

**REGULAR MEETING
HALLAM BOARD OF TRUSTEES
October 5, 2026 - Hallam Auditorium- 7:00 p.m.**

NOTICE IS HEREBY GIVEN, THAT A REGULAR BOARD MEETING OF THE CHAIRMAN AND TRUSTEES OF THE VILLAGE OF HALLAM, NEBRASKA OCTOBER 5, 2026, AT THE HALLAM AUDITORIUM, 315 MAIN STREET. AN AGENDA WILL BE KEPT CONTINUOUSLY CURRENT AT THE OFFICE OF THE VILLAGE CLERK. THE MEETING WILL BE OPEN TO THE PUBLIC.

AGENDA

NOTICE TO ALL IN ATTENDANCE, THE VILLAGE HAS COPIES OF THE OPEN MEETING ACT, LAWS OF THE STATE OF NEBRASKA. IF ANYONE WISHES ONE DURING THIS MEETING.

Members of the public wishing to speak on items relating to other business not on the agenda may speak during the Public Comment period of the agenda. The Chair will recognize and call forward those wishing to speak. Each speaker is limited to one appearance of up to five minutes, and that time may not be reserved, transferred, or otherwise assigned to other speakers. Time limits may be extended or reasonably decreased at the discretion of the Chair.

Members of the public wishing to speak on items specific to today's agenda are asked to do so when that part of the agenda is reached. The Chair will recognize and call forward those wishing to speak. Each speaker is limited to one appearance of up to five minutes, and that time may not be reserved, transferred, or otherwise assigned to other speakers. Time limits may be extended or reasonably decreased at the discretion of the Chair.

Those who speak are asked to print their name and address on the sign-up sheet and mark YES located on the table, then before speaking stating verbally for the record their first and last names, address if live here and/or if they represent an organization. Thank you.

1. PETITIONS-COMMUNICATIONS-CITIZENS CONCERN:

(No action can be taken by the board on matters presented under this title except to answer any question posed /or refer the matter for further action.)

2. SPECIAL ORDER OF BUSINESS:

(The board may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove any matter presented under this title. The board may consider Agenda items in random order.)

- A. Public Hearing: to hear testimony in favor of and in opposition to and to answer questions in relation to a Zoning change and Special Use Permit requested by Galactic Lanes LLC, doing business as Galactic Auto, 4210 West Rebecca Lane, Lincoln, Nebraska 68528. Currently the property is Industrial and Galactic Lanes is requesting it be changed to commercial to allow for car sales and light maintenance specific to the vehicles being sold, not for public use.

Site Address: 135 South Harrison Street, Hallam, Nebraska, 68368.

Legal Address: Hallam, Block 11 LOT 3 S1/2 and LOTS 4-8.

B. Public Hearing: to hear testimony in favor of and in opposition to and to answer questions in relation to Special Use Permit requested by Monolith Corporation, 600 P Street, Suite 310, Lincoln, Nebraska 68508 (402) 413-5763, to seek to add a data center (the “Project”) to its existing Olive Creek Campus (the “Property”). The Project will contain modular processing units for a total of up to 35 megawatts of electrical load. The Project will occupy approximately 10 acres within Monolith’s existing property, which is the Village zones I-2 Heavy Industrial. The described property to wit:

Site Address: 27077 SW 42nd Street, Hallam, Nebraska, 68368.

Legal Address: S30, T7, R6, 6th Principal Meridian, LOT 30 NE, Lancaster County, Nebraska.

The property is located on the southwest corner of intersection W. Pella Road and SW 42nd Street.

1. Community Benefit Package

Crusoe Technologies LLC, with its affiliates (“Crusoe”), in cooperation with Monolith Materials, Inc., with its affiliates, provides the enclosed Community Benefit Agreement related to the application for special permit filed July 15, 2026. As you are aware, Neb. Rev.Stat. § 70-1506(7)(b) requires the owner or operator of a data center to “enter into a community benefit agreement with communities affected by the data center.”

C. Public Hearing: to hear objections to or recommendations to the Six-Year Road and Street Plan

- Final review of our One- and Six-Year Street plan for this fiscal year. Any changes or do you accept as is.
- Resolution 2026-02, see section

D. Ordinance – Bartels.

Bartels wrote up an ordinance he would like the Village Board to consider when considering data centers in and within the Village’s jurisdiction.

E. Opening of Snow Bids

F. Lauree Ebbers. Plant street trees.

G. Committee Members. Likens sent out a request for volunteers for the Planning Commission, Variance and the Park.

H. National Flood Insurance Program (NFIP). Does the village want to participate.

I. Midwest Labs. Lab in Omaha that tests the village’s sewer samples, would the village like to have them come to get the sample as well. Bid

J. Street Tree Trimming. Bids

K. North Well. Inspection was done on Friday, October 2, 2026. Further inspection needs done. Sargent Drilling Bid

L. Auditorium Rentals: All Community Fundraising Events Please Waive Fee.

1. Park Committee's Spaghetti Feed. Auditorium. October 25, 2026.
2. UCC Church's Hunter's Breakfast. Auditorium. October 31, 2026.
3. Santa is coming for a visit this year. December 5, 2026.

M. Trunk or Treat is October 25, 2026. Santa is December 5, 2026. If you choose for the village to participate, what would be a spending limit for each event

3. RESOLUTIONS & ORDINANCES:

A. RESOLUTION 2026-02:

WHEREAS: STATE OF NEBRASKA STATUTES, SECTIONS 39-2115, 39-2119, 39 2120, 39-2121 AND 39-2520(2) REQUIRES AN ANNUAL CERTIFICATION OF PROGRAM TO THE NEBRASKA BOARD OF PUBLIC ROADS CLASSIFICATIONS AND STANDARDS; and

WHEREAS: STATE OF NEBRASKA STATUTE, SECTION 39-2120 ALSO REQUIRES THAT THE ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE BY EACH MUNICIPALITY SHALL BE SIGNED BY THE MAYOR OR VILLAGE BOARD CHAIRPERSON AND SHALL INCLUDE THE RESOLUTION OF THE GOVERNING BODY OF THE MUNICIPALITY AUTHORIZING THE SIGNING OF THE CERTIFICATION.

4. OFFICERS AND SUB-COMMITTEE REPORTS:

(The following listed reports may be given concerning current operations of the Village. Questions may be asked and answered. No action can be taken by the Board on matters presented under this title except to answer any questions posed and to refer the matter for further action.)

A. POLICE REPORT-

B. UTILITIES – NIEMEYER

1. The Department of Water, Energy, and Environment (DWEE) is proposing fees for National Pollutant Discharge Elimination System (NPDES) permitting
2. Late water bills

C. PUBLIC SAFETY – TAYLOR

1. Public Safety Report
Question about Bus Stop (Likens)

D. FINANCE/PERSONNEL – VOCASEK

1. Clerk's Report/Information.

You are invited to a Public Hearing: the temporary paving plant on W Princeton Rd, there is a text amendment that will be considered by the County Planning Commission on Oct 14. This is to allow temporary paving plants by special permit in the AG District where they are for a public project. In this case, the text amendment is for the entirety of Lancaster County. The next application will be the special permit for the specific property,

2. Hallam Cemetery

E. STREETS – WINK

1. Street Report

F. PARK/AUDITORIUM – BURIANEK

1. No NBA Contract for 2027

What's in the building this month? 14th Park Committee Meeting; 21st Planning Committee Meeting; 25th Spaghetti Feed and Trunk or Treat (at Methodist Church); 28th Cemetery Committee; 31st Hunter's Breakfast and Happy Halloween.

5. CONSENT AGENDA

(Board may consider approval of the following items. An explanation may be given for each item, and the Board may approve and or amend and approve the items listed.)

- A.** Minutes: September 14, 2026
- B.** Treasurer's Report
- C.** Regular Claims-Bills
- D.** Special Claims-Bills

6. ADJOURNMENT:

Next Regular Meeting: Monday November 2, 2026

THE BOARD MAY ENTER INTO CLOSED SESSION TO DISCUSS ANY MATTER ON THIS AGENDA WHEN IT IS DETERMINED BY THE BOARD THAT IT IS CLEARLY NECESSARY FOR PROTECTION OF THE PUBLIC INTEREST OR THE PREVENTION OF NEEDLESS INJURY TO THE REPUTATION OF AN INDIVIDUAL AND IF SUCH AN INDIVIDUAL HAS NOT REQUESTED A PUBLIC MEETING, OR AS OTHERWISE ALLOWED BY LAW. ANY CLOSED SESSION SHALL BE LIMITED TO THE SUBJECT MATTER FOR WHICH THE CLOSED SESSION WAS CALLED. IF THE MOTION TO CLOSE PASSES, THE PRESIDING OFFICER IMMEDIATELY PRIOR TO THE CLOSED SESSION SHALL RESTATE ON THE RECORD THE LIMITATION OF THE SUBJECT MATTER OF THE CLOSED SESSION.