

Village of Cortland
February 12, 2025 Minutes

The meeting of the Village of Cortland, Nebraska was held on the 12th day of February 2025 at 100 S. Sherman Ave at 7:00 p.m.

Present at the meeting: Kohout, German, Goforth, Burkey, Clerk Moormeier, Utility Superintendent Briggs, via zoom Bobbi Pettit and attorney Jen Mahin and members of the public. Absent: Meints

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 Goforth 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 Burkey and seconded by German to approve the minutes of January 8, 2025, regular board meeting. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried.

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

Motion by Goforth and seconded by Burkey to approve \$1,068 which includes 18% gratuity for the Schroeder Operations, LLC. For the Cortland Volunteer Fire Department Awards banquet held on January 31, 2025. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried.

The following bills were presented for approval Black Hills Energy- \$1,393.56, Christopher Briggs- \$74.95, Donald R. Prentice- \$94.00, E-Z Stop- \$211.94, Landmark Implement- \$92.27, Lincoln Winwater Works- \$390.00, Lovell Excavating- \$2,775.00, McGee Elite Gutters 'N More- \$1,046.96, Michelle German- \$198.00, Nebraska Public Health Environmental Lab- \$15.00, Norris Public Power- \$ 2,794.50, One Call Concepts, Inc.- \$4.10, Rays Used Cars, Inc.- \$336.50, Salaries- \$5,415.15, Schroeder Operations, LLC- \$1,068.00, Sewer Equipment- \$13,343.9, Solheim Law Firm- \$ 900.00, U.S. Bank- \$804.29, Verla Busboom- \$40.00, Voice News- \$154.22, Waste Connections- \$4,633.79. Motion by Burkey and seconded by German to pay the bills. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried.

Building Permits for PK Management, LLC

#1 Building Permit for PK Management, LLC at 11-6-6 SEC 11-6-6 N ½ SE E of RTY EXC N 180' 2.20 AC, for 80 x 120 building and 200' of concrete west and south of building, pad north of building attached to fenced area. This building will be a retail tire and trailer sales and installation. Board concerned with proper set backs from the road and the trail.

#2 Building Permit for PK Management, LLC at 11-6-6 SEC 11-6-6 S ½ SE EX RTY & 5.12 AC Rd & EXTR containing 11.82 AC to Village of Cortland & EX 19.63 AC TR 40.40 AC, for Metal building with Masonry & Steel Siding, 22,000 square feet for retail tire, trailer & automotive repair. (showroom)

#3 Building permit for PK Management, LLC at 11-6-6 SEC 11-6-6 S ½ SE EX RTY & 5.12 AC Rd & EXTR containing 11.82 AC to Village of Cortland & EX 19.63 AC TR 40.40 AC, for Warehouse for tires, rims etc. 48,000 square feet (warehouse)

Barb Tegley, PZ Chairperson indicated her concerns regarding one of the buildings being a warehouse which is not allowed in C2 Highway Commercial District. The board suggested that the showroom and the warehouse be connected to one another or one big building. The pictures of the building were acceptable as how the frontage would appear. Board chooses to table all three building permits until March meeting.

Discussion regarding a home business at 1850 Gage Road for Andy Burrows. Burrows property is in Cortland's ETJ and also in Lancaster County jurisdiction. He is not adding any buildings; his office will be in his home and he will only have 2-3 cars for sale at one time. He needs formal permission from the Village of Cortland for the permit from the State of Nebraska. It was suggested that a simple cover letter with the board minutes would serve as Burrows permission. A motion by Goforth and seconded by Burkey to give permission for the in home business at 1850 Gage Road for Andy Burrows. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried.

Tegley had been contacted regarding a C1 Downtown Commercial potential business in the building at 325 S Sheridan. This building was assumed to be zoned C1 but it is unclear on the accessors site and Tegley and Pettit have not found anything that was officially adopted or passed since 2001. The P&Z board is asking to have a public hearing to address the C1 Downtown Commercial zoning of the property at 325 S. Sheridan. Motion by Goforth and seconded by Burkey to approve a hearing on March 5th at the P&Z meeting for 325 S. Sheridan change of zoning to C1 Downtown Commercial and for the P&Z to bring to the Village Board for a hearing on March 12th. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried. Clerk will do appropriate notices.

Randy Essink and Barb Tegley have had conversations regarding possible subdividing of lots on parcel #7409000 LOTS 4-6 INC. BLK 10 EAST CORTLAND a 140'x150' lot. The accessor shows this as one large lot, Randy would like to divide into two lots to move two houses that would sit on basements. He would have enough square footage to have proper setbacks, depending on the size of the house he intended to move. Discussion that sewer and water to the homes would be the developer's expense. The street would need to be built by the developer to the Village specifications and then the Village would maintain. An engineer would need to determine the subdividing. No decisions were made, only questions were answered.

Clerk let the Board know that the Panama Energy did update their plans to not include the ETJ of the Village of Cortland and those documents are on file in the Village office.

Chickens have been documented at 310 Sheridan Avenue. Village attorney Jena Mahin has filed a court date for February 27th at 9:00 a.m. with the Gage County Sheriff's Office. A letter was sent on October 4th regarding the removal of the chickens, and it has not been heeded. The chickens will need to be removed, and fines may be imposed upon the tenant of the property. The owner of the property will also be notified.

Attorney Mahin will be making contact again with the estate of the Barta property. The Village is willing to purchase the property at the assessed value of \$2800.

The business on 4th and Sheridan doesn't appear to have a business, the board asked Mahin to send a letter proving there is a legitimate business by March 1st.

Utility Superintendent Briggs brought the Midwest Dirtworks estimate #1588 (\$8,195.32) to correct the drainage problem at 455 W 7th and 725 Washington (Murray/Grusing properties). There was also an estimate #1587 (\$7660) to correct drainage problems on South Washington from 4th to 5th Street on the west side, exiting next to existing concrete culvert. Both of these estimates have a mobilization fee of \$1500. Motion by Burkey seconded German to approve the Estimate for #1588 and include Estimate for #1587 if Midwest charges only one mobilization charge. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried.

Chad Ziemann will reach out the Brandon Varilek regarding the potential crosswalk.

Nextlink contract answered the questions that the board had regarding water lines, potholing, and lease. Moormeier was asked to look up the lease we have with Nextlink on the water tower. Briggs and German have talked to some of the surrounding towns and have not heard a lot of good comments. Jena will let Nextlink know that at this time the Village of Cortland will hold off on a decision regarding a contract for fiber.

Motion by Goforth and seconded by German to pass the American Legal Publishing Model Ordinances to Attorney Mahin to review and prepare for Village of Cortland to incorporate within our ordinances. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried. Clerk will send to Mahin.

Letter was presented from the Cortland Improvement Association asking for funds for events for 2025. Motion by German and seconded by Burkey to approve a donation of \$4,000 to CIA for events for 2025.

Motion by Goforth and seconded by Burkey to approve an online tab through payport on the Village website for donations to Cortland Improvement Association. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried.

Burkey will take the lead on Welcome to Cortland signs. The CIA has monies earmarked for these signs. German has pictures of other towns welcoming signs.

Goforth will be reaching out to the Miller & Associates team regarding grants.

Clerk reminded the Board that the Village office will be closed on Monday, February 17th for the Presidents Day Holiday. The office will also be closed on Monday, February 24th as Clerk will be attending Mid-Winter Conference in Lincoln.

Kohout and Goforth will go to Sign Pro on Monday regarding the Community Center sign and will also check on the Fire Department signage.

Suggested that Briggs contact the NDOT regarding a blinking speed sign for Highway 77 to slow traffic through Cortland.

No updates on ball park.

Maintenance Report – Briggs has received parts and installed them on the sewer jetter, he has not had a chance to test yet. There was a water main break on 2nd and Lincoln on Friday, February 7th at 9:30 a.m. was repaired by 6:00 p.m. There were issues finding the shut off and at some future date Briggs will work finding all the water shut offs. The post behind the fire station was installed by McGee. Christmas lights will come down when the weather is better. Brian Argo is Briggs backup water operator; he can fulfill his hours to maintain his water operator license at the March 10-12 conference. Motion by Goforth and seconded by Burkey to pay for Argo's registration and hotel to attend the March 10-12 conference to maintain his water operator's license. Roll Call Yes: German, Goforth, Kohout, Burkey. No: None Motion carried. Goforth and Briggs will work together to get bids for new ADA compliant doors and locks for the Community Center along with bids for concrete and poles. Snow removal was done by Briggs and German.

Motion by Goforth and seconded by German to approve the \$1941 Highway Allocation Match for February 2025.

Motion by German and seconded by Burkey to adjourn the meeting at 9:41 p.m.

Respectively Submitted

Donelle Moormeier, Clerk/Treasurer

Village of Cortland