

BOARD OF TRUSTEES MEETING MINUTES

October 5, 2026 – Denton Community Center

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on October 5, 2026. The meeting was called to order at 6:33 p.m. All proceedings were conducted in open session and were open to attendance by the public.

Board Members Present: Joe Hobelman, Doug Rosekrans, Ryan Osborn and Amanda Fangmeier. Trent Wheatley was absent. Hobelman stated that the Nebraska Open Meetings Act is posted on the wall and available for public inspection. Notice of this meeting was publicly posted prior to the meeting at the Denton Daily Double, the Denton Post Office, and the Denton Community Center, as required by law.

1. Approval of Minutes

Motion by Fangmeier, seconded by Osborne, to approve the September 29, 2026, meeting minutes. Carried.

3. Reports

- a. Treasurer's Report.** General \$39,651.29; Water \$45,545.80; Sewer \$172.25; Streets \$42,680.76; Community Center \$1,987.13; Keno Checking \$118,736.84
- b. Keno Report August 2025** Gross Proceeds \$422,864.63; Payout 87.90%; Unclaimed Wins \$293.28; Village Share \$21,436.51; Operator Share \$29,689.59
- c. Maintenance Report.** Jerrod Davis gave a report. He worked with a Core & Main representative to install a remote meter. The town has 8 meters in stock. Also gave an update on preparation for discharge at the lagoon.

- 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 stated DAC will be at the Community Center for a trick-or-treat stop on Halloween. The Children's Christmas Party is set for December 5, 2026.

- 5. Recommendation from Planning Commission for Amendment text to Section 6.03 of the Zoning Ordinance to amend Section 6.03, to include churches, temples, seminaries, and convents, including residences for teachers and pastors, as a conditional use in the Transitional Agricultural (TA) Zoning District on property consisting of less than ten (10) acres.** The clerk stated that the Denton Planning Commission unanimously recommended the text change for the request. The Clerk reported that the Denton Planning Commission held a public

hearing on September 28, 2026, to consider a proposed text amendment to Section 6.03 of the Zoning Ordinance. The proposed amendment would include churches, temples, seminaries, and convents, including residences for teachers and pastors, as a conditional use in the Transitional Agricultural (TA) Zoning District on properties consisting of less than ten (10) acres.

Following the public hearing, the Planning Commission voted unanimously to recommend that the Village Board of Trustees amend the text of Section 6.03 of the Zoning Ordinance as proposed.

The Denton Planning Commission minutes: Braunsroth motioned to recommend approving an amendment to Section 6.03, to include churches, temples, seminaries, and convents, including residences for teachers and pastors, as a conditional use in the Transitional Agricultural (TA) Zoning District on property consisting of less than ten (10) acres. Bell seconded. Roll all votes were made: AYE: Braunsroth, Bell, Bartek, Edwards, Sullivan. Motion carried.

6. Public Hearing. Zoning Change for 2026 Zoning Ordinance to amend Section 6.03, to include churches, temples, seminaries, and convents, including residences for teachers and pastors, as a conditional use in the Transitional Agricultural (TA) Zoning District on property consisting of less than ten (10) acres.

At 6:40 p.m. Rosekrans moved, seconded by Fangmeier, to open the public hearing to discuss the zoning text change. Carried.

Lona Anderson spoke in opposition to the proposed text amendment. She referenced testimony presented during the Planning Commission's public hearing and questioned comments regarding the potential economic benefits to the Village, including property tax revenue and utility payments, as well as concerns about traffic congestion. Anderson also questioned whether an additional text amendment would be proposed to address building height restrictions in the Transitional Agricultural (TA) Zoning District.

Jen Soucie spoke in opposition to the proposed text amendment, emphasizing the importance of maintaining the integrity of the zoning regulations. She questioned whether the change was being considered for a specific property rather than the Village as a whole. She noted the zoning regulations were approved in 2026 and questioned how the process of amendment changes would apply to future applicants.

Father Eickoff spoke in favor of the proposed zoning text amendment and submitted a

letter for the record. He stated that the church has addressed concerns raised by the community and parishioners at previous meetings. He noted that unused lots west of the existing church may be sold to the public and that 6.5 acres were donated for construction of a new church. He also stated that churches are currently a permitted use in Agricultural zoning and were listed as a Special Use prior to 2006.

Linda Aschoff, a member of St. Mary's Church, spoke in favor of the proposed text amendment. She addressed potential property tax and utility revenue benefits and noted that the Village has already entered into a water and sewer agreement. She reiterated the Planning Commission's unanimous recommendation for approval. Aschoff stated that a new church could attract residential growth, would be a favorable neighboring use compared to other permitted uses, and would reduce traffic congestion by relocating the church away from an arterial street.

Gail Braunroth spoke in favor of the change. She mentioned the past zone changes have been made to expand uses.

At 7:03 p.m. Fangmeier, seconded by Roskerans, moved to close the hearing. Carried.

7. Zoning Change for 2026 Zoning Ordinance to amend Section 6.03, to include churches, temples, seminaries, and convents, including residences for teachers and pastors, as a conditional use in the Transitional Agricultural (TA) Zoning District on property consisting of less than ten (10) acres. Discussion & possible action. The clerk explained the permitted use and the conditional uses in Trans Ag. *Motioned by Fangmeier, seconded by Rosekrans to table further discussion on Zoning Change for 2026 Zoning Ordinance to amend Section 6.03, to include churches, temples, seminaries, and convents, including residences for teachers and pastors, as a conditional use in the Transitional Agricultural (TA) Zoning District on property consisting of less than ten (10) acres the until the November 2, 2026 or a special meeting is called. Carried.*

8. St. Mary's Addition Water/Sewer Review; Discussion & possible action. Tabled until further notice.

9. One and Six-Year Street Plan Public Hearing. Discussion on plans to overlay on W Denton Road. *Osborn moved, seconded by Fangmeier open public hearing at 7:34 pm. Carried.* Discussion on extending the storm sewer drain, dips in cement street and overlay possible. *At 7:38 p.m. Osborn moved and seconded by Rosekrans to close the public hearing. Carried.*

10. Resolution 26-10-2 One and Six-Year Street Plan. Osborn motioned, Fangmeier seconded to approve Street & Roads 1 & 6 Plan Resolution 26-10-1. Carried.

11. Agreement for Miller & Associates Consulting for Street Superintendent Services. Discussion & possible action. The trustee reviewed the agreement.

12. Ordinance 26-9-2 Employee Pay Range 2nd Reading. Rosekrans motioned, seconded by Fangmeier to approve the second reading of Ordinance 26-9-2 Employee Pay Range. Motioned by Rosekrans, seconded by Fangmeier to waive the state statutory requirements to hold three readings of an ordinance for passage. Unanimous. Vote on the motion. Unanimous.

ORDINANCE NO. 2026-9-1

AN ORDINANCE TO ESTABLISH COMPENSATION AND WAGE RANGES FOR EMPLOYEES, APPOINTED OFFICIALS, THE CHAIRPERSON, AND MEMBERS OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DENTON, NEBRASKA; TO PROVIDE FOR THE ESTABLISHMENT OF INDIVIDUAL COMPENSATION WITHIN AUTHORIZED RANGES; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND TO PROVIDE FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CHAIRPERSON AND BOARD OF TRUSTEES OF THE VILLAGE OF DENTON, NEBRASKA:

SECTION 1. PURPOSE AND AUTHORITY.

Pursuant to Neb. Rev. Stat. § 17-209 and other applicable laws of the State of Nebraska, the Village Board of Trustees hereby establishes compensation and authorized wage ranges for the employees and officials of the Village of Denton.

SECTION 2. EMPLOYEE AND APPOINTED OFFICIAL COMPENSATION.

The following compensation and wage ranges are hereby established:

Position	Authorized Compensation
Village Clerk/Treasurer/Zoning Administrator	\$600.00-\$1,300.00 weekly salary based upon 24 hours per week; additional authorized hours \$27.00-\$45.00/hour
Full-Time Maintenance Supervisor	\$27.00-\$45.00/hour
Part-Time Maintenance Employee	\$20.00-\$30.00/hour
Part-Time Janitor	\$20.00-\$30.00/hour
Other Part-Time Employee	\$20.00-\$30.00/hour
Emergency Part-Time Hire	Not less than the minimum wage required by applicable Nebraska and federal law

The actual compensation paid to each employee shall be established by the Board of Trustees within the applicable range established by this Ordinance. In determining compensation within an authorized range, the Board may consider experience, qualifications, certifications, job responsibilities, performance, length of service, and other factors deemed relevant by the Board.

SECTION 3. VILLAGE CLERK/TREASURER/ZONING ADMINISTRATOR.

The Village Clerk/Treasurer/Zoning Administrator shall receive a weekly salary within the range of \$600.00 to \$1,300.00, based upon a regular work schedule of twenty-four (24) hours per week.

Hours authorized and worked in excess of twenty-four (24) hours in a workweek shall be compensated at an hourly rate established by the Board of Trustees within the range of \$27.00 to \$45.00 per hour, subject to applicable federal and state wage and hour requirements.

SECTION 4. CHAIRPERSON AND BOARD OF TRUSTEES COMPENSATION.

Compensation for the Chairperson and members of the Village Board of Trustees shall be established as follows:

Position	Compensation
Chairperson, Board of Trustees	\$100.00 per meeting
Trustee, Board of Trustees	\$75.00 per meeting

Compensation shall be paid for meetings attended. Any change in compensation for the Chairperson or members of the Board of Trustees shall be made in accordance with applicable Nebraska law governing compensation of elected officials.

SECTION 5. ESTABLISHMENT AND ADJUSTMENT OF EMPLOYEE COMPENSATION.

The Board of Trustees may establish or adjust an employee's compensation within the range authorized for the applicable position by motion or resolution approved at a duly convened public meeting of the Board.

Any establishment or adjustment of compensation shall be reflected in the official minutes of the meeting.

No employee shall receive compensation in excess of the maximum established for the applicable position without amendment of this Ordinance.

SECTION 6. OVERTIME AND ADDITIONAL COMPENSATION.

Eligible employees shall receive overtime compensation as required by applicable federal and state law and in accordance with the Village of Denton Employee Handbook.

Employees required to perform emergency work, attend meetings or required training, or perform other authorized Village duties outside their regular work schedules shall be compensated in accordance with applicable law and Village policy.

SECTION 7. REIMBURSEMENT OF EXPENSES.

Village employees and officials may be reimbursed for reasonable and necessary expenses incurred while conducting authorized Village business, including mileage, travel, lodging, training, and other approved expenses, in accordance with Village policy.

SECTION 8. COMBINED OFFICES AND DUTIES.

The duties of Village Clerk, Village Treasurer, and Zoning Administrator may be performed by the same individual as authorized by ordinance and applicable Nebraska law.

Nothing in this Ordinance shall be construed to eliminate the separate legal duties and responsibilities associated with each office or position.

SECTION 9. PAYMENT OF COMPENSATION.

Compensation shall be paid through the regular Village payroll system and shall be subject to all applicable deductions, withholdings, and reporting requirements.

SECTION 10. REPEALER.

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 11. SEVERABILITY.

If any section, subsection, sentence, clause, or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Ordinance.

SECTION 12. EFFECTIVE DATE.

This Ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this 5 day of October, 2026.

13. Current Janitor Position – Wage Compensation. *Fangmeier moved, seconded by Rosekrans, to approve a 5% wage increase for employee Meriel Dissmeyer, effective October 1, 2026. Motion carried.*

14. Resolution 26-10-1 Surplus Property Sale. Eight bales minimum \$50. Fangmeier motioned, seconded by Rosekrans to approve Resolution 26-10-1. Surplus Property Sale. Carried.

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 November 2, 2026 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.

15. Claims and Transfers. *Motioned by Rosekrans, seconded by Fangmeier to approve Claims List A for \$25,293.99, Claims List B \$4,317.00 September Payroll \$9,112.40. Carried.*

16. Adjournment. The meeting adjourned at 8:02 p.m. I, the undersigned Village Clerk of the Village of Denton, Nebraska, hereby certify that the foregoing is a true and correct copy of the proceedings of the Board of Trustees meeting held on September 29, 2026, and that all subjects included were contained in the agenda and publicly available as required under Nebraska law.



Charlotte Te Brink
Village Clerk/Treasurer

October 26 Claims

Claims List A

Great America	\$358.42	two months copier
Jerrold Davis	\$18.04	reim gate wheel
Sams Club	\$154.02	cleaning supplies
HBE	\$5,245.00	Budget prep
One Call	\$5.31	locate utilities
LAE	\$239.94	alarm access
WRT	\$1,434.07	water treatment
Sunbelt Rentals	\$117.90	lagoon pump
Olsson Associates	\$130.34	1 & 6 services
Carlson Plumbing	\$2,494.00	outdoor restrooms
Core & Main	\$29.37	meter washers
Verizon	\$121.12	maintenance phone
Windstream	\$160.65	well house, office
Network Consulting Services	\$33.25	backup
Presto X	\$79.01	Pro services
City of Crete	\$141.13	labor water
Uribe Refuse	\$260.00	refuse service
Lindhal	\$292.50	review handbook, St Marys review
Jackson Services	\$50.00	rug service
Lancaster Sheriff Patrol	\$1,400.76	August Statement
McGuire Iron	\$10,220.70	5 year main plan
NE HHS Labs	\$329.00	Radium Colofrm Nickel
Summit Fire Protection	\$301.00	Semi Annual Inspection
Norris Public Power	\$1,057.16	electricity
Journal Star	\$42.96	text change & 1 & 6 publish
PowerManager	\$53.97	shut off notices
TeBrink	\$514.45	mileage & tablet for meters
Norland Pure	\$9.92	cooler rent
Total Claims List A	\$25,293.99	

Claims List B

Great America	\$166.21	copier rental
Jerrold Davis	\$235.93	Truck battery
NE Revenue	\$25.00	recycling fee
Pinnacle Deluxe Business	\$171.78	General Deposit Books
NE Revenue	\$437.50	941N
IRS	\$2,957.65	941F
NE Revenue	\$322.93	sales tax
Total Claims List B	\$4,317.00	

September Payroll	\$9,112.40
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