

VILLAGE of SUTHERLAND
Community Redevelopment Authority
Regular Meeting
March 26, 2025
5:30 P.M.

1 The Village of Sutherland Community Redevelopment Authority/Board of Trustees held a
2 Regular Meeting on March 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, Derek Dempcy,**
7 **and Justin Nelms. Felicia Patrick arrived at 5:32 P.M.** Also present were Village Clerk Bonnie
8 Ralston, Village Superintendent Casey Kendall, and Village Attorney Rory Roundtree. Guests
9 present were Milan Moore, Don Main, Janet Mueller, and William Nitsche. If all the names are
10 not included, it is only by error, 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 At this time, the CRA Board opened the floor for comments from the public.
17 Chairman Meyer stated that all comments need to be directed to the Chair and that there was a
18 five-minute time limit. Chairman Meyer also said that there would be no discussion by the board
19 on comments by the public hat addressed items that were not on the agenda. With no comments
20 forthcoming from those in the audience, Chairman Meyer moved on to the agenda items.

21 Motion Backer to approve the agenda as presented to the board. Second Nelms. Voting
22 yes: Nelms, Meyer, Backer, Dempcy. Absent and not voting: Patrick. Voting no: none. Motion
23 carries.

24 The reading and approval of the minutes for the February 12, 2025, regular meeting of the
25 Community Redevelopment Authority was done. Motion Dempcy to accept the minutes as
26 presented. Second by Backer. Voting yes: Meyer, Dempcy, Nelms, Backer. Absent and not voting:
27 Patrick. Voting no: none. Motion carries.

28
29 **New Business:**
30

31 Meyer adjusted the agenda to address the quotes for the pool park sidewalk.
32 Superintendent Kendall presented three quotes to the Board. Kendall stated he specified the
33 sidewalk would be 5 inches thick, 6 feet wide, and 510 feet long. Discussion was held by the
34 board on where the end points of the sidewalk should be. All members agreed that it would need
35 to begin at the street side of Poplar Street since there is not an existing sidewalk to tie into at that
36 point. Several suggestions were made for the ending point at the pool parking lot, such as
37 continuing straight and tying into the existing asphalt of the parking lot and curving at the
38 playground to end closer to the pool. Kendall stated that if the sidewalk curves, it would need to
39 be flush with the ground to allow a lawnmower or a side by side to drive along or over it for the
40 purpose of mowing the park or scooping snow off the sidewalk. Milan Moore was in attendance
41 and asked the board if there were any existing alleys or easements that needed to be considered.
42 Meyer and Backer stated that there is an easement for power poles, but there is no alley to be
43 considered. The fencing and sidewalks would be planned out with the power poles in mind.
44 Backer also stated that the center of the street to the center of the alley is the responsibility of the
45 homeowner. Moore questioned if sidewalk would be placed directly beside the homeowners
46 fencing. Discussion was held on leaving space between fencing and sidewalk to minimize risks
47 associated with pouring a sidewalk beside an existing fence. The CRA board also discussed the
48 trailers that are currently parked in this area, and it was determined that the office would send
49 notification to the homeowners to ensure any property belonging to the adjoining homeowners is
50 removed. Backer asked Kendall what he would prefer to make maintenance easier. Kendall feels
51 that a straight sidewalk from Poplar Street through to the asphalt would be best. He also pointed
52 out that, since the Board has not decided the use of the property, a straight sidewalk would be
53 best so future plans won't have to be adjusted to incorporate the sidewalk. Patrick also felt that a
54 curved sidewalk would limit usage in the future. Moore pointed out that people will likely veer

VILLAGE of SUTHERLAND
Community Redevelopment Authority
Regular Meeting
March 26, 2025
5:30 P.M.

off the sidewalk anyway and cut across the grass. Nelms pointed out that there is also a fence along the back side of the playground and the pool, so most foot traffic will not curve along to that point anyway. Motion Dempcy to place a 6-foot sidewalk direct from Poplar Street straight and tie it in to the northeast corner of the pool parking lot. Second Patrick. Voting yes: Meyer, Dempcy, Nelms, Patrick, Backer. Voting no: none. Motion carries. Motion Dempcy to accept the sidewalk bid from A Nutter Load in the amount of \$21,950.00. Second Backer. Voting yes: Backer, Meyer, Patrick, Dempcy, Nelms. Voting no: none. Motion carries.

Fencing at the pool park property was also discussed. Fence height was the focus of the conversation. Dempcy asked if the first 25 feet will be 4 feet high, which follows village planning and zoning regulations. The Board debated whether the fencing should begin at the start of the property or if the skinny pathway the village also purchased should be fenced to keep pedestrians off of the adjoining homeowner's property. Discussion was held on the safety benefits of this, specifically making sure people walking along the sidewalk are visible to traffic. The Board agreed that the fence should begin at Poplar Street and carry through, following all village fence regulations. Milan Moore questioned if fencing would run along both sides of the sidewalk, the Board said that there was already a chain link fence on some of the proposed area. The purchase of the Maple Street lot from the Board of Trustees was next on the agenda. The Board has already authorized this sale in the amount of \$2,000.00. Roundtree advised that the CRA would need to authorize this purchase and authorize the Chair to sign. Motion Backer to do so. Second Patrick. Voting yes: Dempcy, Backer, Nelms, Patrick, Meyer. Voting no: none. Motion carries. The board then directed Attorney Roundtree to prepare this property to be placed up for sale.

Possible purchase of property was the only remaining item. Chairman Meyer requested this be discussed in executive session. With a limited amount of time remaining before the scheduled start of the Board of Trustees meeting, Attorney Roundtree advised that the Community Redevelopment Authority meeting could be placed into recess and resume immediately following the Board of Trustees meeting.

At 5:53 P.M. the Community Redevelopment Authority went into recess. The Community Redevelopment Authority will reconvene immediately following the adjournment of the regular meeting of the Board of Trustees.

The Community Redevelopment Authority came out of recess at 6:49 P.M. and resumed the agenda. With one item remaining on the agenda, Meyer asked for a motion to enter into executive session.

Executive Session:

Patrick motioned to enter executive session for discussion of the possible purchase of property. Second Dempcy. Voting yes: Meyer, Patrick, Dempcy, Nelms, Backer. Voting no: none. Motion carried. The Community Redevelopment Authority entered into executive session at 6:49 P.M. for discussion of possible purchase of property. No action will be taken while in executive session.

At 6:57 p.m. the Community Redevelopment Authority came out of executive session. No action was taken in executive session.

With no remaining business, Meyer asked for a motion to adjourn. Motion Patrick to adjourn. Second Dempcy. Voting yes: Patrick, Nelms, Meyer, Backer, Dempcy. Voting no: none. Motion carries. Meyer adjourned the CRA Board meeting at 6:57 P.M.

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

VILLAGE of SUTHERLAND
Community Redevelopment Authority
Regular Meeting
March 26, 2025
5:30 P.M.

109
110
111
112
113
114
115
116
117
118
119
120
121

[Seal]

Scott Meyer, Chairman
Community Redevelopment Authority,
Village of Sutherland

Bonnie Ralston, Clerk
Village of Sutherland