

VILLAGE of SUTHERLAND
Community Redevelopment Authority
Regular Meeting
February 12, 2025
5:30 P.M.

1 The Village of Sutherland Community Redevelopment Authority/Board of Trustees held a
2 Regular Meeting on February 12, 2025, at 5:30 p.m. in the Village of Sutherland Meeting Room,
3 located at 1200 First Street, Sutherland, Nebraska. Notice of this meeting was given by posting
4 notice in four public places, the designated method by the Village Board of Trustees. The agenda
5 for this meeting was kept continuously current and available for inspection at the Office of the
6 Village Clerk. Members present upon roll call were **Scott Meyer, Kim Backer, Felicia Patrick, and**
7 **Derek Dempcy. Justin Nelms arrived at 5:35 P.M.** Also present were Village Clerk Bonnie Ralston
8 and Village Superintendent Casey Kendall. Guests present were Jay Colburn, Linda Colburn, Josh
9 Foster, Sarah Foster, and Jim Dickerson. If all the names are not included, it is only by error,
10 absence of signature or undecipherable signature in the guest book.

11 The Board of Trustees came together to affirm their positions as the Sutherland Community
12 Redevelopment Authority. Chairman Meyer recognizes a quorum is present and calls the regular
13 meeting to order at 5:30 p.m.

14 Chairman Meyer gave notice of the open meeting law poster and its location for public
15 record.

16 The reading and approval of the minutes for the January 22, 2025, regular meeting of the
17 Community Redevelopment Authority was done. Motion Dempcy to accept the minutes as
18 presented. Second by Patrick. Voting yes: Meyer, Dempcy, Backer, Patrick. Absent and not voting:
19 Nelms. Voting no: none. Motion carries.

20
21 **New Business:**
22

23 The fencing to be placed around the Sutherland Swimming Pool Replat was first on the
24 agenda. Meyer stated he had priced green treated materials for a six-foot privacy fence, including
25 posts and pickets. The materials come out to be approximately \$10 per foot. The footage of the
26 perimeter where the fencing will be placed is approximately 330 feet. Meyer informed the CRA
27 board that he had not priced vinyl fencing. It is more expensive than wood, and the current
28 owner had specified he wanted wood privacy fencing. This estimate does not include any labor.
29 Motion Backer to authorize Superintendent Kendall to purchase the materials for the fencing.
30 Second Patrick. Meyer informed Kendall he had priced the 4" CCA posts and individual pickets.
31 The 8-foot panels were more expensive and were not as heavy. Backer clarified that the fencing
32 would go on the south side of the proposed walkway and along the back of the new owner's
33 property. Clerk Ralston put the GIS page on the screen in the meeting room to show the area
34 fencing would go. Jay Colburn and Linda Colburn were in attendance to discuss this issue. They
35 had questions concerning the placement of the fencing and of the proposed sidewalk. Some
36 discussion was held concerning the width of the sidewalk and whether fencing would be placed
37 on property lines. Meyer and Backer explained that the village would only be placing fencing
38 along the south side of the sidewalk which would not interfere with residents fencing along the
39 other side. Backer also explained that the new lot would be open to the existing park area. J.
40 Colburn questioned where the property lines are, Kendall and Meyer detailed where the lines are.
41 Dempcy questioned if the fence would be placed on the homeowner's side and would become
42 their responsibility after it is placed. Meyer stated that this was something which could be
43 specified which would make maintenance of their side the job of the homeowner. Discussion
44 was held concerning whether fencing could be placed on property lines and when it becomes a
45 shared fence. The CRA board also discussed positioning of posts and pickets. The office will
46 share the material list with the current homeowner at their request so matching fencing could be
47 purchased by the homeowner for the side of their lot. This fencing would be tied into the fencing
48 placed by the village. With no further discussion, Meyer stated a motion and second had been
49 received and called for a vote. Voting yes: Backer, Nelms, Meyer, Patrick, Dempcy. Voting no:
50 none. Motion carries.

51 Possible purchase of property was the final item on the agenda. Meyer and the office had
52 been contacted by a resident who was interested in possibly purchasing the Maple Street property
53 owned by the Village. Meyer had questions on where actual ownership rested. He was unsure if
54 this property was owned by the Village or by the Community Redevelopment Authority. Clerk

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Ralston looked into this and discovered the property is currently owned by the Village of Sutherland. Ralston had spoken with Attorney Roundtree and informed the CRA board that the property could be transferred to CRA ownership. Backer stated that after transference was completed, the village would have to publish a notice of intent to sell and then set a date to accept bids. Discussion was held on the process of rezoning this property and past use of this property. Motion Backer to authorize Attorney Roundtree to begin the process of preparing his property for bid. Second Nelms. Patrick questioned the timeline for having located done. Meyer stated it takes three days once a locate request is called in. With no further discussion, Meyer called for a vote. Voting yes: Nelms, Dempcy, Meyer, Backer, Patrick. Voting no: none. Motion carries.

With no remaining business, Meyer asked for a motion to adjourn. Motion Patrick to adjourn. Second Dempcy. Voting yes: Meyer, Backer, Patrick, Dempcy, Nelms. Voting no: none. Motion carries. Meyer adjourned the CRA Board meeting at 5:48 P.M.

These minutes are set to be approved at the next scheduled meeting of the Community Redevelopment Authority.

Scott Meyer, Chairman
Community Redevelopment Authority,
Village of Sutherland

[Seal]

Bonnie Ralston, Clerk
Village of Sutherland