

Village of Denton

Meeting -Regular Meeting
February 3, 2025, 6:30 P.M.

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on February 3, 2025.

The meeting was called to order at 6:33 p.m. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Those present: Ryan Osborn, Doug Rosekrans, Trent Whealty, Amanda Fangmeier, and Joe Hobelman. Hobelman stated that the Open Meeting Laws are posted on the wall in the meeting room.

Motioned by Fangmeier and seconded by Wheatley to approve the meeting minutes from the January 6, 2025 meeting. Carried.

AGENDA:

1. Reports

a. Treasurer's Report. General \$9,623.73; Water \$707.27; Sewer \$2,533.67; Streets \$10,266.18; Community Center \$434.48.

b. Keno Report December 2024 Gross Proceeds \$587,076.15; Payout 80.77%; Unclaimed Wins \$286.73; Village Share \$41,382.06; Operator Share \$71,507.02

c. Maintenance Report. Report on DMR reporting; water tower pressure changes; 11 radio read water meters are installed; Historical Society water hook-up project is done; working on permits for the lagoon.

2. Public Hearing. Zoning Change for 2007 Zoning Ordinance to amend section 5.07.06 by reducing the minimum square feet to a single-family detached residential from 12,000 sq ft to 11,000 sq ft. Open public hearing. 6:42 p.m. Tim Aschoff and William Jefferies, project developers, discussed their needs for the project layout. Making the minimum lots smaller would help fit more lots in the property. Mike Bacon, the developer's attorney, explained TIF financing. Questions on lot size for single-family, townhouses, duplex, and attached single-family. The public hearing was closed at 7:05 p.m.

3. Preliminary Plat for St. Mary's Addition Public Hearing. The purpose of the hearing is to provide an opportunity for Public Comment on a request from Linda's Retirement LLC for the development of 9.31 acres Lot 173 IR tract located in the NW1/4 of Section 22. Open public hearing for the preliminary plat at 7:06 p.m. Discussion on considering waivers and looking at the overall plan. The development will have single-family housing, duplexes, townhouses, a church, a rectory, and single-level two-bedroom apartments. Public input on the stubbed street at the end of Rosary Drive and waiver for no sidewalks on the north side of the subdivision.

Presentation of Plat. The development will have single-family housing, duplexes, townhomes, a church, a rectory, and a single-level apartment building 55 plus with two-bedroom units. In exchange for the waiver, the developers will pave 6th Street (the portion currently within the village limits) that has not been developed. It was noted that the development's streets are minor, with a 50-foot right-of-way and no parking. The driveway for the parsonage will be off 6th Street.

Blackledge answered a few questions pertaining to sewer and water. The current tower can handle the usage. The lagoon will need to be expanded with growth. The lagoon currently needs significant repair; the pipes are around 50 years old.

Drainage: runs along the west side of the property. Other questions: What happens if the church is not approved? How will the fire response be for the development? Has the community been surveyed on what they want? Will the development help water rates? Question on TIF and taxation of the property. The base value is determined on the lots until a year before being built on.

Trustee Fangmeier stated that she is a runner and doesn't like that there isn't a sidewalk on the north side of Denton. William Jefferies noted that a sidewalk services every lot. He also stated that the construction of sidewalks along W Denton would add too much expense to the project. Infrastructure will go in this year. Fangmeier is concerned about the temporary 35-foot turnaround. Discussion with the zoning book clarification 4.02 subdivision ord, cul da sac can approve alternate design; 4.25 cul de sac min of 35 feet. The next step, the final plat, is to go to the planning commission. The public hearing closed at 8:45 p.m.

a. Waiver- To not provide sidewalks along the outer perimeter (W Denton Rd) due to drainage and extreme topographical conditions. *Wheatley moved to table discussion on both waivers on the St. Mary's Addition preliminary plat until the Board holds a special meeting on Wednesday, February 12, 2025, at 6:30 p.m. Rosekrans seconded. Carried.*

b. Waiver-To provide as shown at the West End of 6th Street as a temporary turn-around. *Motioned by Fangmeier, seconded by Rosekrans to table the waiver for a modified 35-FT Diameter cul-de-sac until February 12, 2025. Carried.*

c. Preliminary plat approval. Linda's Retirement LLC for developing 9.31 acres Lot 173 IR tract located in the NW1/4 of Section 22. *Motion by Rosekrans, seconded by Fangmeier, to table preliminary plat approval for Linda's Retirement LLC until a special meeting of the Denton Board of Trustees on February 12, 2025, at 6:30 p.m. Carried.*

d. **Subdivision Agreement Review.** *Motion by Fangmeier, seconded by Wheatley, to table discussion on the subdivision agreement for Linda's Retirement LLC until a special Denton Board of Trustees meeting on February 12, 2025, at 6:30 p.m. Carried.*

4. Business

a. **Surplus Hay Sales Resolution 25-1-1.** The village received one bid for the surplus bales. The bid was for \$35, and the minimum bid set by Resolution 25-5-1 was \$65.

b. **Hay Bid for March if needed.** *Motioned by Fangmeier, seconded by Rosekrans to adopt Resolution 25-2-1 for surplus property. Carried.*

RESOLUTION NO.25-1-1

Surplus Property Hay Sales

WHEREAS, the Village of Denton, Lancaster County, Nebraska, is the owner of the following described items of personal property, to wit: 8 Large Round Brome Hay Bales and,

WHEREAS, the Village of Denton does not have a present need to retain ownership of said above-described items of personal property, and,

WHEREAS, the Board of Trustees of the Village of Denton, Nebraska, has determined that the fair market value of each respective item of the above described personal property, NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF DENTON, NEBRASKA, AS FOLLOWS:

Subject to confirmation by the adoption by the Board of Trustees of the Village of Denton, The above items will be offered for public sale through sealed bid at the regular meeting of the Denton Village Board February 3, 2025 commencing at 6:30 P.M. and said bales shall be sold to the highest on their terms and conditions state herein. That the Village reserves the right to reject any and all bids. That it is determined by the Village Board that the total fair market value of such personal property is less than \$50.

BE IT FURTHER RESOLVED that the Clerk of the Village of Denton, Nebraska, shall publish notice of the proposed sale of the above described items of personal property, and the terms thereof, by the posting of a notice of said sale in three prominent places within the Village of Denton, Nebraska and the Lincoln Journal Star, for a period of not less than seven (7) days prior to the sale of said items of personal property, after the passage of this Resolution.

The four bales at the wellhouse will be destroyed due to thorny locust trees.

Put wild cats in the village on the next agenda.

c. **Allo Contract Discussion.** *Wheatley motioned, seconded by Fangmeier, to approve the 5% franchise fee with Allo Communications LLC and enter into a contract with Allo Communications LLC.*

d. **USDA/Senator Fischer Project** discussion on the project for approved funding. Blackledge explained to the board how applying the Senator Fischer grant fund to the lagoon repair/expansion would benefit the project and the USDA package. Consensus to request that Senator Fischer's funds be moved from a drinking water project to a wastewater project. The Board of Trustees also agreed to help conduct a public income survey with the help of NE Rural Water Association. The income survey results may enhance the USDA package for the village. Blackledge will reach out to the NE Rural Water Association.

- e. **Omel Property-Questions about zoning regulations for storage.** Tabled until the next meeting.
- f. **Annual Keno Report 2024 and Keno Compliance Procedures.** Trustees reviewed the report as prepared by HBE, LLC.
- g. **Keep Lancaster County Beautiful Program.** Fangmeier discussed the grant.
- h. **Social Media Policy.** Tabled until a future time.
- i. **Audit Waiver Review.** The Board Trustees reviewed financial statements and the Independent Accountants' Compilation Report as prepared by HBE LLC.
- j. **Board member's actions with Employees.** Discussion on handling employee matters. Board members shall talk to the person one to one. If the matter is not resolved, the matter shall be brought to the board for discussion.
- k. **Fireworks show 2025 and budget for the show.** Discuss show dates and increasing budget. Current budget is \$4,500. Discussion on increasing the budget to \$5,500. *Motioned by Wheatley, seconded by Fangmeier to approve setting the annual fireworks show on July 5, 2025. Carried.*
- l. **Park and Playground Wish List.** Discussion on appointing a committee for playground and recreation park area improvement. Amanda Fangmeier volunteered to be the board representative. Request to add the scoreboard to the next agenda.

5. **Claims.** *Motioned by Rosekrans, Fangmeier seconded to approve the following claims: List A 27,837.77, Claims List B \$8,158.25; January Payroll \$9,386.73; Keno Checking Claims \$17,157.50. Carried.*

6. **Adjournment. 10:04 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 February 10, 2025, at 6:30 p.m. and that all the subjects included in the foregoing 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 prior to 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 prior to the next convened meeting of said body.

Charlotte Te Brink
Clerk-Treasurer