to make the decision if you want to keep the levy the same. Then your tax ask is going to go a lot higher. Your tax will somewhat still be the same. You just have more homeowners to charge the tax to.

The Budget Hearings were scheduled for Wednesday, September 23rd at 6 PM.

TextMyGov was reviewed. No action taken.

The Board discussed streets. Burklund said the bids are not apples to apples, and we got to figure out if we're doing it or if we're worried about the street up across the highway.

Lindgren noted the attorney said a public payment bond is required for the street bid because it's over \$10,000.

Street discussion continued. Johnson suggested the bids be in square foot.

Burklund moved to purchase the hydrant gate valve and exerciser for \$6,345 plus tax. Ruble seconded. Voting Yeas: Burklund, Ruble, Johnson, Custer, and Peterson. Nays: none. Motion carried.

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Custer noted that last weekend was the Sydney Kenny Memorial Tournament. One of the teams presented a bench, which has been put at the park, and a pad was poured for it.

Ruble moved to adjourn the meeting at 8:12 pm. Peterson seconded. Voting Yeas: Ruble, Peterson, Burklund, Custer, and Johnson. Nays: none. Motion carried.

Scott Peterson, Chair
Joan Lindgren, Clerk