

**Village of Dorchester Board of Trustees Minutes  
July 6, 2022**

The regular meeting of the Village of Dorchester Board of Trustees was held Wednesday, July 6, 2022, at the Dorchester Community Hall and was called to order at 7:01 p.m. Chairperson Pracheil advised those present of the Open Meetings Act. Answering Roll Call were board members Andrea Pracheil, Roger Miller, Kelly Vyhnaelek, Sarah Wenz, and Eric Bird. Also in attendance were Jen Kasl, Clerk-Treasurer; Dawn Zoubek, Deputy Clerk; Brant Pracheil, James Bond, and Jacob Railsback, DVFD; Craig Vyhnaelek, Vyhnaelek Insurance; and Roger Glenn. 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 Wenz, seconded by Bird, to open the meeting of the Community Development Agency (CDA). Motion carried. The CDA reviewed Resolutions 2022-11 and 2022-12:

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

**RESOLUTION NO. 2022-11**

(Supplemental Amendment and Minor Modification to the  
Ploucek Redevelopment Plan Amendment)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF DORCHESTER, NEBRASKA, MAKING A MINOR MODIFICATION AND AMENDMENT TO THE PLOUCEK REDEVELOPMENT PLAN AMENDMENT TO CORRECT THE LEGAL DESCRIPTION IDENTIFIED THEREIN.**

RECITALS

- A. On July 16, 2019, the Village of Dorchester, Nebraska ("Village") adopted an amendment to the Redevelopment Plan for the Ploucek Redevelopment Project (the "Plan Amendment").
- B. The lots identified as the Project Site in the Plan Amendment were subsequently replatted.
- C. The purpose of the Supplemental Amendment and Minor Modification to the Plan Amendment attached hereto as Exhibit "A" ("Supplemental Amendment") is to correct and clarify the legal description of the Project Site.
- D. Pursuant to Neb. Rev. Stat. § 18-2115, the CDA has the authority to make minor modifications to the Redevelopment Plan, and additional public hearings are only required for a substantial modification of the Redevelopment Plan.
- E. The CDA has determined that the Supplemental Amendment is a minor modification to the Plan Amendment. The Supplemental Amendment does not: (a) materially alter or reduce existing areas or structures otherwise available for public use or access; (b) substantially alter the use of the community redevelopment area as contemplated in the redevelopment plan; or (c) increase the amount of ad valorem taxes pledged for the Project by more than 5.0%.
- F. The CDA desires to adopt the Supplemental Amendment to make the minor modification described therein.

NOW, THEREFORE, BE IT RESOLVED, by the Community Development Agency of the Village of Dorchester, Nebraska, the Supplemental Amendment is approved and adopted as part of the Redevelopment Plan for the Village of Dorchester, Nebraska.

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

IN WITNESS WHEREOF, the undersigned Community Development Agency of the Village of Dorchester, Nebraska, hereby pass and adopt this Resolution as of this \_\_\_ day of \_\_\_\_\_, 2022.

COMMUNITY DEVELOPMENT  
AGENCY OF THE VILLAGE OF  
DORCHESTER, NEBRASKA.

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

Chairman

ATTEST:

\_\_\_\_\_  
Secretary

**EXHIBIT "A"**

(Supplemental Amendment)

4865-8964-0486, v. 1

4865-8964-0486, v. 1

Motion by Wenz, seconded by Bird to approve Resolution 2022-11. Motion carried (4-0-1. Vyhnalek abstained.)

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

**RESOLUTION #2022-12**

(First Amendment to Redevelopment Agreement – Northview Estates Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF DORCHESTER, NEBRASKA, AUTHORIZING AND APPROVING THE FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT FOR THE NORTHVIEW ESTATES REDEVELOPMENT PROJECT.**

RECITALS

A. The Community Development Agency of the Village of Dorchester, Nebraska ("CDA") and Dorchester Economic Development Corporation, a Nebraska nonprofit corporation ("Redeveloper"), entered into that certain Redevelopment Agreement dated July 16, 2019 (the "Redevelopment Agreement") to implement the Northview Estates Redevelopment Project (the "Project").

B. The CDA has prepared a First Amendment to Redevelopment Agreement for the Project to amend the legal description of the Project Site, a copy of which is attached hereto as Exhibit "A" and incorporated by this reference (the "First Amendment").

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

BE IT FURTHER RESOLVED, the CDA authorizes the Chairman of the CDA to execute and enter into the First Amendment.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairman of the CDA to take all such actions that are required to fulfill the terms of the First Amendment and to consummate the agreement set forth therein.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairman of the CDA to take all such actions that are required to amend the Notice to Divide previously filed for this Project to reflect the revised legal description.

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

(Signature page follows)

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022.

COMMUNITY DEVELOPMENT  
AGENCY OF THE VILLAGE OF  
DORCHESTER, NEBRASKA

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

**EXHIBIT "A"**

Motion by Wenz, seconded by Bird to approve Resolution 2022-12. Motion carried. (4-0-1. Vyhnalek abstained.) Motion by Wenz, seconded by Bird to close the CDA meeting. Motion carried.

Motion by Vyhnalek, seconded by Miller, to approve Consent Agenda Items #1-#4. Motion carried. Gap paving will be looked into for N. Depot. No sheriff's report. Chief Pracheil gave the fire report. They will be updating their radios to digital and received enough ARPA funds to cover the full cost. Code compliance report in packet.

Unfinished Business: DVFD members presented quotes obtained to replace the current grass rig. Motion by Miller, seconded by Vyhnalek to approve the quote by Weis, due to the safety, availability, and design features of the truck, and to be paid out of the MFO account. Motion carried. Clerk Kasl is obtaining grant and funding info for fire station building options. Consideration of the updated Zito franchise agreement. Motion by Miller, seconded by Bird to approve the franchise agreement. Motion carried. Nothing new from Windstream. Nothing new to report on the manhole at 10<sup>th</sup> and Sumner. Waiting on a quote. Nothing new to report on Ordinance 2022-04 relating to accessory buildings on residential districts.

New Business: Craig Vyhnalek presented a quote for the cyber liability policy. Motion by Bird, seconded by Miller to approve the quote for \$1 million coverage. Motion carried. The BlueCross BlueShield renewal information was released. A committee of Pracheil, Miller, and Clerk Kasl will review the options. Discussion was held on the community building floor issues. Motion by Wenz, seconded by Miller to have Vyhnalek submit a claim to insurance and cancel use for all future events until further notice. Motion carried. Consideration of deadline extension request for lift station rehabilitation project. Motion by Miller, seconded by Vyhnalek to approve the request. Motion carried. Discussion was held on the language needed for the community foundation's grant requirements. Motion by Bird, seconded by Miller to approve 'Dorchester Ball Field Improvements' to the Village of Dorchester, Saline County, NE, property know as Baseball field, Football field, concession stand, including all amenities with such improvements to be owned, constructed and maintained by Village of Dorchester, Saline County, NE, subject to a group of citizens raising sufficient funds for construction of the improvements. Motion carried. Consideration of invoice from B&D Diamond Pro, Inc. for ball field aggregate. Motion by Wenz, seconded by Vyhnalek to approve the invoice with the village paying half and the baseball/softball association paying half. Motion carried. Discussion held on the 3 quotes for internet options. Motion by Miller, seconded by Wenz to accept the quote from Windstream. Motion carried. Discussion held on the PowerManager Software quote. Will be added to budget workshop and discussed then. Discussion on the vacant property registry. Will be forwarded to code compliance and will be taking down names

for registry in office. Consideration of an assistant for code compliance. Any personnel is the responsibility of the code compliance officer and may be paid at his discretion. Assistant Utility Superintendent 90 day review will be held during the August meeting.

Motion made by Wenz, seconded by Bird, to adjourn the meeting. Motion carried. Meeting adjourned at 8:16 p.m. Next regular meeting will be held on Monday, August 1, 2022, at 7 p.m. at the Fire Hall.

Signed Chairman: Andrew Peachey

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 July 6, 2022. The minutes are available at Village Hall and the shortened version was published in The Crete News.*

Clerk - Treasurer:  
Jennifer M. Kasl