

Village of Manley  
Board of Trustees Regular Meeting Minutes  
Thursday, August 14, 2025

The Regular Meeting of the Village of Manley Board of Trustees was called to order on August 14, 2025, at 7:03 p.m. by Chairperson, Denise Swenson. The Pledge of Allegiance was recited & the roll call was taken. Members present at the time were Tim Glas, Joe Shera, Madison Garey, & Marcie Laflaur, Denise Swenson. Katee Pevler, village clerk and 3 guests were present. A copy of the Open Meetings Act was posted in the meeting room for review. The Code of Conduct for Municipalities was read by Chairperson, Denise Swenson. Notice of the meeting was posted on the Village of Manley website, on the Fire House, and Post Office bulletin boards.

### Agenda:

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

|           |               |                |          |                |
|-----------|---------------|----------------|----------|----------------|
| Joe Shera | Madison Garey | Marcie Laflaur | Tim Glas | Denise Swenson |
| Yes       | Yes           | Yes            | Yes      | Yes            |

Motion carried.

Consent Agenda Items Approved:

- \* Correspondence
  - o Letter of concern from Marshall Stander – Added to New Business is agenda
- \* Water Sewer Report
- \* Treasurer's Report
- \* Village Clerk's Report
- \* Misc. Monthly Reports
- \*

### Remaining Reports:

#### Claims

Vendor  
Meeske Hardware 54.89  
Mickey Dalton 4200.00  
Jack Faubion 442.90  
Nebraska Public Health Environmental Lab 15.00  
League of Nebraska Municipalities 589.00  
Omaha World Herald 108.64  
Meeske Hardware 151.83  
Otoe County Rural Water 2581.75  
Justin Backhaus 480.00  
Adam Goble 300.00  
Keckler Oil Company, Inc. 23.15  
Wirebuilt 50.00  
Quickbooks ..... 970.00

|           |               |                |          |                |
|-----------|---------------|----------------|----------|----------------|
| Joe Shera | Madison Garey | Marcie Laflaur | Tim Glas | Denise Swenson |
| Yes       | Yes           | Yes            | Yes      | Yes            |

Chairperson Swenson closed the meeting at 7:15 pm for the Public Hearing

## Public Hearing- 1 and 6 Year Road Plan

Chairperson Swenson opened the public hearing at 7:16 pm. 1 and 6 year road plan was accessed. More information about #21 was requested in discussion. The public hearing was closed by Chairperson Swenson 7:29 pm.

## Public Hearing- Special Use Permit

Chairperson Swenson opened the public hearing at 7:29 pm. Chairperson Swenson invited Doug and Tanya Schmidt to update information on their wanting the Special Use Permit for C-1 zoned Blk 3, lots 3,4,5, to be a single family residence. Mr. Schmidt stated it's peaceful, quiet, and there is no traffic now with the bar closed. Mrs. Schmidt further stated residents of Cass County address her at the Cass County Fair with favorable comments on the bar closing. Mrs. Schmidt also asked if the village had changed its mind now that people are used to the bar being closed. Tim Glas shared that they are trying to put a square peg in a round hole, and they need to get them to fit. Mrs. Schmidt shared her opinion on the Comprehensive plan. Chairperson Swenson introduced the option of a 5 year contract. Mr. Schmidt veto the option stating they do not want a landlord, and they didn't want to invest in the property for it not to be approved later. Mrs. Schmidt stated she spoke to Hanna Keelan, but they still wondered why the special use permit was not granted. David Finnigan was allowed to give his opinion as village of Manley resident.

After no other discussion the hearing closed at 7:58 pm.

Regular meeting was reopened at 7:59 pm.

## Unfinished Business:

- Nuisance Violations
  - The Dillon property nuisance out 8/15/25
- Building Permits
  - No permits
- Community Center Rentals
  - December 24, 2025, .....Dalton
  - December 28, 2025, .....Dalton
- Pillage the Village Committee
  - Proclamation to make the road a one-way was announced by Chairperson Swenson
- Community Center Small Projects
  - none
- Playground Shelter
  - Discussion on the new playground mulch. Discussion on the location, direction and size of the shelter. Discussion on the grant monies used and in-kind donations.

## New Business:

- Clerk New Hire
- Katee Pevler was confirmed as the new village clerk

Motion made by Tim Glas to official hire Katee Pevler as clerk and to add her to ALL Village bank accounts. Marcie Lafleur seconded.

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

- Motion carried.
- Chairperson Swenson administered the Oath of Office

## Report of Concern

- Marshall Stander stated for the record by written communication, his concern of the Schmidts retaining wall falling on his property. He stated that Mrs. Schmidt was verbally aggressive several times. Mrs. Schmidt said that the Standers are demanding that the Schmidts fix it. Schmidts are aware of the repairs needed and they are getting bids to fix the concrete.
- The village board is aware of the lot line and surveys but asked whose survey is true, the Standers or the Schmidts

- Louisville Interlocal agreement
- Treating ash trees- will discuss next meeting with more information
- Renew Quickbooks Contract

Motion made by Tim Glas to renew QuickBooks contract online. Joe Shera seconded.

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

- Motion carried.

## Resolution 25-03 - Annual Certification of the Program Compliance and Signing

Motion made by Tim Glas to accept the resolution and annual compliance, Madison Garey seconded.

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

- LARM Renewal
- Motion carried.

- Tabled to next meeting with more information to discuss

## Public Forum:

- Audit Meeting for September
- Light pole Christmas decorations
- Grant- Public water systems security

## Adjournment:

A motion to adjourn the meeting was made by Tim Glas at 9:15 p.m. and seconded by Madison Garey.

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

Motion carried. Meeting adjourned.

Denise Swenson  
Chairman



Date approved

9-11-25

\*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 [www.manleyne.com](http://www.manleyne.com)

\*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.  
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