

VILLAGE OF HEMINGFORD
BOARD OF TRUSTEES – REGULAR MEETING MINUTES
July 21, 2026 – 6:00 p.m.
700 Box Butte Ave., Hemingford, NE 69348
Zoom Meeting ID: 978 662 3827 | Passcode: 931989

Pledge of Allegiance

Opening Prayer

Call to Order

Chairman Wacker called the regular meeting to order at 6:00 p.m.

Roll Call

Present: Wacker (RW), Smith (MS), Hunter (RH), Mahony (WM)

Absent: Frost (JF)

Motion: WM to excuse Trustee Frost.

Second: RH

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

1. Consent Calendar

Items included:

- Minutes of June 15, 2026 Regular Meeting
- Claims:
 - Village: \$79,520.72
 - Utilities: \$157,671.32
 - HCCC: \$474.54
- June 2026 Village Financial Statements
- *Correction:* May 2026 Bank Reconciliations should be June 2026
- June 2026 Library Report
- June 2026 Box Butte County Sheriff's Report
- June 2026 HVFD Report

Motion: WM to approve the consent calendar with changes.

Second: MS

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

2. Information Only – Golf Course Update (Joe Kaup)

Joe Kaup thanked the Board for use of water. Four holes are fully operational; others are not yet receiving water. Tree trimming and removal of dead trees has been completed. He requested the Board consider splitting the cost of an irrigation hose reel with the school and fair board. The Board asked for a budget request.

3. Resolution 2026-04 – Adoption of Title 196 Chapter 2 (Swimming Pool Standards)

No action taken.

4. Property Request – Cindy Jones

A resident requested the Village return a portion of Village property bordering her property, claiming the Village took the property approximately 26 years ago. No action taken.

5. Planning Commission Recommendation – Variance at 920 Niobrara Ave

Recommendation: Allow the resident to build a garage with a 10 ft variance instead of 15 ft to the Donald Ave. property line.

Motion: WM to grant a variance to the setbacks, changing them from 15 ft to 10 ft on the west property line.

Second: MS

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

6. HVAC Unit Replacement Estimate – HCCC

Two companies provided estimates to replace a split HVAC unit at the HCCC. The Board chose Fire & Ice Mechanical in the amount of \$15,625.00.

Motion: RH to accept Fire and Ice Mechanical's estimate of \$15,625.00

Second: MS

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

7. Resolution 2026-07 – Renewal of Liability & Property Insurance (LARM)

The Board chose to continue using League Association of Risk Management, LARM, for liability and property insurance, renewing the contract for 3 years with a 180-day termination clause, providing a 5% discount.

Motion: MS to pass Resolution 2026-07 with a 3-year commitment and 180-day termination clause and a 5% discount.

Second: WM

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

8. Utility Account CD

A Utility Account CD with \$509,040.68 is coming due on July 26, 2026. The Board approved rolling the funds into a 3-month CD at 3.45% interest.

Motion: MS to roll the Utility CD in the amount of \$509,040.68 into a 3-month CD with 3.45% interest.

Second: RH

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

9. Transfer up to \$100,000 to Village General Account – Kyle Huss

Funds in the Village General Account are drawing down. The Village General Account is no longer receiving funds from Box Butte County for debt services. Those debt service funds are now being placed into the Sales Tax Account to pay off the Villages existing bonds. Huss requested authorization to transfer up to \$100,000 into the Village General Account.

Motion: WM to allow a transfer of up to \$100,000 into the Village General Account.

Second: RH

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

10. Ordinance #838 – Electric Service Rates & Regulations Update

This is the third reading of Ordinance #838. The ordinance changes nomenclature in Ordinance #832 and does not change the amount of current electrical rates.

Motion: WM to pass and publish Ordinance #838.

Second: MS

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

11. Administrator’s Report – Barb Straub

Barb discussed Office Reorganization, Keep Alliance Beautiful Agreement, Paperless/Auto Pay Campaign, Certified Leadership Community Renewal, Comprehensive Plan Update, Downtown Revitalization Grant Work, and the Community Survey in progress. She noted this was her last meeting and thanked the Board for a wonderful last 10 years.

12. Utilities Department Report – Seth Heitz

Heitz discussed the following projects that the utility crew had been working on: Sewer jetting, replaced pole at Wheatridge, drug alleys, replaced transformer at Silverline Salvage, painting curbs.

13. Compensation Expectations – New Administrator/Clerk/Treasurer

Huss requested the position be made hourly. The Board discussed hourly vs. salary and considered a hybrid model (salary unless called out to assist the Utility crew, then hourly). The Board ultimately decided to table the item until next month’s meeting.

No action taken.

Vote: RW–N/A, MS–N/A, RH–N/A, WM–N/A, JF–Absent

14. Appointment of Kyle Huss as Administrator/Clerk/Treasurer (Effective Aug 1, 2026)

Kyle Huss was appointed to replace Barb Straub upon her retirement on July 31, 2026.

Motion: WM to appoint Kyle Huss to the Administrator/Clerk/Treasurer position starting August 1, 2026.

Second: RH

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

15. Barb Filling in Part-Time – Kyle Huss

Huss requested approval for Barb Straub to help out part-time the week of August 3, 2026 due to staffing transition and his prior commitments to the Box Butte County Fair.

Motion: RH to allow Barb Straub to help out part-time in the office the week of August 3, 2026.

Second: MS

Vote: RW–Y, MS–Y, RH–Y, WM–Y, JF–Absent

16. Public Comment

FNIC in Alliance donated **24 American flags** to replace worn flags downtown, special thanks to Jennifer & Vanesa Wood for making the donation happen.

17. Executive Session

No executive session.

18. Adjournment

Motion: WM to adjourn at 7:31 p.m.

Second: MS

Vote: RW-Y, MS-Y, RH-Y, WM-Y, JF-Absent

Meeting adjourned at **7:31 p.m.**

Attest:



Kyle Huss, Village Clerk



Rick Wacker, Chairman