

Village of Dorchester Board of Trustees Minutes
June 8, 2026

The regular meeting of the Village of Dorchester Board of Trustees was held Monday, June 8, 2026, at the Farmers Cooperative Meeting Room, and was called to order at 6:30 p.m. Chairperson Miller advised those present of the Open Meetings Act. Answering Roll Call were board members Matt Shaw, Nancy Tellez, Tammie Lang, and Chairperson Roger Miller. Nate Hitchins was excused. Also in attendance were Jen Kasl, Clerk-Treasurer; Dawn Zoubek, Deputy Clerk; Brent Kasl, Utilities Superintendent; Jerod Francis, Code Compliance; Austin Partridge, Northland Securities; and Kelly Hoffschneider, Hoffschneider Law, P.C., LLO. 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*.

Consideration and discussion of Consent Agenda items #1-#4. Motion by Shaw, seconded by Lang, to approve Consent Agenda Items #1-#4. Motion carried (4-0-1). Asst. Chief Kasl gave the fire report. Two members attended fire school at the end of May. Rescue was on standby at the rodeo event in Crete. Francis gave the code compliance report.

Unfinished business: Consideration of Future Infrastructure Projects – Water and Streets. Austin Partridge went over the levy assessment process. Clerk Kasl presented Resolution 2026-04 declaring intent to levy special assessments against property in Street Improvement Project Nos. 2025-1, 2025-2, 2025-3, and 2025-4 and in Street Improvement Districts 2025-1 and 2025-2 and setting a date for levying said special assessments:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF THE VILLAGE OF DORCHESTER, NEBRASKA, DECLARING ITS INTENT TO LEVY SPECIAL ASSESSMENTS AGAINST PROPERTY IN STREET IMPROVEMENT PROJECT NOS. 2025-1, 2025-2, 2025-3, AND 2025-4 OF THE VILLAGE, DECLARING ITS INTENT TO LEVY SPECIAL ASSESSMENTS AGAINST PROPERTY IN STREET IMPROVEMENT DISTRICT NOS. 2025-1 AND 2025-2 OF THE VILLAGE, AND GIVING NOTICE OF PUBLIC HEARINGS WITH REGARD TO THE SAME.

WHEREAS, the Village has previously established by ordinance Street Improvement Project Nos. 2025-1, 2025-2, 2025-3, and 2025-4 of the Village (collectively the “Projects”) and has constructed paving and other related improvements to complete said Projects; and

WHEREAS, the Village has previously established by ordinance Street Improvement District Nos. 2025-1 and 2025-2 of the Village (collectively the “Districts”) and has constructed paving and other related improvements in said Districts; and

WHEREAS, to pay the costs of such improvements, the Village intends to levy special assessments against the property specifically benefitted by the improvements in the Projects and in the Districts in accordance with Neb. Rev. Stat. § 17-524; and

WHEREAS, the parcels subject to special assessment for a portion of the costs of the improvements in the Projects, which parcels are completely and/or partially included within the boundaries of the Projects, are the following:

Street Improvement Project No. 2025-1 (6th Street from Washington Avenue to Lincoln Avenue): Lots 1202-1204 (Parcel No. 760041458), Lots 1205-1206 (Parcel No. 760040729), Lots 1207-1208 (Parcel No. 760139016), Lots 1398-1403 (Parcel No. 760040893), and Lots 1413-1416 (Parcel No. 760040923), all in the Original Town, Village of Dorchester, Saline County, Nebraska;

Street Improvement Project No. 2025-2 (8th Street from Washington Avenue to Lincoln Avenue): Lots 815-816 (Parcel No. 760046786), Lots 817-818 (Parcel Nos. 760039836 and 760039844), Lots 973-975 (Parcel No. 760040036), and Lots 993-996 (Parcel No. 760040109), all in the Original Town, Village of Dorchester, Saline County, Nebraska;

Street Improvement Project No. 2025-3 (9th Street from Washington Avenue to Lincoln Avenue): Lots 671-672 (Parcel No. 760039178), Lots 673-674 (Parcel No. 760039186), Lots 811-812 (Parcel No. 760078408), and Lots 821-822 (Parcel Nos. 760039860 and 760039879), all in the Original Town, Village of Dorchester, Saline County, Nebraska; and

Street Improvement Project No. 2025-4 (10th Street from Franklin Avenue to Washington Avenue and from Washington Avenue to Lincoln Avenue): Lot 514-516 (Parcel Nos. 760038880 and 760038899), Lots 517-518 (Parcel No. 760038902), Lots 523-528 (Parcel No. 760038937), Lots 529-530 (Parcel Nos. 760038945 and 760038953), Lots 667-668 (Parcel No. 760039143), Lots 677-678 (Parcel No. 760039216), Lots 679-680 (Parcel No. 760039224), and Lots 689-690 (Parcel No. 760039291), all in the Original Town, Village of Dorchester, Saline County, Nebraska.

WHEREAS, the parcels subject to special assessment for a portion of the costs of the improvements in the Districts, which parcels are completely and/or partially included within the boundaries of the Districts, are the following:

Street Improvement District No. 2025-1 (11th Street from Jefferson Avenue to Lincoln Avenue): Lots 509-510 (Parcel No. 760038856); Lots 499-500 (Parcel No. 760038791); Lots 521-522 (Parcel No. 760038929); Lots 511 and 512 (Parcel Nos. 760038864 and 760038872); Lots 532-534 (Parcel No. 760038961); and Lots 523-528 (Parcel No. 760038937), all in the Original Town, Village of Dorchester, Saline County, Nebraska; AND Parcel No. 760054789 (DORCHESTER PRCT PT NW NE SEC 20-8-3 ICL .65 ACRE); Parcel No. 760054754 (DORCHESTER PRCT PT NE NW & NW NE SEC 20-8-3 ICL .46 ACRE); Parcel No. 760054479 (DORCHESTER PRCT PT NE NW SEC 20-8-3 ICL .49 ACRE); Parcel No. 760054703 (DORCHESTER PRCT PT NE NW SEC 20-8-3 ICL .31 ACRE & TRACT 33' X 143' OF LOT I BLK. 9 2ND ADDITION); Parcel No. 760041091 (Lot 3-4, Block 10, Second Addition to the Village of Dorchester); and Parcel No. 760041105 (Lots 5-6, Block 10, Second Addition to the Village of Dorchester); and

Street Improvement District No. 2025-2 (12th Street from Highway 76E to 75 feet East of Sumner Avenue): Lots 1, 2, 3, 4, 6, 10, Block of Wagner's Replat of Second Addition, Lots 1, 2, 7, and 8, Block 12, Second Addition; Lots 1, 2, 7, and 8, Block 13, Second Addition; and Lots 1 through 10, Northview Estates Addition Replat. The parcels are identified by the following Parcel Nos.: 760147819, 760147820, 760147821, 760147822, 760147823, 760147824, 760147825, 760147826, 760147827, 760147828, 760148439, 760145919, 760139091, 760147677, 760145910, 760041253, 760041210, and 760040672.

NOW THEREFORE, BE IT RESOLVED by the Village of Dorchester, that at a meeting to be held at 6:30 p.m. on the 13 day of July, 2026, the Village will consider and adopt a levy of special assessments in Street Improvement Project Nos. 2025-1, 2025-2, 2025-3, and 2025-4 and in Street Improvement District Nos. 2025-1 and 2025-2; and

BE IT FURTHER RESOLVED that the proposed levy of special assessments on the parcels contained in the Street Improvement Projects and in the Street Improvement Districts

described herein shall be available in the office of the Village Clerk for review by property owners subject to such potential special assessments; and

BE IT FURTHER RESOLVED that at said meeting a public hearing shall be held with regard to each Street Improvement Project and each Street Improvement District, at which time members of the public, including specifically property owners and others with an interest in the real property included in each said Street Improvement Projects and/or Street Improvement Districts may be heard with regard to the proposed levy of special assessments; and

BE IT FURTHER RESOLVED that the Village Clerk shall give notice of the time of said meeting and the purpose for which it is held by publishing the notice attached hereto as **Exhibit A** in a legal newspaper in or of general circulation in the Village at least four weeks before the meeting is held **or** by completing personal service of said notice at least four weeks before the meeting upon the persons owning or occupying the property to be levied; and

BE IT FINALLY RESOLVED that after said public hearing, the Board shall by resolution, and taking into account the benefits derived or injuries sustained in consequence of such improvements, levy special assessments against the properties located in said Street Improvement Projects and in said Street Improvement Districts with the amount of the special assessment against each parcel and the vote of the members of the Board recorded in the Minutes of the Board.

This Resolution shall be published and shall take effect as provided by law.

DATED this ____ day of _____, 2026.

VILLAGE OF DORCHESTER, NEBRASKA

By: _____
Chairperson

Attest: _____

Clerk

Motion by Miller, seconded by Tellez to approve Resolution 2026-04. Motion carried (4-0-1). Discussion was held on Ordinance 2026-01 creating Street Improvement Project Nos. 2026-1 and 2026-2. Motion by Lang, seconded by Shaw to waive the three-reading rule. Motion carried (4-0-1).

ORDINANCE NO. 2026-01

AN ORDINANCE CREATING STREET IMPROVEMENT PROJECT NO. 2026-1 AND STREET IMPROVEMENT PROJECT NO. 2026-2; DEFINING THE BOUNDARIES AND LIMITS THEREOF; PROVIDING FOR PAVING, GRADING, CURBING, GUTTERING, AND OTHER NECESSARY AND INCIDENTAL WORK; PROVIDING FOR ASSESSMENT OF THE COSTS OF SUCH IMPROVEMENTS AGAINST THE PROPERTY SPECIALLY BENEFITED THEREBY AND THE LEVY OF GENERAL TAXES; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Motion by Miller, seconded by Lang to adopt Ordinance 2026-01 on first and final reading. Motion carried (4-0-1). Discussion was held on Ordinance 2026-02 for the Issuance of Bond Anticipation Notes

for Interim Project Financing. Motion by Miller, seconded by Shaw to waive the three-reading rule. Motion carried (4-0-1).

ORDINANCE NO. 2026-02

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF STREET IMPROVEMENT BOND ANTICIPATION NOTES, SERIES 2026B, IN THE AMOUNT OF NOT TO EXCEED THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$325,000) FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING PAVING AND RELATED IMPROVEMENTS WITHIN THE VILLAGE OF DORCHESTER, NEBRASKA AND NECESSARY APPURTENANCES THERETO; PROVIDING FOR A PAYING AGENT AND REGISTRAR OF THE NOTES; AGREEING TO ISSUE BONDS TO PAY THE NOTES AND ACCRUED INTEREST AT MATURITY; PRESCRIBING THE FORM OF THE NOTES; AUTHORIZING THE SALE AND DELIVERY OF THE NOTES TO THE PURCHASER AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

Motion by Tellez, seconded by Shaw to adopt Ordinance 2026-02 on first and final reading. Motion carried (4-0-1). Consideration and discussion of Pay Application #5 for MTZ Construction. Motion by Miller, seconded by Shaw to approve Pay Application #5. Motion carried (4-0-1). Discussion held on Pay Application #6 for MTZ Construction. Motion by Lang, seconded by Tellez to approve Pay Application #6. Motion carried (4-0-1). Motion by Shaw, seconded by Lang to approve cashing in up to two of the highway allocation CDs if needed to cover the payments. Motion carried (4-0-1).

New business:

Discussion held on a possible sewer main replacement. Motion by Miller, seconded by Shaw to permit the homeowner to re-tap further down the line. Motion carried. Discussion was held on the bids for surplus vehicle. Only one bid was received. A bill of sale for \$400 will be drawn up and purchaser has 30 days to pay. Discussion was held on the LARM cyber quote. Motion by Miller, seconded by Lang to approve the quote for cyber insurance. Motion carried (4-0-1). Discussion was held on updating the village regulations. Motion by Tellez, seconded by Shaw to table Item 4.1 Bureau of Violations. Motion carried (4-0-1). Clerk Kasl will check on prices to update the code book. Motion by Miller, seconded by Shaw to add a fee of \$75 for Administrative Plat application. Motion carried (4-0-1). Discussion was held on the cemetery CD. Motion by Miller, seconded by Lang to approve closing out the CD and investing the funds into NPAIT. Motion carried (4-0-1). Discussion held on budget items. Items will all be added to the 2026-2027 budget. Discussion was held on the park bathroom. Clerk Kasl will check with Bella to see if she's interested in doing the deep cleans.

Motion by Shaw, seconded by Miller, to adjourn the meeting. Motion carried. Meeting adjourned at 8:11 p.m. Next regular meeting will be **Monday, July 13, 2026 at 6:30 pm at the Farmers Cooperative Meeting Room.**

Signed Chairman: _____

Clerk - Treasurer: _____


