

Village of Dorchester Board of Trustees Minutes  
November 2, 2020

The regular meeting of the Village of Dorchester Board of Trustees was held Monday, November 2, 2020 at the Dorchester Fire Hall and via Zoom and was called to order at 7:05 pm. Chairperson Andrea Pracheil advised those present of the Open Meeting Act. Answering roll call were board members Roger Miller, Matt Scholz, Kelly Vyhnalek, Sarah Wenz and Chairperson Andrea Pracheil. (All motions carried are unanimous "for" unless otherwise noted) Also in attendance were Gloria Riley, Clerk-Treasurer; Jen Kasl, Deputy Clerk; Bret Cerny, Assistant Utilities Superintendent; Atty Timothy Kubert, Hoffschneider Law; Atty Andrew Willis, Cline Williams; Dale Hayek and Larry Chapman, Farmers Cooperative; and Chad Wythers. Eric Klein, Valley Corp and Brandon Jisa, Olsson; were present via Zoom. Advance notice of the meeting was posted at the Dorchester US Post Office, First State Bank, NE; Village of Dorchester Office and *The Crete News*.

Motion made by Wenz, seconded by Miller to open the hearing of the Community Development Agency (CDA). Motion carried. Andrew Willis, Cline Williams presented information on Resolutions 2020-09 and 2020-10.

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

**RESOLUTION NO. 2020-09**

(Amendment to Redevelopment Plan - Whitmar Street Redevelopment Project)

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

**RECITALS**

A. 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 18-2154, as amended (the "Act") has prepared a general redevelopment plan ("Redevelopment Plan") for certain portions of the Village of Dorchester, Nebraska as defined in the Redevelopment Plan (the "Redevelopment Area").

B. The CDA has also prepared the Amendment to the Redevelopment Plan attached hereto as Exhibit "A" and incorporated by this reference (the "Amendment"). The CDA intends to submit the Redevelopment Plan and the Amendment to the Board of Trustees of the Village of Dorchester ("Village") simultaneously.

C. The Amendment would create a specific redevelopment project on a portion of the Redevelopment Area as described in the Amendment ("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 any project which shall 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 Amendment as Exhibit "C" (the "Cost-Benefit Analysis").

G. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the Village Board to the Planning Commission of the Village of Dorchester.

H. The Planning Commission recommended the approval of the Redevelopment Plan Amendment on October 28, 2020.

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 Amendment to the Redevelopment Plan 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 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.

2. The 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.

3. The costs and benefits of the Project defined in the Amendment have been found to be in the best interest of the Village.

4. The Project Site is within the Redevelopment Area.

5. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing on the Project.

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the CDA hereby approves the Amendment and the Cost Benefit Analysis and recommends approval of the same by the Board of Trustees of the Village of Dorchester.

BE IT FURTHER RESOLVED, that the foregoing resolution is subject to and contingent

upon the Village Board's approval and adoption of the General Redevelopment Plan for the Redevelopment Area, and if the Village Board does not approve and adopt the Redevelopment Plan, the recommendations and resolutions contained herein shall be void and of no effect.

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

Dated this 2nd day of November, 2020.

COMMUNITY DEVELOPMENT AGENCY  
of the Village of Dorchester, Nebraska

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

**Exhibit "A"**

Redevelopment Plan Amendment

[See Attached]

4852-1341-1280, v. 1

Exhibit "A"

Motion made by Vyhnalek, seconded by Scholz to approve Resolution 2020-09. Motion carried.

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

**RESOLUTION NO. 2020-10**

(Redevelopment Agreement – Whitmar Street Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE  
VILLAGE OF DORCHESTER, NEBRASKA, AUTHORIZING AND APPROVING A  
REDEVELOPMENT AGREEMENT FOR THE WHITMAR STREET REDEVELOPMENT**

**PROJECT UTILIZING TAX INCREMENT FINANCING; AND TAKING OTHER ACTIONS  
REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.**

**RECITALS**

- A. The Village of Dorchester, Nebraska ("Village"), has adopted a general redevelopment plan ("Redevelopment Plan") for certain portions of the Village of Dorchester, Nebraska as defined in the Redevelopment Plan (the "Redevelopment Area").
- 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 18-2154, as amended (the "Act") has approved the Amendment to the Redevelopment Plan (the "Amendment") to create and implement the Whitmar Street Redevelopment Project ("Project") in the Redevelopment Area.
- C. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit "A" and incorporated by this reference (the "Redevelopment Agreement").
- D. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE BE IT RESOLVED, the CDA hereby approves the Redevelopment Agreement and authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the CDA.

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

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

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

Dated this 2nd day of November, 2020.

COMMUNITY DEVELOPMENT AGENCY  
of the Village of Dorchester, Nebraska

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Chairman

ATTEST:

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Secretary

**Exhibit "A"**  
Redevelopment Agreement

(See attached)

4812-6250-7984, v. 1

Exhibit "A"

Motion made by Scholz, seconded by Vyhnalek to approve Resolution 2020-10. Motion carried. Motion made by Wenz, seconded by Scholz to close the hearing of the Community Development Agency. Motion carried.

Motion made by Scholz, seconded by Wenz to open the Public Hearing for the Redevelopment Plan Amendment - Whitmar Street. Motion carried. Atty Andrew Willis presented Resolutions No. 2020-11 & 2020-12 for review. Having no discussion, motion made by Scholz, seconded by Wenz to close the Public Hearing for the Redevelopment Plan Amendment - Whitmar Street. Motion carried.

**VILLAGE OF DORCHESTER, NEBRASKA  
RESOLUTION NO. 2020-11**

(Amendment to Redevelopment Plan - Whitmar Street Redevelopment Project)

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

RECITALS

- A. The Community Development Agency of the Village of Dorchester ("CDA") has recommended that the Redevelopment Plan for the Redevelopment Area, a copy of which is on file and available for public inspection with the Village Clerk, (the "Redevelopment Plan") should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified and legally defined in said amendment (the "Project Site").
- B. The proposed amendment to the Redevelopment Plan ("Redevelopment Plan Amendment") is on file and available for public inspection with the Village Clerk.
- C. The Redevelopment Plan Amendment includes the Whitmar Street redevelopment

project (the "Project") that will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.

D. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the Village Board and to the Planning Commission of the Village of Dorchester.

E. The Planning Commission recommended the approval of the Redevelopment Plan Amendment on October 28, 2020.

F. On November 2, 2020, the Village Board held a public hearing relating to the question of whether the Redevelopment Plan 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.

G. The Village Board has reviewed the Redevelopment 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 18-2154 (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 Redevelopment 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 Redevelopment 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 RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan Amendment is hereby approved and adopted by the Village Board as the governing body for the Village of Dorchester.

Dated this 2nd day of November, 2020.

VILLAGE OF DORCHESTER, NEBRASKA

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

Chairman

ATTEST: \_\_\_\_\_

Village Clerk

4830-8165-6272, v. 1

Motion made by Wenz, seconded by Vyhnalek to approve Resolution 2020-11. Motion carried.

**VILLAGE OF DORCHESTER, NEBRASKA  
RESOLUTION NO. 2020-12**

(Approval of Redevelopment Agreement - Whitmar Street  
Redevelopment Project)

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF DORCHESTER, NEBRASKA, APPROVING THE REDEVELOPMENT AGREEMENT ON BEHALF OF THE VILLAGE AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF DORCHESTER TO ENTER INTO SAID AGREEMENT AND ISSUE TAX INCREMENT FINANCING INDEBTEDNESS FOR THE REDEVELOPMENT PROJECT.**

RECITALS

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended (the "Act"), the Village of Dorchester, Nebraska ("Village"), has adopted a Redevelopment Plan, as amended, for the Redevelopment Area identified therein, which includes a specific redevelopment project identified as the Whitmar Street Redevelopment Project (the "Project").

B. On November 2, 2020, the Community Development Agency of the Village of Dorchester, Nebraska ("CDA") approved the Redevelopment Agreement for the Project (the "Redevelopment Agreement"). A copy of the Redevelopment Agreement is on file and available for public inspection with the Village Clerk.

C. The Project will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.

D. Pursuant to the Redevelopment Agreement, the Village would construct and install the public improvements for the Project and would, subsequently, receive the TIF

proceeds to reimburse the Village for the eligible public expenditures.

E. The Village Board has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the General Comprehensive Development Plan of the Village, and in the best interests of the Village.

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

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


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

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

BE IT FURTHER RESOLVED that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

DATED THIS 2nd day of November, 2020.

VILLAGE OF DORCHESTER,  
NEBRASKA

By:   
Chairman

ATTEST:   
Village Clerk

4846-2751-9440, v. 1

Motion made by Scholz, seconded by Vyhnaek to approve Resolution 2020-12. Motion carried.

Motion made by Scholz, seconded by Vyhnaek to approve consent agenda items #1-3 and to pull item #4. Motion carried. Sarah will try to sit in on the FEMA meeting to be held online on November 10th. Motion made by Wenz, seconded by Vyhnaek to approve consent agenda item #4. Motion carried.



No sheriff's report. Chief Pracheil was not in attendance, but a reminder was given that upcoming elections will be held, and Scholz will sit in to run the meeting.

Discussion was held on the location of the recycle trailer. There is no good place to put it where our cameras can observe. Due to the amount of people misusing it, and the fact that we will no longer get full reimbursement, discussion was held on whether or not we should continue with it. Motion made by Wenz, seconded by Miller to get rid of the recycle trailer for the time being. Motion carried.

Consideration and discussion was held on Alley Rock. The quotes Cerny has gotten are pretty pricey. He will get more bids and the board will re-evaluate the rock needed in the spring. No action taken.

Discussion was held for Covid-19 Review. Staff would like guidelines on keeping the office open. Motion made by Scholz, seconded by Wenz to close the office to the public if the risk dial for Saline County moves into the red, and will remain closed until the dial moves back down. Motion carried. Note to keep Covid-19 review on the agenda until further notice.

Consideration and discussion of potential trees to be removed. Board heard arguments from Chad Wythers, rep for 406 W 8th St. After much discussion, Cerny will keep a list of trees that are a concern, and will get a new bid in the spring for said trees. Tabled until then.

Consideration and discussion of additional electrical proposals for current projects: Northview Estates, Whitmar addition, and 9th & Jackson. Motion made by Wenz, seconded by Miller to hire City of Crete for projects at 9th & Jackson and the addition on Whitmar, and to hire Valley Corp for the 12th Street (Northview Estates) project, since they are already contracted for that project. Motion carried.

Discussion regarding a 112' silo to be built by Farmers Cooperative was held. There is an existing water line under the proposed location. Farmers Cooperative will be responsible for moving the water line prior to building the silo. An additional 800 hp will be needed to run the silo. The water line and additional hp will both need to be brought to the village's engineers. Larry Chapman of Farmers Cooperative will get the proposal together to be submitted to Olsson. Additional upcoming projects were also discussed. A permit is needed for the bulk load out project. Work Order #4 for Olssons will need to be reworked to adjust for both the train loadout design and the silo. A special meeting will be set for later in the month to approve the coop permits & Olsson contracts.

Consideration and discussion was held on Olsson Electrical Engineering Contract Work Order #3. Motion made by Scholz, seconded by Miller to approve the contract. Motion carried (4-0-1. Wenz abstained)

Consideration and discussion regarding safety equipment was held. Miller will try to get the gas monitor needed.

Motion made by Scholz, seconded by Miller to enter closed session at 8:49 p.m. with the Village Attorney for the protection of the public interest and to discuss the Utilities Superintendent plans to return to work upon his completion of his medical leave of absence for a period not to exceed 30 minutes.

Session was opened at 9:06 p.m. No formal action was taken in closed session. Motion made by Wenz, seconded by Miller to have Marvin Kasl use PTO until the special meeting to be held later this month. Motion carried.

Motion made by Wenz, seconded by Scholz to adjourn. Motion carried. Meeting adjourned at 9:12 p.m. The next regular meeting will be held Monday, December, 7, 2020 at 7:00 p.m. at the Fire Hall.

Signed Chairperson: Andrew Schackel

Written by Deputy Clerk: Jennifer Kasl

Accepted by Clerk/Treasurer: Gloria J. Riley

*I, Gloria Riley, 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 Chairperson and the Board of Trustees of the Village of Dorchester November 2, 2020. The minutes are available at Village Hall and the shortened version was published in The Crete News.*

Clerk/Treasurer: Gloria J. Riley