

**Village of Denton  
Meeting Minutes  
January 3, 2024**

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on January 3, 2024.

The meeting was called to order at 6:35 p.m. All proceedings hereafter shown were taken while the convened meeting was open to public attendance.

Chair Hobelman called the meeting to order.

Those present: John Juricek, Doug Rosekrans, Amanda Fangmeier, and Joe Hobelman. Trent Wheatly was absent from the meeting.

Hobelman stated that the Open Meeting Laws are posted on the wall in the meeting room.

**AGENDA:**

*Motioned by Juricek and seconded by Fangmeier to approve the meeting minutes from December 4, 2023, with the amendment to the boring estimate, is for 600', not 300'.  
Carried.*

**1. Reports**

**a. Treasurer's Report.** General Fund 19,000.64; Water \$5,531.49; Sewer \$136.26; Streets \$390.34; Community Center \$144.10; Keno Checking \$92,818.07

**b. Keno Report** November 2023 Gross Proceeds \$399,641.14; Payout 79.13%;  
Uncl Wins \$372.35; Village Share \$28,347.23, Operator Share \$55,046.74

**c. Maintenance Report.** Discharge on the lagoons went well. He is getting quotes on water and sewer connections for the General Store.

**2. Business.**

**a. Zoning Change for Lot 161-9030 Austin Ave from R1 zoning to a subdivided lot with two parcels and one a R2 and Industrial.** Ryan Omel was present at the meeting. The public hearing for the zoning change was held December 2, 2023. The clerk reported that no new comments were made from the public. *Juricek motioned, seconded by Rosekrans, to approve the zoning change application for Lot 161 from R1 to R2 and Industrial zone as submitted on the plat. Carried.*

**b. 9500 W Denton Road proposed development discussion.** Tim Aschoff was present at the meeting. They have been working on a survey for the proposed development. Discussion on the next steps. Annexation and TIF applications should be submitted at the same time. Aschoff mentioned they may request a variation on the proposed townhouses for a lesser side setback. The proposed church, parking lot, and existing house will be tax-exempt.

Discussion on doing a Blight Study as required for a TIF project. Aschoff stated that a blight study would take 60 days for their development and 90 days for the whole town. If the consultant does a blight study on the whole town, the cost would be an additional \$3500. Aschoff mentioned that the village might approach the TransAg zoned Lot 117 owners about including their lot in the Blight and Substandard study.

The consensus is to have our village TIF attorney draft the annexation application and review the TIF application when it is submitted. The clerk will check what other towns charge for an administration fee.

*Trustee Juricek motioned to approve that the village will require a \$15,000 TIF fee from the developers. The first installment is \$5,000 at the submission of the TIF application. The cost-sharing of the Blight Study will be determined in the agreement, and our TIF Attorney will start preparing the annexation agreement. Rosekrans seconded. Carried.*

Blight and Substandard Study with Hanna Keelan Association will be placed on the agenda of the next meeting.

**c. Foodnet Rate for community center rental to be discussed.** Gail Braunsroth and Tim Stewart were present to represent the DentonFoodnet. They stated that they feel they have addressed all the building's concerns regarding cleanup and care. Hobelman motioned to keep the rental rate at \$50 for their weekly rate. Motioned died due to lack of second. *Fangmeier motioned to adopt the following price structure for approved Denton Nonprofits: Monday-Thursday \$50 and Friday-Saturday-Sunday \$100. Seconded by Rosekrans. Carried.* No further discussion on the grant request from the Knights of Columbus.

**d. Bridge Repair on SW91st Discussion update.** The bore is done, and contractors will proceed with the bridge demo.

**6. Claims and Transfers.** *Rosekrans motioned, and Fangmeier seconded to approve claims list A \$14,654.08; list B \$49,567.83; December net payroll \$49,567.83 Carried.*

**7. Adjournment.** The meeting was declared adjourned. 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 January 3, 2024, at 7:59 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 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  
1-3-24.min