VILLAGE OF HEMINGFORD
BOARD OF TRUSTEES – REGULAR MEETING MINUTES
October 20, 2026 – 6:00 p.m.
700 Box Butte Ave., Hemingford, NE 69348
Zoom Meeting ID: 978 662 3827 | Passcode 931989

Notice:

Notice of the Village of Hemingford Board of Trustees Meeting was posted in the following three prominent places around the Village in accordance with Nebraska Law and Village Ordinance: Village Office, Library, and Post Office.

Pledge of Allegiance

The meeting opened with the Pledge of Allegiance.

Opening Prayer

Given by Trustee Frost.

Call to Order

Chairman Wacker called the meeting to order at 6:00 p.m. and pointed out a copy of the Open Meetings Act.

Roll Call

Present: Wacker, Frost, Smith, Hunter, Mahony

1. Consent Calendar

- Minutes of September 15, 2026 Regular Meeting
- Claims:
    - Village: $88,854.84
    - Utilities: $208,926.34
    - HCCC: $6,200.66
- September 2026 Village Financials & Bank Reconciliations
- September 2026 Library Report
- September 2026 Box Butte County Sheriff's Report
- September 2026 HVFD Report

Motion by: Smith to approve the Consent Calendar as read
Second: Hunter
Vote: Wacker – Yes | Frost – Yes | Smith – Yes | Hunter – Yes | Mahony – Yes

2. License Agreement with-Cindy Jones for Lot 2 & 3 Block 2 Herren Addition

Huss provided an overview of the proposed license agreement prepared by the Village Attorney but stated that Cindy Jones would prefer to purchase the property rather than proceed with the proposed agreement. Huss reported that he had spoken with Engineer Mike Olsen, who confirmed that a new well could be drilled on the property the Village currently owns. Huss noted that there are no current issues with the existing well and reiterated that alternatives are available that would not require selling the land Jones is interested in purchasing.

Chairman Wacker asked Jones if she had a purchase offer in mind. Jones responded that she was unsure of the property's value. Mahony confirmed that the property would need to be sold at fair market value. Huss stated that if the sale price exceeds $5,000, publication would be required. Attorney Stobel explained that the public would have an opportunity to object as with any sale of real estate belonging to the Village in accordance with state law.

Carolyn Marlatt asked whether the property could be sold for the quitclaim amount of $1. Attorney Stobel clarified that the amount referenced was a filing fee associated with the sale at the time of the recording and indicated that the Village should be able to obtain fair market value for the property.

Trustee Mahony asked about the size of the property, and Huss estimated it to be approximately 1,800 square feet.

All trustees agreed to move forward with selling the property. Attorney Stobel stated that a resolution would be required to authorize the sale and recommended that Cindy Jones and Kyle discuss obtaining a fair market value for the property in the meantime.

3. Handicap Parking Spot – South Side of Sand Canyon Therapy

Heitz stated that MC Schaff and Attorney Stobel had determined that parallel and horizontal parking as proposed would not be feasible together. It was agreed that the last parking space on the south end could be used; however, concrete work would be necessary to ensure ADA accessibility. Jennilee agreed with this plan.

Huss added that they had also discussed using a parking space in the middle, but the engineer determined that option would not be feasible.

Chairman Wacker directed them to proceed with the next steps to implementing a handicapped parking spot in order to be approved at next month's meeting.

No action taken.

4. Open Public Hearing – 1 & 6 Year Street Improvement Program (FY 2026-2027)

Public Hearing opened @ 6:18 p.m.

Jeff Wolfe provided an overview of the Box Butte Avenue North project. He stated that if the County secures funding within the next year, the project could move forward.

Hearing no further comment, the Board closed the Public Hearing at 6:21 p.m.

6. Resolution 2026-12 – 1 & 6 Year Street Improvement Program (FY 2026-2027)

Motion by: Mahony to accept the 1- & 6-Year Street Improvement Program (FY 2026-2027)
Second: Frost
Vote: Wacker – Yes | Frost – Yes | Smith – Yes | Hunter – Yes | Mahony – Yes

7. Addendums – Box Butte County Sheriff Agreement

Sheriff Dannar presented a proposed addendum to the current agreement proposing adjustments to the time there would be active patrol in the Village of Hemingford to 40 hours/week, which was a reduction from 48 hours/week. He had requested a price adjustment, which the Village countered against given the lessening of police presence. He noted that expenses had not been itemized in previous years to the extent presented this year. He has discussed several budget items with Huss, including fuel costs, vehicle prices, and wages.

Sheriff Dannar gave examples of rising costs. Sheriff Dannar stated that the County Commissioners' meeting is scheduled for November 4, at which time he plans to have the proposed addendum placed on the agenda.

Chairman Wacker stated that there was no immediate urgency and expressed hope that an agreement could be reached. Trustee Mahony thanked Sheriff Dannar for providing a more detailed breakdown of expenses but noted that the Village would pay substantially more to have someone available to assist with code enforcement.

Sheriff Dannar stated that if fewer hours were spent providing coverage in the Village, residents might begin to notice a difference. He added that maintaining the current level of coverage in Hemingford would require three officers, which could be a topic for future discussion.

Trustee Frost noted that finding staff in the area is difficult. Chairman Wacker reiterated that there was time to work through the agreement and recommended presenting the proposed addendum to the County Commissioners. Trustee Smith suggested that the structure of the agreement could be revised while keeping the current amounts unchanged for the time being.

No action taken.

8. Utility Fund 3-Month CD – Course of Action (Matures 10/27/2026)

- Village has a 3-month Utility Fund CD that is maturing on 10/27/2026
- Renewal rates are: 3 months @ 3.9%, 6 months @4.0% 9 months @ 4.0% or 12 months @ 4.1%
- Huss Suggested to renew it for 3 months to maintain flexibility as USDA Well Loan is expected to begin March/April.

Motion by: Hunter to renew the Utility Fund CD for 3 months at 3.9%
Second: Smith
Vote: Wacker – Yes | Frost – Yes | Smith – Yes | Hunter – Yes | Mahony – Yes

9. Library Memorials & Donations – Open a Savings Account

Huss proposed opening a separate account to better track donations and memorial contributions for the Library. He explained that these funds are currently deposited into a miscellaneous fund, which has a balance of $495. A separate account would allow for clearer recordkeeping, simplify capital outlay reporting, and provide a more respectful way to manage donated funds rather than combining them with the General Fund.

Motion by: Mahony to approve opening a new account
Second: Smith
Vote: Wacker – Yes | Frost – Yes | Smith – Yes | Hunter – Yes | Mahony – Yes

10. Review of 2025 Strategic Plan

Huss provided an update on the 2025 Strategic Plan review, which was conducted to support Leadership Community recertification, with a deadline in December.

Huss reported that the pool resurfacing, splash pad, and youth activities have been completed. Items currently in progress include the dog park, frisbee golf, tennis/pickleball court, sidewalk grants, business development and retention, and housing lots. The CRA currently has approximately six sidewalk grant applications pending.

Huss noted that several initiatives had stalled following Hannah's departure. Kelsey Ramos, the new CRA representative, is eager to re-engage in efforts related to housing and childcare.

Huss reported that a second housing and annexation meeting regarding development south of town was held earlier that day. Joni recorded the Zoom meeting for those unable to attend. The CRA meeting scheduled for the following Monday will include discussion of lot development, grants, and rural workforce housing funding. Huss also noted that DBDC may have housing grant funding available that could benefit a prospective lot buyer.

Huss stated that repurposing the existing basketball/volleyball court remains under discussion, with pickleball lines already painted on the court.

The next strategic planning session is tentatively planned for March or April.

No action taken.

15. Administrator's Report – Kyle Huss

Topics discussed:

- Dog Pound Inspection
- Treats on the Streets
- Budget Submitted to State & County
- Leadership Community Re-Certification
- Comprehensive Plan Update
- USDA Loan Update

- NPPD Rate Increase
- Library Grant for Book Cases
- Upcoming Vacation Time

16. Utilities Department Report – Seth Heitz

Updates included:

- Winterized Pool
- Winterized Sprinkler Systems
- Repaired Water Service on Smith Ave
- Dug Three Graves

17. Public Comment

No public comment.

18. Executive Session

No executive session held.

Motion by: Mahony to adjourn at **7:02 p.m.**
Second: Hunter
Vote: Wacker – Yes | Frost – Yes | Smith – Yes | Hunter – Yes | Mahony – Yes

Rick Wacker, Chairman

ATTEST:

Kyle Huss, Administrator/Clerk/Treasurer