

VILLAGE of SUTHERLAND
Community Redevelopment Authority
Regular Meeting
April 23, 2025
5:30 P.M.

1 The Village of Sutherland Community Redevelopment Authority/Board of Trustees held a
2 Regular Meeting on April 23, 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 **Felicia Patrick, and Justin Nelms.** Also present were Village Clerk Bonnie Ralston, Village
8 Superintendent Casey Kendall, and Village Attorney Rory Roundtree. Guests present were Tom
9 McFadden and Penny McFadden. If all the names are not included, it is only by error, absence of
10 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: Dempcy, Backer, Patrick, Meyer, Nelms. Voting no: none. Motion carries.

23 The reading and approval of the minutes for the March 26, 2025, regular meeting of the
24 Community Redevelopment Authority was done. Motion Backer to accept the minutes as
25 presented. Second by Patrick. Voting yes: Patrick, Backer, Nelms, Meyer, Dempcy. Voting no:
26 none. Motion carries.

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29 **New Business:**

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31 The possible purchase of property was the first agenda item for this meeting. Village
32 Board chairman Meyer invited the owners to this meeting of the Community Redevelopment
33 Authority to discuss the possible purchase and negotiate price and any conditions.

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36 **Executive Session:**

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38 Backer motioned to enter executive session for negotiation and discussion on possible
39 purchase of property. Second by Patrick. Voting yes: Nelms, Dempcy, Backer, Meyer, Patrick.
40 Voting no: none. Motion carried. Meyer entered executive session at 5:33 P.M. for discussion of
41 property purchase. No action will be taken.

42 At 5:51 p.m. the Community Redevelopment Authority came out of executive session. No
43 action was taken in executive session.

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46 After coming out of executive session the board continued with the regular agenda.

47 Extension of the planned sidewalk on the swimming pool replat lot was discussed.
48 Instead of running from Poplar Street to the edge of the parking lot at the ballfield it was
49 proposed that the sidewalk be extended and carry through to West County Road. Discussion was
50 held on this not only looking better but also meant no weeds to be mowed down or sprayed. This
51 would allow pedestrians a safe option when going through that area for ball games or to go to the
52 pool. Dempcy questioned if some sort of barrier would be placed along the sidewalk where the
53 speed bumps are in the parking lot. He feels this is important to stop cars from merely swerving

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54 onto the sidewalk area to avoid the speed bump. A post or short barrier were among the
55 suggestions discussed. Kendall will reach out for bids for the second portion of the sidewalk.

56 The sale of property was next on the agenda. The board discussed the Maple Street lot.
57 Roundtree had provided a mock-up for a request for proposals. He would need the Board to
58 provide him with specific conditions, if any, and a date to receive proposals. Some discussion
59 was held on the current zoning of the lot and requirements for parking. The Board would like
60 proposals to be presented at the June 11, 2025 meeting. Proposals will be opened at 5:45 P.M.
61 No conditions were placed on this sale. The office will publish the request for proposals.

62 The Board had requested an update on the 910 1st Street property contract. Roundtree
63 addressed this and stated as the contract stated, the purchaser had one year from the contract
64 signing date of April 26, 2025, to take care of all nuisances. Roundtree said his understanding is
65 that the nuisances were being worked on. Kendall did state that he had some concerns with the
66 tin covering the windows. The worry is that there are sharp edges that may pose a hazard to
67 pedestrians walking by. Patrick also questioned if the tin sheets were properly secured and would
68 remain secure if there were high winds. Kendall told her that the one that had been loose was
69 screwed back on now. Discussion was held concerning whether covering the windows satisfied
70 the contract, Meyer and Roundtree both said that covering them did mitigate the nuisance, it is
71 covered and sealed but not repaired. Kendall stated he would reach out to see if plywood instead
72 of tin is an option or ask what could be done about the edges of the tin. Roundtree suggested the
73 owner be asked to come to the next meeting.

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76 Having satisfied all items on the agenda, motion Patrick to adjourn. Second Backer. Voting
77 yes: Meyer, Dempcy, Nelms, Patrick, Backer. Voting no: none. Motion carries. Meeting adjourned
78 at 6:02 P.M.

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85 Scott Meyer, Chairman
86 Community Redevelopment Authority,
87 Village of Sutherland
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91 [Seal]

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93 Bonnie Ralston, Clerk
Village of Sutherland