

**Village of Dorchester Board of Trustees Minutes  
November 7, 2022**

The regular meeting of the Village of Dorchester Board of Trustees was held Monday, November 7, 2022, at the Dorchester Community Hall and was called to order at 7:00 p.m. Chairperson Pracheil advised those present of the Open Meetings Act. Answering Roll Call were board members Andrea Pracheil, Roger Miller, Kelly Vyhnalek, Sarah Wenz, and Eric Bird. Also in attendance were Jen Kasl, Clerk-Treasurer; Dawn Zoubek, Deputy Clerk; Marvin Kasl, Utilities Superintendent; Brant Pracheil, Fire Chief, DVFD; Craig Bontrager, Code Compliance; Justin Stark, Olsson; Daryl Schrunck, Dorchester Public School; 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 Vyhnalek, to open the meeting of the Community Development Agency (CDA). Motion carried. The CDA reviewed Resolutions 2022-22 and 2022-23:

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

**RESOLUTION #2022-22**

(Amended and Restated Redevelopment Plan Amendment –  
Barley Redevelopment Project)

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

**RECITALS**

- A. The General Redevelopment Plan for the Village of Dorchester, Nebraska (the "Redevelopment Plan") was amended by the Village Board on August 1, 2022 to create the Barley's Specialties Redevelopment Project (the "Original Plan Amendment").
- 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 Amended and Restated Amendment to the Redevelopment Plan for the Project (the "Amended Plan Amendment"), which shall now be known as the "Barley Redevelopment Project". A copy of the Amended Plan Amendment is attached as Exhibit "A".
- C. The Amended Plan Amendment would replace the Original Plan Amendment to reflect certain substantial modifications to 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 Amended Plan Amendment as Exhibit "B" (the "Cost-Benefit Analysis").
- G. The CDA submitted the question of whether the Amended 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 Amended Plan Amendment on November 7, 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 Amended 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 Amended 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 Amended 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 Amended 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 Amended 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 7th day of November, 2022.

COMMUNITY DEVELOPMENT AGENCY OF  
THE VILLAGE OF DORCHESTER, NEBRASKA

Andrea Pracheil  
Chairperson

ATTEST:

Jennifer Kasl  
Secretary

**Exhibit "A"**  
**Amended Plan Amendment**

[Attached]

4870-4535-3274, v. 1

Motion by Vyhnalek, seconded by Miller to approve Resolution 2022-22. Motion carried.

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

**RESOLUTION #2022-23**  
(Amended and Restated Redevelopment Agreement –  
Barley Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF DORCHESTER, NEBRASKA, APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT FOR THE BARLEY REDEVELOPMENT PROJECT, AND REPLACING THE PREVIOUSLY APPROVED REDEVELOPMENT AGREEMENT.**

**RECITALS**

- A. On August 1, 2022, the Community Development Agency of the Village of Dorchester, Nebraska ("CDA") adopted Resolution #2022-15 approving a redevelopment agreement for the Barley's Specialties Redevelopment Project, now known as the "Barley Redevelopment Project" (the "Original Agreement").
- B. The Original Agreement was executed by the CDA and the Village of Dorchester, Nebraska (the "Village") on August 1, 2022.
- C. Subsequent to the execution of the Original Agreement, the Redevelopment Plan Amendment for the Project was amended and restated to reflect certain substantial modifications to the Project (the "Amended Plan Amendment").
- D. The CDA and the Village have prepared an Amended and Restated Redevelopment Agreement for the Project (the "Amended Redevelopment Agreement"). A copy of the Amended Redevelopment Agreement is attached hereto as Exhibit "A" and incorporated by this reference.
- E. The Amended Redevelopment Agreement is consistent with the Amended Plan Amendment.
- F. The CDA desires to approve the Amended Redevelopment Agreement as the redevelopment agreement for the Project, replacing the Original Agreement.

NOW THEREFORE, BE IT RESOLVED, by the CDA, that the Amended Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, that upon execution of the Amended Redevelopment Agreement by the CDA and the Village, the Original Agreement shall be replaced in its entirety.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to execute and enter into the Amended Redevelopment Agreement on the CDA's behalf upon the Village Board's approval of the Amended Redevelopment Agreement.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to take all such actions that are required to fulfill the terms of the Amended Redevelopment Agreement and to consummate the agreement set forth therein.

BE IT FURTHER RESOLVED, without limitation to the foregoing, the CDA authorizes the issuance of the TIF Indebtedness as set forth in the Amended Redevelopment Agreement without further written approval of the CDA or the Village Board.

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

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

Dated this 7th day of November, 2022.

COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF  
DORCHESTER, NEBRASKA

By: Andrea Pracheil

Chairperson

ATTEST: Jennifer Kasl

Secretary

**EXHIBIT "A"**  
**Amended Redevelopment Agreement**

[Attached]

4885-2502-5082, v. 1

Motion by Miller, seconded by Vyhnaek to approve Resolution 2022-23. Motion carried. Motion by Bird, seconded by Vyhnaek to close the CDA meeting and open the public hearing of the village board. Motion carried.

Information was provided on the Amended and Restated Redevelopment Plan Amendment and Agreement. Motion by Miller, seconded by Vyhnaek to close the public hearing. Motion carried.

**VILLAGE OF DORCHESTER, NEBRASKA**

**RESOLUTION #2022-24**

(Amended and Restated Redevelopment Plan Amendment --  
Barley Redevelopment Project)

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

**RECITALS**

- A. The General Redevelopment Plan for the Village of Dorchester, Nebraska (the "Redevelopment Plan") was amended by the Village Board on August 1, 2022 to create the Barley's Specialties Redevelopment Project (the "Original Plan Amendment").
- B. The Community Development Agency of the Village of Dorchester ("CDA") has recommended that the Original Plan Amendment be amended and restated to reflect certain substantial modifications to the Project (the "Amended Plan Amendment"), which shall now be known as the "Barley Redevelopment Project". A copy of the Amended Plan Amendment is on file and available for public inspection with the Village Clerk.
- C. The Project would use Tax Increment Financing from a specified project site pursuant to Neb. Rev. Stat. § 18-2147 to assist in paying for the costs incurred by the Village to construct the eligible public improvements for the Project.
- D. The CDA submitted the question of whether Amended 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 Amended Plan Amendment.
- F. Notice of public hearing regarding the adoption and approval of the Amended 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 November 7, 2022, the Village Board held a public hearing relating to the question of whether the Amended 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 Amended 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 Amended 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 Amended 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 Amended Plan Amendment is hereby approved and adopted by the Village Board as the governing body for the Village of Dorchester.

Dated this 7th day of November, 2022.

VILLAGE OF DORCHESTER, NEBRASKA

By: Andrea Pracheil

Chairperson

ATTEST: Jennifer Kasl

Village Clerk

4869-4724-5882, v. 1

Motion by Miller, seconded by Vyhnaek to approve Resolution 2022-24. Motion carried.

**VILLAGE OF DORCHESTER, NEBRASKA**

**RESOLUTION #2022-25**

(Amended and Restated Redevelopment Agreement –  
Barley Redevelopment Project)

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DORCHESTER, NEBRASKA, APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT FOR THE BARLEY REDEVELOPMENT PROJECT, AND REPLACING THE PREVIOUSLY APPROVED REDEVELOPMENT AGREEMENT.**

**RECITALS**

A. On August 1, 2022, the Village of Dorchester, Nebraska (the "Village") adopted Resolution #2022-17 approving a redevelopment agreement for the Barley's Specialties Redevelopment Project, now known as the "Barley Redevelopment Project" (the "Original Agreement").

B. The Original Agreement was executed by the Community Development Agency of the Village of Dorchester, Nebraska ("CDA") and the Village on August 1, 2022.

C. Subsequent to the execution of the Original Agreement, the Redevelopment Plan Amendment for the Project was amended and restated to reflect certain substantial modifications to the Project (the "Amended Plan Amendment").

D. The CDA and the Village have prepared an Amended and Restated Redevelopment Agreement for the Project (the "Amended Redevelopment Agreement"). A copy of the Amended Redevelopment Agreement is on file and available for public inspection with the Village Clerk.

E. The Amended Redevelopment Agreement is consistent with the Amended Plan Amendment.

F. The Village Board desires to approve the Amended Redevelopment Agreement as the redevelopment agreement for the Project, replacing the Original Agreement.

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

BE IT FURTHER RESOLVED, that upon execution of the Amended Redevelopment Agreement by the CDA and the Village, the Original Agreement shall be replaced in its entirety.

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

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

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

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

Dated this 7th day of November, 2022.

VILLAGE OF DORCHESTER, NEBRASKA

By: Andrea Pracheil

Chairperson

ATTEST: Jennifer Kasl

Village Clerk

4869-4855-6602, v. 1

Motion by Miller, seconded by Vyhnalek, to approve Resolution 2022-25. Motion carried.

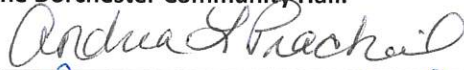
Motion by Miller, seconded by Vyhnalek, to approve Consent Agenda Items #1-#4 with correction to special meeting minutes of date for next meeting. Motion carried. Sheriff's report given. They have been watching the roads in and out of town and have had more stops. They will continue to monitor. Chief Pracheil gave the fire report. Elections will be November 21<sup>st</sup> at 7:30 p.m. The new truck has been ordered. Chassis is 12-18 months out, then will start building the truck. Old grass rig sold on BigIron. Bontrager gave the code compliance report. He is researching the permanent foundation requirements regarding the issue with 1109 Sumner. Public hearing for variance will be set. Attorney Hoffschneider was directed to prepare a resolution declaring the property at 605 W 9<sup>th</sup> to be an unsafe structure.

Unfinished Business: Quotes for the new fire building were reviewed. Motion by Wenz to go with Hardsteel. Motion failed. Motion by Miller, seconded by Pracheil to table until next meeting and get local quotes for plumbing, heating, and electrical. Motion carried. Tabled until next meeting. Update was given to Well #4 Violation. Crew will continue to be here into first part of December. Code compliance issue of 1109 Sumner was previously discussed during code compliance report. Consideration and discussion of invoice from Crouch Recreation for Splash Pad Repairs. Motion by Miller, seconded by Vyhnalesk to approve the invoice to be paid out of Keno funds. Motion carried (4-1). Voting no was Wenz.

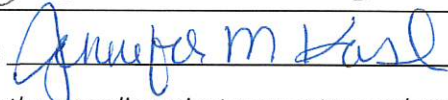
New Business: Daryl Schrunk presented a request for improvements to the football field, to include a new crowd's nest, grandstand/bleachers, and possible time clock, to be funded by the district. He will fill out a permit and begin to secure bid. Consideration of Resolution 2022-26 Signing of Year-End Certification of City Street Superintendent. Motion by Vyhnalesk, seconded by Bird to approve the Resolution. Motion carried. Consideration of Documentation of Street Superintendent Appointment for 2022. Motion by Miller, seconded by Bird to approve the appointment. Motion carried. Consideration of quote for sewer stub-ins for 12<sup>th</sup> Street. Clerk Kasl and Atty. Hoffschneider will review the Northview Agreement to see whose responsibility it is. Discussion was held on future water and street infrastructure projects. Clerk Kasl will check on bond options and find out what TIF funding will be. Stark will confirm size of water mains on GIS is correct before final projects are decided. Consideration of the 2022-2023 Rural Fire Contract. Motion by Bird, seconded by Wenz to approve the contract. Motion carried. Consideration of Vyhnalesk Insurance Agency invoice for the DFVD Package Renewal and Work Comp Supplement. Clerk Kasl is working on a quote from LARM. Motion by Vyhnalesk, seconded by Wenz to approve the invoice. Consideration of Engagement Proposal from Hoffschneider Law. Price has increased to \$2,000/mo. for 10 base hours. Motion by Bird, seconded by Miller to approve. Motion carried. Consideration of new cell phones through Straight Talk. Motion by Pracheil, seconded by Miller to get new cell phones and a prepaid yearly plan. Motion carried. Consideration of clothing allotment for village employees. Motion by Miller, seconded by Wenz to approve high vis coats for the utility workers and \$150 per person for all full-time employees. Motion carried. Discussion was held on dates for the next two meetings as there are conflicts. December meeting will be December 8<sup>th</sup> at 5:00 p.m. and January meeting will be January 6<sup>th</sup> at 5:00 p.m.

Motion by Bird, seconded by Miller, to adjourn the meeting. Motion carried. Meeting adjourned at 9:06 p.m. **Next regular meeting date is Thursday, December 8, 2022 at 5 p.m. at the Dorchester Community Hall.**

Signed Chairman:



Clerk - Treasurer:



*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 November 7, 2022. The minutes are available at Village Hall and the shortened version was published in The Crete News.*

Clerk - Treasurer:

