

**Village of Denton
Meeting Minutes
May 6, 2024**

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on April 6, 2024.

The meeting was called to order at 6:32 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, Trent Whealthey and Joe Hobelman.

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

AGENDA:

Motioned by Juricek and seconded by Rosekrans to approve the meeting minutes from April 1, 2024. Carried.

1. Reports

a. Treasurer's Report. General \$43,087.54; Sewer \$2,597.61; Water \$8,100.68; Streets \$5,667.36; Community Center \$383.59

b. Keno Report March 24 Gross Proceeds \$578,756.37; Payout 85.68%; Unclaimed Wins \$495,915.74; Village Share \$40,958.47, Operator Share \$41,882.16

c. Maintenance Report. Blackledge gave a report.

2. Ordinance 24-3-1 Annexation Ordinance Third Reading. The clerk read the ordinance by title. *Juricek motioned, seconded by Rosekrans, to open a public hearing at 6:37 p.m. Carried.* The Village's attorney Andrew Willis talked about the plan. A conditional annexation agreement is beneficial for both sides. *At 6:40 p.m. Juricek motioned, seconded by Rosekrans to close the public hearing. Carried. Juricek motioned to approve the final reading of Ordinance 24-3-1 Annexation of Lot 173. Seconded by Rosekrans. Unanimous. Carried. Motioned by Rosekrans, seconded by Juricek to approve and authorize Chair Hobelman to sign the Conditional Annexation Agreement for Lot 173 Irregular Tract. Carried.*

ORDINANCE NO. 24-3-1 Annexation

AN ORDINANCE OF THE VILLAGE OF DENTON, LANCASTER COUNTY, NEBRASKA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE VILLAGE OF DENTON BY ANNEXING THERETO LAND CONTIGUOUS TO AND NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE VILLAGE OF DENTON, LANCASTER COUNTY, NEBRASKA; AND TO PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the real estate described herein is contiguous or adjacent to the corporate limits of the Village of Denton, Lancaster County, Nebraska (the "Village") and is urban or suburban in character;

WHEREAS, the Planning Commission of the Village has duly met and has recommended to the Village Board of Trustees of the Village of Denton, Nebraska (the "Village Board") that the real estate described herein be annexed by the Village; and

WHEREAS, it appears desirable and in the best interest of the Village for such annexation to occur.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE BOARD OF THE VILLAGE OF DENTON, LANCASTER COUNTY, NEBRASKA:

Section 1. There is hereby annexed into the corporate limits of the Village the following described land, to wit (the "Annexed Territory"):

LOT 173 IRREGULAR TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 5 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

Section 2. The corporate limits of the Village are hereby extended and increased so as to include and embrace within the corporate limits of the Village the Annexed Territory, and the Annexed Territory is hereby declared to be part of the Village.

Section 3. A certified copy of this Ordinance, together with the map of the Annexed Territory attached hereto as Exhibit "A", shall be filed with the Register of Deeds of Lancaster County, Nebraska and the Assessor of Lancaster County, Nebraska.

Section 4. Upon such filing, the Annexed Territory shall be deemed and held to be a part of the corporate limits of the Village and entitled to the privileges and benefits and subject to the ordinances and regulations thereof.

Section 5. This Ordinance be in full force and effect from and after its passage, approval, and publication as provided by law.

b. Approval of Blight and Substandard Designation-Public Hearing. The Board reviewed the Blight and Sub Determination Study as prepared Hanna:Keelan Associates. Willis reviewed the criteria for blighted definition. The TIF project will be discussed further at the May 20th meeting. *At 6:37 P.M., Juricek motioned to open a public meeting. Fangmeier seconded. Carried. Discussion. At 6:52 p.m Juricek motioned, seconded by Wheatley, to close the public hearing. Carried. Juricek motioned, seconded by Whealty, to approve the 2024 Blight and Substandard Study as prepared by Hanna:Keelan Associates. Carried.*

c. Ordinance 24-5-1 Omel Zoning Change-Public Hearing. *At 6:58 p.m., Juricek motioned, seconded by Wheatley, to open a public hearing on Ordinance 24-5-1 Zoning Map Change. Carried. At 7:01 P.M. Juricek motioned, seconded by Rosekrans, to close the public hearing. Carried. Rosekrans motioned, seconded by Fangmeier, to introduce Ordinance 24-5-1 Omel Zoning and hold the first reading of the ordinance. Unanimous. Juricek motioned,*

seconded by Fangmeier to waive three readings as required by state statutes. Unanimous. Vote on the main motion: AYE: Rosekrans, Juricek, Wheatley, Hobelman, and Fangemeier. Carried.

d. Street Dance Open Drinking Permit for June 29, 2024. *Juricek motioned, seconded by Fangmeier, to approve an Open drinking permit for the Denton Daily Double on June 29, 2024, from 12:00 P.M. to 12:00 A.M. Carried.*

e. EPA Grant Discussion. The village was notified that they will be receiving a community grant from the EPA for Public Water Systems. The project will be for water main improvements and will include the following:

- Replacement of inoperable water main valves
- Installation of water main valves to provide redundancy so that the distribution system can be systematically isolated without shutting down the entire system
- Replacement of outdated hydrants
- Installation of water meters and pits to replace aging and inaccurate meters that have exceeded their useful design life.

f. Planning Commission Appointment. *Juricek motioned, seconded by Fangmeier to accept Mike Foster's resignation from the Village Planning Commission and to appoint Bill Edwards to a 4 year term to the Denton Planning Commission. Carried.*

g. Patio Furniture. The patio furniture at the community center is damaged. *Motioned by Rosekrans, seconded by Wheatley to approve the replacement of the tops and seats of the patio table for \$1,800. Carried.*

h. Well 72-1 Discharge Head. The discharge head at 72-1 is leaking. *Motioned Juricek, seconded by Wheatley, to approve Sargent Drilling's bid of \$6,750 to replace the discharge head at 72-1. Carried.*

i. Storm Damage to Community Property. The Village has hail damage on the post office and well house 94-1 roof. A claim has been filed. All buildings will be inspected by the insurance adjuster.

j. Miller & Associates Agreement for Review of Preliminary Plat. Discussion on reviews for St. Mary's Addition. *Wheatley motioned seconded by Fangmeier, to approve entering into an agreement with Miller & Associates for zoning, sewer, and water review of the preliminary and final plats for St. Mary's Addition. Carried. Juricek motioned, seconded by Wheatley to designate Andrew Willis as the attorney to review the preliminary and final plats for St. Mary's Addition. Carried.*

3. Claims and Transfers. *Juricek motioned, seconded by Fangmeier, to approve Claimslist A \$50,304.19, Claimslist B \$4,266.67 April Payroll \$13,953.85. Carried.*

4. 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 May 6, 2024, at 8 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