

**VILLAGE OF MANLEY**  
**BOARD OF TRUSTEES REGULAR MEETING**  
**Thursday August 13<sup>th</sup> , 2026, at 7:00 PM at the Manley Community Center**

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The Regular Meeting of the Village of Manley Board of Trustees was called to order on August 13<sup>th</sup>, 2026, at 7:04 p.m. by Chairman, Denise Swenson. The Pledge of Allegiance was recited & the roll call was taken. Members present at the time were Denise Swenson, Joe Shera, & Madison Garey. Taylor Johnson was absent, and one board position is vacant. Clerk Jessi Johnson was present along with 7 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 Chairman, Denise Swenson. Notice of the meeting was posted on the Village of Manley website, the village community center, the village Fire House & Post Office bulletin boards.

**Agenda:**

Consent Agenda Items Approved:

- a. July 8<sup>th</sup>, 2026 Minutes
- b. Correspondence Report
- c. Water Clerk's Report
- d. Treasurer's Report
- e. Village Clerk's Report
- f. Misc. Monthly Report

Denise Swenson made a motion to approve the consent agenda. Joe Shera seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

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**Remaining Reports:**

Claims:

| <b>General</b>           | <b>Description</b>            | <b>Due Date</b> | <b>Amount</b> |      |
|--------------------------|-------------------------------|-----------------|---------------|------|
| Intuit                   | Employer Taxes- July          | 7/15/2026       | \$ 346.19     | PAID |
| Quickbooks               | Yearly subscription           | 7/20/2026       | \$ 1,243.00   | PAID |
| OPPD                     | Firehall- July                | 7/25/2026       | \$ 79.89      | PAID |
| OPPD                     | Comm. Center- July            | 7/25/2026       | \$ 83.45      | PAID |
| USPS                     | Postage- Certified Mail       | 7/28/2026       | \$ 15.55      | PAID |
| Cass Co Refuse           | July & August                 | 7/31/2026       | \$ 41.04      |      |
| Chebatoris Law Office    | Legal Services- Julie Dillion | 8/14/2026       | \$ 327.00     |      |
| Omaha World Herald       | Postings                      | 8/15/2026       | \$ 94.20      |      |
| Kenny's Mowing           | July                          | 8/15/2026       | \$ 185.00     |      |
| Kenny's Mowing           | June                          | 8/15/2026       | \$ 647.50     |      |
| Nebraska Dept of Revenue | Qtr 1 Taxes                   | 8/15/2026       | \$ 324.21     |      |
| Nebraska Dept of Revenue | Qtr 2 Taxes                   | 8/15/2026       | \$ 118.70     |      |
| Adam Goble- Maintenance  | July Hours                    | 8/17/2026       | \$ 120.06     | ACH  |
| Jessi Johnson- Clerk     | July Hours                    | 8/17/2026       | \$ 1,112.77   | ACH  |
| Intuit                   | Employer Taxes- August        | 8/17/2026       | \$ 300.87     | ACH  |

|                                   |                                    |           |                    |     |
|-----------------------------------|------------------------------------|-----------|--------------------|-----|
| Blackhills Energy                 | Firehall                           | 8/17/2026 | \$ 48.82           | ACH |
| Blackhills Energy                 | Comm. Center                       | 8/17/2026 | \$ 48.82           | ACH |
| Windstream                        | Comm. Center                       | 8/18/2026 | \$ 215.35          | ACH |
| OPPD                              | Firehall- August                   | 8/25/2026 | \$ 92.23           | ACH |
| OPPD                              | Comm. Center- August               | 8/25/2026 | \$ 144.37          | ACH |
| Windstream                        | Firehall                           | 8/27/2026 | \$ 166.55          | ACH |
| League of Nebraska Municipalities | Membership dues for Sept 26-Aug 27 | 8/30/2026 | \$ 609.00          |     |
| Wirebuilt                         | Website                            | 9/1/2026  | \$ 50.00           |     |
|                                   |                                    |           | <b>\$ 6,414.57</b> |     |

| <b>Water</b>                 | <b>Description</b>                          | <b>Due Date</b> | <b>Amount</b>      |      |
|------------------------------|---------------------------------------------|-----------------|--------------------|------|
| USPS                         | Postage- Cross Connection Surveys           | 7/20/2026       | \$ 82.00           | PAID |
| OPPD                         | Well- July                                  | 7/27/2026       | \$ 4.46            | PAID |
| Jack Faubion                 | Water sample and milage 87miles @.71 a mile | 8/1/2026        | \$ 161.77          |      |
| NE Dept of Public Health Lab | Water Sample                                | 8/13/2026       | \$ 15.00           | ACH  |
| Otoe County Rural Water      | Rural water bill                            | 8/15/2026       | \$ 1,567.50        |      |
| Samuel Miles                 | Deposit Return                              | 8/17/2026       | \$ 100.00          |      |
| OPPD                         | Well- August                                | 8/25/2026       | \$ 33.00           | ACH  |
|                              |                                             |                 | <b>\$ 1,963.73</b> |      |

| <b>Sewer</b> | <b>Description</b>   | <b>Due Date</b> | <b>Amount</b>    |      |
|--------------|----------------------|-----------------|------------------|------|
| OPPD         | Sewer- July          | 7/27/2026       | \$ 42.99         | PAID |
| Ed Blunt     | 2 Lagoon Inspections | 8/15/2026       | \$ 175.00        |      |
| OPPD         | Sewer- August        | 8/25/2026       | \$ 43.35         | ACH  |
|              |                      |                 | <b>\$ 261.34</b> |      |

| <b>Comm. Ctr</b>  | <b>Description</b> | <b>Due Date</b> | <b>Amount</b>    |  |
|-------------------|--------------------|-----------------|------------------|--|
| Drop in Portables | Portapotty         | 8/1/2026        | \$ 117.70        |  |
|                   |                    |                 | <b>\$ 117.70</b> |  |

| <b>Highway</b>                 | <b>Description</b>      | <b>Due Date</b> | <b>Amount</b>      |     |
|--------------------------------|-------------------------|-----------------|--------------------|-----|
| OPPD                           | Streetlights            | 8/18/2026       | \$ 377.47          | ACH |
| Parking Area Maintenance, Inc. | Speed Hump Installation | 9/3/2026        | \$ 3,362.00        |     |
|                                |                         |                 | <b>\$ 3,739.47</b> |     |

Joe Shera made a motion to approve the claims as presented. Denise Swenson seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

## Unfinished Business:

- a) Nuisances- Violations of Ordinance 24-02: discussion about letters sent
- i) Justin Backhaus- making progress. Letter sent in and read aloud for the board.
  - ii) Joe Macke- no letter received but is making progress
  - iii) Sue Christofferson- making progress. Letter sent in and read aloud for the board. Board agreed with a 90 day request.
  - iv) Jake Miller- no letter need to be sent, progress being made.
  - v) Mason-Brown- will send a letter regarding vehicles & vegetation

b) Julie Dillon- Writ of Execution

- i) Discussion about enforcing a writ of execution. Letter from lawyer read aloud. Comments about code enforcement and Health and Human Services. Potential garnishment

c) Building Permits Seeking Approval

- i) Joshua Schliefert- Jody from the Planning Commission recommended approving zoning change and variance from 3 acres to 1 acre. Public Hearing set.  
Denise Swenson made a motion to accept the recommendation with variance. Madison Garey seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

Madison Garey made a motion to accept the building permit. Joe Shera seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

d) Speed Hump on 160<sup>th</sup> Discussion:

- i) Discussion about more signs and painting needed.  
Denise Swenson made a motion to put a second speed bump on the marked X on 160<sup>th</sup> street.

|           |               |        |                |                |
|-----------|---------------|--------|----------------|----------------|
| Joe Shera | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
|           | <b>No</b>     |        | <b>Absent</b>  |                |

Motion died.

e) Playground Shelter- Progress Update:

- i) Options were discussed for digging the hole and collecting up hours for grant submission.

f) Unity/ Kinetic Firehall & Community Center- Progress Update

- i) Discussion was had about a battery backup needed for community building and potentially firehall.  
Firehall quote needs approved to reduce cost.

Madison Garey made a motion to approve the contract adjustment. Joe Shera seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

g) LARM Renewal

- i) Discussion was had about the potential options for renewing and what happens if we do not sign the resolution

Madison Garey made a motion to accept the 3 year commitment at 5%. Joe Shera seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

## New Business:

- a) Internal Audit- Set dates & Establish committee  
i) Discussion about potential committee members
- b) Cass Co Refuse- Zach attending to talk about fuel charges  
i) Zach from Cass Co Refuse presented the board with an amended contract to include fuel surcharges due to fuel costs and change billing terms to once every other month.  
Joe Shera made a motion to accept the addendum to the garbage contract with Cass County Refuse.  
Denise Swenson seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

- c) Picnic Shelter Mural & Grant Opportunities  
i) Discussion about mural ideas, potential grants, and potential artists.
- d) 1 & 6 year Road Plan  
i) Discussion about potential upgrades to be made. Looking into grant opportunities for some sections.
- e) Wastewater Superintendent- Seeking new candidates  
i) Discussion about Peoples Service as recommended by retiring Ed Blunt.
- f) Budget Proposal- Review budget sent by Stephanie Degroot  
i) Board reviewed budget and were advised Stephanie would be at the next meeting to answer questions.
- g) Chrystal McCoy & Cody Culver- 217 South Street Sewer Issue  
i) Chrystal brought an ongoing sewer issue to the board. Her home at 217 South Street had multiple sewer back-ups and she has spent money on having it diagnosed and remediated. The inspections are indicating that the damage is where the private line meets the main line. Chrystal requested that the Village consider splitting some of the cost to dig it up and fix the issues if it on village property. Comments about potential reimbursement were also made in the case that the issue falls solely on the village.  
ii) A separate quote was provided for the village to include adding a clean-out along the stretch of line that the village owes to help reduce future back-ups.  
iii) A special meeting will be had between the time of this meeting and the next to address and vote on this issue as there was not a quorum of the board to vote on the issue at present.
- h) Weed Management- Lagoons and Maintenance Building  
i) Denise gave a report that the weeds around the lagoons and maintenance buildings were getting out of hand and needed professional service to reduce before it became a problem. Areas were professionally sprayed and a bill would be coming at the next meeting.
- i) Water Rates for Schmidt Property- Tanya Schmidt  
i) Tanya Schmidt approach the board and explained that although the property is zoned commercial, she has received a special use permit to occupy the building as a residential home. She was granted this permit and continued to pay the commercial water rate. She requested the board grant her the residential rate. Denise Swenson made a motion to give Tanya Schmidt the residential water rates starting in August due September, not backdated. Joe Shera seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

## Public Forum:

- a) Lofte Gala happening this weekend.
- b) Denise mentioned that we will no longer be mowing the spur as it is the county's responsibility

Madison Garey made a motion to adjourn. Denise Joe Shera seconded.

|            |               |        |                |                |
|------------|---------------|--------|----------------|----------------|
| Joe Shera  | Madison Garey | Vacant | Taylor Johnson | Denise Swenson |
| <b>Yes</b> | <b>Yes</b>    |        | <b>Absent</b>  | <b>Yes</b>     |

Motion carried.

**Meeting adjourned at 9:14 p.m.**

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Jessi Johnson

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Date Approved

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\*Copies of the minutes and reports are on file at the Village Office and are available for review upon request. Minutes of the meeting can also be viewed at [www.manleyne.com](http://www.manleyne.com).

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