

Village of Cortland Board Meeting  
August 9, 2023

The meeting of the Village of Cortland, Nebraska was held the 9th day of August, 2023 at 100 S. Sherman Ave at 7:00 p.m.

Present at the meeting: Goforth, Douglass, Birkett, German; Attorney Mahin, Utility Superintendent Argo, Clerk Moormeier and public. Absent Kohout

Motion to appoint Goforth as Chairperson pro tempore in the absences of Kohout by Douglass and seconded by German. Roll Call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Motion by Douglass and seconded by Birkett to receive and place on file all notices and material having any bearing on the meeting. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Motion by German and seconded by Douglass to approve the minutes of the last meeting as printed in the Voice. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Motion by Douglass and seconded by Birkett to approve the Treasurer's report. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Schuele reported that Paver's did a great job on the ditches and would approve the payment of their final retainage bill of \$52,656.40. Couple of spots will need regular maintenance. Intersection west of gas stations will need to be swept or cleared out regularly as a lot of gravel comes into that area when it rains.

The following bills were presented for payment: Black Hills Energy \$47.39, Blue Rivers Area Agency on Aging \$240.00, CJ's Diesel Repair \$500.00, Cortland Volunteer Fire & Rescue \$3,000.00, Donald R. Prentice \$85.00, Donelle Moormeier \$23.58, Farmers Cooperative \$680.35, Five Rule, LLC \$750.00, JK Electric Inc. \$1,170.00, League of NE Municipalities \$1,597.00, League of NE Municipalities Utility Section \$428.00, Menards \$94.56, Michelle German \$180.00, Midwest Lab \$36.33, Nebraska Department of Revenue \$340.35, Nebraska Landscape Solutions \$94.40, Nebraska Public Health Environmental Lab \$15.00, NIFCO Mechanical Systems, LLC \$200.00, Norris Public Power \$2205.81, One Call Concepts, Inc. \$20.76, Pavers \$52,656.40, Salaries \$5,567.73, S \$576.00, Solheim Law Firm \$755.01, Starr Plumbing, LLC \$2,202.14, US Bank \$1,161.46, Verla Busboom \$40.00, Voice News \$158.06, Waste Connections of Nebraska \$4,205.96. Motion by Douglass and seconded by Birkett to approve the payment of claims. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Motion by Douglass and seconded by Birkett to open public hearing at 7:08 pm for SEC 11-6-6 S1/2 SE EX RTY & 5.12 AC RD & EX TR CONTAINING 11.82 AC TO VILLAGE OF CORTLAND & EX 19.63 AC TR 40.40 AC for PK Management, LLC, requesting change of zoning from Agriculture Residential District (AG-1) to Highway Commercial District (C-2). Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried. Clerk indicated the P&Z committee had no recommendation at this time. Discussion at the P&Z meeting was possibly the area was mix use, area by highway as commercial and area west by the lagoons as light Industrial because of the designation of possible storage units in that area. Board felt a plan needed to be laid out and a special meeting held with the Planning & Zoning committee and

Bobbi Pettit. Douglass moved to close the public hearing at 7:15 pm and Birkett seconded motion. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Motion by Birkett and seconded by Douglass to have Clerk set up a special meeting with P&Z Committee, Village Board and Bobbi Pettit to discuss a plan of action for proposed developments within the Village one mile radius. Roll call Yes: Goforth, Birkett, Douglass, No: German Motion carried.

Building Permits: Motion by Douglass and seconded by Birkett to approve permit from Jared & Nicole Stoner at 130 W 1<sup>st</sup> Street requesting permit for addition of a deck. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Motion by Douglas and seconded by Birkett to approve request from Premier Drywall for an addition of a garage/deck/fence/and driveway at 150 E. 5<sup>th</sup> Street. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Insurance Renewal is due 9/1/2023, Pam Siroky & Matt Weeder from First State Bank reviewed the insurance. Everything has replacement cost, \$1000 deductible all peril, \$2500 deductible wind and hail per occurrence. Claims from 6/22/2020 and 7/23/2020 were unresolved claims, Pam was asked to check on why these show closed. VFD claims do not show up. Clerk needs to provide bills from VFD repairs. Brian was asked to go through equipment and update values.

Rich from ReMax along with E&A Consulting provided a new map on the Cortland North Development. Commercial square footage facing Highway 77 of 37,500 sq. ft. is proposed for C-1 zoning (w/special permits) and 111 single family lots and 28 duplex lots are proposed in an R-2 zoning (w/waivers). Additional information that they will need are: 1. Water quality, 2. Water Detention, 3. Drainage ditches/detention pond on the property? 4. Decision on asphalt versus concrete, 5. Olsson study on water study. Questions about whether there are enough wells and storage in the water tower. 6. Lagoon System. Discussion regarding option for expanding the capacity or doing land applications. Brian Argo asked to email Brian Shuele the last three or four years of discharge reports. 7. P&Z needs to be involved .The developers want assurance from the Village that it will go forward with all phases. Discussions should be had regarding bonds/mil levy/grants. Discussion regarding whether an access point to highway 77 on the north end of the development is possible to help relieve traffic going only on Apple Road.

Annexation of the ground means the Village would benefit from the additional property tax income also the sales tax revenue from the business. This development is in line with the Comprehensive plan. This would be more affordable housing for those that work in Lincoln. The development would be done in several different stages. Suggestions regarding a possible neighborhood park and other amenities need to be considered. A special meeting with P&Z and the Village will be held where discussion will be around the proper steps for new developments, and identifying milestone where improvements may need to be made. Also how it impacts the Village operations, the maintenance department and the Fire department.

Motion by Birkett and seconded by Douglass to approve the Municipal Annual Certification of Program Compliance to Nebraska Board of Public Roads Classifications and Standards 2023. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Chairperson Goforth read Resolution 2023-01 – SIGNING OF THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE 2023

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and Standards; and

Whereas: State of Nebraska Statute, section 39-2120 also required that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include the resolution of the governing body of the municipality authorizing the signing of the certification

Be it resolved that the Village Board Chairperson of Cortland Nebraska is hereby authorized to sign the Municipal Annual Certification of Program Compliance.

Motion by Douglass seconded by Birkett to adopt Resolution 2023-01 SIGNING OF THE MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE 2023. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Bobbi Pettit from Five Rule presented a contract for FY 2024 to provide 236 hours during the Fiscal year 2023/2024 for help with zoning regulations for a cost of \$23,600. The Village will install technology for Bobbi to attend meetings via video. Birkett has set up a meeting with Creek Contracting for Friday morning to give us an estimate for the technology. Motion by Douglass and seconded by Birkett to approve the contract with Five Rule for the fiscal year 2023/2024. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Attorney said that the Barta property owner would be interested in contracting someone, or the Village to mow the property along Highway 77. Motion by Birkett and seconded by German for the Village to mow the property for the rest of the season at a cost of \$100 per mowing. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Development fees for sewer, streets, etc examples were emailed to the clerk. She will forward to Board and P&Z committee for review at the Special meeting. Brian Schuele has a spreadsheet that he will share with the Board.

Chairperson Goforth read Resolution 2023-02 – A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF CORTLAND, GAGE COUNTY, NEBRASKA, TO UPDATE AND AUTHORIZE A REVISED MASTER FEE SCHEDULE

WHEREAS Section 31.037 of the Cortland Village Code states:

The Master Fee Schedule for services and products provided by the village shall be set by separate resolution and maintained by the Clerk.

WHEREAS the Village has revised the previous Master Fee Schedule, attached and incorporated as Exhibit A, and finds that such revisions are necessary for the welfare and maintenance of the Village;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF CORTLAND, NEBRASKA:

1. The revised Master Fee Schedule set forth in Exhibit A is hereby authorized and approved.
2. Any person who shall fail, neglect, or refuse to comply with the Master Fee Schedule may be subject to citation and prosecution under village ordinance or state statute accordingly.

3. This Resolution shall be effective after its approval, passage, and publication according to law

Motion by Birkett and seconded by Douglass to adopt Resolution No 2023-02 A RESOLUTION OF THE BOARD OF TRUSTEES OF THE VILLAGE OF CORTLAND,, GAGE COUNTY, NEBRASKA, TO UPDATE AND AUTHORIZE A REVISED MASTER FEE SCHEDULE. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Randy from NERWA will give update to Clerk.

Special meeting for setting levy will be set for either August 23 or August 28<sup>th</sup> at 6:30. Clerk will verify with Busboom which dates works for her and get back with the Board.

Motion by Birkett and seconded by Douglass to have Budget hearing at 6:30 p.m. on September 13<sup>th</sup> prior to the regular board meeting. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Museum – Moormeier indicated that the museum is participating in the Big Give Gage on September 14<sup>th</sup> with proceeds to be used to renovate the Library Room.

Utility company permit examples will be emailed to the board.

Jena will put together a Fireworks Ordinance to be brought to the September meeting.

Flow monitoring for the lagoon needs to be put on September agenda.

Brian Schuele will also talk to the State about an access from Hwy 77 at the North end of proposed development.

In the initial budget of the street project there was some cost sharing of concrete drives. All concrete of drives will be done at one time.

An estimate to replace fire hydrant that is at corner of Sheridan & Highland Streets was obtained. Brian Argo was asked to get a couple more estimates. 320 West 1<sup>st</sup> the driveway was put in by Village in 2012 when the ditches were put in. Travis will look at it, however there is a statute of limitations to make repairs. Brian was given permission to purchase a new power washer and fertilizer spreader. Dump is not locked up and people are picking up keys at Village office, Adam German's or Cheryl Goforth's homes. Ball park will be putting in sprinklers in the small field this month and it will need to be reseeded. Chappel is coming out to look at the Community Center to see where roof is leaking

CIA Report – Summer Wreck program game to a total cost of \$775.73. Motion by German and seconded by Birkett to donate to CIA the total program cost of \$775.73. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried. Spookfest will have a trunk or treat on October 21<sup>st</sup>. Golden Ride is on September 9<sup>th</sup> and 10<sup>th</sup> and we will need to have bathrooms at ballpark open those days.

Motion by Douglass and seconded by Birkett to approve the 25% Highway Allocation Match of \$1852.00. Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

Motion by German and seconded by Birkett to adjourn the meeting at 9:30 p.m Roll call Yes: German, Goforth, Birkett, Douglass, No: None. Motion carried.

I, Donelle Moormeier, Village Clerk do hereby certify that the forgoing is a true and correct copy of the proceedings of the Village Board of Cortland, NE to the best of my knowledge.