

**Village of Denton
Meeting Minutes
September 8, 2025**

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on September 8, 2025.

The meeting was called to order at 6:34 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 and Ryan Osborn. 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 Fangmeier and seconded by Rosekrans to approve the August 11, 2025, meeting minutes. Carried.*

2. Reports

a. Treasurer's Report. General \$11,593.25; Water \$36,952.67; Sewer \$7,129.73 Streets \$26,982.91; Community Center \$1,342..34

b. Keno Report July 2025 Gross Proceeds \$469,730.32; Payout 82.83%; Unclaimed Wins \$345.57; Village Share \$26,384.76; Operator Share \$54,223.01

c. Maintenance Report. Ross Blackledge discussed maintenance of the drinking water treatment facility and working with WRT for upcoming maintenance work on the system. The water treatment plant may have to be taken offline for maintenance. The traffic trailer from the Lancaster County Sheriff's Department is expected to arrive later this week. Blackledge is obtaining prices for entry gates at the wellhouse and water tower.

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 gave an announcement for the DCAC meeting and stated that they are recruiting members.

5. Review of Meeting Minutes from the Denton Planning Commission Public Hearing on August 26, 2025. The clerk reviewed the meeting minutes.

6. Public Hearing. Publication in the Lincoln Journal Star on August 4, 2025. Posting of the meeting notice was made on July 28, 2025, in the village in 3 places. Denton Community enter, Denton Post Office, Denton Daily Double. Posting on the property was made in three conspicuous places on or near the property, with a yellow sign with black letters not less than one and one-half inches in height. The signed were posted on August 8, 2025. Title owners of any lots included in such proposed 4. Public Hearing.

A. ReZoning from TA to RE. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Linda's Retirement LLC Change from Zoning District TA 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, consisting of 6.13 acres, more or less.

B. Rezoning from TA to R1. The purpose of the hearing is to provide an opportunity for Public Comment Linda's Retirement LLC Change the from Zoning District TA to RE 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, consisting of consisting of 3.8 acres, more or less.

Hearing began at 6:43 p.m.

Public speaking in favor of the zoning change:

William Jefferies with Linda's Retirement LLC, requests a zoning change that allows for different options for the R1 zone and a possible future church. They have met with the board for some preliminary planning of the project. Rezoning to RE and R1, allows for more than a new church.

Gail Braunsroth asked how many people were in town and how many had complained about the request for the change.

Father Craig Doty from St Mary's Church. Spoke in favor.

Tim Stewart, an adjacent property owner, is in favor of the change of zone.

Public speaking against the zoning change:

Barb Sullivan asked how this change would impact our agricultural use in the area around the proposed zoning.

Mike Brown is against the change. Does not like the design; it falls short of expectations. How will it affect taxes and the farming neighborhood?

Mary Slecika is opposed and has discussed the petition, which represents residents who are opposed.

Stacey Brown asked what the definition of church is for the Village. She expressed concern about the condition of the existing property.

Lona Anderson does not support the rezoning request. The developers have requested several things before reaching this point.

Jenny Lenmy is concerned about the interpretation of ag. And how much property can be tax-exempt? What will happen with the existing church property?

Susie Soucie spoke on behalf of the Soucie family, who owns a parcel south of the property. They are not in favor of the zoning change.

Missy Cherry is opposed. Why make more residential property?

John Sullivan is opposed to the rezone and wants to know how it will benefit the community.

The clerk explained that a petition from the citizens had been submitted that day and, therefore, was not included on the agenda. The village attorney explained Article 11.01 Denton Zoning Ordinance. In protest to the zoning change, over 20% of property owners within 300 feet of the change signed a petition stating they did not agree with the zoning change from TA to RE. The village attorney explained that a super-majority vote would be needed for the RE passage. The clerk said unofficially that there were 13 signatures from property owners within the 300 feet. That is around 60% of the property owners within 300 feet of the full parcel.

Mary Slepicka asked if the church can build on the land if it stays TA. Maureen explained that the current use is a single-family home in TA. The property, as is, is less than 10 acres in size.

Public hearing closed 7:41 p.m.

7. Zoning Change. Change from Zoning District TA to RE for one parcel located in the 1/16 Corner 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, consisting of 6.13 acres, respectively, more or less.

Motioned by Fangmeier, seconded by Osborn to table the vote on Change from Zoning District TA to RE for one parcel located in the 1/16 Corner 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, consisting of 6.13 acres, respectively, more or less until there is a full board present. The meeting date is to be determined. Vote: Unanimous.

8. Zoning Change. Change from Zoning District TA to R-1 for three parcels located in the 1/16th corner NW ¼ of Section 22, Township 9 North, Range 5 East

of the 6th P.M. Lancaster Co, Nebraska, more specifically described at the Village Clerk's Office, consisting of 3.8 acres, more or less.

Motioned by Fangmeier, seconded by Rosekrans to table the vote on change from Zoning District TA to R-1 for three parcels located in the 1/16th corner NW ¼ of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co, Nebraska, more specifically described at the Village Clerk's Office, consisting of 3.8 acres, more or less until a meeting date is set where there will be a full board in attendance.

Vote: Unanimous.

9. Public Hearing 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 (approximately 6.13 acres) 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.

Public hearing began at 7:46 p.m.

Jefferies explained the process of transferring the parcel to the Lincoln Diocese. If the parcel is rezoned RE, they would need a conditional use permit for a church. Jefferies referred to the waivers for easement and lagoon removal.

Gail Braunsroth, a member of the planning commission, stated that she is in favor of the conditional use permit.

The water and sewer lines will be developed and brought up to village standards. Father Doty is in favor of granting the conditional use permit for a new church. The building project will be in two phases.

The public hearing ended at 7:54 p.m.

10. 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 (approximately 6.13 acres) 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. Trustee Fangmeier, seconded by Osborn to table further discussion and a vote on the conditional use permit for the 6.13 parcel described as 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, until a full board is present. Vote: Unanimous.

11. Business.

A. Planning Commission Alternate Vacancy-post notice of vacancy.

Discussion on the structure of the Planning Commission. It is a five-member board with one member resident in the extraterritorial jurisdiction and one alternate member. Motioned by Fangmeier, seconded by Osborn, to post notice of a Planning Commission vacancy for the alternate seat. Carried.

B. Social Media Policy Discussion. No new information.

C. Zoning Ordinance plan for review. Consensus to review definitions at next month's meeting.

D. Set date for Board of Trustees Budget Hearing. Motioned by Fangmeier, seconded by Rosekrans, to set the budget hearing for September 25th at 6:30 p.m. Carried.

E. 1% Budget Additional Levy. Motioned Rosekrans, Osborn seconded to exceed the budget limit by an additional 1% increase of restricted funds for the budget year of 25-26. Vote: AYE: Osborn, Fangmeier, Hobelman, Roskrans. Carried.

F. Set date for Employee Evaluations. Fangmeier motioned to set the employee evaluation for September 17th in the morning with Trustees Fangmeier and Hobelman. Carried.

12. Claims & Transfers. Rosekrans motioned, seconded by Fangmeier, to approve Claims List A \$20,642.49; List B \$4,079.8,2 and August net payroll \$9,197.29. Carried.

13. Adjournment. The meeting adjourned at 8:49 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 September 8, 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 September

List A

MCGuire Iron	\$	9,734.00	water tower main plan
Lancaster Country Sheriff	\$	1,389.94	sheriff patrol
Column Software PC	\$	36.18	publish public hearing
Norland Pure	\$	26.88	water
Mattice Lock & Safe	\$	62.25	repair backdoor knob CC
Great America	\$	156.16	copier lease
WRT	\$	1,395.91	water treatment monthly fee
Verizon	\$	97.75	cell phone for maintenance
Johnson Service Company	\$	3,954.15	clean & vacuum sewer
Sams Club	\$	34.00	finance fee
Windstream	\$	156.61	telephone for water, CC
Dennis Supply	\$	59.85	furance filter for CC
NE HHS Testing	\$	340.00	water testing
Jackson Services Ince	\$	50.00	rug services
One Call	\$	3.67	locate service
Crete Lumber & Farm Supply	\$	42.62	gate wheel
NAPA	\$	3.99	parts for pickup
TeBrink	\$	420.63	mileage, conference fee, copy paper
Presto X	\$	69.73	exterminator
Edstrom, Bromm, Lindhal	\$	1,244.50	legal fees
Hergert Oil Co	\$	250.89	fuel
Crete Ace Hardware	\$	283.28	stump grinder, door handle
MARC	\$	829.50	super zyme, aqutic weed-sewer
Total	\$	20,642.49	

List B

IRS	\$	3,263.03	taxes for August
NE Revenue	\$	498.29	state payroll for August
Pinnacle Bank	\$	28.00	Stopped Check fee
NE Revenue	\$	290.50	Sales tax
Total	\$	4,079.82	
August Payroll	\$	9,197.29	