SPECIAL MEETING MINUTES
HALLAM BOARD OF TRUSTEES
October 19, 2026
Hallam Auditorium

The meeting was called to order by Chairperson, Gary Vocasek at 6:04 p.m.

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| PRESENT: | Gary Vocasek, Chairperson |
| TRUSTEES: | Brad Niemeyer, Bob Wink, Sheila Taylor, Jason Burianek |
| ATTORNEY: | Becky Anderson |
| CLERK: | Robin Likens |
| GUESTS: | Tom Hanna, Anna Wishart, Carrie Bartels, Joetta Schwaninger, Jeanne Egger |

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

**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.)

Hanna asks if there is going to be an opportunity to ask questions about the resolution? Anderson replies only as to the format, and there was an error, and it has been corrected and Likens is in printing and making copies now.

**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. Galactic Lanes LLC – Starfield Auto

1. ORDINANCE NO. 26-16: AN ORDINANCE OF THE VILLAGE OF HALLAM, NEBRASKA, TO CHANGE THE ZONING OF CERTAIN PROPERTY LOCATED IN HALLAM, NEBRASKA, FROM INDUSTRIAL (I-1) TO COMMERCIAL (C); TO CHANGE THE OFFICIAL ZONING MAP TO SHOW THE CHANGE IN THE ZONE; PROVIDING FOR A REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A TIME WHEN THIS ORDINANCE SHALL TO IN FULL FORCE AND EFFECT.

Motion by Niemeyer, seconded by Taylor to introduce Ordinance 26-16 and waive the statutory rule requiring reading on three separate dates. Burianek-yes, Wink-yes, Taylor-yes, Niemeyer-yes, Vocasek-yes.

Motion by Taylor, seconded by Wink for final passage of Ordinance 26-16. Burianek-yes, Wink-yes, Taylor-yes, Niemeyer-yes, Vocasek-yes.

2. RESOLUTION NO. 26-04: A RESOLUTION APPROVING A SPECIAL EXCEPTION PERMIT FOR AN AUTOMOBILE SALES BUSINESS LOCATED AT 135 SOUTH HARRISON STREET, HALLAM, LANCSTER COUNTY, NEBRASKA.

   WHEREAS, AN APPLICATION HAS BEEN PROPERLY SUBMITTED BY GALACTIC LANES LLC D/B/A STARFIELD AUTO REQUESTING A

SPECIAL EXCEPTION PERMIT NO. 26-02-SU ("SPECIAL PERMIT") TO OPERATE A MOTOR VEHICLE DEALERSHIP, INCLUDING THE OPEN-AIR DISPLAY AND RETAIL SALES OF USED VEHICLES, ON THE PROPERTY LEGALLY DESCRIBED AS: THE SOUTH HALF OF LOT THREE (3), AND ALL OF LOTS FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), BLOCK ELEVEN (11), VILLAGE OF HALLAM, LANCASTER COUNTY, NEBRASKA, COMMONLY KNOWN AS135 SOUTH HARRISON STREET, HALLAM, NEBRASKA

Motion by Niemeyer, seconded by Taylor to pass Resolution 26-04. Burianek-yes, Wink-yes, Taylor-yes, Niemeyer-yes, Vocasek-yes.

3. Street-Signage along Harrison Street/Peach Street

Vocasek said this was brought up due to the car lot going in. Someone brought up the idea of putting in a no parking sign or a limited time parking sign to help limit the vehicles on the street. He went on to say he doesn't want to interfere with the business and not let people park there if they need to, but I don't want people parking there all the time and interfere with traffic, especially in the winter when it might interfere with snow removal.

The village could use: No Parking, Violators will be towed, 2-hour parking or any time limit or set certain times that you can park along there. Taylor says that she had made it clear that there would be no parking vehicles on the street. Several comments say that you know they will though and then it will be complaining about it.

Vocasek says I guess it was brought to me so that maybe we could be proactive with it rather than reactive, but if you think we want to just try it and see how it's going to end up.

Discussion. It could be a deal that goes either way, because if they're bringing in transport or a vehicle with three or four cars on it, and people are parking there on the street. It's going to interfere with them if they're bringing their cars and dumping them off and leaving them there on the street or their employees are parking there or whatever it could cause a problem.

It is decided if it starts to become a problem, the board will address it with the business, and if it continues to be a problem, then we will bring it back to the table as a topic for discussion.

B. Monolith/Crusoe

1. <u>RESOLUTION 26-5</u>: WHEREAS MONOLITH MATERIALS INC. ("APPLICANT") IN COOPERATION WITH A PROPOSED PROJECT OPERATOR, CRUSOE TECHNOLOGIES LLC AND ITS AFFILIATES ("PROJECT OPERATOR"), REQUEST APPROVAL OF SPECIAL EXCEPTION PERMIT NO. 26-01-SU ("SPECIAL PERMIT") TO CONSTRUCT, OPERATE AND MAINTAIN A DATA CENTER (THE "PROJECT") ON APPROXIMATELY 10 ACRES OF APPLICANT'S EXISTING OLIVE CREEK CAMPUS (THE "PROPERTY") IN THE I-2 HEAVY INDUSTRIAL DISTRICT.

Motion by Niemeyer, seconded by Taylor to approve Resolution 26-5 for the special use permit for Monolith and Crusoe. Burianek-yes, Wink-yes, Taylor-yes, Niemeyer-yes, Vocasek-yes.

Vocasek says the board wants to take the opportunity for The Village Board members to talk among us about those interested who have applied for the Planning Commission.

Motion by Burianek, seconded by Taylor to go into executive session at 6:17 p.m. to discuss matters of a personal nature for the good of the village.

Motion by Burianek, seconded by Niemeyer to come out of executive session at 6:49 p.m. Attorney, Becky Anderson, stated that the Village Board met in short, closed session to discuss matters for the good of the Village, no actions were taken.

4. ADJOURNMENT:

Motion by Niemeyer, seconded by Wink to adjourn at 6:50 p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

Next Regular Meeting: Monday, November 2, 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.