

Village of Manley
Board of Trustees Regular Meeting Minutes
Thursday September 11, 2025

The Regular Meeting of the Village of Manley Board of Trustees was called to order on Thursday September 11, 2025, at 7:03 p.m. by Chairmen, 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, & Denise Swenson. Marci Lafleur was absent and excused. 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 Lafleur	Tim Glas	Denise Swenson
Yes	Yes	absent	Yes	Yes

Motion carried.

Consent Agenda Items Approved:

- a. Minutes of August 14, 2025, Meeting
- b. Minutes of Special Board Meeting 9-5-25
- c. Correspondence
- d. Water Clerk's Report
- e. Treasurer's Report – May and June
- f. Village Clerk's Report
- g. Misc. Monthly Report

Remaining Reports:

Claims:

TreeRific L.L.C.	625.00
Denise Swenson	19.76
Phillip Tapp	91.96
League of Nebraska Municipalities	567.00
Katee Pevler, Clerk	1030.63
Jack Faubion	132.70
Meeske Hardware	27.86
Denise Swenson	66.60
Phillip Tapp	80.00
City of Louisville	455.00
Column	78.00
Drop In Portables	110.00
Wirebuilt	50.00
Adam Goble	180.00
Ed Blunt	175.00
Hilltop Fillstop	40.70
Svoboda & Chebatoris	145.00
Stephanie DeGroot	750.00

Discussion on Louisville agreement and jetting the lines. Discussion on calling Drop in Portables for pick up October 1st, 2025

Motion to approve the claims was made by Tim Glas & seconded by Denise Swenson.

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

Motion carried.

Chairperson Swenson closed the meeting at 7:33pm for the Public Hearing

Public Hearing Resolution 25-05: 1 and 6 Year Road Plan

Chairperson Swenson opened the public hearing at 7:33 pm. 1 and 6 year road plans discussed were as 2025-26 will be normal maintenance.

2026/2027 to 2030/2031-

1. Main St -Asphalt and Milling
2. North St- Asphalt, Grading, Erosion Control
3. South St- Concrete, Grading, Storm Sewer, Erosion Control

Motion to approve the Resolution 25-05 was made by Denise Swensonm & seconded by Tim Glas.

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

Motion carried.

The public hearing for Resolution 25-05 was closed by Chairperson Swenson 7:38 pm.

Public Hearing Resolution 25-06:

Special Use Permit

Chairperson Swenson opened the public hearing at 7:38 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. Mrs. Schmidt stated they are not asking for rezoning, they are not hurting anyone, they will make improvements to the property, and they questioned the legality of resolution 23-02.

David Finnigan stated he is in favor of approving the special use permit. He does not want a bar there.

Lance Molina- from Gretna, Nebraska discussed the Schmidt's character and the constitution. He asked if 23-02 was still on the table. He showed a picture from his daughter. He stated his concerns/accusations with board members conduct.

Chairman Swenson reminded the audience that she has never sway anyone to vote one way or another. She called a special meeting to any questions and give the board members more information so that they would be able to make an informed decision. She also stated other municipalities don't allow reapplying. She discussed issues with Mrs. Schmidt regarding the property and property pins.

Doug Schmidt- asked the board to consider approving their permit.

Board member Tim Glas rebutted the Schmidts claims saying people want to know why the village is still allowing this to continue, they have spent a lot of money, and furthermore the claims against the Chairmen are completed unfounded. The meeting was posted in the 3 legal places required. He also stated

that people aren't happy with the Schmidts as they are not willing to help with village events, why they won't fix their fence, and asked if they will be good neighbors.

Board member Madison Garey asked if the Schmidts would allow building inspections. Mrs. Schmit said they would.

Board member Joe Shera stated he came to the special meeting to gather information only. He is not influenced by others; he will vote on what is best for the village. And he wishes he had more time to further understand this application before voting.

Board member Tim Glas discussed going into executive session.

Motion for executive session to have legal contract negotiations with the Schmidts was made by Tim Glas & seconded by Joe Shera.

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

Motion carried.

8:37pm Executive session started.

8:53pm Executive session ended.

Motion to approve the Special use permit with conditions and approve Resolution 25-06 was made by Tim Glas & seconded by Madison Garey.

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

Motion carried.

After no other discussion the hearing resolution 25-06 closed at 8:59 pm.

Public Hearing Resolution 25-07: Budget and setting property tax request.

Chairperson Swenson opened the public hearing at 8:59 pm.

Stephanie Degroot discussed the budget, went over taxes, estimating high on budget lines so you are not penalized for underestimation, and budgeting for unexpected expenses.

Motion to approve Resolution 25-07 setting the property tax request and the budget for 2025-2026 was made by Tim Glas & seconded by Madison Garey.

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

Motion carried.

After no other discussion the hearing resolution 25-06 closed at 9:13 pm.

Regular meeting was reopened at 9:13 pm.

Unfinished Business:

- a. Nuisances – Violations of Ordinance 24-02
- b. Building Permits Seeking Approval

- c. Community Center Rental Dates
- d. Pillage the Village Committee
- e. Treating ash trees-TreeRific
- f. LARM Renewal- Tracy Juranek
- g. Speed hump on 156th St and North

Motion to move unfinished business item f. to top was made by Tim Glas & seconded by Joe Shera.

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

Motion carried.

f. LARM Renewal- Tracy Juranek

Tracey Juranek discussed the LARM renewal, discount terms, and the resolution.

Motion to approve the LARM renewal at 180 days with 5% and resolution 25-08 made by Tim Glas & seconded by Joe Shera.

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

Motion carried.

a. Nuisance Violations

Discussion on the Dillon property nuisance. The certified letter receipt has not been returned at this time.
Discussion on mowing two strips at the property. Stated the residence will be cleaned and billed if not addressed by property owner.

b. Building Permits

Schmidts at 215 Main applied for building permit to repair the fence on the east side. Neighbors are ok with it from their side.

Motion to move approve the building permit for the Schmidt's fence was made by Tim Glas & seconded by Joe Shera.

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

Motion carried.

c. Community Center Rentals

No new rentals

d. Pillage the Village Committee

The committee had a wrap up meeting.

e. Treating ash trees-TreeRific

TreeRific discussed and showed the board meeting tree 2 at \$300 and tree 3 at \$325 are salvageable with treatment. Tree 1 is too far gone and needs removed.

Motion to move approve treatment for tree 2 at \$300 and tree 3 at \$325 was made by Tim Glas & seconded by Joe Shera.

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

Motion carried.

f. Speed hump on 156th St and North

Discussion on collecting bids for one solid speed hump

New Business:

a. Social Media Ordinance

Motion to table the Social Media Ordinance was made by Tim Glas & seconded by Joe Shera.

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

Motion carried.

b. Clerk Conference Sept 24-26

Motion to approve Katee Pevler to go the NML conference and receive salary while there was made by Denise Swensonm & seconded by Madison Garey.

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

Motion carried.

c. Curb stops for water shut-off

Discussion on where and how to find the curd stop. Mickey Dalton and Denise Swenson will work on finding them.

Public Forum:

None

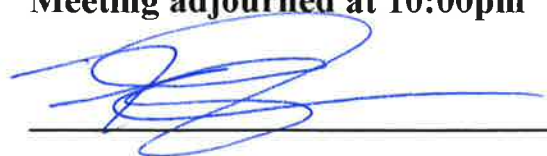
Adjournment:

Motion to adjourn the meeting there was made by Denise Swensonm & seconded by Joe Shera.

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

Motion carried.

Meeting adjourned at 10:00pm



Tim Glas
Village Vice Chairmen



Date

*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.manleyvillage.com

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