

REGULAR MEETING MINUTES
HALLAM BOARD OF TRUSTEES
February 2, 2026
Hallam Auditorium

The meeting was called to order by Chairperson, Gary Vocasek at 7:02 p.m.

PRESENT: Gary Vocasek, Chairperson
TRUSTEES: Bob Wink, Sheila Taylor, Jason Burianek, Brad Niemeyer
CLERK: Robin Likens
ATTORNEY: Becky Anderson
GUESTS: Darin Schwaninger, Bruce Trautwein, Anna Wishart, Russ Webb, Ben Topp

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

1. PETITIONS-COMMUNICATIONS-CITIZENS CONCERNS:

Vocasek shared a public letter we received from Nebraska Public Power. It told of the work that was going to take place off Princeton Road.

Wishart, from Monolith gave a short, revised version of Monolith's expansion plans. Monolith's core business is carbon black, which is critical material. It is found in items like tires, batteries and paint. Today this plant is the only plant in the United States that is doing what they are doing.

Monolith's original plan was to do Ammonia. Monolith was told no by the investors because it was too big and all was too much to take on. Monolith discovered that switching from natural gas to liquid oil feedstock the product is just as good if not better than before. This expansion requires less power, land, natural gas, water and produces less hydrogen. Monolith's core business remains the same.

The ammonia does not make sense to go this route. Now Monolith is looking into a new opportunity, a data center. They would like to do this versus the ammonia. The Monolith employees expressed that everyone from farmers, banks, and cloud services, everything around us uses or would use a data center.

Monolith is hoping for the carbon black expansion to begin late 2026 as well as the first phase of the data center. Monolith will be modifying the existing needs, and we will need an interlocal agreement with Lincoln-Lancaster County for building permits.

2. SPECIAL ORDER OF BUSINESS:

A. Northern Natural Gas. They want to expand their area to allow for parking, turn around area.

Hanigan, representing Northern Natural Gas, (yet he helps our side reach an agreement). reached out last week about a project(s) and met with Vocasek and Likens. Northern Natural Gas wants to expand their area around their property to avoid backing up to get out, employees should be able to turn around. One of the most important points that Vocasek made was that the village would not authorize a fence due to the location of the property and our well. If a fence was put up, the village would have problems getting a well rig up to the well building. This was also verified by Sargent Drilling, the company that takes care of our well. Hanigan did not think that

would be a problem, however, called Vocasek later and said that Northern Natural Gas was set on putting up a fence. Hanigan was not present at the meeting, something came up and was not able to attend.

Burianek made a motion, seconded by Niemeyer to table Northern Natural Gas until someone can be present with more information. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

B. Ben Topp. Water Bill.

Topp was present. The water meter did not work at his house when he moved in. November 2025 it finally got fixed. Reading was large and Topp upset that his bill is so high. Topp does not feel he should be responsible for the entire bill because the builders would have used it during construction and he doesn't want to pay for water he did not use. Topp believes the average is 6,000 gallons of water a month for a family of four (4). That is what Topp is willing to pay for the months he has lived here. Likens received the bills from Norris Public Power and had all the email correspondence with Topp printed.

Taylor made a motion, seconded by Niemeyer to table the Ben Topp water bill discussion until there is time to do a little more research into the situation. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

C. Mowing Bid for 2026.

The village received a bid, and it was from Doug Rejcha. The board commented on how Doug has always done a nice job.

Wink made a motion, seconded by Taylor to accept Doug Rejcha's bid for the 2026 mowing season for the Village. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

D. Static Monitoring System. Does the village want to purchase for the north well?

Keith from Sargent Drilling was here and put the monitoring system on the East well. Vocasek really likes it. Makes it more comfortable when recording numbers. To put one on the North well would also be beneficial.

Taylor made a motion, seconded by Niemeyer to approve the purchase of the static monitoring system for North Well. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

E. Water Meters and How assigned to Houses

The village has had issues with some water meters in the development area. They are not being installed, reported/recorded consistently and in turn we have issues when getting hooked up with Norris Public Power. Some ideas: The certificate of occupancy cannot be signed unless water meter has been cleared, all points recorded. Water does not get turned on until a meter is installed and installed correctly. Billing will go to the contractor or owner and then will be switched over to the owner when purchased. The village needs to put on some type of restrictions. Put on the building permit and let those that need to know aware.

F. Pet Clinic. Does the village want to host again?

Short discussion about Dr. Lothrop retiring at the end of the month and how it works nice for them to come over.

Taylor made a motion, seconded by Burianek for Likens to reach out to Lothrop's Veterinary Clinic to see if they want to still do the Vet Clinic in town. If they do let Lothrop's set the day

and time that works for them. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

G. Pet Cemetery.

Taylor has had some inquiries about having a pet cemetery. Ideas discussed: having it on the east side; only flat headstones so can mow over, another income for the village. Others feel short of ground around the current cemetery already. If someone really wanted to bury their pet could they be buried with a person? Something to talk to the cemetery about. See if the village would need to change an ordinance. We will do a little more research and talk to the cemetery committee.

H. Asphalt. Does the village have any plans to do anything this spring or summer? The village has had one of our contractors reach out and ask if we needed any asphalt work done this spring. Vocasek suggested that if the gentleman wanted to come and look and give an opinion that would be great.

I. Auditorium/Meeting Room Rentals.

- a. Karen Doan, 3-7-2026, Meeting Room, Jada's baby shower
- b. Emilia Brozek, 4-11-2026, Meeting Room, Birthday parties
- c. Monolith, 3-26-2026, Auditorium Hall, Town Meeting
- d. Shayne Zutavern (BigIron Reality), 4-17-2026, Meeting Room, On-Line Auction Event
- e. Cindy Heier, 4-23-2026, Meeting Room, HOA Meeting

Vocasek read over rentals.

Burianek made a motion, seconded by Taylor to approve the five (5) rentals (a through e on the agenda) for the auditorium/meeting room. Doan, Brozek, Monolith, Zutavern, Heier.

Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

3. RESOLUTIONS & ORDINANCES: None

4. OFFICERS AND SUB-COMMITTEE REPORTS:

A. POLICE REPORT-

There was one (1) call in February

B. UTILITIES – NIEMEYER

Vocasek had a short discussion about the two (2) well issues we have had to deal with since 2023 and all the samples that are taken from a water system.

C. PUBLIC SAFETY – TAYLOR

1. Public Safety Report

D. FINANCE/PERSONNEL – VOCASEK

1. Clerk's Report

General Fund Balance \$352,981.19, Park account \$6,008.68, Cemetery account is \$8,960.73, Keno account \$70,283.76, Keno Reserve \$383.62. The claims totaled \$44,655.56.

E. STREETS – WINK

The signs at the cemetery were broken down as well as the street sign at the corner of North Harrison and Walnut. We believe the storm; wind took them out. Vocasek is working on fixing them.

F. PARK/AUDITORIUM – BURIANEK

What's in the building this month? 3rd, 10th, 17th Burns & McDonnell, 7th Karen Doan (Jada) baby shower, 11th Park Committee meeting, 26th Monolith Town Hall

5. CONSENT AGENDA

- A. Minutes: February 2, 2026
- B. Treasurer's Report
- C. Regular Claims-Bills
- D. Special Claims-Bills

Motion by Niemeyer, seconded by Burianek to approve the consent agenda along with additional bills if needed as they may come in. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

6. ADJOURNMENT:

Motion by Niemeyer, seconded by Taylor to adjourn at 8:35 p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

Next Regular Meeting: Monday, April 6, 2026

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.
