

Village of Cortland Board Meeting  
February 14, 2024

The meeting of the Village of Cortland, Nebraska was held the 14th day of February, 2024 at 100 S. Sherman Ave at 7:00 pm.

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

Motion by Douglass 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, Douglass No: None Motion carried.

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

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

The following bills were presented for payment: Black Hills Energy- \$1,538.78 , Donald R. Prentice- \$85.00, EZ Stop- \$619.03, Lincoln Winwater Works- \$761.70, Michelle German- \$180.00, Midwest Dirt Works, Inc.- \$1,514.29, Nebr. Dept of Revenue- \$816.18, NE Public Health Environmental Labs- \$15.00, Nebraska Rural Water Association- \$445.00, Norris Public Power- \$2,950.96, Olsson- \$ 2,834.14, One Call Concepts, Inc.- \$5.98, Ray's Used Cars- \$176.00, Salaries- \$ 6,082.77, Sargent Drilling- \$ 5.59, Solheim Law Firm- \$750.00, Southeast Area Clerks Association- \$10.00, TCA Outdoor Power- \$1,556.99, U.S. Bank- \$826.61, Verla Busboom- \$40.00, Voice News- \$132.26, Waste Connections- \$8,452.58, XL Contracting Inc. Blain Johnson- \$15,312.78. Motion by Douglass and seconded by German to approve the payment of claims. Roll Call Yes: German, Goforth, Kohout, , Douglass No: None Motion carried.

Motion by Goforth and seconded by Douglass to open public hearing at 7:08 p.m. for LOT 1 BLK 1 Cortland Original Parcel #007207000. General Street location SE corner of West Apple Road and Hwy 77 (Homestead Expressway) for Scott and Lisa Kohout requesting change of zoning from Residential Single Family (R-1) to Highway Commercial District (C-2) Ordinance #2024-01 Roll Call Yes: German, Goforth, Douglass No: None Abstain: Kohout. Motion carried. Barb Tegley, Chairperson of the Planning and Zoning Committee, reviewed the parcel as being an irregular lot which has non-conforming buildings. If zoning was changed to C-2 Highway Commercial District this parcel would comply with the future land use map and comprehensive plan. The Planning & Zoning Committee makes the the recommendation to approve the change to C-2 Highway Commercial District. Kohout indicated that the north building on the property would be torn down and a new building with the same or smaller footprint would be erected. Question from the public was a concern about the traffic and where whether the alley would be used for entering. Kohout said the entrance and exit would be on Apple Road, although the alley, if used, they would maintain. Parking will be available on the property. Being no other discussion a motion by Douglass and seconded by Goforth to close the hearing at 7:15 p.m. Roll Call Yes: German, Goforth, Douglass No: None Abstain: Kohout. Motion carried.

Reading of Ordinance 2024-01 AN ORDINANCE PERTAINING TO PLANNING AND ZONING: TO AMEND THE ZONING MAP OF THE VILLAGE OF CORTLAND; ZONING DESTINATION FOR THE FOLLOWING DESCRIBED PARCELS OF LAND, BE CHANGED FROM RESIDENTIAL SINGLE FAMILY DISTRICT (R-1) TO HIGHWAY COMMERCIAL DISTRICT (C-2) ZONING FOR LOT 1 BLK 1 CORTLAND ORIGINAL PARCEL ID #007207000 GAGE COUNTY, NEBRASKA PARCEL FROM R-1 ZONING DISRICT TO C-2 ZONGIN DISTRICT. Motion by Douglass and seconded by German to suspend the three readings and approve Ordinance 2024.01. Roll Call Yes: German, Goforth, Douglass No: None Abstain: Kohout. Motion carried. Ordinance signed by Richard Douglass.

Attorney, Jena Mahin, brought the 4 Ordinances that are recommended by the American Legal Publishing with the changes to fit the Village of Cortland Municipal Code. Jena suggested that the Board take them home to review and bring back to the March meeting with any questions or concerns. Tabled until March meeting.

Fall Festival will be held October 12, 2024.

Moved by Douglass and seconded by Goforth to approve the building permit for a garage at 300 W 2<sup>nd</sup> for Larry Leafy. Roll Call Yes: German, Goforth, Kohout, Douglass No: None Motion carried.

The Fee Schedule was discussed as there is no amount for fence and it was discovered that some of the calculations could result in a fee less than \$25.00 for a building permit. Clerk was asked to draw up Resolution to add the fence fee and a “minimum” fee of \$25.00 for building permits. Resolution will be brought to the March meeting for approval.

Douglass said there has been an interest in pickle ball on the tennis court and/or in the gym. The tennis court could have lines painted and tape that would not damage the floor put on in the gym. Cheryl will put out on the Cortland Residents page to see if someone would like to head-up a committee to make this happen.

Douglass also presented Gaga ball which is a fast growing sport for the youth. It basically is a smaller version of dodge ball using a softer ball and only knee to ankle contact. The timber tech has been donated by Central Lumber and the labor has been donated for this project. The only expense would be the concrete for the support post holes and the agri lime. It was suggested that it be built out of the fence past center field. Motion by Goforth and seconded by Douglass to proceed with the project, working with Brian to make sure it is in the correct place. Roll Call Yes: German, Goforth, Kohout, Douglass No: None Motion carried.

Mahin reported that she is still having problems getting the Barta property manager to return calls. Going forward she will send them a courtesy letter and if there are signs that it will not be maintained this summer the Village will go through the nuisance process/lien on the property.

Chris Briggs indicated the ice maker in the Fire Hall is not working and will cost more to fix than to purchase a new one. Cost for an ice maker runs from \$575 to \$1400 for sizes ranging small/medium/large. Fire department asking the Village to support part of the cost since Brian uses for water samples, it is available for the Senior Diners, and available for the Ball Field Concession stand. Motion by Goforth and seconded by Douglass to pay one-half of the purchase price of a new ice maker of Fire Department’s choosing. Roll Call Yes: German, Goforth, Kohout, Douglass No: None Motion carried.

Briggs brought the quote for the garage doors and openers. For three of them would be \$4355.00. Goforth indicated there could be grant money for these. She will look for a grant and work with Briggs.

Email from Brian Schuele indicated that there was an asphalt crack sealing machine that several Villages/Cities were interested in purchasing. He asked whether Cortland would be interested, after discussion the board’s decision was to pass on the opportunity.

Moormeier reported that the museum had raised around \$4,000 at the soup lunch on January 28<sup>th</sup>. The garage has the roof repaired and plans are to repair/refurbish the inside of the garage for events outside this summer. Museum continues to be open on the first Saturday of each month and are continuing to apply for grants.

Goforth asked about an ID.gov number, which she needed for grants. Moormeier indicated that the Village has a number and will share it with Goforth.

Goforth has applied for the T-mobile grant for the ADA doors at the Community Center again. She will be meeting with Sheila Day with the museum to talk about available grants. She also visited with SENND regarding a grant through the Nebraska Secretary of State office. There is a free grant writing class online that Goforth plans on taking. There is also a grant class that costs \$200 at the University on March 8<sup>th</sup> and Goforth would be willing to attend. Douglass said he would pay the cost of the class for Goforth. There are also Nebraska Affordable Housing Trust Fund grants for up to \$40,000 per home and low percentage business loans.

Douglass and Birkett terms expire in 2024. Douglass indicated that he was not intending to re-run so his position will need to be filled. Incumbent must register by July 15<sup>th</sup>, 2024 and non-incumbent must register by August 1, 2024.

Moormeier will send out a 68331 flyer in early March with Senior Diners information, reminder to do copper/lead survey, Dog licensing, Cat program, Easter Bunny, April clean-up, and garage sale dates.

Village office will be closed on Monday, February 19<sup>th</sup> for President's Day. It will also be closed on Monday, February 26<sup>th</sup> as clerk will be attending annual Mid-Winter Conference for training that is required. Reminder will be posted.

Argo reported that the Lead Service Line Inventory was sent out in the February Utility bills. Village has received a few back already. He has contacted Black Hills regarding the rock that needs to be replaced from all the work done late last year. The Village had a couple of main breaks this winter. Brian will get a couple quotes to repair Apple Road. It will be July when culverts that need replaced will happen. Lagoons will need to be discharged again next month. Light on the concession stand blew off again, Brian will ask about warranty and ask if there is a better solution. Argo will attend Rural Water Conference in Kearney March 11-13<sup>th</sup>. Board thanked Brian for doing such a good job during the snow storms. Argo indicated he had help.

Kohout is getting a bid for the soffit and some of the exterior of the concession stand. New sink will be installed once water is turned back on. Netting for the small field is still in the plan. Schedules are done and will have games starting the first weekend of March throughout the summer.

Douglass reported that CIA is waiting for the estimate on the Community Center sign to apply for the NPPD grant. The calendar of activities is out for 2024 and is all on the website. Goforth is working at retrieving the Village sign drawings to move ahead with the purchase as there is memorial money for the Village sign. Summer Wreck committee will have their first meeting and looking for more volunteers. Summer Wreck will be held 3 times in June and 3 times in July.

Motion by Douglass and seconded by Goforth to approve the \$2043 Highway 25% allocation match. Roll Call Yes: German, Goforth, Kohout, Douglass No: None Motion carried.

Motion by Goforth and seconded by German to adjourn the meeting at 8:26 p.m. Roll Call Yes: German, Goforth, Kohout, 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.