

**Village of Dorchester Board of Trustees Minutes
August 1, 2022**

The regular meeting of the Village of Dorchester Board of Trustees was held Monday, August 1, 2022, at the Dorchester Fire Hall and was called to order at 7:03 p.m. Chairperson Pracheil advised those present of the Open Meetings Act. Answering Roll Call were board members Andrea Pracheil, Roger Miller, Kelly Vyhnaek, Sarah Wenz, and Eric Bird. Also in attendance were Jen Kasl, Clerk-Treasurer; Dawn Zoubek, Deputy Clerk; Marvin Kasl, Utilities Superintendent; Trent Roesler, Assistant Utilities Superintendent; Brant Pracheil, Fire Chief, DVFD; Craig Bontrager, Code Compliance; Alison Janecek Borer, Cline Williams; and Kelly Hoffschneider, Hoffschneider Law. Advance notice of the meeting was posted at the Dorchester US Post Office; First State Bank, NE; Village of Dorchester office and in *The Crete News*.

Motion made by Miller, seconded by Bird, to open the meeting of the Community Development Agency (CDA). Motion carried. The CDA reviewed Resolutions 2022-14 and 2022-15:

**COMMUNITY DEVELOPMENT AGENCY OF THE
VILLAGE OF DORCHESTER, NEBRASKA**

RESOLUTION #2022-14
(Redevelopment Plan Amendment --
Barley's Specialties Redevelopment Project)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF DORCHESTER, NEBRASKA, RECOMMENDING APPROVAL AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE VILLAGE OF DORCHESTER, NEBRASKA AND COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT IN THE REDEVELOPMENT PLAN AMENDMENT.

RECITALS

- A. The Village of Dorchester, Nebraska ("Village") has adopted a general redevelopment plan for certain portions of the Village (the "Redevelopment Plan").
- B. The Community Development Agency of the Village of Dorchester, Nebraska ("CDA"), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2155, as amended (the "Act"), has prepared an amendment to the Redevelopment Plan in the form attached as Exhibit "A" (the "Redevelopment Plan Amendment").
- C. The Redevelopment Plan Amendment would create a redevelopment project in the redevelopment area on property described in the Redevelopment Plan Amendment (the "Project").
- D. The Project would use Tax Increment Financing from a specified project site pursuant to Section 18-2147 of the Act to assist in paying for the costs incurred by the Village to construct the eligible public improvements for the Project.
- E. The CDA is required under Section 18-2113(2) of the Act to conduct a cost-benefit analysis for a redevelopment project which will use Tax Increment Financing.
- F. The CDA has conducted a cost-benefit analysis for the Project, and said cost-benefit analysis is attached to the Redevelopment Plan Amendment as Exhibit "B" (the "Cost-Benefit Analysis").
- G. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the Village Board to the Planning Commission of the Village of Dorchester, Nebraska (the "Planning Commission").
- H. The Planning Commission recommended the approval of the Redevelopment Plan Amendment on August 1, 2022.
- I. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.
- J. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method

proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan Amendment and the Cost-Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the Community Development Agency of the Village of Dorchester, Nebraska, as follows:

1. The cost and benefits set forth in the Cost Benefit Analysis have been found to be in the long-term best interest of the Village.
2. The CDA hereby approves the Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. The Redevelopment Plan Amendment is in conformance with the general plan for development of the Village of Dorchester as a whole, as set forth in the Village of Dorchester Comprehensive Plan, as amended.
2. The Redevelopment Plan Amendment will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the Village of Dorchester.
3. The Redevelopment Plan Amendment is in conformance with the Act.
4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.
5. The CDA hereby approves the Redevelopment Plan Amendment and recommends approval and adoption by the Village Board of the Village of Dorchester.

IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 1st day of August, 2022.

COMMUNITY DEVELOPMENT AGENCY OF
THE VILLAGE OF DORCHESTER, NEBRASKA

Chairperson

ATTEST:

Secretary

Exhibit "A"
Redevelopment Plan Amendment

[Attached]

4870-1930-5771, v. 1

Motion by Miller, seconded by Wenz to approve Resolution 2022-14. Motion carried.

**COMMUNITY DEVELOPMENT AGENCY OF THE
VILLAGE OF DORCHESTER, NEBRASKA**

RESOLUTION #2022-15
(Redevelopment Agreement –
Barley's Specialties Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF DORCHESTER, NEBRASKA,
AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT FOR THE BARLEY'S SPECIALTIES REDEVELOPMENT PROJECT**

UTILIZING TAX INCREMENT FINANCING; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.

RECITALS

- A. The Village of Dorchester, Nebraska ("Village") has adopted a general redevelopment plan for certain portions of the Village (the "Redevelopment Plan").
- B. The Community Development Agency of the Village of Dorchester, Nebraska ("CDA"), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2155, as amended (the "Act"), has adopted an amendment to the Redevelopment Plan (the "Redevelopment Plan Amendment").
- C. The Planning Commission of the Village of Dorchester, Nebraska has recommended approval of the Redevelopment Plan Amendment.
- D. The CDA shall submit the Redevelopment Plan Amendment to the Board of Trustees of the Village of Dorchester, Nebraska for final approval and adoption pursuant to the Act.
- E. The Redevelopment Plan Amendment authorizes and creates a specific redevelopment project on a portion of the Redevelopment Area identified in the Redevelopment Plan Amendment as the Barley's Specialties Redevelopment Project (the "Project").
- F. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit "A" and incorporated by this reference (the "Redevelopment Agreement").
- G. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE BE IT RESOLVED, the CDA hereby approves the Redevelopment Agreement and authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA hereby authorizes the Chairperson of the CDA to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the Village.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the Village Board's approval and adoption of the Redevelopment Plan Amendment, and if the Village Board does not approve and adopt the Redevelopment Plan Amendment, the resolutions contained herein shall be void and of no effect.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

Dated this 1st day of August, 2022.

COMMUNITY DEVELOPMENT AGENCY OF
THE VILLAGE OF DORCHESTER, NEBRASKA

Chairperson

ATTEST:

Secretary

Exhibit "A"
Redevelopment Agreement

[Attached]

Motion by Miller, seconded by Bird to approve Resolution 2022-15. Motion carried. Motion by Bird, seconded by Vyhnalek to close the CDA meeting. Motion carried.

Motion by Wenz, seconded by Vyhnalek to open the public hearing of the village board. Motion carried. Alison Janecek Borer provided information on the Redevelopment Plan Amendment and Agreement. Motion by Wenz, seconded by Bird to close the public hearing. Motion carried.

VILLAGE OF DORCHESTER, NEBRASKA

RESOLUTION #2022-16

(Redevelopment Plan Amendment –

Barley's Specialties Redevelopment Project)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DORCHESTER, NEBRASKA, APPROVING AN AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE VILLAGE OF DORCHESTER, NEBRASKA, INCLUDING A SPECIFIC REDEVELOPMENT PROJECT.

RECITALS

A. The Community Development Agency of the Village of Dorchester ("CDA") has recommended that the Redevelopment Plan for the Redevelopment Area, a copy of which is on file and available for public inspection with the Village Clerk (the "Redevelopment Plan"), should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified and legally defined in said amendment (the "Project Site").

B. The proposed amendment to the Redevelopment Plan (the "Redevelopment Plan Amendment") is on file and available for public inspection with the Village Clerk.

C. The Redevelopment Plan Amendment includes the Barley's Specialties redevelopment project (the "Project") that will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.

D. The CDA submitted the question of whether Redevelopment Plan Amendment should be recommended to the Village Board to the Planning Commission of the Village of Dorchester, Nebraska (the "Planning Commission").

E. The Planning Commission recommended the approval of the Redevelopment Plan Amendment.

F. Notice of public hearing regarding the adoption and approval of the Redevelopment Plan Amendment by the Village Board was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

G. On August 1, 2022, the Village Board held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be adopted and approved by the Village. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

H. The Village Board has reviewed the Redevelopment Plan Amendment, the cost benefit analysis for the Project prepared by the CDA, and the recommendations of the Planning Commission, and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found by the Board of Trustees of the Village of Dorchester, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155 (the "Act"), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act.
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the Village of Dorchester, promote the health, safety, morals, order, convenience,

prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the Village of Dorchester as a whole, as set forth in the Village of Dorchester Comprehensive Plan, as amended.
4. The cost and benefits set forth in the Project cost benefit analysis are found to be in the long-term best interest of the Village of Dorchester.
5. The Project would not be economically feasible without the use of tax increment financing.
6. The Project would not occur on the Redevelopment Area without the use of tax increment financing.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan Amendment is hereby approved and adopted by the Village Board as the governing body for the Village of Dorchester.

Dated this 1st day of August, 2022.

VILLAGE OF DORCHESTER, NEBRASKA

By: _____

Chairperson

ATTEST: _____

Village Clerk

4871-6191-2363, v. 1

Motion by Miller, seconded by Bird to approve Resolution 2022-16. Motion carried.

VILLAGE OF DORCHESTER, NEBRASKA

RESOLUTION #2022-17

(Redevelopment Agreement –

Barley's Specialties Redevelopment Project)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DORCHESTER, NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT ON BEHALF OF THE VILLAGE AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF DORCHESTER, NEBRASKA TO ENTER INTO SAID AGREEMENT AND ISSUE TAX INCREMENT FINANCING INDEBTEDNESS FOR THE REDEVELOPMENT PROJECT.

RECITALS

A. Pursuant to the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the "Act"), the Village of Dorchester, Nebraska ("Village"), has adopted a general redevelopment plan for certain portions of the Village (the "Redevelopment Plan").

B. The Redevelopment Plan, as amended, includes a specific redevelopment project identified as the Barley's Specialties Redevelopment Project that will include the use of Tax Increment Financing (the "Project").

C. On August 1, 2022, the Community Development Agency of the Village of Dorchester, Nebraska ("CDA") approved the Redevelopment Agreement for the Project (the "Redevelopment Agreement"). A copy of the Redevelopment Agreement is on file and available for public inspection with the Village Clerk.

D. Pursuant to the Redevelopment Agreement, the Village would construct and install the public improvements for the Project and would, subsequently, receive the TIF proceeds to reimburse the Village for the eligible public expenditures.

E. The Village Board has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the General Comprehensive Development Plan of the Village, and in the best interests of the Village.

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Dorchester, Nebraska, that the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, the Chairperson is hereby authorized to execute and deliver the Redevelopment Agreement on behalf of the Village.

BE IT FURTHER RESOLVED, the CDA is hereby authorized to execute and deliver the Redevelopment Agreement for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA and Village are hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the Village.

BE IT FURTHER RESOLVED that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

Dated this 1st day of August, 2022.

VILLAGE OF DORCHESTER, NEBRASKA

By: _____

Chairperson

ATTEST: _____

Village Clerk

4857-6842-0651, v. 1

Motion by Miller, seconded by Vyhnaek, to approve Resolution 2022-17. Motion carried.

Motion by Wenz, seconded by Bird, to approve Consent Agenda Items #1-#4. Motion carried. Sheriff's report given. They have been watching the roads in and out of town and have a speed initiative coming up for the next two weeks. Chief Pracheil gave the fire report. The contract for the new truck has been signed. Bontrager gave the code compliance report. He will start hand delivering notices rather than sending through certified mail. Atty Hoffschneider will draft resolutions addressing the house to be condemned and the parking issues blocking alleys. Clerk Kasl will check in old minutes regarding tow companies. Atty Hoffschneider will also address the vacant property registry timeframe guidelines.

Unfinished Business: Motion by Miller, seconded by Bird to waive the three reading rule. Motion carried. Motion by Wenz, seconded by Miller to approve Ordinance 2022-04 relating to accessory buildings on residential districts. Motion carried.

ORDINANCE NO. 2022-04

AN ORDINANCE TO AMEND SECTION 2.03 AND SECTION 4.12.12 OF THE ZONING ORDINANCE OF THE VILLAGE OF DORCHESTER, NEBRASKA RELATING TO ACCESSORY BUILDINGS ON RESIDENTIAL DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

Community building floor will be repaired and the outside work will be done.

New Business: Quotes for the new fire building were reviewed. Tabled until next meeting. Discussion was held on a possible increase to the city sales tax. Tabled until next year. Discussion was held on Well #4 violation. Clerk Kasl will contact Olsson and Ne DHHS for next steps. Well #5 will be tested to make sure levels are normal. Discussion was held on the Public Water System Security Grant. Motion by Vyhnaek, seconded by Wenz to apply for the grant

to be used for security cameras at the wells. Motion carried. Motion by Wenz, seconded by Vyhnalek to send Bontrager to the Nebraska Planning and Zoning Association conference on September 14-16. Motion carried. Discussion was held on the code compliance issue at 1109 Sumner. Motion to direct Atty. Hoffschneider to address the issue. Motion carried. Consideration of Saline County Aging Services budget request. Motion by Wenz, seconded by Bird to approve the request. Motion carried. Dates were discussed for the budget workshop. Clerk Kasl will check with Blobaum & Busboom on August 29th as a possible date. Motion by Bird, seconded by Wenz, to enter closed session for the evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person, if such person has not requested a public meeting, for the purpose of 90 day review for the assistant utility superintendent for a period not to exceed 15 minutes. Motion carried at 8:36 p.m. Session was re-opened at 8:52 p.m. No formal action was taken during closed session. Motion by Miller, seconded by Wenz to give the assistant utility superintendent a raise of \$1.00/hr. effective next pay period. Motion carried.

Motion by Bird, seconded by Wenz, to adjourn the meeting. Motion carried. Meeting adjourned at 9:00 p.m. Next regular meeting date to be determined due to Labor Day.

Signed Chairman: Andrew S. Pacheco
Clerk - Treasurer: Jennifer M. Kasl

I, Jennifer Kasl, Clerk for the Village of Dorchester, hereby certify that the preceding minutes are a true and correct copy of the proceedings had and done by the Chairman and the Board of Trustees of the Village of Dorchester August 1, 2022. The minutes are available at Village Hall and the shortened version was published in The Crete News.

Clerk - Treasurer:
Jennifer M. Kasl

