

Village of Cortland
December 10, 2025 Minutes

The meeting of the Village of Cortland, Nebraska was held on the 10th day of December 2025 at 100 S. Sherman Ave, Cortland, Nebraska at 7:00 p.m.

Present at the meeting: Board members - Kohout, German, C. Moormeier, Meints and Burkey. Others present: Clerk: D. 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 Meints and seconded by C. Moormeier to receive and place on file all notices and material having any bearing on the meeting. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Motion by Burkey and seconded by Meints to approve the minutes of November 12th, 2025, Regular Board meeting. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

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

The following bills were presented for approval: AKRS Equipment Solutions \$259.83, American Legal Publishing \$399.00, Black Hills Energy \$522.96, Blue Valley Door Co., Inc. \$1,395.00, BOK Financial \$750.00, Christopher Briggs \$480.00, Cornhusker Press \$104.45, Cortland Fire Department \$3,000.00, Cortland Museum \$5,000.0, Donald R. Prentice \$94.00, E-Z STOP \$431.96, First State Insurance Agency \$1,416.00, Lincoln Winwater Works \$50.00, Menards \$139.86, Michelle German \$144.00, Midwest Lab \$409.14, Nebraska Department of Revenue \$367.76, Nebraska Public Health Environmental Lab \$15.00, Nebraska Rural Water Association \$750.00, Norris Public Power \$2,217.86, One Call Concepts, Inc. \$6.52, Salaries \$10,721.38, Sapp Brothers \$368.41, Solheim Law Firm \$1,195.50, TCA Outdoor Power \$81.98, U.S. Bank \$614.78, Verla Busboom \$40.00, Voice News \$12.48, Waste Connections \$4,765.13, Motion by Burkey and seconded by German to pay the bills. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Reorganization of Board for 2026:

Motion by German and seconded by Burkey to approve Lisa Kohout as Chairperson for 2026. Roll Call: Yes: German, C. Moormeier, Meints, Burkey No: None Abstain: Kohout Motion carried.

Motion by C. Moormeier and seconded by German to approve Jena Mahin from Solheim Law as the Village Attorney for 2026. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Motion by Burkey and seconded by Meints to approve Reed Miller of Miller & Associate, License Number S-514 as Class A Street Superintendent for January 1, 2026 to December 31, 2026, as Street Superintendent for 2026. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. (Note: Resolution of Year-End Certification of Street Superintendent was done on November 12, 2025, meeting)

Motion by Meints and seconded by C. Moormeier to approve the appointment of Donelle Moormeier as Village Clerk/Treasurer for 2026. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Planning & Zoning:

Motion by Burkey and seconded by Meints to reappoint Dustin McGee for a three-year term running January 1, 2026, through December 31, 2028, to the Planning & Zoning Committee. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Motion by C. Moormeier and seconded by German to reappoint Dale Kisling for a three-year term running January 1, 2026, through December 31, 2028, to the Planning & Zoning Committee. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Motion by Meints and seconded by Burkey to open the public hearing on the 1 & 6 Year Street Improvement Program at 7:08 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Reed Miller presented the 1- & 6-year plan with maps showing West 3rd Street, the cult sac on West 5th and Lincoln Avenue from West 6th to West 9th being identified as streets that would benefit from overlay at a cost of \$226,000. There were other streets identified in that are included in the 6 year plan. Miller explained that this plan is not set in stone and can be changed as needed. Miller explained that this could be armor coat, which has gravel in it, or asphalt. Question was asked regarding when sealing cracks is usually done, Miller responded that it is usually done in the cold weather. As there was no other discussion a motion was made by Burkey and seconded by C. Moormeier to close the public hearing at 7:17 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Resolution #2025-07 to Adopt the 1&6 Year plan as presented was read by Chairperson Kohout:

BE IT RESOLVED by the Village Board of Cortland, Nebraska that the attached One-and Six-Year Street Improvement Programs are hereby adopted by said Village Board. The said Village Board attests that Notice of Public Hearing was posted in the following three public places: Village of Cortland Office, E-Z Stop Convenience Store, and the Village of Cortland Post Office.

BE IT FURTHER RESOLVED, this Program was approved as presented on December 10, 2025.

Motion by C. Moormeier and seconded by Meints to approve Resolution #2025-07 1&6 Year Plan. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Building Permits:

Motion Burkey and seconded by C. Moormeier to approve wood fence at 530 W 2nd owned by Laura & Larry Rhodes. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Mark & Jade Fowler at 215 E 4th requested to replace neighbor's wood fence and to add a chain link fence. Permit was postponed until January to ask Fowler for confirmation from their neighbor that replacing the wood fence was alright. Clerk will reach out for confirmation. The building permit for Fowler will be revisited in January.

Written Complaints:

The home at 145 S. Vermont light from their garage shines across the street directly into a bedroom of 150 S. Vermont and causing possible blindness on the street when driving past the home. Pictures were shown of the problem. Attorney Mahin will send a letter to the Price's asking if the light can be adjusted.

The house at 240 E 2nd that has recently been moved in is causing drainage issues with the property at 220 East 2nd. The house grade has been altered during construction and the runoff from the roof of the house flows down the fence line and into the corner of the garage of the house at 240 E. 2nd. Pictures were shown of the problem. Suggested that the pictures are sent to Reed Miller to find a solution. Attorney Mahin will send a letter to Mr. Essink to make him aware of the problem.

Nuisance Properties:

All mowing fees and expenses have been paid by the Barta Property estate. January 1, 2026 fees will start over again.

The Carlson property will be served with a complaint and a court appearance for January 6th, 2026. Two charges have been filed, one for violation of zoning code improper use for C1 District, and maintain a nuisance with weeds and vehicles. Briggs will start the process of getting the unlicensed vehicles removed.

304 W 9th Boon property - postponed until January per November meeting minutes.

Tredz Property at 2275 S. 12th Rd - Discussion regarding the tires as to whether it was outdoor display or outdoor storage and that there is not a clear definition. R. Preston stated that because of tariffs his company ordered tires in August of 2024 fully expecting to have them sell immediately. Unfortunately, the farm economy took a turn for the worse and tires did not sell as quickly as expected. He confirmed they the selling of the tires have picked up now. Tegley indicated that she initiated the complaint and that the tires had weeds around them and it was unsightly. She also questioned the semi-trailers on the lot as to whether they were licensed. Preston commented that they were licensed and they were used to deliver tires. Preston indicated that the mowing that he has done is actually on City of Beatrice property along with his own property and he mows right up to the trail. He also has a 20 year lease signed with the City of Beatrice so that he could pour the concrete for drainage purposes. Tegley mentioned that the trail is not mentioned specifically in the Village

zoning ordinances but that the trail land is not for AG purposes and that is written in the original contract. Tegley was shocked that the City of Beatrice would allow for cement to be poured. Ultimately what needs to be done moving forward? Suggest having less of a display or screening. Attorney Mahin will contact City of Beatrice regarding agreement. This will remain on the agenda for January 2026. Bobbi Pettit from Five Rule appeared via zoom during the discussion but did not provide comment and it is unclear whether she could hear any of the conversations.

Miscellaneous Reports:

Museum will be holding their annual fundraiser Sunday, January 25th from 11:00am-2:00pm, with a Baked Potato Meal, quilt raffle, silent auction, and entertainment by the Cortland Opry.

CIA will have Santa at the community center on December 13th from 9:00-11:00 am. Lighting contest will be Wednesday, December 17th from 6:00-9:00 pm, with prizes for 1st, 2nd, and 3rd place.

Update on Grants: C. Moormeier reported working on a playground grant. David from Miller & Associates indicated that the Cortland SAM ID was not active. Clerk will look into getting it activated.

Village of Cortland Sign: Burkey would like to contact Clatonia regarding who did their sign.

Quotes for speed signs: Burkey has not received any quotes.

Community Center Renovations preliminary drawings: Meints brought preliminary drawings that he received for the Community Center renovation. Village committed to going ahead with the project so they will bring back some pricing at the January meeting.

Ball Park: Kohout stated there will be tournaments on the first two weekends of May so we need to make sure cleanup day is the last Saturday of April. Clerk will contact Waste Connections.

Holidays: Village office will be Closed December 24th and December 31st for Christmas and New Years. Utility Superintendent will be off on December 25th and January 1st.

Maintenance Report: Johnson Services do sewer inspections and will look at sewer pipes with AI technology and flag areas of concern. It would cost \$2.25 per linear foot, which would be approximately \$56,000. This could be done with a four-year plan. A battery is needed for the AED at the Community Center with approximate cost of \$500. Motion by C. Moormeier and seconded by Meints to order a battery for the AED unit at the Community Center. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. A google spreadsheet has been set up for the dump keys and Chris and Donelle will be able to both access. Dump keys and Dog license will be due January 1st. Clerk reported that people have been coming in and getting them already.

Motion by Burkey and seconded by German to approve the 25% Highway Allocation Match of \$1806. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Motion by Meints and seconded by C. Moormeier to adjourn the meeting at 9:20 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

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