

# VILLAGE OF CLEARWATER, NEBRASKA REGULAR MEETING MINUTES MAY 11, 2026

The Board of Trustees of the Village of Clearwater met for a regular meeting Monday, May 11, 2026, at 7 p.m., in the fire hall meeting room. Meeting opened at 7 p.m. Notice of meeting was given in advance by publication in *Summerland Advocate-Messenger*, posted at US Post Office, Clearwater Market, and Cornerstone Bank and given to board members prior to meeting. Public was informed of location of Open Meeting Act poster.

Present: Kelly Kerkman, Marsha Hart, Brian King, Jeff Schlecht. Others present: Clerk Angie Hupp, Attorney Kyle Petersen, Michael See. Cody Kester arrived a few minutes late.

Motion by Schlecht, seconded by King, to approve minutes of Apr. 13 regular meeting as presented. Voting aye: Schlecht, King, Hart, Kerkman. Voting nay: none. Absent: Kester.

Motion by Hart, seconded by King, to approve treasurer's report as presented. Voting aye: Hart, King, Schlecht, Kerkman. Voting nay: none. Absent: Kester.

No public comment heard. Kester arrived at 7:02 p.m.

Discussion regarding Ordinance 2026-3 amending building permit section of municipal code. King asked about a permit for demolition. Clerk Angie Hupp stated the Village doesn't require a permit, but the county does, so Village keeps it available for resident use. King also asked about requirements to replace sidewalks if ruined or removed during construction. Hupp explained that has always been required but was not enforced and there have been complaints that people have to walk on streets because of inconsistently available sidewalks. He asked if the Village would retroactively require sidewalks for previous construction or make residents install sidewalks where there were none. Board agreed it would be moving forward and only for existing sidewalks that are torn up during a project. Discussion regarding number of sidewalks that don't connect to anywhere anymore and whether they would be required to be replaced. Kester stated owner could always explain to Board why sidewalk not being replaced and an exception could be granted, but that if sidewalk connects to other sections, should be replaced.

Motion by Hart, seconded by Kester, to waive three readings of Ordinance 2026-3. Voting aye: Hart, Kester, Schlecht, Kerkman. Voting nay: King.

Motion by Schlecht, seconded by Kerkman, to approve Ordinance 2026-3 amending Municipal Code Section 9-201 to provide examples of projects requiring building permits, require the repair of sidewalks, and set a building permit fee; to repeal ordinances or parts of ordinances in conflict herewith; to provide when the ordinance shall be in full force and effect; and to provide for the publication of the ordinance in pamphlet form. Voting aye: Schlecht, Kerkman, Hart, Kester. Voting nay: King.

Discussion regarding Resolution 2026-4 setting water rates for fill station. Company drilling for cell tower called clerk's office asking to fill 4,000 gallon tank multiple times for project. Hupp couldn't find rates, so brought to meeting. Tabled until attorney arrived with resolution.

Motion by Kerkman, seconded by Hart, to approve Resolution adopting 2026 Antelope County Local Emergency Operations Plan as updated. Voting aye: Kerkman, Hart, Kester, King, Schlecht. Voting nay: none.

Discussion regarding purchasing policy. Kerkman felt that the \$250 limit without approval may be too high, but won't change until maintenance person is better acquainted with position. Motion by Kester, seconded by King, to approve freezing purchasing capabilities for 30 days without prior approval from board member. Hupp asked if that included clerk's purchases. Kester amended motion for maintenance purchases only for 30 days. Voting aye: Kester, King, Schlecht, Kerkman, Hart. Voting nay: none.

Discussion regarding options to provide health insurance or reimbursement to Village employees. Hupp explained several options including LIGHT insurance through League of Nebraska Municipalities, Health Savings Accounts or insurance stipends. Pricing unavailable before meeting, but Hupp stated Village should not do stipends as are taxable and considered income, so are the worst option for Village and employees. Board asked Hupp to gather more information on LIGHT program before next meeting. No decisions made.

Chamber special liquor license for rough stock postponed until June meeting as no paperwork received before meeting.

Economic development report presented. Hupp told Board Lauren Sheridan curious on Board's thoughts regarding purchasing space on billboard on highway in town to advertise showcase community award, rodeo, concert and Old-Fashioned Christmas. Cost would be approximately \$3,950 for 12 months and would come out of LB840 funds. Kester stated there's better ways to spend money than patting selves on back with advertising. Rest of Board agreed.

Maintenance report presented. Kerkman introduced probationary maintenance operator Michael See and mentioned temp help named Garrett Rasmussen. Board discussed several things for See to do and asked if he had any questions. Kerkman asked why blue pickup by car wash still around, kept for extra transportation but not necessary long-term. Section of football field dying due to soccer players, they've moved to new section of field, but will need to be reseeded after baseball season over.

Brief discussion regarding adding sprinklers to budget for football field. No pricing received, but will be looked into.

Discussion regarding south baseball field. In rough shape from lack of use and gophers digging in it. Consider removing fence and dugouts and turning field to hay ground. No decisions made.

Discussion regarding three proposals for CDBG Planning Grant project. Five Rule Rural Planning would complete project at cost of \$55,000, Hanna:Keelan Associates would complete project at cost of \$43,000 and Marvin Planning Consultants would complete project within 12-18 months at cost of \$48,000. Hupp stated

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Village match of \$5,000 to be paid regardless of which firm is chosen and any of the \$50,000 grant funds that aren't used have to go back to Dept. of Economic Development.

Motion by Hart, seconded by Schlecht, to contract with Five Rule Rural Planning to utilize all grant funds. Voting aye: Hart, Schlecht, Kerkman, Kester, King. Voting nay: none.

No library report presented.

Clerk report presented. Reminder to the Board that deadline to file for election ballot is July 15 for current board members and August 1 for residents. Nebraska Dept. of Transportation street plan is out and Clearwater isn't on it. Hupp reached out to them and was told they plan to resurface through Clearwater, and presumably street intersections, in 2032. Intersections were last surfaced by State in 2007, and Village hasn't done more than try to fix potholes because of understanding that State is responsible for them. State rep said Village is responsible for intersections between resurfacing projects. First quarter keno proceeds were \$755.83. Inside concession stand needed to be repainted due to bubbling and flaking. Village purchased paint and baseball manager volunteered to do the painting. Men's bathroom toilet and one of women's bathroom toilets at park replaced and both bathrooms painted by temp help.

Sheriff report presented. March hours report was blank. April had 56 hours 36 minutes with four 911 calls.

Hart stepped out temporarily.

Discussion regarding building permit application for CW & Amy Schonemann storage container at 305 Montana St. Attorney Kyle Petersen stated ordinance doesn't allow portable storage containers in residential areas and zoning regulations don't allow residences in commercial areas. Schonemann house grandfathered into highway commercial zone, but isn't allowed to be commercial and residential at once. Either used as commercial property and allowed container or used as residential and not allowed container. Attorney suggested future amendment to zoning regulations so portable storage containers aren't allowed in Village limits.

Motion by Kerkman, seconded by King, to deny CW & Amy Schonemann building permit application based on zoning regulations. Voting aye: Kerkman, King, Kester, Schlecht. Voting nay: none. Absent: Hart.

Discussion regarding water meter policy. Resident sent Hupp an email requesting water service be disconnected to property with no water usage now that rates have increased. In 2015, USDA mandated water meters as part of lagoon project. In letter of conditions, USDA required properties with active water or that may have water usage in future receive meters. No ordinance for removal and if unused meters removed throughout town, rates will increase more to account for less services. Board made no changes to current policy. Existing meters to remain in place and meter fee must be paid even if water services turned off.

Motion by Kerkman, seconded by Kester, to approve Resolution 2026-4 setting rates for purchase of water by residents and businesses at filling station. Rate set at \$3.25 per 1,000 gallons. Charge exemptions include Clearwater Fire & Rescue, Clearwater Chamber and Antelope County road department. Voting aye: Kerkman, Kester, King, Schlecht. Voting nay: none. Absent: Hart.

Confirmed Monday, June 8 at 7 p.m. as next regular meeting date. Petersen unavailable until 8 p.m.

No unfinished business presented.

Motion by King, seconded by Kester, to approve Kelly Kerkman payroll for mowing. Voting aye: King, Kester, Schlecht. Voting nay: none. Abstain: Kerkman. Absent: Hart.

Motion by Kester, seconded by Schlecht, to approve claims of \$31,902.95 and payroll of \$4,874.04. Voting aye: Kester, Schlecht, King, Kerkman. Voting nay: none. Absent: Hart.

**General Checking:** Antelope Co. Sheriff, srv, 1,352.25; Bomgaars, sup, 14.36; Carhart Lumber Co., sup; 651.45; City of Neligh, srv, 4,885.59; ERPPD, util, 1,204.84; Economic Savings, tnfr, 2,170.72; Farmers Pride, fuel, 50.00; Fletcher's Sales & Service, rpr, 195.00; Jarecki Sharp & Petersen, lgl, 300.00; NNTC, util, 213.98; O'Neill Shopper, adv, 11.00; Tom Kester, sup, 48.00; Western Oil, fuel, 237.16; Black Hills Energy, util, 261.64; ALLO Business, srv, 48.00; EMC Insurance, ins, 4,763.85; Neb. Dept. of Revenue, tx, 1,749.62; Payroll, pay, 4,042.16.

**Water/Sewer Checking:** ASAP Express, srv, 20.00; Bud's Sanitary Service, util, 3,393.00; ERPPD, util, 757.93; Neb. Public Health Enviro Lab, srv, 497.00; One Call Concepts, Inc., srv, 4.88; Village of Ewing, srv, 100.00; RVW, Inc., srv, 813.84; US Post Office, sup, 234.00; Neb. Dept. of Revenue, tx, 718.50; Water/Sewer Savings, tnfr, 3,000.00.

**Economic Dev. Checking:** Holt Co. Economic Development, sup, 116.08.

**Fire Checking:** One Billing Solutions, srv, 270.57.

**Library Checking:** Library Savings, tnfr, 580.00; Capital One, sub, 234.69; Credit Management Services, pay, 5.00; Payroll, pay, 831.88.

**Credit Card:** Amazon, sup, 160.44; Libib, sub, 74.25.

Hart returned to meeting.

Attorney report presented. County approved interlocal agreement so Village can include sales tax increase request on November election ballot.

Motion by Kerkman, seconded by Kester, to adjourn and close meeting. Voting aye: Kerkman, Kester, Hart, King, Schlecht. Voting nay: none. Meeting adjourned at 8:27 p.m.