

REGULAR MEETING MINUTES
HALLAM BOARD OF TRUSTEES
July 6, 2026
Hallam Auditorium

The meeting was called to order by Chairperson, Gary Vocasek at 7:03 p.m.

PRESENT: Gary Vocasek, Chairperson

TRUSTEES: Bob Wink, Sheila Taylor, Jason Burianek, Brad Niemeyer

CLERK: Robin Likens

GUESTS: Anna Wishart, Russ Webb, Austin Burk, Bruce Trautwein, Randi Christopher, Cindy Heier, Dani Nichols, Weston Fonders, Tara Hanke, Darin Schwaninger, Bryce, Jeremy Pierce, Thomas, Kellee Kinney, Jennifer Robinson, Kole Miller, Wesley Dobbins, Jared Anderson, John Watkins, Dawn Beach, Cynthia Morcles

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

1. PETITIONS-COMMUNICATIONS-CITIZENS CONCERNS:

Vocasek said it was great how many people celebrated and enjoyed the 250th. Seemed like everything was done about midnight and all looked pretty cleaned up the next day, which was also great to see.

Likens asked everyone to sign in. Vocasek did announce that the village's attorney, Anderson, is on holiday with family so may postpone anything that needs further information or the board is not sure of.

Wishart talked, gave an update on the work being done for the expansion of Monolith and data center. Presentation and 1 page handout. 3 things want to update on:

1. Data partner – Crusoe all American technology company that Monolith is excited to partner with.
2. Expansion timeline for this year.
3. Zoning and permitting paperwork that will be coming to the village and community asking for permission to do the expansion.

Wishart reminded the audience if the people did not remember Monolith was planning on making carbon black and ammonia, all 200 investors around the world said no, great technology and community presence but needed to scale back. 2025 was a hard year for Monolith.

Wishart said she works with smart scientists who figured out a solution to make it work. Using natural gas to make a carbon black product and can get 4 x as much carbon black out of their current unit. So instead of doing 12 x (like they would have needed in their original plan) only need to do 4 x, which is a much smaller footprint. Monolith will still produce hydrogen, but not

enough for ammonia, so how can they use it, is what Monolith asked themselves. Then thought what would be a good company, copartner to work with and so came the data center idea.

Data Centers are used for innovation, storage of information and entertainment, which, we are guessing is the largest today with all the streaming of television and movies. In short they are used for Artificial Intelligence.

Why did Monolith choose Crusoe? One is because of water. Water is a big thing. Water and being able to conserve water are an important topic to Monolith and Monolith knows it is to the Hallam community as well and it is important to Crusoe. Water is also important because Nebraska is an agricultural state and water is precious to all of us. Crusoe uses a closed water loop system, like a radiator system in a car and Crusoe uses them across their company. Closed loop systems use much less water than others. It is Crusoe's commitment. Another reason is all the parts and pieces are manufactured here in the United States. The company is based in Denver. Both companies share a vision with transparency and community engagement. Crusoe will be at Monolith's town hall meeting this month. They do want to be good community partners. Lastly, Monolith chose Crusoe because they develop spark units, the modular unit, much smaller, and far less intensive construction. These modular units are kind of like a shipping container and can go in an economical space. Crusoe has done a project in Iceland and Nevada, you can look them up and they are like what Monolith wants to do here.

Monolith has built enough infrastructure to be able to build what carbon black structures are needed and data centers in 2 phases but today at our meeting Monolith is only here to talk about phase 1. Funding is needed to complete all the anticipated projects like paving 42nd street to the Crete Highway (Highway 33).

Wishart stresses Monolith and Crusoe's desire to be transparent about all they want to do but the Monolith people are only here to talk about the 1st phase and move forward with that. All of phase 1 occurs on existing property that Monolith leases that is zoned Industrial 2. The phase 2 plan will come later there are no plans yet, nor is the land purchased. Monolith is really focused on Phase 1 of the Carbon Black and hope to have that up and going by 2028 and phase 1 of data center up and going soon, not sure how long.

Monolith did look at other property, for potential but this property Monolith had an option on. Monolith owns the mile property between their plant and the Hallam village lines. Wishart says that Monolith made a promise to keep that buffer land and not build on it. They made a commitment and do have plans to keep it.

Focused on Phase 1, 10 acres, mainly where the parking lot is located. The hope is to be able to move forward with shovels in the ground this year. Carbon black later this year or early next year and up and running in 2028. Monolith will keep us updated on phase 2 of the carbon black and the data center if that should progress, possibly in the fall.

List of Q & A in the back of packet. Wishart says she understands that it has been an up and down ride with Monolith, and they do appreciate all the community support. Monolith does feel positive about their future. Monolith will continue to do town halls if the community wants them, they want to support the community and any of the employees will make themselves available to answer questions. Both companies want to be as transparent as possible and be a good neighbor, Wishart makes sure the board and audience knows this. Crusoe does too, they are very community oriented.

Monolith will continue to add to the Q & A sheet. Try to have a place where hopefully a lot of questions can be answered. Will work with Crusoe to get numbers on the noise level. Webb, from Monolith commented that he will make sure they have shrubbery/trees and fences around the data center(s). Other information on the data centers and Crusoe: there will be some jobs available, some during construction and a few after construction; 28 units can fit on 10 acres; Modular units can be air cooled as well; Crusoe owns their own cloud, does not need to source out; Crusoe is known for supporting small businesses; there is a fire suppression system in each unit; there has been data centers around for years, they are everywhere now and people are hearing more about them because of the Artificial Intelligence (AI) boom. The Crusoe company does use Glycol, which is the same used in food, and will be used in modular units too. There isn't any discharge from the units and if there is it will be taken to a treatment plant. Monolith should know later what the noise levels should be but will do everything in their power to control it. The companies plan on meeting with the fire department at some point.

One goal is to use the power from the new power station that Monolith helped to finance use. 1st phase: the words data center is not in our ordinances, and they are asking for data centers to be listed. Listed to run with a company. Monolith feels it would be good practice to assist and work with each other.

Again, Wishart stresses want to focus on Phase 1 now, but we do want to be transparent that we will want and need phase 2. Monolith is asking for it to be an authorized use in I-2. And working with the village to sit down and work through the specifics like the noise, water, etc.. Monolith does commit to do 2 town halls, July and August. Monolith hopes that September they will know whether they can expand their carbon black or not and if the data center will be accepted or not. The state now requires submitting water usage throughout the year, and it does now want a listing of what these large industrial businesses do to benefit the community. Some ideas now are to pave 42nd street all the way to Highway 33, helping with projects around the village like water and sewer projects. Monolith gave a generous donation to work on our North well and have helped with a variety of other projects. The village really appreciates all that Monolith has done for the community. Vocasek did them as much as he appreciates all the help that Monolith has given the village with he does not want to feel pressured or anyone else to feel that as a reason to vote yes. The next Planning Commission meeting will be August 19th

and the next Board Meeting that this could possibly be voted on would be September 14th, due to Labor Day it will be the second Monday.

2. SPECIAL ORDER OF BUSINESS:

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

This is an agreement that has been in the works for a while. Expand on a 50 x 50 footprint. Northern Natural Gas is going to expand three feet to the West. Becky, our attorney has looked over the agreement and feels comfortable with it.

Burianek made a motion, seconded by Taylor to accept the agreement with Northern Natural Gas as our lawyer approved it. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

B. NBA (Norris Baseball Association) Field care.

Taylor has looked at the ball field, and it looks horrible. The NBA (Norris Baseball Association) has not been taking care of the ballfield, and it is in the agreement that the NBA is to maintain the field during the season. The NBA now unhappy the field because of the Agrilime that is on it makes it so hard but that is on the NBA because they are the ones that put it on the village's field. There is also some concrete that will need taken care of. Need to contact the NBA and they will need to take care of it. Looks like Doug sprayed for weeds which is great.

C. Cameras for Park.

One of the cameras is working great. Taylor is looking to get a secondary camera and possibly one in the cemetery. The flag at the cemetery was stolen the day after Memorial Day from the cemetery. Taylor will investigate getting.

D. Carpet Cleaning for Meeting Room. One bid.

Realizing that the workers from what is going to be the new gas plant outside of town are going to be using the building throughout July everyone seems to be in agreement that the village should wait until the contractors are finished. The village could also get another bid.

Burianek made a motion, seconded by Taylor to postpone the topic of cleaning carpets until August to see if construction groups are done using our building first. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

E. Auditorium Rental Requests:

- a. Ranch & Farm Auctions. 7-23-2026. Meeting Room. Land Auction.
- b. Baker Construction, Power & Process. Meeting Room. Days between July 7th and July 22nd. After this date want to use 1 day each week while here. Drug testing, CPR and general meetings. Deposit 1 time to cover all meetings.

Taylor made a motion, seconded by Niemeyer to approve the Ranch & Farm rental, also the Baker Construction rental with the one-time deposit being held during their time here. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

Niemeyer made a motion, seconded by Wink to go into closed session at 7:45 p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes
Came out of closed session at 8:11 p.m.

F. Employee Review.

- a. Water/Sewer Operator
- b. Polak
- c. Block
- d. D. Likens
- e. Likens

Niemeyer made a motion, seconded by Taylor to approve the following raises:

Water/Sewer Operator (Gary Vocasek), no change in pay; Raise Deputy clerk (Vicky Polak) .50 to \$24.50; Raise meter reader operator (Sheryl Block) \$50 to \$275.; Scanner/Assistant (Dillon Likens) .50 to \$15.50; Robin Likens \$2.00 to \$24.50. All to begin the next pay cycle. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes.

3.RESOLUTIONS & ORDINANCES: NONE

4.OFFICERS AND SUB-COMMITTEE REPORTS:

A. POLICE REPORT-

Went over the hours that the sheriff's office had submitted for payment. One deputy had done all his hours in one day.

B. UTILITIES – NIEMEYER

Vocasek tried calling Keith, Sargent Drilling to ask about the landscaping. Doug had asked if the village could put retaining blocks or rocks so that he could spray it for weeks versus trying to mow it. Sargent had told Niemeyer that they were finished with the well.

Went over the late bills, the Dolan late bill may have to eat if we never hear from them.

Had a call about the Farhnbruch stone being hit by the mower. The cemetery committee needs to change the wording to add that stones need to be at ground level. Doug was upset about the stone, and someone was upset because they felt the flowers were pulled too fast after Memorial Day. Doug told Vocasek he does want to keep doing things for the village.

Vocasek back to doing well readings. Does have a quarterly sample to do on top of the regular sample.

C. PUBLIC SAFETY – TAYLOR

Nothing really to report. The splash pad is fixed.

D. FINANCE/PERSONNEL – VOCASEK

1. Clerk's Report

- 9th Monolith Open House

- 17th Princeton Road Station Groundbreaking

General Fund Balance \$314,995.99, Park accounts \$8,165.72, Cemetery account is \$8,963.76, Keno account \$79,515.14, Keno Reserve \$383.62. The claims totaled \$25,170.63.

E. STREETS – WINK

Nothing to report.

F. PARK/AUDITORIUM – BURIANEK

What's in the building this month?

The 2nd was the last day for Lincoln library.

7th through 22nd Baker Construction; Burns/McDonnell still using as well.

8th Park Committee Meeting; 15th Planning Committee Meeting; 22nd Cemetery Committee Meeting; 23rd Ranch & Farm Auction.

Burianek read through the list and talked about working on the splash pad with Taylor. Want to do something with the old banner in the maintenance building, maybe we could get a print made? Asked that the other board members think about how or what we could do with the banner.

Other ideas are thinking about possibly using community funds for: permanent lighting on the auditorium building outside, having pictures of our sewer lines, new technology in the office (Likens joked about), projectors,

5. CONSENT AGENDA

A. Minutes: June 1, 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 8:45 p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

Next Regular Meeting: Monday, August 3, 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.
