Village of Dorchester Board of Trustees Special Meeting
October 29, 2026

A Special Meeting of the Village of Dorchester Board of Trustees was held Thursday, October 29, 2026, at Farmers Cooperative, 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, Nate Hitchins, Tammie Lang, Nancy Tellez, and Chairperson Roger Miller. Also present was Jen Kasl, Clerk-Treasurer; and Dawn Zoubek, Deputy Clerk. (All motions carried are unanimous "for" unless otherwise noted). Advance notice of the meeting was posted at the Dorchester US Post Office, First State Bank, NE and Village Hall.

The purpose of the meeting was to hear a proposal from Miller & Associates engineering firm; to approve Resolution 2026-11 giving intent to levy special assessments for street improvements; to discuss quotes for a new bucket for the Bobcat; to update on the electrical project, and to discuss the motor grader as a surplus item.

Reed Miller of Miller & Associates gave a breakdown of their services and answered questions. Motion by Miller, seconded by Hitchins, to proceed with hiring Miller & Associates as our engineering firm. Clerk Kasl will discuss with Atty. Hoffschneider on how to proceed. Discussion was held on the street assessments. Resolution 2026-11 was presented:

RESOLUTION NO. 2026-11

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, 2025-4, 2026-1, AND 2026-2 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, 2025-4, 2026-1, and 2026-2 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.

Street Improvement Project No. 2026-1 (Lincoln Avenue from 6th Street to 7th Street): Lots 1229-1240 (Parcel No. 760040826), Lots 1193-1194 and the North Half of Lot 1195 (Parcel No. 760040699); The South Half of Lot 1195, Lots 1196-1197, and the North Half of Lot 1198 (Parcel No. 760040702); The South Half of Lot 1198 and all of Lots 1199-1201 (Parcel No. 760040710); and Lots 1202-1204 (Parcel No. 760041458); all in the Original Town, Village of Dorchester, Saline County, Nebraska.

Street Improvement Project No. 2026-2 (11th Street from Colfax Avenue to West Line Road): (a) The North Half of the West 156.62 feet of Lot 11 and the West 158.62 feet of Lot 12, Block 15 (Parcel No. 760041385); The East 100 feet of Lot 12 and the East 100 feet of the North Half of Lot 11, Block 15 (Parcel No. 760041393); Lots 1-4, Block 15 (Parcel No. 760041369); all in the Second Addition to the Village of Dorchester, Saline County, Nebraska; and (b) Lot 12 (Parcel No. 760041318); Lot 13 (Parcel No. 760146118); Lot 14 (Parcel No. 760145906); and Lot 15 (Parcel No. 760145626); all in Wagner's Replat of Block 14, Second Addition to the 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 14th day of December, 2026, the Village will consider and adopt a levy of special assessments in Street Improvement Project Nos. 2025-1, 2025-2, 2025-3, 2025-4, 2026-1, and 2026-2 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 FURTHER RESOLVED that this Resolution does formally repeal and rescind Resolution No. 2026-04 adopted on June 8, 2026, declaring the intent to levy special assessments against property in Street Improvement Project Nos. 2025-1, 2025-2, 2025-3, 2025-4, and against property in Street Improvement District Nos. 2025-1 and 2025-2; 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

EXHIBIT A

VILLAGE OF DORCHESTER, NEBRASKA

NOTICE OF LEVY OF SPECIAL ASSESSMENTS AND NOTICE OF MEETING

Notice is hereby given that the Chairperson and Village Board of the Village of Dorchester, Nebraska, will meet at 6:30 p.m. on the 14th day of December 2026, for the purpose of levying special assessments against parcels of property included in Street Improvement Project 2025-1, Street Improvement Project 2025-2, Street Improvement Project 2025-3, Street Improvement Project 2025-4, Street Improvement Project No. 2026-1, Street Improvement Project No. 2026-2, Street Improvement District No. 2025-1, and Street Improvement District No. 2025-2 of the Village and benefitted by the paving and other improvements constructed in said Projects and Districts. During such meeting, the Board will conduct a public hearing with regard to each such Project and each such District at which time members of the public, including specifically property owners and others with an interest in the real property included in said Street Improvement Projects and/or Street Improvement Districts may be heard with regard to the proposed levy of special assessments. The proposed levy of special assessments on the parcels contained in said Street Improvement Projects and Street Improvement Districts shall be available in the office of the Village Clerk for review by property owners subject to such potential special assessments. The property subject to levy in said Street Improvement Projects and said Street Improvement Districts consists of the property abutting the following streets:

Street Improvement Project No. 2025-1: 6th Street from Washington Avenue to Lincoln Avenue;

Street Improvement Project No. 2025-2: 8th Street from Washington Avenue to Lincoln Avenue;

Street Improvement Project No. 2025-3: 9th Street from Washington Avenue to Lincoln Avenue;

Street Improvement Project No. 2025-4: 10th Street from Franklin Avenue to Washington Avenue and from Washington Avenue to Lincoln Avenue;

Street Improvement Project No. 2026-1: Lincoln Avenue from 6th Street to 7th Street;

Street Improvement Project No. 2026-2: 11th Street from Colfax Avenue to West Line Road;

Street Improvement District No. 2025-1: 11th Street from Jefferson Avenue to Lincoln Avenue; and

Street Improvement District No. 2025-2: 12th Street from Highway 76E to 75 feet East of Sumner Avenue.

The first publication of this Notice is made on the 11th day of November, 2026.

Clerk, Village of Dorchester, Nebraska

4934-3

Motion by Miller, seconded by Lang to adopt Resolution 2026-11. Motion carried. Discussion was held on the quotes for a smooth bucket for the Bobcat. Motion by Hitchins, seconded by Tellez to purchase the 48" bucket from Gage Co. Equipment and check on the destination charge. Motion carried. Discussion was held on the proposed electrical project. Motion by Miller, seconded by Shaw to table until further information is received. Motion carried, Resolution 2026-12 for declaration of surplus item – motor grader was presented:

RESOLUTION NO. 2026- 12
Surplus Property Declaration

WHEREAS, the Village of Dorchester has authority under Nebraska Revised Statute 17-503.02 and Section 8-104.01 of the Municipal Code of the Village of Dorchester, to order the sale of City owned personal property through the adoption of a resolution by the Village Board directing the sale and the manner and terms of the sale, and

WHEREAS, the Village of Dorchester has personal property with a fair market value of more than $5,000.00, described as follows, that is hereby declared to be surplus property and the same is hereby directed to be sold at the direction of the Utilities Superintendent through private bid:

1980 Cat 120G Motor Grader

WHEREAS, the Village of Dorchester will sell said personal property after a notice of sale has been posted in three prominent places within the Village and published once in a legal newspaper in or of general circulation in the Village of Dorchester for a period of not less than seven (7) business days prior to the sale of such property.

NOW, THEREFORE, BE IT RESOLVED by the Chairperson and Governing Body of the Village of Dorchester that the above described surplus personal property be sold after notice of such sale has been posted in three prominent places within the Village and published once in a legal newspaper in or of general circulation in the Village of Dorchester for a period of not less than seven (7) business days prior to the sale of such property. Said notice shall give general description of the surplus property offered for sale and state the terms and conditions of such sale.

PASSED AND APPROVED this 29th day of October 2026.

By: Chairperson
ATTEST: Village Clerk (SEAL)

Discussion was held on the terms of the sale. Motion by Miller, seconded by Shaw to sell through online auction with the assistance of Barley Specialties splitting any profits over our minimum required bid, minus the cost of the repairs, pending approval from the attorney. Motion carried. Motion by Shaw, seconded by Miller to adjourn the meeting. Motion carried. Meeting adjourned at 7:35 p.m.

Signed Chairperson: Roy Miller

Clerk - Treasurer: Jennifer M. Kusel