

Village of Cortland
April 9, 2025 Minutes

The meeting of the Village of Cortland, Nebraska was held on the 9th day of April 2025 at 100 S. Sherman Ave at 7:00 p.m.

Present at the meeting: Kohout, German, Goforth, Burkey, Clerk Moormeier, Utility Superintendent Briggs, Attorney Jena Mahin, and members of the public.

Chairperson Kohout called the meeting to order stating the Nebraska Open Meetings Act was available in the meeting room as required by Nebraska State Law.

Motion by Gorth and seconded by Burkey to approve the absence of Board Member Meints, according to NE Statute 19-3101. Roll Call: Yes: German, Goforth, Kohout, Burkey No: None Motion carried.

Motion by Burkey and seconded by German to receive and place on file all notices and material having any bearing on the meeting. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Motion by German and seconded by Burkey to approve the minutes of the March 14th, 2025 meeting. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Motion by Goforth and seconded by German to approve the Treasurer's report. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

The following bills were presented for approval: Arbor-Tech-\$480, Black Hills Energy-\$699.24, Blobaum & Busboom PC-\$4,410, Donelle Moormeier-\$25.90, First State Insurance Agency-\$6,398, Five Rule, LLC-\$3,000, INTUIT-\$1,100, Lincoln Winwater Works-\$698, MacQueen Equipment-\$1,360.83, Nebraska Dept of Environment & Energy-\$150, Nebraska Landscape Solutions-\$917.40, Nebraska Public Health Environmental Lab-\$287, Nebraska Rural Water Association-\$470, Norris Public Power-\$2,693.78 One Call Concepts, Inc.-\$7.73, Salaries-\$5,327.79, Sargent Drilling-\$1,564.07, Solheim Law Firm-\$910.10, TCA Outdoor Power-\$146, U.S. Bank-\$920.07, USA BlueBook-\$886.09, Utility Service Co., Inc.-\$25,515, Verla Busboom-\$40, Voice News-\$176.59, Waste Connections Inc.-\$4,653.79. Motion by Burkey and seconded by German to pay the bills. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Moved to #17 on agenda– Crosswalk options on Hwy 77. Brandon Varilek from NDOT spoke to the speed limit through Cortland being 45 miles per hour and how we might slow the traffic down. A crosswalk would require that the Village have a sidewalk on both the east and west side of the Hwy 77 and it was suggested the best place to do that would be on the north side of 4th Street. The Village would need to construct a sidewalk from Highway 77 and across Sheridan to connect to an existing sidewalk, along with ADA curb and gutter and a culvert. The state would provide signage, however all other modification costs would be up to the Village. An overpass was suggested but that would also be at the cost of the Village and would require engineering and grants. Suggested that we put up signs that indicate how fast someone is driving through town with the posted speed limit. Chad Ziemann will get the information regarding the right of way occupancy for such signs.

Returned to item #7 – Review of Audit done by Blobaum and Busboom – The audit done by Blobaum and Busboom was reviewed. Motion by Goforth and seconded by German to make the cash transfers that were suggested retroactive to September 30, 2024. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried. Motion by Burkey and seconded by German to approve the Auditors Report for the fiscal year ending September 30, 2024. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Item #8 – Hearing to approve change of Zoning from R1 residential to C1 Downtown Commercial at 325 S. Sheridan postponed until May 14th meeting as P&Z Committee postponed a recommendation until their May 7th meeting. Hearing notices will be sent out and posted again.

Moved to Item #10 - Motion by Burkey and seconded by German to approve the 2025 Fireworks application by Vinton Enterprises. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Moved to Item #14 - A Written Complaint regarding the Garbage trucks that were leaving hydraulic fluids at every stop. Complaint was filed on 3/15/2025, the clerk contacted Waste Management on 3/17/2025 and they promised to have the truck repaired. Briggs reported that he had not seen any fluid leakage lately.

Update on Nuisance Properties – Attorney Mahin reported that she has not heard from the Barta property representative. The board has already asked to move forward with a lien. A notice will have to be published in the paper four weeks prior to passing the lien resolution or notice has to be personally served. The clerk will add an agenda item for May 14th for a Resolution to establish the fees for mowing and maintenance of nuisance properties.

A motion by Goforth and seconded by Burkey to terminate the Special Use permit for living quarters attached to the C-1 Commercial Downtown property at the NW corner of West 4th Street 7 S. Sheridan Ave, legal 0-6-6 E ½ Lot 12 Blk 8, owned by Erik Carlson who is residing in Lincoln. This Special use permit follows the owner, not the building and this property now has a new owner. Attorney Mahin will send out a notice, will give them 7-10 days to show they have moved and the procedure of how they could contest the revocation. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Mahin reported that the hearing set for March 20th regarding the chickens at 310 Sheridan was postponed due to weather related problems. The new hearing is set for April 24th.

Update on drainage/ditch repair – Ditch repair will be done by Midwest Dirtworks at 455 W 7th and 725 Washington and on the South side of Washington from 4th to 5th Street with only one mobilization fee being charged. A motion by Burkey and seconded by German to approve the total for the two projects at \$14,355.32. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Moved to Item #9 – Building Permits -Farmers Cooperative at 01061 E Gage Rd had a building permit approved at the March meeting, would like to move the building to the west for better drainage and access. Motion by Goforth and seconded by Burkey to approve the building being moved as long as setbacks are observed. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

PK Management requested to add water and sewer taps at 11-6-6 Sec 11-6-6 N ½ SE E of RTY EXC N 180' 2.20 AC. They are not in the Village limits and sewer and water lines do not run to that property. There is also another property owner between the end of the Village lines and the PK Management property. PK Management would need their engineer to design the lines and the design would be contingent upon the Village engineer's approval. All costs would fall on PK Management. PK Management was asked when the original permit was submitted if they would need water and sewer and owner indicated they would not. Bobbi Pettit suggested that we should wait with a decision for the P&Z Committee to review the Subdivision regulations.

P&Z chairperson, Barb Tegley asked the board to consider changing the building permit process. It would be beneficial for Bobbi Pettit of Five Rule and the P&Z Committee to review building permits prior to them coming to the Village board. This would require an update to the building permit requirements, the clerk will make the updates with the help of Bobbi and changes and brought to the May 14th meeting.

T-Mobile sent an email regarding building permit questions at 271 South 12th Road. Motion by Burkey and seconded by Goforth to have Five Rule look at the questions and report back at the May 14th meeting. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Bobbi Pettit from Five Rule was present to give her quarterly report. Bobbi feels she could be of help with the more complex questions that the Village is now getting and will be glad to help field the questions that P&Z Committee and the Village get regarding zoning, subdivision, building permits etc.

Dawson Linder and Josh Popp wanted to bring to the Village the possibility of a Blight & Substandard Study for the Village. This study helps developments move forward with putting in infrastructure and implementing TIF funds. Bobbi from Five rule indicated that she has done several of these studies and uses the terms redevelopment or underdeveloped areas. After a study the Village would adopt a general redevelopment plan which reflects in the comprehensive plant. These steps would require multiple hearings. Bobbi does the study for \$6500 which includes the study, the publications, notifications, certified letters, and the redevelopment plan. After much more discussion about the pros and cons a motion by Burkey and seconded by Goforth to approve Five Rule do a blight study for the Village of Cortland at the cost of \$6500. Roll Call: Yes: Goforth, Kohout, Burkey; No: German. Motion carried.

SENDD is doing a free income, community & broadband survey. Motion by Goforth and seconded by German to participate in this survey. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

The Avenue of Flags along Hwy 77 that is maintained by the Legion is needing some new flags. Motion by Burkey and seconded by Goforth to donate \$600 to the Cortland American Legion for the purchase of flags. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

Clean up Day is Saturday April 26th from 8:00- Noon. German has found an individual that will take appliances. The clerk is asked to post the information and to get it on Residents of Cortland. The appliance will need to go in a separate dumpster so the residence should watch for a sign. German will also put in his article for the Voice. Briggs will be gone; however, Brian Argo will be available to help that day.

Briggs has been approached by another Village if we would consider renting out the street sweeper. The question was what we would charge for rent, who runs, how it would get there etc. A contract should be drawn up between parties. Briggs will check into what other communities charge.

Moormeier reported that the Museum had a fairly good attendance for their baked potato meal but felt that it was possibly too late in the season for a fundraiser. The museum currently has two grants they are waiting to hear about funding. The Research/Library room is coming along, and plans are to have it's grand opening on May 3rd. The museum is also listed in the Wandermore Nebraska 2025 listings and will be in the Gage County Passport program.

Cortland Improvement Association is hosting the Easter Bunny on April 19th. There will be a sign-up sheet for children in the 68331-zip code for Back to School Bash and free school supplies. Flowers for the downtown area will be purchased soon, and the watering schedule is starting. The Yard of the Month will begin in May. There will also be a Summer Wreck program one day in June and one day in July.

Goforth reported she has been in contact with Megan from Miller & Associates and they are looking at grants to remodel the Community Center. A grant is available for project planning and also for doing the remodel project. Goforth is taking suggestions for what is needed. There are also grants through the Games & Parks for playgrounds, ballfields, etc.

Kohout and Goforth provided printouts of the Community Center sign which will be black with lighting around it. They will get a quote for the sign since it has been some time since we got the original quote. They also got a print out of the Fire Department sign, that was turned over to Burkey to handle.

Burkey asked about the Village of Cortland sign and where we want to put it. The board felt that 4th Street by the Bike Trail made sense. Burkey will bring ideas and pricing to the board. Moormeier indicated there were around \$16,000 of memorial monies that are being held in a savings account by the CIA for this signage to take place.

Kohout reported that she does not have the schedule for the ball field yet. The poles are up and the electrician will be installing lights for the small field soon. The concession stand still needs a sink and asked if anyone has a used refrigerator, the one at the concessions needs to be replaced.

Briggs reported that he would get the water on at the ballfield as soon as the water tower leak has been fixed. There are new cameras at the brush pile and he can monitor in real time. Concrete work needs to be done where the two water main breaks happened during the winter he contacted Spencer Warner to do the work at a price of \$4500. Briggs is getting water samples at the old well and is working towards getting in back on line. Water tower will be down for a few days as it gets repaired. The expansion joints are slowly failing and should all be repaired the next time one fails. Lights in the Storm Shelter need to be replaced. Motion by Burkey and seconded by German to accept the bid from Commonwealth Electric for \$3,495.00 to replace the lights in the Storm Shelter. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried. The pickle ball net needs holes drilled in the concrete in order to be usable. Briggs will talk with TJ Addison to make sure we have gotten the correct nets. We want the nets to be movable when it is used as a tennis court. Briggs is looking for help with mowing this summer, the minimum wage is \$13.50. Clerk needs to add the street sweeper to the insurance.

Motion by Goforth and seconded by Burkey to approve the 25% highway allocation match of \$2035.00. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried

No correspondence.

Motion by German and seconded by Goforth to adjourn the meeting at 9:59 p.m. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried

Respectively submitted: Donelle Moormeier. Clerk/Treasurer – Village of Cortland