VILLAGE OF HEMINGFORD
BOARD OF TRUSTEES – AMENDED REGULAR MEETING MINUTES
September 15, 2026 – 6:00 p.m.
700 Box Butte Ave., Hemingford, NE 69348
Zoom Meeting ID: 978 662 3827 | Passcode 931989

Pledge of Allegiance

The meeting opened with the Pledge of Allegiance.

Opening Prayer

Given by Trustee Mahony.

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, Smith, Hunter, Mahony
Absent: Frost

Motion by: Hunter to excuse Trustee Frost
Second: Smith
Vote: Wacker – Yes | Frost – Absent | Smith – Yes | Hunter – Yes | Mahony – Yes

1. Consent Calendar

- Minutes of August 18, 2026 Regular Meeting
- Minutes of August 26, 2026 Budget Workshop
- Minutes of September 2, 2026 Downtown Revitalization Public Hearing
- Minutes of September 14, 2026 Budget Hearing
- Claims:
    - Village: $65,264.41
    - Utilities: $220,065.09
    - HCCC: $0.00
- August 2026 Village Financials & Bank Reconciliations
- August 2026 Library Report
- August 2026 Box Butte County Sheriff's Report
- August 2026 HVFD Report

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

2. Community Development Block Grant Update

Huss informed the Board that David Welanko of PPHD submitted the CDBG Downtown Revitalization application on behalf of the Village, and the Village should know by November or December if awarded.

3. Revamping Parking at Sand Canyon Therapy

Jen Woltman presented proposed changes to parking on the south side of Sand Canyon Therapy:

- Requested a long parallel parking handicap space, would like it to align with the sidewalk so the clients' ramps could extend directly from their vehicles to the sidewalk
- Stated alley drop-off will not work for patients
- Believes the existing southeast ADA ramp is inadequate

The Board directed Huss and Heitz to research options to add a handicap spot while losing the fewest parking spaces.

4. Resolution 2026-11 – Gibbon's TIF Plan and Project

Attorney John Seltzer reviewed Will Gibbon's micro-TIF application for Will's Insurance at 719 Box Butte Ave. The application meets all requirements and does not conflict with the Village Comprehensive Plan.

Motion by: Mahony to pass and sign Resolution 2026-11 approving Gibbon's TIF Plan and Project
Second: Hunter
Vote: Wacker – Yes | Frost – Absent | Smith – Yes | Hunter – Yes | Mahony – Yes

5. Roland Street Update & Possible Village Reimbursement

Chairman Wacker reported:

- Steve Baker could not attend
- Village does not currently have funds budgeted for reimbursement
- Board may consider reimbursement in the future
- Smith and Mahony opposed reimbursement due to precedent concerns
- Legal opinion requested from attorney Libby Stobel

No action taken.

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

No action taken.

7. Property Request – Cindy Jones

Attorney Stobel recommends a **license agreement**, allowing the resident to use the property while retaining Village ownership. Agreement will tentatively be drafted for next month.

8. Addendums to Box Butte County Sheriff Agreement

Sheriff Dannar was not present. Proposed amendment includes:

- Three patrols per day, providing approximately 40 hours per week of visible law enforcement presence
- Fee increases to $12,460.55 per month
- Compensation changes must be submitted by July 31 to take effect the following October 1st

Board will prepare a counterproposal for next meeting.

9. Ordinance #841 – Adopt FY 2026–2027 Budget

Ordinance #841 is to adopt the budget for fiscal year 2026-2027. The Budget was discussed at the August 26, 2026 budget workshop and at the budget hearing on September 14, 2026.

Motion by: Hunter to waive the three readings of Ordinance #841 and to pass and publish Ordinance #841
Second: Mahony
Vote: Wacker – Yes | Frost – Absent | Smith – Yes | Hunter – Yes | Mahony – Yes

10. Ordinance #842 – Approve Salaries for Village Employees

Ordinance #842 is to approve salaries for Village Employees that were discussed at the August 26, 2026 budget workshop and at the budget hearing on September 14, 2026.

Motion by: Smith to waive the three readings of Ordinance #842 and to pass and publish Ordinance #842
Second: Mahony
Vote: Wacker – Yes | Frost – Absent | Smith – Yes | Hunter – Yes | Mahony – Yes

11. Resolution 2026-10 – Setting Property Tax Request

Resolution 2026-10 is to approve the Property Tax Request needed for the 2026-2027 fiscal year budget. The Property Tax Request/levy was discussed at the August 26, 2026 budget workshop and at the budget hearing on September 14, 2026.

Motion by: Mahony to pass and sign Resolution 2026-10
Second: Smith
Vote: Wacker – Yes | Frost – Absent | Smith – Yes | Hunter – Yes | Mahony – Yes

12. Keno 6-Month CD Maturing 10/03/26 – Course of Action

- Village has a 6-month Keno Fund CD that is maturing on 10/03/26
- The boards options are to renew it at 3 month @ 3.5%, 6 months @ 3.6% 9 months @ 3.65% or 12 months @ 3.7% or to cash the CD in.

- Huss Suggested to renew it for 3 or 6 months

Motion by: Mahony to renew the Keno Fund CD for 3 months at 3.5%
Second: Hunter
Vote: Wacker – Yes | Frost – Absent | Smith – Yes | Hunter – Yes | Mahony – Yes

13. Sales Tax 3-Month CD Maturing 10/07/26 – Course of Action

- Village has a 3-month Sales Tax Funds CD that is maturing on 10/07/2026
- The boards options are to renew it at 3 months @ 3.5%, 6 months @3.6% 9 months @ 3.65% or 12 months @ 3.7% or to cash the CD in.
- Huss Suggested to renew it for 3 or 6 months

Motion by: Mahony to renew the Sales Tax Fund CD for 3 months at 3.5%
Second: Smith
Vote: Wacker – Yes | Frost – Absent | Smith – Yes | Hunter – Yes | Mahony – Yes

14. Hybrid Compensation System – Administrator/Clerk-Treasurer

Attorney Stobel is drafting an agreement. Board will revisit next month.

No action taken.

15. Administrator's Report – Kyle Huss

Topics discussed:

- Dog Pound License
- Annual fees to Nebraska Department of Agriculture
- Updating Fee Schedule & Dog Licensing Ordinance
- NPPD 10% rate increase
- CDBG update
- Leadership Community Recertification update

16. Utilities Department Report – Seth Heitz

Updates included:

- Well 3 repairs complete
- Dug 2 graves
- Picked up new wire reel trailer
- Winterized Ballfield Concessions, Pool House, Splash Pad

17. Public Comment

No public comment.

Motion by: Mahony to adjourn at **6:58 p.m.**
Second: Hunter
Vote: Wacker – Yes | Frost – Absent | Smith – Yes | Hunter – Yes | Mahony – Yes

18. Executive Session

No executive session held.

Rick Wacker, Chairman

ATTEST:

Kyle Huss, Administrator/Clerk/Treasurer