

**Village of Denton
Meeting Minutes
October 6, 2025**

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on October 6, 2025.

The meeting was called to order at 6:3 p.m. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Those present: Doug Rosekrans, Amanda Fangmeier, Joe Hobelman, Trent Wheatley and Ryan Osborn.

Hobelman stated that the Open Meeting Laws are posted on the wall. This is an Open Meeting of the Denton Village Board of Trustees. The Denton Board of Trustees abides by the Nebraska Open Meetings Act in conducting business. As required by Nebraska State Law, a copy of the Nebraska Open Meetings Act is on display in this meeting room. Notice of meeting and copies of this have been publicly posted prior to the meeting at the Denton Daily Double, Denton Post Office, and Community Center.

Approval of meeting minutes. *Motioned by Fangmeier and seconded by Rosekrans to approve the September 25, 2025, meeting minutes. Carried.*

3. Reports

a. Treasurer's Report. General Fund \$5,798.87; Water \$25,046.47; Sewer \$5,822.97; Streets \$41,592.58; Community Center \$657.47

b. Keno Report August 2025 Gross Proceeds \$494,241.25; Payout 83.09%;

Unclaimed Wins \$391.34; Village Share \$27,154.54; Operator Share \$56,417.67

c. Maintenance Report. Update on landscape. WRT will be here on the 20th for maintenance to the treatment system. The lagoon permit has changed some requirements for monitoring. Street striping is scheduled to begin on October 13, 2025. There will be some changes to handicap parking stalls.

4. Public Comment. Members of the public wishing to present to the Village Board on any matter of public interest will be invited to do so during this segment of the meeting. Each presenter will be limited to a maximum of three minutes of speaking time.

Gail Braunsroth's announced a new activities organization meeting; there will be more information in the Town Talk.

Jack Gleason asked if a zoning change is required for the building of the church. Is this a need for the village? The church on the property will constrain residential growth. Opposed to the zoning change.

Father John Perkinton is requesting that the board approve the zoning change for the church property. Listed other parishes by ag land.

Wayne Ringer, a member of St Mary's, is in support of the parish building a new church.

Barb Sullivan land owner, is opposed to the rezoning of the church. They are concerned about the longevity of St. Mary Parish. And how the ag use can be affected.

Gary Schlenboch explained the surveys that were done previously. They are building the church first, followed by the hall. He is for rezoning the property.

Tim Stewart spoke about the numbers in favor of the project. In favor of the zoning change.

Jennifer Soucie Kitt is speaking on behalf of the Soucie family. Discussed being mindful of the need. Against the zoning change.

William Jeffires stated that he appreciates the process. When was RE added to the zoning book? In favor of the zoning change.

Tim Aschoff thanked the board for everything they have been through. Ask that we consider the R1 and RE as a natural extension. In favor of the zoning change.

Cassandra Dean joined the Catholic Church and talked about accessibility rights. The church would gain parishioners by becoming ADA accessible.

5. One and Six-Year Street Plan Public Hearing. *Fangmier motioned, seconded by Rosekrans, to table items 5-7 until later in the meeting. Carried.*

6. Resolution One and Six-Year Street Plan. Tabled.

7. Discussion on Speed Control on W Denton Road. Tabled.

8. Letters and Petition on Zoning Change Request. The trustees reviewed the petition and two letters written in favor of the zoning change.

10. Board Action Zoning Request for the following Zoning District TA to rezone to RE for one parcel located in the 1/16 Corner the NW1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co, more specifically described at the Village Clerk's Office. Board discussion. The comprehensive plan covers the village and

a one-mile radius jurisdiction. The water and sewer hookups will benefit the village. The new church property would not need to be annexed. Hobelman motioned, seconded by Wheatley, to approve the rezoning from TA to RE for one parcel located in the 1/16 Corner of the NW1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co, more specifically described at the Village Clerk's Office. Vote as follows: AYE: Hobelman, Osborn, Wheatley. NAY: Rosekrans, Fangmeier. The motion failed because it required a ¾ vote, as per state statute.

11. Board Action Zoning Request for the following Zoning District TA to rezone to R1 for three parcels located in the 1/16 Corner the NW1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co, more specifically described at the Village Clerk's Office. *Wheatley motioned, seconded by Osborn, to approve the rezone from TA to R1 for three parcels located in the 1/16 Corner the NW1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co, more specifically described at the Village Clerk's Office. Vote as follows: AYE: Wheatley, Hobelman, Osborn NAYE: Rosekrans, Fangmeier. Carried.*

12. Ordinance Introduction and Reading for Change of Zoning Map TA to RE. Ord 25-10-1. No action on this item.

13. Ordinance Introduction and Reading for Change Zoning Map TA to R1. Ord 25-10-2. *Wheatley motion to hold the first reading and introduce Ordinance 25-10-2 Unanimous. The clerk read by title. Motioned by Wheatly, seconded by Osborn to approve the first reading Ord 25-10-2. Carried. Motioned by Wheatley, seconded by Fangmeier, to waive the state statutory requirement to hold three readings for passage of Ordinance 25-10-2. Unanimous.*

ORDINANCE NO. 25-10-2

AN ORDINANCE OF THE VILLAGE OF DENTON, LANCASTER COUNTY, NEBRASKA, TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF DENTON, NEBRASKA, PERTAINING TO THE FOLLOWING-DESCRIBED REAL ESTATE, TO WIT: A TRACT LOCATED IN THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 9N, RANGE 5E OF THE 6TH PM, LANCASTER COUNTY, NEBRASKA, CONSISTING OF 4.48 ACRES FROM TA TO R-1; TO PROVIDE THAT THE CHAIR AND THE APPROPRIATE DEPARTMENT, WHETHER ONE OR MORE OF THE VILLAGE OF DENTON, NEBRASKA, ARE AUTHORIZED AND DIRECTED TO IMPLEMENT THIS ORDINANCE; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, OR PROVISION OR PORTION FOUND UNCONSTITUTIONAL OR INVALID; TO PROVIDE FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE THAT THIS ORDINANCE SHALL BE PUBLISHED WITHIN THE FIRST 15 DAYS AFTER ITS PASSAGE AND APPROVAL EITHER IN PAMPHLET FORM OR BY POSTING IN THREE PUBLIC PLACES IN THE VILLAGE OF DENTON, NEBRASKA, AND

SHALL BE IN FULL FORCE AND TAKE EFFECT FROM AND AFTER ITS
PASSAGE, APPROVAL, AND PUBLICATION, AS PROVIDED HEREIN.

WHEREAS, the owners of LOT 173 Irregular Tract, located in the Northwest ¼ of Section 22, Township 9N, Range 5E of the 6th P.M. , Lancaster County, Nebraska, applied for a Change of Zoning District to change a parcel generally on the east and southeast side of the lot from TA to R-1 Zoning and
WHEREAS, the Board of Trustees of the Village of Denton, Nebraska, has adopted zoning for the Village of Denton, Nebraska, said ordinance cited and known as the Zoning Ordinance of the Village of Denton, Nebraska, and,

WHEREAS, said Zoning Ordinance of the Village of Denton, Nebraska, does provide for the Official Zoning Map of the Village of Denton, Nebraska, and,

WHEREAS, said Zoning Ordinance of the Village of Denton, Nebraska, does provide for various zoning districts within the corporate limits of the Village of Denton, Nebraska, and its extraterritorial jurisdiction, and,

WHEREAS, the Official Zoning Map of the Village of Denton, Nebraska, does indicate thereon the location of the various Zoning Districts of the Village of Denton, Nebraska, and its extraterritorial jurisdiction, pursuant to the Zoning Ordinance of the Village of Denton, Nebraska, and,

WHEREAS, said Official Zoning Map does indicate that the real estate to be rezoned is presently zoned TA and,

WHEREAS, a request was submitted that the Board of Trustees of the Village of Denton, Nebraska, amend the Official Zoning Map of the Village of Denton, Nebraska, to change the zoning upon the above-described real estate as stated and,

WHEREAS, said Village of Denton Planning Commission did submit in writing its recommendations as to said zoning change, after public hearing, and,

WHEREAS, a notice of said change of zoning was properly given, and,

WHEREAS, the Board of Trustees of the Village of Denton, Nebraska, has conducted a public hearing regarding said change of zoning and received evidence thereat,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE
VILLAGE OF DENTON, NEBRASKA, AS FOLLOWS:

1. That the findings here and above made should be, and are hereby made a part of this Ordinance as fully as if set out at length herein.

2. That the Official Zoning Map of the Village of Denton, Nebraska, be amended, as to the following-described real estate, to wit:

Lots 2, 3 and 4 of St. Mary's Addition, an Administrative Subdivision, located in Lancaster County, Nebraska from TA to R-1 upon the Filing of the Administrative Plat, said parcel measuring 5.48 acres, more or less and located in the NORTHWEST ¼ OF SECTION 22, TOWNSHIP 9N, RANGE 5E OF THE 6TH PM, LANCASTER COUNTY, NEBRASKA

3. That the Chair and the appropriate Department, whether one or more, of the Village of Denton, Nebraska, are hereby authorized and directed to implement this Ordinance including the indication on the Official Zoning Map of the Village of Denton, Nebraska, as to the first above-described real estate of this Change of Zoning.

4. That the Clerk of the Village of Denton, Nebraska be instructed to file a certified copy of this Ordinance with the Lancaster County Register of Deeds and that the Lancaster County Register

of Deeds be instructed to index this Ordinance against the first above-described legal description set forth above, of the Village of Denton, Lancaster County, Nebraska.

5. That should any section, paragraph, sentence or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Chair and Board of Trustees of the Village of Denton, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination here from of any such portion as may be declared invalid.
6. That all Ordinances and parts of Ordinances passed and approved prior to the passage, approval, and publication of this Ordinance, in conflict herewith, are hereby repealed.
7. That this Ordinance shall be published within the first fifteen (15) days after its passage and approval either in pamphlet form or by posting in three (3) public places within the Village of Denton, Nebraska, and shall be effective on the fifteenth (15th) day from and after its passage, approval, and publication as provided herein.

PASSED AND APPROVED this 6th day of October, 2025

14. Board Action for Conditional Use Permit for a Conditional Use Permit under Ordinance 5.06.03.3 (RE District) for the following use: Churches, temples, seminaries, and convents, including residences for pastors and teachers. This request pertains to the same parcel described above, located in the North 1/16 Corner of the Northwest 1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M., Lancaster County. No action.

15. Resolution for Conditional Use under Ordinance 5.06.03.3 RE District. Permit for parcel described above located in the North 1/16 Corner of the Northwest 1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M., Lancaster County. No action.

16. Action for Ingress/Egress/Access to Interior Lots & ROW Dedication on the above parcels/Subdivision Waiver Request from Linda's Retirement LLC to waive Section 30.09.03 6 and Section 3.0904 of the Subdivision Ordinance as relating to Admin Subdivision. Action of vote on waiver discussion 8.01 of subdivisions that grounds for the waivers are met. And the planning commission approved the waiver with the listed accommodations from developers. *Osborn motioned, and Whealthy seconded that the consideration of the application met the Planning Commission's requirements and was approved on August 26, 2025. Therefore, the board approves Linda's retirement, LLC waiver request for Section 3.090.03.6 and Section 3.09.04 of the Subdivision Ordinance as long as an easement agreement is made and developers meet all accommodations. Unanimous.*

- 17. Discussion Easement for Water/Sewer/Ingress/Egress on the above parcels.** No action.
- 18. Action on the agreement for Lagoon Decommissioning at 9505 W Denton Rd.** The village attorney stated that without the change of zone to RE there will be no action for Lagoon Decommissioning.
- 19. Planning Commission Alternate Vacancy-post notice of vacancy.** No action.
- 20. Cost Share allocation for Water Fund wage increase, along with cost share review.** *Motioned Rosekrans, seconded by Fangmeier to allocate to changes in the cost share for wages on two employees: Jake Baker, Water-50% General 20% Sewer 30%. Ross Blackledge's \$5 raise, approved at the September 25th meeting, will all go for the water expense fund. Carried.*
- 21. Lower Platte South NRD Seasonal Livestock Well.** Blackledge reported that the Lower Platte South drilled a solar well in our wellhead protection area. Blackledge stated he does not have any concerns with a well that pumps 5 gallons a minute. Discussion: Consensus to request that the NRD drill a new well outside of our wellhead protection area.
- 22. Discussion: Education Budget for Education for Clerk, Maintenance, and Trustees.** Expenses amounts for education last year: clerk \$1,452.50 and water and sewer were \$3,659.58. Will review next budget season.
- 23. One and Six-Year Street Plan Public Hearing.** The public hearing opened at 8:22 pm. Discussion to consider adding to the plan an asphalt overlay for all existing asphalt within the village limits. Closed the hearing at 8:26 p.m. *Motioned by Fangmeier seconded by Rosekrans to adopt Resolution 10-1-25 for the 1 and 6 Street and Road plan. Carried.*
- 24. Resolution One and Six-Year Street Plan.** Fangmeier motioned, seconded by Rosekrans, to adopt the Resolution 10-1-25 1 and 6 Year Street Plan. Carried.

Resolution 10-1-25

Whereas, the Village of Denton, Nebraska, has conducted a public hearing in the accordance with the requirements of the Board of Public Roads Classification and Standards, NOW, THEREFORE, be it resolved by the Chairperson and Village Board that the One and Six Year Plan for streets as presented at said public hearing has been

accepted and approved.

25. Discussion on Speed Control on W Denton Road. Discussion on how the speed sign is working and how to move forward.

26. Zoning Ordinance plan for reviewing. Consensus to review up to section 6 for the November meeting.

27. Claims & Transfers. *Rosekrans motioned, seconded by Fangmeier to approve Claims list A for \$7,650.40 Claims list B \$4,095.08 Sept payroll \$15,652.27. Carried.*

28. Adjournment. The meeting adjourned 8:46 p.m. I, the undersigned Village Clerk for the Village Denton, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Chairman and Board of Trustees on October 6, 2025, and that all the subjects included in the forgoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the village clerk; that such subjects were contained in said agenda for at least twenty-four hours before said meeting; that at least one copy of all reproducible material discussed at the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and before the next convened meeting of said body.

Charlotte Te Brink
Clerk-Treasurer

Claims for October

List A

Uribe Refuse	\$	112.00	garage
Great America	\$	156.16	copier lease
Norland Pure	\$	26.88	water cooler
WRT	\$	1,395.91	treatment
Ross Blackedge	\$	590.20	mileage, conference fee
Charlene Hobelman	\$	238.99	Seniors meal 2 months
Outdoor Solutions	\$	377.00	cedar mulch & dirt
Charlotte TeBrink	\$	22.53	mileage & postage
Journal Star	\$	35.05	publish
NE Water Env Assoc	\$	87.00	membership
Summitt Fire Protection	\$	385.51	Alarm Inspection
Ball Insurance Services	\$	572.00	workman's comp
Capital Overhead Door	\$	1,237.46	shop door repair
Norris Public Power	\$	979.16	Electricity
LAE	\$	239.94	alarm control program
One Call	\$	3.67	locate service
Network Consulting Service	\$	33.38	monthly managed services
Big Red Lawn Care	\$	180.00	fertilizer
Column Software	\$	52.01	1 & 6 and zoning change
Jackson Servies	\$	50.00	rug services
NE HHS Labs	\$	404.00	radium coliform epa
Windstream	\$	158.98	telephone
NAPA	\$	33.98	exact fit driviers
Hergert Oil Co	\$	180.50	fuel
Verizon	\$	98.09	cell phone
Total	\$	7,650.40	

List B

IRS	\$	3,259.79	taxes for Sept
NE Revenue	\$	519.79	state payroll for August
NE Revenue	\$	25.00	Recycling tax
NE Revenue	\$	290.50	Sales tax
Total	\$	4,095.08	
Sept Payroll	\$	15,652.27	