

**Village of Denton
Meeting Minutes
July 7, 2025**

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on July 7, 2025.

The meeting was called to order at 6:07 p.m. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Those present: Doug Rosekrans, Joe Hobelman, Amanda Fangmeier, and Ryan Osborn arrived at 6:32 p.m. Trustees absent: Trent Wheatley.

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 Rosekrans and seconded by Fangmeier to approve the June 11, 2025 meeting minutes. Carried.*

AGENDA:

2. Personnel Matters

a. **Job Descriptions discussion and updates.** Review of job descriptions. The clerk will standardize the descriptions.

b. **Employee task and job list.** The clerk began keeping track of her hours on a timesheet and listing the tasks. Chair Hobelman suggested a breakdown by time centers to be a better steward of our money. Further action tabled for now.

3. Reports

a. **Treasurer's Report.** General \$46,282.40; Water \$20,771.97; Sewer \$5,949.65; Streets \$17,902.27; Community Center \$1,010.93

b. **Keno Report March 2025** Gross Proceeds \$583,659.61; Payout 82.25%; Unclaimed Wins \$194.55; Village Share \$34,365.55; Operator Share \$69,190.58

c. **Maintenance Report.** Blackledge gave a report.

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.

5. Business

a. **Traffic Concerns on W Denton Road Speed Study Bids Information.**

Fangmeier contacted three engineering firms for bids. She stated that OA Consulting said a stop sign wouldn't be warranted on W Denton Road. The bid for a speed and gap study is

\$2,000. Questions on Lancaster County Sheriff's speed trailer. Osborn stated that if there is a concern about crossing W Denton Road to get your mail, the post office does have a hardship permit for mail to be delivered to your house. Blackledge will coordinate with the sheriff's department to borrow the trailer and collect data. Discussion on speed study tabled.

b. Discussion on 9505 W Denton Road future use/zoning/lot dev. A consensus has been reached that the infrastructure on the property shall be built to the village's specifications, so it can be dedicated in the future if the property is annexed. The village engineers would like to see the water line looped. Citizens inquired about how the discussed R1 and RE zoning changes would impact adjacent TA properties. The village attorney suggested that our updated zoning book could state that waiver agreements between the neighbors would be an agreement for use. The developers' first step is to apply for a zoning change, after which the clerk will schedule a public hearing for the Planning Commission and the Village Board. Zoning signs will be placed in the yard, and notice will be posted in three public places along with publication in the Lincoln Journal.

c. Sewer and Water Line Hookup for 9505 W Denton Rd. Property owners of 9505 W Denton Rd inquired about water/sewer service. Ordinance 3-104 states that nonresidents outside the corporate limits may connect to the village's services, provided that the governing body grants them permission. The property owner pays for the entire cost of laying mains, service pipe, and supply pipe. The rates for the service beyond the corporate limits shall be at least 1.75 times the rate of users within the corporate limits. Subject to the joint line in the easement for village specs with the village engineer. Tim Aschoff stated that the lagoon will be decommissioned. *Osborn motioned to allow the properties of 9500 W Denton Road to be connected to the village's water and sewer service. Fangmeier seconded. Carried.*

d. Crack Sealing and Street Striping. No report.

e. Future use of storage rooms in the CC Storage Building. Tabled until later in the meeting.

f. Consider Special Event Permit for Denton Daze, July 12, 2025. *Rosekrans motioned, and the motion was seconded by Osborn to approve the Special Event permit for Denton Daze on July 12, 2025. Carried.*

g. Omel Property 9030 Austin Drive request to change zoning code 9.07.01 Minimum lot size for Self Storage facility 9.07.03 All access driveway to property line must be a paved surface. The village attorney said a variance could be considered on minimum lot size because of the nature of the property. Discussion on making the changes now or waiting until the book changes. The clerk will talk to Omel.

h. Social Media Policy review of draft. Fangmeier presented a rough draft of a social media policy. The village attorney will review the draft.

i. **Water/Sewer Rate Study with a concentration on Sewer usage rate change.** A representative from the Nebraska Rural Water Association conducted a rate study for the water and sewer rates. Discussion on adopting an ordinance for a rate change. Tabled until the next meeting.

j. **Zoning Book Revision process discussion.** Go through the book.

k. **Citizen Concerns on Southwest Fire Department response time.** Citizen Lona Anderson expressed concern about the time it takes SW Rural Fire to respond to calls in Denton. Trustees suggested that citizens write a letter to the Southwest Rural Fire expressing their concerns.

l. **August and September Meeting dates change.** *Fangmeier motioned, seconded by Rosekrans, to set the following meetings dates: August 11 and September 3, 2025, for regular meeting dates. Carried.*

Future storage rooms - The meeting moved to the storage building. DCAC is researching the possibility of relocating the concession stand; no action is planned at this time.

6. **Claims, Transfers. Reissue checks list.** Rosekrans motioned, Fangmeier second to approve for claims list A for \$5,488.25 claims list B for \$4,494.40; Keno Claims: \$3,000.00 and June netpayroll \$9,119.46 and reissue checks list from 1/22 to 1/25 Carried.

7. **Adjournment.** The meeting the adjourned at 9:11 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 July 7, 2025, at 8:14 p.m. 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 July 25

List A

Nebraska Septic	\$ 755.09	water curb stop 9027Austin
Great America	\$ 156.16	copier lease
WRT	\$ 1,395.91	water treatment monthly
Norland Pure	\$ 10.08	water
Verizon	\$ 97.77	cell phone
Crete Glass	\$ 40.00	outdoor window
Windstream	\$ 156.08	telephone services
Summit Fire Protection	\$ 156.91	fire extinguisher inspect
Crete Ace Hardware	\$ 180.06	parts and leaf blower
Network Consulting Service	\$ 62.46	backup service
NE Water Enviroment Assoc	\$ 100.00	conference Heartland Operator
Jackson Services	\$ 50.00	Rug service
Uribe Refuse	\$ 112.00	refuse containeers
Lancaster Country Sheriff	\$ 1,385.22	June patrol
NE HHS Testing	\$ 181.00	coliform by colilert
NAPA	\$ 156.49	battery
One Call	\$ 3.28	locate service
Lincoln Winwater water	\$ 119.74	pig bck float 20'
Hergert Oil Co	\$ 276.16	fuel
TeBrink	\$ 93.84	postcard stamps \$14.60; storage box \$59.64, mileage \$19.60
Total	\$ 5,488.25	

List B

IRS	\$ 3,645.74	taxes for June
NE Revenue	\$ 557.05	state payroll for June
NE Revenue	\$ 291.61	Sales tax
Total	\$ 4,494.40	

Keno

Midwest Fireworks	\$ 3,000.00	second payment
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June Payroll	\$ 9,119.46	net
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Reissue checks

#17758 Douglas Rosekrans \$138.52, 18198 Charlene Hobelman \$163.88;
#18355 Charlene Hobelman \$98.33; #18886 Charlotte TeBrink #1,709.72;
#019144 Amanda Fangmeier \$207.79
#18282 Charlene Hobelman; #18337 Amanda Fangmeier \$138.52;
#19032 Amanda Fangmeier \$277.05