REGULAR MEETING MINUTES
HALLAM BOARD OF TRUSTEES
October 5, 2026
Hallam Auditorium

The meeting was called to order by Chairperson, Gary Vocasek at 7:07 p.m.

PRESENT: Gary Vocasek, Chairperson
TRUSTEES: Brad Niemeyer, Sheila Taylor, Bob Wink, Jason Burianek
ATTORNEY: Becky Anderson
CLERK: Robin Likens
GUESTS: Anna Wishart, Scott Hollman, Scott Likens, Shawn Ryba, Western Fanders, Hennes Zetzade, Megan Fritch, Greg Bleyer, Tomer Ronen, Maddie Ames, Brandon Mueting, Karen Meyer, Frank and Cindy Wimmer, Carolyn Cowen, Nawaf Kholaf, Laura Bell, Ron and Mary Boden, Tara Hanke, Carol Oliphant, Jeff Yost, Chris Murbim, Steve Buster, Bud Geistlinger, Austin Burk, Jake Tonper, Tom Hanna, Cory Hladky, Dawn Morri, Paul Frerichs, Ran Meyer, John McKichen, Larry and JoJen Allder, Matt Schulte, Bruce Trautwein, Cindy Heier, Shannon Gibson, Russ Webb, Ann Post, Suzanne Steele, Dani Nichols, Peyton Bingham, Collin McCarty, John and Karen Seacrest, Shahab Bashar, Steve Clausen, Sadie Horacek, Taylor and Carrie Bartels, Andrew and Ashley Olmsted, Darin Schwaninger, Andrew Lewis, Dusty Schelbitzki, Tim and Laura Edmonds, Joetta Schwaninger, Jeanne Egger, Jeremy Pierce, Randi Christopher, Jake Ackerman, Dale Taylor, John McNally Alice Senseney, Calley Ideaus, Micki Hall, Annie Wilhite

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

1. **PETITIONS-COMMUNICATIONS-CITIZENS CONCERNS:**

No Comments

2. **SPECIAL ORDER OF BUSINESS:**

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.

Niemeyer made the motion, seconded by Taylor to open the public hearing at 7:08p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

Cowen spoke on behalf of Galactic Lanes. Cowen started by saying she knows there have been a lot of questions about the intended usage and what the company would do to keep the aesthetics for Hallam and to add to the community. The company had put together a presentation about what they wanted the car lot to look like, and Cowen was hoping this would help answer people's questions. The owner Nawaf Kholaf is present, and he has been a business owner for about three (3) years and a Nebraska resident for 15 years. Nawaf is a CDL driver and a trilingual interpreter. Cowen says N. Kholaf provides the leadership and provides the direction for the team, and he is also in charge of budgeting, long-term business planning and grill master. Jamal Kholaf is N. Kholaf's brother and he could not be present; he is on delivery. Cowen says he has been a Nebraska resident for several years. J. Kholaf also has a CDL license and is a former physics professor. He is the chief buyer, researcher, the profit analysis and helps procure the inventory. Cowen herself helps with business operations and owns a small business in New Mexico. Cowen is saying that Galactic Lanes could invest right now and expand its delivery fleet and become a larger trucking company, but the guys have decided they would rather stay close to home, get off the road and open this car lot, which has been a dream of theirs. Cowen continues to say that the brothers have been buying and selling vehicles in this manner for several years and have dreams of transitioning the business operations to established premises. Will also add some building mounted flood lights.

Cowen says in short we're planning to invest in the building and the community, to make something valuable here. She begins her slideshow. Shows the requirements for parking spaces, has designated employee and customer parking and the requirements for the ADA parking. The entrance and exit will be maintained the way it currently is. Cowen expresses that this is a used car lot, but the cars that they buy are quality vehicles they are refurbished and beautiful. They are going to be really attractive vehicles. The attractive vehicles, the new ones that come onto the lot would be displayed in the front row section and then additional inventory storage along that back line.

The new owners would like to remove the current fencing that is around the property and put in chain link with privacy slats. Cowen states that all of this has been put together with consideration for the easements and setbacks required here in Hallam. Cowen showed a picture of what the fencing would look like and went on to explain that the full perimeter of the car parking area would be fenced with consideration for

those setbacks and easements, then the privacy slots would be inserted.

For lighting they would like to put on building mounted flood lights, that would be angled down and set back far on the building. Cowen said they are not talking about putting in a big lighting structure in the middle of the lot or anything similar. The owners would also like to purchase some shrubbery for the outer landscaping. They don't know what specifically yet, they are working on some options.

Cowen goes over their timeline next, and they are hoping this year 2026 they can secure the premises and work on getting all the licensing and registrations underway. They have landed on the name Starfield Auto. Cowen said they feel like it suits the location because they have the beautiful field in the background and it presents the idea that we would like to come as community based, investing in the community. Cowen continues to say by the mid of the year 2027 they hope to have everything operating smoothly. The completion of the landscaping and upgrades and they would like to have a grand opening to celebrate the new business. The estimated inventory would be about 10 vehicles on the lot. By the end of 2027 and their first year is complete and their inventory has increased. They are basing their model on a proven business model that they have proven in the past. In 2028 the company shows consistent growth and a reputation for positive customer service and quality will help establish the business, increasing the inventory on the lot again and by the end of 2029 we see the inventory capping out using most of our available spaces and being an established business here in town.

Cowen says this is the process that they use to procure vehicles researching the vehicles when there's a profit gap that we can use to our advantage, but also to the advantage of our customers. Cowen continues to say that the company shops nationally for vehicles are not just taking things locally and recycling them it really is bringing in what the community would like and quality vehicles. All the costs are considered in the acquisition to get to the realistic sale price.

Cowen knows there has been a question of what they will be doing on site. They will be cleaning, detailing and light maintenance. She continues to say they will not be opening a chop shop or a salvage yard or anything like that. She assures us that they will be running functional vehicles, if they do need repairs that will be handled off-site. Cowen tells everyone the guys have been working with a maintenance shop in Omaha for some time now but that any reputable mechanic would be an option.

As far as marketing Cowen says the company plans to have a website, Facebook has been successful for them in the past and Instagram is kind of what you do to sell a

car nowadays. The sales and reinvestment with that realistic pricing model, Cowen says that the company has seen success in the past and the idea is with Galactic Lanes, the trucking company, still behind this company for at least the first few years. Then the company will be able to reinvest to make sure that we meet all our goals as far as the building maintenance and the aesthetics.

Cowen restates as far as business operations; inside the building the company has a list of "light maintenance" in their presentation that will be or could take place inside the building. E.g. tire pressure checks, fluid checks, vehicle cleaning. On the outside would be an inventory display. Business hours Monday through Saturday 9 a.m. to 6 p.m. Cowen wraps up by saying again this isn't salvage, we are not dismantling stuff and there is not going to be a repair shop happening in the middle of the lot. She says she hopes this answers our questions about Starfield Auto a Nebraska family operated business, a thoughtfully improved and maintained property and responsible and stable Hallam business. She thanks us all for our time and asks if there are any questions.

Vocasek responds by saying he was wondering about a 29-vehicle inventory when at the Planning Commission nobody was sure about how many vehicles were going to be there, and it looked like there were about 25 spaces, Vocasek also questions if they are working with anyone else because at the Planning Commission meeting they said they were a standalone company. Cowen does say the designated measurements do allow for 29 spaces, and she hopes with growth maybe they could get there but they will be starting out with only a selected quantity and then reinvent to grow. Cowen also states that there are no outside investors. It is a family operated business, and they have certainly had conversations with other people industry research officials, but I wouldn't consider those affiliations.

A man in the audience asks what the transition is from trucking to selling cars? Was the situation like we are hauling cars now we are going to go into selling cars, because those are totally separate businesses. Cowen responds by saying it is separate concepts and the guys have been on the road for a while now and it does get tiring. Selling cars is a concept to bring home the guys and this is something they have been passionate about. She goes on to say this is something they have been enjoying doing for several years now and would like to turn into an actual business opportunity. The same man asks how many guys? Cowen responds with the two brothers Nawal and Jamal will be the primary. Cowen says she usually works remote because she lives in New Mexico. Other family members like Shabab, who is another brother, were also present at the meeting.

Ishmael says just the three of us, brothers. He goes on to say we have been doing this for like three (3) years.

Seacrest asks if this will all be personal used vehicles, or will you be selling commercial vehicles as well? Cowen jumps into say personal use is the intended direction. A woman asks if they plan on bringing in car haulers to make deliveries in town. One of the brothers responded that it depends on what they find to sale. Russell asks if these are clean title cars or salvage title cars. Cowen answers they could be both, which is fully disclosed. The salvage title car is a lot harder to resell and there would have to be consideration for if it is still a quality vehicle. She says again that the company will be fully upfront about that every time.

The man asks how many vehicles you expect to have in a month. Cowen says they are hoping to grow but starting small with two (2) to three (3). Then when we get to maximum capacity we are hoping to turn it. She continues to say she hopes that each vehicle will not be on the lot for more than three (3) months, but it does depend on the market to.

Someone asked how they settled on Hallam, because it is kind of out of the way of the main flow of traffic. Cowen said we have a beautiful building which is hard to come by in this area and when we saw it we thought it really works for our needs and we think we can improve it and work with the community to make it something valuable. The group talks about a lot of people nowadays and a lot of people typically research online, and it is more of a destination thing, so we are okay being a little further out of the way. One of the brothers stated that 70 to 80 percent of their business is online. Is thought of living here someday but for right now they are in Lincoln which is only 20 to 30 minutes away. We did aspire to relocate it just depends on how things go, Cowen says.

Some other comments were made about why they don't go somewhere else and why here it just doesn't make sense. Cowen did say she appreciated the feedback. Thank you, and she continued We do have a tried-and-true model that has been working for us for several years now, and regarding the traffic. If we're talking about turning maybe 10 cars a month, when we really get things going, that's one every three days.

Someone asked the group what their percentages of salvage to non-savaged cars are, what would you say that ratio is today? Cowen is exactly sure; they would like to move more into clean title Vehicles. Salvage is challenging, so we prefer clean titles of course she says.

There were a few more people that jut talked and had some comments and questions. Cowen said after full analysis and real consideration they have looked at some hard numbers and actual data from previous sales and what's going on in the market right now and they believe that this will be successful. She also assures us that their trucking vehicles will not be here in town.

Cowen continues to say the key is inventory selection. She says that's where they do research into vehicles and a specific selection of what we think is going to work and resell and have value? Finding the specific vehicle that meets your needs. Might not be in your town. It might not. It might be somewhere else, and it might be in Hallam. Someone might be looking for a specific vehicle that's on our lot because we chose it, and we put the time and effort into making it available.

Taylor reminds Andrew, current owner of Olmstead (property where car lot will go), to make sure you guys work out something on sidewalk.

Niemeyer made the motion, seconded by Taylor to close the public hearing 7:42p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes
Niemeyer made the motion, seconded by Taylor to approve the zoning change and special use permit at 135 S Harrison Street. Burianek – yes, Wink – no, Taylor – yes, Niemeyer – yes, Vocasek – yes

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."

Taylor made the motion, seconded by Burianek to open the public hearing at 7:44p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek - yes

Steve Buster, managing director of development for Crusoe begins by saying the last several months have been extremely productive for Crusoe. Monolith had multiple town halls this spring, Crusoe had a town hall meeting. Then had our first Planning Commission meeting where Buster said they heard many of the important conditions for the community.

It's been a great process. Thank you to everybody for participating and this has led to a very comprehensive set of changes to the commitments or maintenance and our conditions of approval. Again, these are the conditions that are contract with the Village on how we were operating this project.

Buster states that they are asking that the board approve the project tonight, along with the proposed community benefit agreement. First, Buster goes over the additions made to the admissions approval based on community feedback. One inclusion of pre-sale, Crusoe is officially named in the application.

Buster continues to talk about what Crusoe has made sure is in the paperwork. He says they have capped the average water usage in writing and with the condition of approval. They have specified design standards for inviting, including downward facing lighting, dimmers, and motion detection. Crusoe has included a decommissioning plan and commitment to providing the guarantee to be decommissioned within one year of operations and the last piece is the community benefit agreement. In addition to the significant tax income that will be generated a large majority of which will flow to the schools. Buster says Crusoe will enter into a community benefit agreement for the benefit of the Village of Hallam.

A Community benefit agreement is required by state law. The agreement will include significant commitments to an account established by the Village of Hallam, plus ongoing significant commitments annually for 10 years. Crusoe continues to explain that the Community Benefit Agreement will make a $160,000 contribution at the beginning of construction, a $1million contribution when the

project is operational and an additional annual contribution of $150,000 for the next ten (10) years.

Amounts of Funds need to include: $10,000 to reimburse Hallam for administrative costs related to the fees associated with the special permit including legal fees, $150,000 for the Hallam Volunteer Fire and Rescue Inc. to be used to provide training, purchase equipment and update facilities serving Hallam, $1,000,000 and $1,500,000 over ten (10) years for the good of Hallam residents as directed by community members that make up the five (5) member “Hallam Community Impact Fund Advisory Committee””. Crusoe has partnered with the Nebraska Community Foundation (NCF) to provide independent administration of the fund.

For the Hallam group, one person will be appointed by the village board. Another member of the community will be appointed by Crusoe and then three additional community members will also be added. There has been a desire by the community to have a third-party non-profit, help the village manage and administer funds and following tax compliance. So, we reached out to the Nebraska Community Foundation as a potential Village partner, they are here tonight. He's involved with almost 300 cities and Villages across Nebraska, including Hickman, and Bennett. They've been doing this for over 30 years, and it will help take the administrative burden off the community and let the community focus on where the funds are spent. Crusoe states that Hallam decides how this money is spent period.

Darrin Schwaniger who lives just outside of town was the first to speak. Schwaninger had a handout for the board and it had Evacuation zones on it and he didn’t know if the board was aware but Crusoe is going to have some battery storage out there that they haven't mentioned it at any of the town halls. Schwaninger continues to say that a person has to look on their map to even see the batteries on there. He says I don't know if you guys, the board heard of the Moss Landing fire about a year and a half ago burned for days. They evacuated at least 1200 people, and I think the wind changed a bunch of different directions. The things he highlighted are the evacuation zones, immediate danger zone, and intermediate evacuation Zone. Toxic gases blow, and you cannot put them out. I know the Hallam fire department is trained well, but Next era had a meeting with them and told the fire department you cannot put them out. Do not even try. All you need to do is evacuate. So, if the wind is blowing in the wrong direction, the entire town must be evacuated and Schwaninger says you are going to have a lot of upset residents, and he points out that this will be the board's responsibility if you pass the data centers. Schwaninger says he just wanted to make sure the village

knows this.
Tom Hanna, who lives in the one-mile jurisdiction area speaks next. Hanna says he has been thinking over the last several months, he says thank you to everybody that's been doing their best. Monolith and Crusoe, Hanna says I know this isn't something we do every day, so I just want to say thank you.

I know Monolith and Crusoe have made improvements; things are quite a bit better than when they started. However, Hanna thinks many residents still disagree with some points. I know we've submitted information to y'all around expected decrease in property values, particularly within a half mile of the data center, Hanna just wants to highlight that again.

Hanna continues, then points three through seven does not impede normal or orderly use and does not compare condition of properties in the immediate vicinity. Hanna says that if you look at the Nebraska planning handbook, which is provided by the Nebraska Planning and Zoning Association, there's a few processes here that he has concerns about that may not have been followed accurately. Hanna says one of these being updated, comprehensive plan considering data centers that haven't been done yet. The other piece here is the zoning piece that you guys are talking about. Tonight should generally be separated from the approval of a conditional use permit. Everything's packaged here together.

Hanna wants to highlight the concern that we know there's going to be additional data center development area or request for it. Not following the process exactly potentially puts us in a not so good situation. Hanna would like the board of trustees to hit pause button or maybe deny this and go back to the planning commission and come up with the appropriate conditions.

Buster spoke up and apologized for not being clearer on some of the conditions before. One of our conditions is we, Crusoe must submit an emergency response plan to the village and the fire district before commencing operations. The emergency response plan would address potential hazards, power outages, fires, natural disasters. And it will include information for those first responders

The man comes back to speak. This is 35 megawatts, so a fire is not likely, if anything like that were to happen, the battery is designed inside a fire rated enclosure, it does require certifications, has fire alarms, smoke detectors, heat detectors, a fire suppression system. If the batteries did catch fire they will be contained inside of the container, that is how they are designed.

Andrew Lewis speaks next who lives on Pella Road. Lewis wants to know who has the accountability for it after it's done. If the village lets the data center go through do we have people we can talk to after it is built if we have concerns? Lewis goes on to say he doesn't really have a lot of complaints, and he feels the companies have been pretty honest with the people. He says he can't complain about that either, but, obviously, they're trying to get something out of us. So, he says, that's understandable, but after it's built is Hallam going to be able to have someone follow up with them if they don't follow through with the follow up sound study or other things that we agreed upon.
What grounds do we have as a town? To make them comply. I understand that there's laws I get that and understand. Lewis asks do we have the power to shut them down if they come in and it's just absolutely nothing promised, can we say, hey, fix it in this time frame or your out.
Lewis does feel like they have been upfront and honest with people, but he never really has gotten an answer to this question
Lewis also has a question about the fence. He hears they have to build a fence around the whole property, he asks if they can we build a sound barrier fence if they're already going to spend a lot of money building a giant fence around the place can they spend a little more and make it more of the sound barrier fence?

Vocasek thought this was a good time to bring up that Crusoe offered to fly a couple community members out to one of their facilities. And so, last week, three of our residents of Hallam went to Reno, Nevada, to a facility that is similar.

It's not exactly the same, but similar. R. Likens was one of them that went and she took pictures and videos that she showed. There are four units in Reno. The group looked at part of the chillers; we talked about the actual computers that are inside the unit itself. When it came to the sound videos, Niemeyer, who also went with the group, talked about how all seven of the people there were all talking and you didn't have to raise your voice or anything, it was that quiet, and the fans were all on and running. Likens commented that you could hear the air conditioners to their fancy porta potties more then the data centers. Scott Likens also went and he commented that his chillers where he works are 50 to 100 times louder.

Jake Ackerman speaks up to say what Steve is speaking to is the chillers. Here they're operating at a temperature outside that is not quite as warm. So, just like the air conditioner outside of your house, that's going to be operating or the band's going to be spinning at a faster speed, making more noise on the hottest day of the year. When doing the sound study we want to make sure that this project is not impactful to all of you and your community, so we're going to make sure that the

project is complying on the hottest day of the year. When all of the equipment is operating at full force and then another layer of being conservative that we add on top of that is modeling it at 55- or 50-degrees repairing act and the reason that's conservative.

Ackerman continues sound can actually travel further when it gets cold outside, so the fact that we are modeling 50 degrees Fahrenheit with our fans going at Max Speed. That scenario would likely never happen, and we're making sure that even that scenario is complying. We are making sure that even in the worst-case scenario, it would follow what we're committing to here.

Joette Schwaniger who lives off Hallam Road is concerned that from 4 units to 30 units that will make a lot of difference in the sound as well as a hazard.

One of the Crusoe answered. He explained that the volume may increase but it is not exactly going to be like 30 times louder as you add more that difference is going to get less noticeable. Also regardless of how many units we have we still have to comply with the commitment that we have come up with here and we have made sure that even on the hottest day of the summer it is going to be complying and not a nuisance to this community.

Someone asks who went to Reno. It was Brad Niemeyer and Scott and Robin Likens.

Russell asked for clarification on who is choosing the committee for the Community Benefit Program. Crusoe will choose a community member, the board will choose a board member, and those two people will choose the other three.

S. Likens had a question about the community benefit funds. After 10 years, and we have finished receiving the $150,000 are we getting the percentage, or is it still just going to go to the county? That's the one thing I don't like is because this area gets screwed, and it always goes to the Lincoln of Waverly, and I want to make sure if it's here we're getting the money..

Buster replies that it is a great question. Buster says he wishes he could change tax law and divert all the county money to this community. That would be his preference. But because it's in the county technically County's going to get tax revenue, but the school district's going to get two-thirds of that.
Buster continues to say hopefully, the village and the Nebraska Foundation can get into something even bigger by matching grants and endowments maybe and help

that money grow. Start here with a million dollars up front. Let's figure out a way to grow that and get some payments coming annually forever.

Kelly Ideas introduces herself as a District 30 candidate for office for state senate, and first I want to commend the board for taking an ounce of faith in your constituents. Their voices are incredibly important, and then also making and holding our strategic Partners accountable as needed.

Ideas tells us all of Gage County and their 12-month moratorium she tells us that is really crucial in the fact that we are dealing with something very, very different, but Ideas told the board that they took the time and that they were able to then dig deeper and hold accountability to a strategic partner to our community.

Ideas tells of how she has worked hard with Gage county, but the next level is, she wants to make sure that the accountability question that keeps coming up is very, very valuable and to the constituents. Your state senator should be right there beside you in every question and every and all the accountability offices. Ideas said the state senator and all the other air water and energy people.

Make sure they're held accountable to the standards that are necessary because they will absolutely hold them accountable. And if that is not done, the constituents so you can then go to the Nebraska state legislature and force accountability. Ideas say she is committed. Several of the Senators that are currently sitting to hold accountability to any data center, any economic Development driver that is forcing change within the structure of our communities.

That's why local parole control is still incredibly viable, and it's vital she goes on to say. Ideas want to thank the board for doing all the hard work, because it's not easy. As the conversation continues, the constituents have been an incredible voice of reason and as well as holding accountability where accountabilities do.

Vocasek says I want to show appreciation to all the people who are here tonight. The ones that aren't here tonight that have been here before asking questions, giving us information. We couldn't have got or could not have come up with a decision without your input, and you've helped with a lot of the questions changing and the special use and things like that. So, we, the board and the planning committee appreciate everybody who is who has contributed to this.
Hi, I'm Jeff Yost. I'm the CEO of the Nebraska Community Foundation. I've been there for 28 years. We do Community Economic Development work with about 300 communities around the state of Nebraska, many of them. As Steve (Buster)

said have built in Balance. This foundation has helped with other community benefits agreements with other places through primarily renewable energy projects, but also Carbon dioxide pipeline, so we have some familiarity with this he assures us.

We are a community Builder that is the work they are doing he says. They manage about 300 million dollars, much of that being endowed for lots and lots of other places. Uh, doing this community Economic Development, working many, many places. They were delighted to receive this call because this usually isn't how communities get started. There will be lots of questions and things to thing about when get started. What's projected goal for return? Well, it depends on how the money's managed.

So the question becomes and does the board want to go ahead and spend all that money. Or do you want to expend some of that money and endow some of that money? So the fees and the Investments are based upon whether you want it to be Expendable.

If it's Expendable, we're not going to take the risk with it at all. If it's investment endowment, then yes, we want to. We want to be able to take advantage of the market and usually our portfolio is about 75 employees and 25 fixed incomes. It is a fund within the Nebraska Community Foundation. Community foundations can do this within IRS regulations. This is how it's specifically set up, so it's not a trust.

Niemeyer made the motion, seconded by Taylor to close the public hearing at 8:38p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes
Niemeyer made the motion, seconded by Taylor to approve the special use permit for Monolith and Crusoe for the modular data centers. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

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

Niemeyer made the motion, seconded by Burianek to open the public hearing at 8:40p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

Everyone looked over the papers again and there was a short discussion, but no one has any other ideas for road repairs.

Niemeyer made the motion, seconded by Taylor to close the public hearing at 8:45p.m. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes
Burianek made the motion, seconded by Taylor to approve the One- and Six- year plan. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

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.

T. Bartels, who lives in our one-mile jurisdiction said he realized how busy we all were so he wanted to help by writing up a rough draft or working draft that we could build on. T. Bartels feels it is imperative that the village gets an ordinance in place especially now that phase 1 has passed. He knows there will be more to come and quickly. He feels we did a good thing with Crusoe, and they were great to work with. Vocasek explains this points the village is not going to approve anything but that we are so appreciative of him bringing this to us and of all his hard work. Vocasek does like the idea of forming a task force which T. Bartels had brought up earlier. Will hang on to his work and as we go through this process we will use it for ideas.

E. Opening of Snow Bids

The village received a bid for snow removal. Looked it over.
Taylor made the motion, seconded by Wink to approve Dustin McGee's snow bid for the 2026-2027 snow season. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

F. Lauree Ebbers. Plant street trees.

Short discussion. Ebbers was not present. If want to plant between the street and the sidewalk that should be fine. Be sure to dial 811 before they dig.
Taylor made the motion, seconded by Wink to allow Lauree Ebbers to plant street trees. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

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

Vocasek read through what Likens had sent out. Stated that all five (5) letters that the village had received were for the planning commission, none for the other committees. Decide to table or carry on until November meeting so have more time to read through letters.

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

Vocasek said he read through the letter but says needs to do a little more investigation. Any community is susceptible to it, is there any benefit to us. Agreed to do some more research into flood insurance.

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

Vocasek gave a short history of what we used to do, which was go in with Cortland when they did their yearly sample then one of the guys would take it to Omaha. This year Cortland did it without us. Hear rumor that Midwest Labs will come and collect the sample as well as do the testing. Vocasek asked for a bid to do our yearly sample with the pH sample. Mary Boden was present at the meeting, and she said the Nebraska state labs will do the testing too. The Midwest Labs bid was $580.

J. Street Tree Trimming. Bids

Vocasek said he was driving around town one day and thinking about when we used to get a lot of snow and the county used to have to come in to clear streets. They would not go down streets that had low hanging limbs because they would scratch the machinery. Vocasek thinks we should do this again because trees are starting to do this again and if we would get a big snow like that would rather be prepared.

Burianek made the motion, seconded by Niemeyer to contract with Tom Price to do the street tree trimming. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

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

Vocasek got a call from Ivan that it was time to do an inspection of North well. Call after inspection, he was getting a lot of air. Needs to pull the pump. Could be a check valve or in the casing. Ivan did send us a bid for $14,821.

Taylor made the motion, seconded by Niemeyer to approve Sargent Drilling and their bid to repair the well. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

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.

Short discussion over each event and what is happening. Surprising that the church decided to do the spaghetti feed the same day as trunk or treat.
Taylor made the motion, seconded by Burianek to approve all the rentals and waive the rental fees. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

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

Short discussion of what our needs might be.
Wink made the motion, seconded by Burianek to approve to spend up to $300 for both events, Trunk 'n Treat and Santa. Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

3. RESOLUTIONS & ORDINANCES:

(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 take action to waive the statutory rule requiring reading three separate dates on any ordinance being considered. The Board may take action to pass and approve any matter presented under this title.)

A. RESOLUTION 2026-02:

WHEREAS: STATE OF NEBRASKA STATUES, 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.
Niemeyer made the motion, seconded by Taylor to approve Resolution #2026-03 Burianek – yes, Wink – yes, Taylor – yes, Niemeyer – yes, Vocasek – yes

4. OFFICERS AND SUB-COMMITTEE REPORTS:

A. POLICE REPORT-

B. UTILITIES – NIEMEYER

Will do a little more investigating into the fee schedule sheet that arrived on email to see if it pertains to the village. The village had to have the lift station cleaned out; it is a good thing we bought the backup pump a while back. Johnson did nine (9) blocks of sewer line and found no conduit going through them so that is a great thing. Will go through pictures and look for other issues. Vocasek talked about Tim Lindell, from the state, coming to do and audit or inspection of our sewer system and paperwork. pH meter was the one thing we were marked down for, but we will not need one because we are going to set up to have someone else do our testing. Talked over Midwest or the state doing the yearly testing that is required along with the pH sample.

C. PUBLIC SAFETY – TAYLOR

D. FINANCE/PERSONNEL – VOCASEK

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

1. Clerk's Report

General Fund Balance $402,954.39, Water Savings $4,245.32, Community Savings $1,446.10, Park account $6,254.78, Cemetery account is $8,968.96, Keno account $64,578.52, Keno Reserve $373.62. The claims totaled $30,942.57.

E. STREETS – WINK

1. Street Signs still need to be looked at, which ones need replaced.

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
   A. Minutes: September 14, 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 Wink to adjourn at 9:23 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.