

**Village of Dorchester Board of Trustees Minutes  
December 1, 2023**

The regular meeting of the Village of Dorchester Board of Trustees was held Friday, December 1, 2023, at the Dorchester Community Hall, and was called to order at 7:00 p.m. Chairperson Pro tem Miller advised those present of the Open Meetings Act. Answering Roll Call were board members Sarah Wenz, Matt Shaw, Tammie Lang, and Chairperson Pro tem Roger Miller. Nancy Tellez was excused. Also in attendance were Jen Kasl, Clerk-Treasurer; Trent Roesler, Assistant Utilities Superintendent; Brent Kasl, Assistant Utilities Superintendent; and Alison Janecek Borer, Cline Williams. 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 by Shaw, seconded by Miller to open the public hearing for the TIF Workforce Housing Incentive Plan. Motion carried (4-0-1). Alison Janecek Borer provided information about the incentive plan. No public discussion. Motion by Shaw, seconded by Miller to close the hearing. Motion carried (4-0-1). Resolution 2023-07 was presented as follows:

**VILLAGE OF DORCHESTER, NEBRASKA  
RESOLUTION #2023-07  
(Workforce Housing Incentive Plan)**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DORCHESTER,  
NEBRASKA, ADOPTING AND APPROVING A WORKFORCE HOUSING INCENTIVE PLAN,  
PURSUANT TO THE COMMUNITY DEVELOPMENT LAW.**

**RECITALS**

- A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 et seq., as amended (the "Act"), the Village of Dorchester, Nebraska ("Village"), declared certain areas of the Village as blighted and substandard and in need of redevelopment under the Act (the "Redevelopment Area").
- B. The redevelopment of the Redevelopment Area will result in the elimination and prevention of blight and substandard conditions, and aligns with the purposes of the Act and the Village of Dorchester Comprehensive Plan, as amended.
- C. The Village has, within the prior sixty (60) months of this Resolution, received a housing study detailing the current conditions and future needs of the Village in relation to housing.
- D. The housing study identifies a need for additional workforce housing.
- E. Pursuant to the Act, the Village may authorize the administration of certain heightened tax increment financing incentives to promote and facilitate the construction of workforce housing ("Workforce Housing TIF").
- F. Prior to such authorization, the Village must adopt an "incentive plan", pursuant to Section 18-2141.05 of the Act.
- G. In accordance with the foregoing, the Village has prepared an incentive plan, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (the "Incentive Plan"), which authorizes the use of Workforce Housing TIF for eligible redevelopment projects, and sets forth the criteria and guidelines related thereto.
- H. On December 1, 2023, the Village Board held a duly noticed public hearing on the Incentive Plan, in conformance with the Act.
- I. After the public hearing and review of the Incentive Plan, the Village Board has determined that the Incentive Plan complies with the requirements of the Act and will result in the elimination and prevention of blight.

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Dorchester, Nebraska, as follows:

1. The Incentive Plan complies with, and furthers the objectives of, the Act, and addresses the needs of the Village related to the construction of workforce housing for both existing and new workers.
2. The Village has received a housing study within the prior sixty (60) months from the date hereof.
3. Based on the substantial evidence in the record of this proceeding, the Village Board finds as follows:
  - (a) The Incentive Plan is necessary to prevent the spread of blight and substandard conditions within the Village;
  - (b) The Incentive Plan will promote additional safe and suitable housing for individuals and families employed in the Village; and
  - (c) The Incentive Plan and/or the use of Workforce Housing TIF will not result in the unjust enrichment of any individual or company.
4. Based on the foregoing and substantial evidence in the record of this proceeding, the Incentive Plan is hereby adopted and approved by the Village Board as the governing body for the Village of Dorchester; and therefore, the Village and/or the Community Development Agency of the Village may administer and approve the use of Workforce Housing TIF for eligible redevelopment projects, in accordance with the terms of the Incentive Plan and the Act.

Dated this 1st day of December, 2023.

VILLAGE OF DORCHESTER, NEBRASKA

By: \_\_\_\_\_  
Chairperson

ATTEST: \_\_\_\_\_  
Village Clerk

Motion by Shaw, seconded by Miller to approve Resolution 2023-07. Motion carried (4-0-1).

Motion by Wenz, seconded by Lang, to approve Consent Agenda Items #1-#4. Motion carried (4-0-1). No sheriff's report. No fire report. Code compliance report in packet.

**Unfinished business:** Resolution 2023-05 for the One-and-Six Year Street Improvement Plan was discussed:

**RESOLUTION 2023-05**

WHEREAS, The Village of Dorchester, Nebraska, has conducted a public hearing in accordance with the requirements of the Board of Public Roads Classification and Standards, NOW, THEREFORE, be it resolved by the Chairperson and Village Board that the One and Six Year Plan for streets as presented at said public hearing has been accepted and approved.

Motion by Miller, seconded by Shaw to approve Resolution 2023-05. Motion carried (4-0-1). The open house for street paving attendance was around 20 people. Info is posted at the office and a few people have picked up surveys, which must be returned by December 13. Survey results will be discussed in January. Discussion was held on the vehicle storage building updates. Consideration of quote from BZ construction to frame the offices and bathroom inside the building. Motion by Wenz, seconded by Lang to approve the quote. Motion carried (4-0-1). Discussion was held on the bid by Klein for the paving at the new building and N. Depot. Motion by Shaw, seconded by Lang to approve paving whatever can be done now and waiting to finish the rest until spring. Motion carried (4-0-1).

## Reorganization Meeting

Clerk Kasl called the meeting to order. The Oath of Office will be recited by all board members at the January meeting when the notary is present, and answering roll call were Miller, Wenz, Shaw, and Lang. Tellez was excused. Nominations were opened to the clerk for Board Chairperson. Motion by Wenz, seconded by Shaw to name Roger Miller as Chairperson. Miller accepted. Nominations for Chairperson were closed. Unanimous vote by secret ballot to name Miller as Chairperson. (4-0-1) Meeting was turned back over to Miller. Shaw nominated Tammie Lang to be named as Chairperson Pro-Tem, seconded by Miller. Lang accepted. Nominations for Chairperson Pro-Tem were closed. Vote by secret ballot to elect Lang as Chairperson Pro-Tem (3-0-1-1).

Chairperson Miller appointed officers as follows: Parks - Sarah Wenz; Streets - Roger Miller; Sewer – Matt Shaw; Cemetery – Nancy Tellez; Water – Tammie Lang; Electricity – Matt Shaw; Buildings – Nancy Tellez; Safety - Sarah Wenz; Seward/Saline Waste Management board member – Roger Miller.

Motion made by Lang, seconded by Shaw to retain Marvin Kasl named as Utility Superintendent. Motion carried (4-0-1). Motion made by Shaw, seconded by Lang to retain Jennifer M. Kasl named as Clerk-Treasurer. Motion carried (4-0-1).

Motion made by Lang, seconded by Shaw to retain Kelly R. Hoffschneider, Hoffschneider Law, PC, LLO, as Village Attorney. Motion carried (3-1-1. Voting no was Wenz.) Motion made by Lang, seconded by Shaw that Olsson be named as Village Engineer. Motion carried (3-1-1. Voting no was Wenz). Motion made by Lang, seconded by Shaw that Justin Stark, PE, Olsson be named as Street Commissioner. Motion carried (3-1-1. Voting no was Wenz). Motion made by Shaw, seconded by Lang that First State Bank, NE – Dorchester Branch be named as Bank Depository. Motion carried (4-0-1).

**New business:** Consideration and discussion of Olsson Master Agreement Work Order for General Engineering Consulting Services. Motion by Miller, seconded by Shaw to approve the Work Order. Motion carried (3-1-1. Voting no was Wenz.) Consideration and discussion of Olsson Master Agreement Work Order for Street Superintendent Services. Motion by Shaw, seconded by Miller to approve the Work Order. Motion carried (3-1-1. Voting no was Wenz.) Discussion was held on the Code Compliance Officer contract. Motion by Miller, seconded by Lang to approve the contract. Motion carried (4-0-1). Discussion held on the village rental agreements for Donna's Hair Creations and the archery property. Motion by Lang, seconded by Shaw to approve the agreement for Donna's. Motion carried. (4-0-1). Motion by Miller, seconded by Lang to approve the Landscaping contract. Motion carried. (4-0-1). Discussion was held on potential time and location change for future board meetings. Clerk Kasl will check into it. Clothing allotment will remain the same. Employee Christmas was discussed. Shaw will get hams from Farmland for the six employees and five board members.

Motion by Miller, seconded by Wenz, to adjourn the meeting. Motion carried. Meeting adjourned at 8:13 p.m. Next regular meeting will be **Monday, December 11, 2023 at 7:00 pm at the Dorchester Community Hall.**

Signed Chairman:



Clerk - Treasurer:

