VILLAGE OF CLEARWATER, NEBRASKA
REGULAR MEETING MINUTES
OCTOBER 12, 2026

The Board of Trustees of the Village of Clearwater met for a regular meeting that included a Board of Adjustment hearing Monday, October 12, 2026, at 7 p.m., in the fire hall meeting room. Meeting opened at 7 p.m. Notice of hearing and meeting were 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, Cody Kester, Brian King, Jeff Schlecht. Others present: Clerk Angie Hupp, Utilities Superintendent Michael See, Attorney Kyle Petersen, Tony Blecher, Andrew Blecher, Haily Schlecht, Derek Thiele, Kassidi Thiele.

No board members absent.

Motion by Kester, seconded by King, to approve minutes from September 14, 2026, budget, tax request and one- and six-year street plan hearings and regular meeting as presented. Voting aye: Kester, King, Schlecht, Kerkman, Hart. Voting nay: none.

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

No public comment heard.

Motion by Hart, seconded by Kerkman, to approve entering executive session at 7:01 p.m. to receive legal advice regarding process of changing speed limits on Village streets. Voting aye: Hart, Kerkman, Kester, King, Schlecht. Voting nay: none.

Motion by Schlecht, seconded by Kester, to approve exiting executive session at 7:27 p.m. Voting aye: Schlecht, Kester, King, Hart, Kerkman. Voting nay: none.

Motion by Kerkman, seconded by King, to approve tabling Ordinance 2026-13 reversing speed limit change on River Rd., Ordinance 2026-14 reversing speed limit change on 515.5 Ave., and Resolution 2026-14 authorizing traffic study, until cost of traffic study can be confirmed for November meeting. Voting aye: Kerkman, King, Schlecht, Kester, Hart. Voting nay: none.

Opened Board of Adjustment hearing at 7:29 p.m. regarding Derek and Kassidi Thiele shop building request at 202 Nebraska St. Building will be 40 ft. wide by 60 ft. long by 18 ft. high and is larger than zoning regulations permit. Neighbor Haily Schlecht, 106 Nebraska St., stated they are okay with building. Neighbor Terry Sanne, 210 Nebraska St., provided letter to board saying he is okay with building. Derek Thiele, 202 Nebraska St., stated he spoke with neighbor Gene Snodgrass, whose only concern was water displacement. Kerkman asked about plan for water. Thiele said new concrete for building will be same height as existing building and any extra water should flow into Sanne's hay field to the south. Hart asked attorney Kyle Petersen whether property lines for setback are from one lot or all lots together, as building will be on main lot as well as crossing onto secondary lot owned by Thiele. Petersen stated that generally, lots should be combined, but building can cross property lines of same owner. Kerkman asked whether existing building crosses property line of neighbor to the east. Thiele said it might be by a few inches but wasn't sure.

Motion by Schlecht, seconded by Kester, to approve closing Board of Adjustment hearing at 7:36 p.m. Voting aye: Schlecht, Kester, King, Hart, Kerkman. Voting nay: none.

Motion by Kester, seconded by King, to approve variance for size and location relative to lot line for Derek Thiele shop building at 202 Nebraska St. Voting aye: Kester, King, Schlecht, Hart. Voting nay: none. Abstain: Kerkman.

Motion by Kester, seconded by King, to approve building permit for Derek Thiele shop at 202 Nebraska St. Voting aye: Kester, King, Schlecht, Hart. Voting nay: none. Abstain: Kerkman.

Motion by Hart, seconded by Kerkman, to approve building permit for Angie Hupp portable carport at 503 Montana St. with written permission from owner Jared Nolze. Carport is anchored to ground but can be removed easily and doesn't require concrete. Voting aye: Hart, Kerkman, Schlecht, King, Kester. Voting nay: none.

Motion by Kerkman, seconded by Schlecht, to approve building permit for Robert and Jim Swails permanent carport at 205 Iowa St. Voting aye: Kerkman, Schlecht, King, Kester, Hart. Voting nay: none.

Motion by Hart, seconded by Kester, to waive three readings of Ordinance 2026-12 revising and codifying Municipal Code Book. Voting aye: Hart, Kester, King, Schlecht, Kerkman. Voting nay: none.

Motion by Schlecht, seconded by Kerkman, to approve Ordinance 2026-12 revising, amending, restating, codifying and compiling a code book of existing general ordinances; repealing all ordinances in conflict; providing an effective date; and providing for the publication of this ordinance in pamphlet form. Voting aye: Schlecht, Kerkman, Hart, Kester, King. Voting nay: none.

Motion by Kerkman, seconded by Hart, to approve Resolution 2026-13 declaring items obsolete and for sale. Will sell via sealed bids and set minimum reserve amounts at December meeting before opening bids. Voting aye: Kerkman, Hart, Kester, King, Schlecht. Voting nay: none.

Motion by Hart, seconded by King, to approve sending letter to Flenniken Electric requesting assurances that Main St. culvert project will still be completed as contract completion date was Mar. 1, 2026, and project not yet started. Village paid for culvert in January but it was never delivered. Kerkman said Flenniken approached last month requesting different culvert because the one ordered wasn't available. Flenniken Electric didn't respond to offer to rescind contract. Voting aye: Hart, King, Schlecht, Kerkman, Kester. Voting nay: none.

Motion by Hart, seconded by Kerkman, to approve Drawdown #1 for #25-PWI-006 grant for $7,060 to Advanced Consulting Engineering Services with $706 in local match funds and $829.40 to Angie Hupp.

King approached by resident asking for clarification whether Hupp was paid simultaneously as clerk and grant administrator. Hupp explained that only being paid for one job at a time, as will clock out as clerk and clock in as grant administrator. Voting aye: Hart, Kerkman, Schlecht, King, Kester. Voting nay: none.

Economic development presented. Comprehensive plan outreach events on Wednesday, October 21. First session at fire hall from 10:30 a.m. to noon, second session at Summerland Public School students from 1:30-3 p.m., and third session back at fire hall from 5:30-7 p.m.

Maintenance report presented. Cleaning up burned trailer at 205 Colorado St. Kerkman said could be winter project and to concentrate on patching streets.

Motion by Kester, seconded by King, to approve ordering full truckload of patching material. Voting aye: Kester, King, Schlecht, Kerkman, Hart. Voting nay: none.

Motion by Kerkman, seconded by Kester, to approve accepting oak tree donation and asking Linda Hankla to help choose location. Voting aye: Kerkman, Kester, Hart, King, Schlecht. Voting nay: none.

Library report presented. Library board received training to continue library's accreditation. Free ADA compliant website hosting available through Nebraska Library Commission, so when GoDaddy contract expires in April, library website will be switched.

Clerk report presented. Accountant helping fix PowerManager conversion issues since PowerManager staff not very helpful. Suggestion to close office week of Thanksgiving and week between Christmas and New Year to work on organizing storage and filing. Ruterbories Construction signed recission agreement, withdrawing from library roof contract. New proposals to be opened at November meeting. Suggested sending Mike to free workshop in Kearney on November 2, regarding lead line rules and replacement plans.

No sheriff report presented.

Motion by Hart, seconded by Schlecht, to approve closing general CD #802. Voting aye: Hart, Schlecht, King, Kester, Kerkman. Voting nay: none.

Discussion held regarding fees compared to other communities. Master fee resolution to be approved at November meeting.

No discussion regarding employee handbook update.

Confirmed next regular meeting date of November 9 at 7 p.m.

Motion by Hart, seconded by King, to approve claims of $32,076.06 and payroll of $7,216.13. Voting aye: Hart, King, Schlecht, Kerkman, Kester. Voting nay: none.

General Checking: Advanced Consulting Engineering Services, srv, 1,000.00; American Legal Publishing, dues, 595.00; Antelope Co. Sheriff, srv, 1,352.25; Arbor Day Foundation, dues, 25.00; Black Hills Energy, util, 108.39; Bomgaars, sup, 483.54; Brian Scholl, srv, 2,000.00; Clearwater Library, tnfr, 2,250.00; ColdType Publishing, adv/rent, 1,181.50; ERPPD, util, 1,287.64; Economic Money Market, tnfr, 1,833.47; Farmers Pride, sup, 100.00; Island Supply Welding, sup, 100.35; Jarecki Sharp & Petersen, lgl, 300.00; Neb. Municipal Clerks Association, dues, 50.00; NNTC, util, 191.10; Quill, sup, 55.09; Western Oil, fuel, 794.30; Capital One, sup, 42.99; Neb. Dept. of Revenue, tx, 3,133.48; Payroll, pay, 6,203.46.

Water/Sewer Checking: ASAP Express, srv, 20.00; Bud's Sanitary Service, util, 3,606.25; ERPPD, util, 668.52; J&J Sanitation, util, 947.50; NDWEE – Public Water Operators, sch, 290.00; Neb. Public Health Environmental Lab, srv, 74.00; One Call Concepts, srv, 22.14; US Post Office, sup, 164.00; Village of Ewing, srv, 100.00; Capital One, sup, 59.12; Neb. Dept. of Revenue, tx, 727.76; Sewer Reserve Savings, tnfr, 6,500.00.

Economic Checking: ColdType Publishing, rent, 60.00.

Fire Checking: Antelope Memorial Hospital, sup, 7.68; One Billing Solutions, srv, 37.50.

Grant Checking: Advanced Consulting Engineering Services, srv, 7,060.00; Angie Hupp, srv, 829.40.

Library Checking: Clearwater Market, sup, 40.12; Credit Management Services, Inc., pay, 48.00; Neb. Library Commission, dues, 525.00; Capital One, sup, 201.25; Payroll, pay, 1,012.67.

Credit Card: Tractor Supply Co., sup, 42.99; Amazon, sup, 201.25; Menards, sup, 43.72; US Post Office, srv, 15.40.

No attorney report presented.

Motion by Kerkman, seconded by Hart, to adjourn and close meeting at 8:21 p.m. Voting aye: Kerkman, Hart, Kester, King, Schlecht. Voting nay: none.

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Chairperson Kelly Kerkman Clerk Angie Hupp