

REGULAR MEETING MINUTES
HALLAM BOARD OF TRUSTEES
October 2, 2023
Hallam Auditorium

The meeting was called to order by Chairperson, Gary Vocasek at 7:00 p.m. An explanation of the Open Meetings Laws location was given. He asked if cell phones are muted and if someone needs to take a call to please step outside.

PRESENT:	Gary Vocasek, Chairperson
TRUSTEES:	Bob Wink, Sheila Taylor, Brad Niemeyer
ATTORNEY:	Steve Reisdorff
CLERK:	Robin Likens
GUESTS:	Anna Wishart, DaNay Kalkowski, Andrew Bock, Cynthia Heir, James Dobege, Al Schroeder, Joetta Schwaninger, Cam Walther, Ryan Skillet, Bruce Trautwein

ALL PROCEEDINGS HEREAFTER SHOWN WERE TAKEN WHILE THE CONVENED MEETING WAS OPEN TO THE ATTENDANCE OF THE PUBLIC.

1.PETITIONS-COMMUNICATIONS-CITIZENS CONCERNS:

Cam was present representing what he said was for the residence in the development. Cam said the residents in the development want information on the street trees. What happens if they die, who is responsible for replacing them. Can they go on the other side of the sidewalk, into the yard?

Vocasek spoke on the trees being part of the TIF agreement and funds were put into the agreement to plant street trees. The Village Board only cares that you do not plant them next to fire hydrants, doesn't block view of traffic, does not intrude on water, sewer, electrical or any other lines. Also, you do not want them to grow to disturb sidewalks or driveways someday. In the covenants it states the homeowner is responsible for the care of the tree. Vocasek stated if the loss of a tree was because of a bug, or some unforeseen circumstances homeowner probably would not be responsible to replace it but if the homeowner cut it down or neglected it on purpose a homeowner could be held responsible. May be a good idea to put the trees on the yard side of the sidewalk in the development. The trees would not obstruct the view, not grow into the sidewalk or utility lines. The residents were asked not to put them far off the sidewalk. Cam also asked about the possibility of having a park on the property that is the villages at the opening of the development. The likelihood that would be approved is unlikely due to safety concerns, our lift station being on the property. With that on the property sometimes on occasion the village has trucks on the site.

2. SPECIAL ORDER OF BUSINESS:

- A. Public Hearing. Planning Commission recommendations. Met September 27, 2023.
Monolith. Change of Zone Application, Special Use Permit Application. NBA.
Contract Renewal.

At 7:11 p.m. Niemeyer made the motion, seconded by Taylor, to open the public hearing. Anna summarized the original agreement. Identified the drop trailer yard is to go where the evaporation pond was going to go in the original agreement. The evaporation pond is going to move further south. Vocasek went over the Planning Commission recommendations. Joetta Schwaninger was present and said she wanted to make her voice heard. Joetta wished Monolith would have built North versus south toward Hallam. There is a large amount of traffic on Hallam Highway, off which she lives. Anna did explain that Monolith is working on a transportation plan in hopes of lessening the effect on those in the area. Niemeyer made the motion, seconded by Wink, to close the public hearing at 7:18 p.m. Taylor made the motion, seconded by Niemeyer, to approve the Planning Commission's recommendations for Monolith's applications. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

- B. NBA. Contract Renewal.

No one was present from the NBA. The topic will be postponed until November.

- C. Open bids for Snow Removal.

The village trustees received one bid for snow removal. The trustees asked for last year's bid to compare. The bid did go up a little but not too bad. Niemeyer made the motion, seconded by Taylor, to approve Bentzinger's bid for the 2023-2024 snow season. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

- D. Allo. Fiber Optic.

Allo will be using the Lancaster County conduit. Allo is still in the process of getting the special permits from Norris. What is underground will be bored in. A lot of it will be aerial, or on the electric poles. Bauer underground is who will do the work. Allo will contact residents if going to be in their yards. Allo will be available if residents have questions. If the weather permits Allo would start this winter; if not will start in the spring and should take six to eight months. Most timing depends on the 811 locations. Taylor asked how they request those. Will do in sections. Allo will allow homeowners to have the option to have aerial or underground. Trustees are not found of them using the corner at Main and Front Street, by the pressure tank house. The reason being the village has a lot of water/sewer lines around that area. That is where they want to attach on at. Want to be a good neighbor and are willing to compromise. Also hate to see a lot of lines go around there because if need to do something with infrastructure there we would not have so many lines to work around. Village would like to make it, so we are not running into each other's "stuff". Allo is hoping to have everything wrapped up by mid-November. Likens is to put on December board meeting. Taylor will compare Allo maps with the village utility maps and send Allo a copy of our maps.

E. Heusy's Meats. Site Plan. Planning Commission recommendations.
Brief explanation of the change. Small change to parking, sidewalk. Steakhouse is fine with the site plan. The Planning Commission recommends the plans. The next steps are for Heusinkvelt's to get a building permit.

F. Propane Tank Ordinance. Planning Commission recommendations.
A short discussion was had. All are agreed upon just want to make sure that the wording distinguishes between 125 gallon and under versus 126 gallon and above. Taylor made the motion, seconded by Niemeyer to approve with the wording changed, so weight (125/126) is clarified. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

G. Raise water deposit fee.
The village has had a \$60.00 water deposit fee for as long as anyone can remember. Today \$60 is not enough to cover one month. Discussion of more concerned about tenants in rental properties than homeowners. History shows they have the most “left” water bills. A few amounts were talked about. Wink made the motion, seconded by Taylor, to increase the utility deposit fee to \$100. Wink -yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

H. Valve Repair Bid. We need one moved, one exposed and one replaced.
The board received two bids. The trustees were surprised by the difference between the two. Another area that needs to look at getting fixed is at the corner of Peach and South Front. The one on South Harrison really needs fixed before Winter or could have big problems. The discussion revolves around wishing the village could get rid of the old valve boxes. Strong feeling that the village needs to fix all the areas before winter. Want to avoid a larger problem later. Niemeyer made the motion, seconded by Wink to use General Excavating to fix the four valves. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

- I. Robin Burianek
 - a. Monolith
 - b. HCC/Park Committee

Move to November.

J. Auditorium

- a. Jaylynn Clark. November 11, 2023. 80th Birthday Party.
Niemeyer made the motion, seconded by Wink, to approve the meeting room rental for November 11th. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

- b. UCC Church. Annual Hunter's Breakfast. October 28, 2023.
Taylor made the motion, seconded by Wink, to approve and waive the fee for the UCC Church to use the auditorium for Hunter's Breakfast. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

3.RESOLUTIONS & ORDINANCES:

A. **RESOLUTION #2023-04:** Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and standards. Niemeyer made the motion, seconded by Taylor to approve Resolution #2023-04. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

4.OFFICERS AND SUB-COMMITTEE REPORTS:

A. **POLICE REPORT- FUNK/KINGSWOOD:**

Hallam had three calls last month. Comments of having seen them around more.

B. **UTILITIES – NIEMEYER**

Went over late water bills. Happy with the payments that have been made, thank you to those who have made payments. Need to talk to Viking about the plan to fix/clean the water tower.

C. **PUBLIC SAFETY – TAYLOR**

A couple of stop signs still need to be replaced. Should probably do another health walk.

D. **FINANCE/PERSONNEL – VOCASEK**

1. **Clerk’s Report**

General Fund Balance \$439,121.48, Park account \$4,926.53, Cemetery account is \$30,753.84, Keno account \$54,933.51, Keno Reserve \$433.76. The claims totaled \$40,892.04.

E. **STREETS – WINK**

Question about flushing hydrants.

F. **PARK/AUDITORIUM – BURIANEK**

6th Dragoo Wedding Reception; Monolith 10th & 12th Meeting Room, training; 18th Planning Commission Meeting; 22nd Nancy Schmitz Baked Potato Feed; 24th HCC Meeting; 28th Hunter’s Breakfast

The park needs to be winterized. Splash pad.

5.CONSENT AGENDA

A. **Minutes: September 2, 2023; September 11, 2023; September 19, 2023**

B. **Treasurer’s Report**

C. **Regular and Special Claims-Bills**

Motion by Niemeyer, seconded by Wink to approve the consent agenda. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

6.ADJOURNMENT:

Motion by Niemeyer, seconded by Wink to adjourn at 8:36 p.m. Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

Next Regular Meeting: November 6, 2023

ATTEST: _____

Chairperson

Village Clerk

I, the undersigned, Village Clerk for the Village of Hallam, Nebraska, hereby certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and 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 the said minutes were in written form and available for the public inspection within 10 days and prior to the convened meeting of said body; that all news media requesting notification concerning the meeting of said body were provided advance notification of the time, and place of said meeting and the subject to be discussed in said meeting.