

VILLAGE of SUTHERLAND
Community Redevelopment Authority
Regular Meeting
May 14, 2025
5:30 P.M.

1 The Village of Sutherland Community Redevelopment Authority/Board of Trustees held a
2 Regular Meeting on May 14, 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, Penny McFadden, and Rascal Martinez. Frank Fleecs was also in attendance via Zoom.
10 If all the names are not included, it is only by error, absence of signature or undecipherable
11 signature in the guest book.

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

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

17 At this time, the CRA Board opened the floor for comments from the public.
18 Chairman Meyer stated that all comments need to be directed to the Chair and that there was a
19 five-minute time limit. Chairman Meyer also said that there would be no discussion by the board
20 on comments by the public that addressed items that were not on the agenda. With no comments
21 forthcoming from those in the audience, Chairman Meyer moved on to the agenda items.

22 Motion Backer to approve the agenda as presented to the board. Second Dempcy. Voting
23 yes: Backer, Dempcy, Meyer, Patrick, Nelms. Voting no: none. Motion carries.

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

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29 **UNFINISHED BUSINESS:**
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31 The sidewalk extension from the east edge of the parking lot at the pool and ballfield to
32 West County Road was discussed. This had been placed out to bid and will be a continuation of
33 the approved sidewalk from Poplar Street to the east edge of the parking lot. This was done by
34 sealed bid, Attorney Roundtree opened the bids at this time. One bid was received from A Nutter
35 Load LLC in the amount of \$21,950.00. Rascal Martinez was in attendance and requested to
36 address the CRA Board on this matter. Discussion was held on where the sidewalk would be
37 placed. Chairman Meyer stated it would be placed along the north property line of the Village
38 property from Poplar Street to West County Road. Martinez questioned how close the sidewalk
39 would be to neighboring properties, Meyer, Backer, and Kendall all discussed that the sidewalk
40 would be on the Village side of the property line and would be placed to the inside of the power
41 poles. Martinez then asked why the Village wanted to put a sidewalk in an alleyway. Backer
42 clarified that it is not an alley. Martinez asked about the homeowners who have placed items in
43 the back of their property and questioned if better placement would be along the driveway into the
44 parking lot. Meyer said that the purpose of the sidewalk is to keep people from walking on the
45 parking lot to make it safer, and to allow a safer route for kids walking to the pool or the ballfields
46 instead of walking down the side of Highway 30. Discussion was held on placing the sidewalk on
47 the park side, Backer stated that running the sidewalk through the park area affects any future plans
48 by limiting area that could be built on. Another question raised by Martinez was the concern with
49 kids running or riding bikes quickly down the sidewalk and if Poplar Street traffic was a concern.
50 Backer stated that Poplar was a better option than the Highway. Discussion was held on whether
51 kids did walk along the highway and several in attendance stated they did in fact do that. When
52 Martinez asked once again what homeowners were supposed to do with the things they had set on
53 the backs of their property, Baker replied that was up to the property owners. Meyer stated that the
54 Village was not restricting what owners do with their backyards. Martinez expressed regrets that

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55 none of the other homeowners were in attendance. Discussion was held on owners maintaining the
56 property behind their fences, Backer pointed out that the property between the asphalt and Poplar
57 Street was not Village property until the recent purchase. Martinez asked if any other owners had
58 come forward about this, Meyer, Backer, and Kendall replied that the first portion has already been
59 voted on and will be done soon, and the CRA Board is voting at this meeting on the continuation
60 of the sidewalk. Meyer stressed that the purpose of this sidewalk is safety for kids and families.
61 With no further discussion, and having a motion and a second, Chairman Meyer called for a vote.
62 Voting yes: Backer, Dempcy, Meyer, Patrick, Nelms. Voting no: none. Motion carries.

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64 **NEW BUSINESS:**

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66 The option to purchase property was on the agenda for this meeting. The CRA had met
67 with the owners to negotiate price and any conditions and are ready to move forward. Discussion
68 was held on the option to purchase contract. Attorney Roundtree clarified that while the property
69 was in the process of the survey and replat there is not an updated legal description. The current
70 legal description for the entire property is listed on the option to purchase contract with the
71 specification that the option is for a portion of the lot. This gives the Village 6 months to
72 purchase the property that it can not be sold to anyone else. Backer stated that the Village would
73 make every attempt to complete the purchase before that. The Village paid a \$100.00 earnest fee
74 to the McFadden's to hold this option. Roundtree stated that the purchase agreement will include
75 the new legal description and will finalize the purchase of the property. Motion Backer to
76 approve the option to purchase and authorize the appropriate people to sign. Second Patrick.
77 Voting yes: Patrick, Dempcy, Backer, Nelms, Meyer. Voting no: none. Motion carries.

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80 **Executive Session:**

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85 Having satisfied all items on the agenda, motion Dempcy to adjourn. Second Nelms.
86 Voting yes: Dempcy, Nelms, Meyer, Backer, Patrick. Voting no: none. Motion carries. Meeting
87 adjourned at 5:42 P.M.

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100 [Seal]

Scott Meyer, Chairman
Community Redevelopment Authority,
Village of Sutherland

Bonnie Ralston, Clerk
Village of Sutherland