

Village of Cortland
January 14, 2026 Minutes

The meeting of the Village of Cortland, Nebraska was held on the 14th day of January 2026 at 100 S. Sherman Ave, Cortland, Nebraska.

Present at the meeting: Board members - Kohout, German, Meints and Burkey. Others present: Clerk: D. Moormeier, Utility Superintendent Briggs, Attorney Jena Mahin, and members of the public. Absent: C. Moormeier

Motion by Burkey and seconded by Meints to approve C. Moormeier's absence. Roll Call: Yes: German, Kohout, Meints, Burkey. No: None Motion Carried.

Chairperson Kohout called the meeting to order at 7:07 pm stating the Nebraska Open Meetings Act was available in the meeting room as required by Nebraska State Law.

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

Motion by Burkey and seconded by Meints to approve the minutes of December 10, 2025, regular Board meeting. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried.

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

Motion by Meints and seconded by Burkey to approve the attendance of Clerk/Treasure to approve The League of Nebraska Municipalities Midwinter Conference registration for Clerk/Treasurer Moormeier. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried.

The following bills were presented for approval: AKRS Equipment Solutions \$373.76, Beatrice Area Solid Waste Agency \$2,268.00, Black Hills Energy \$1,306.09, E-Z STOP \$276.56, Five Rule, LLC \$3,000.00, Heir's Plumbing \$248.41, Huls Body Shop Inc \$493.42, League of NE Municipalities \$410.00, Lincoln Winwater Works \$3,150.00, Menards \$79.43, Nebraska Department of Revenue \$379.36, Nebraska Public Health Environmental Lab \$415.00, Norris Public Power \$2,599.82, One Call Concepts, Inc. \$2.46, Salaries \$5,528.72, Solheim Law Firm \$1,920.29, Southeast Area Clerks Association \$10.00, U.S. Bank \$434.78, Verla Busboom \$40.00, Voice News \$348.84, Waste Connections \$5,430.33. Motion by German and seconded by Burkey to pay the bills. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried.

Moved to #8 on agenda Public Hearing concerning revision and clarification on recreational designations in the Village of Cortland's Comprehensive Development Plan. Motion by German and seconded by Meints to open said public hearing at 7:13 pm. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried. Barb Tegley brought discussion regarding the future land use map and specifically the Homestead Trail. Union Pacific rail banked the Homestead Trail to Cortland. The trail could be used with the stipulation that in the future if the railroad reopened it would be returned to Union Pacific. There could not be any permanent structures built on the trail. It was understood that we did not need a formal designation for the trail. The idea for the public hearing is designate throughout the ETJ that the trail is for recreational function so that it is understood in future developments. Ron Preston indicated that along other trail right ways there has been permanent structures built, such as in Pickrell with the Cooperative. Tegley clarified that the Planning and Zoning Committee is recommending that the comprehensive plan Future Land Use Map would allow the parcels of the homestead trail be designated as parks and recreational land use. Being no other discussion a motion was made by Burkey and seconded by German to close the public hearing at 7:21 pm. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried. Motion by Burkey and seconded by German to Update the Future Land use Map to designate the parcels of the homestead trail as parks and recreational land use. Roll Call: Yes: German, Kohout, Burkey No: Meints Motion carried.

Moved back to #7 Public Hearing concerning addition of recreational zoning districts in the Village of Cortland's zoning jurisdiction. The PZ Committee was not able to discuss this in their hearing prior to the Board meeting and there was some confusion on how much notification and if it needed to be certified mail so there was no public hearing held. Discussion was held regarding creating a new zoning district for parks and recreational areas and that PZ Committee should develop this zoning district prior to rezoning hearings. PZ Committee will have a regular meeting on February 4th at 6:30 p.m. and it will not include a hearing.

Because it was determined that the recreational zoning discussion was in conjunction with the Tredz Property we moved to #17c Update on Nuisance Properties Tredz Property. Ron and Blake Preston indicated they are moving tires every day but that it is not going to happen in one week. Discussion regarding previous meetings that storage was defined as something not for sale and that screening or fencing is required. All the tires that are on the lot are for sale but unfortunately have not moved as quickly as expected by Tredz. All the tires and trailers on the property that were part of the pending complaint are determined to be displayed and for sale so they do not need screening per C2 requirements. Preston asked about the term "Grandfathered" in and how does that work. Any properties that have storage that are pre-existing are grandfathered in because it took place prior to the new Commercial zoning regulations. If those properties are sold they would then need to comply with the new updated zoning regulations.

Returning back to #9 - Five Rule Quarterly Report by Wong. Wong stated that they will continue to assist with building permits, work with the PZ Committee on issues like Homestead Trail, continue to work to update the zoning regulations and convert the zoning regulations to searchable documents online.

Building permits. Mark and Jade Fowler, 215 E 4th Street revisited from December regarding letter from neighbor that fencing was agreed upon. Receiving an email from adjacent neighbor Mary Jo Bean that fence was mutually agreed upon a motion by Meints and seconded by German to officially approve the building permit. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried

Windstream building permits for installing fiber optic lines at 200 Washington Avenue and 705 S Sheridan Ave. Briggs has reviewed the application and asked that they contact him prior to digging as in some areas the crossing of water mains or services lines is a possibility. Clerk will indicate that in the email she returns to Windstream. Motion by Burkey and seconded by German to approve the 200 Washington Ave permit. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried. Motion by Burkey and seconded by Meints to approve the 705 S. Sheridan Avenue permit. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried

Discussion regarding compensation for the Planning and Zoning Committee as they have spent many hours working on the update of the zoning regulations. State Statute regulates that they cannot be paid nor can they be given a gift card in appreciation of their work.

Nextlink representative Eric Clark was in attendance to discuss the lease agreement. The Village is paid \$2400 and have two free internet connections in return for Nextlink equipment installed on water tower. Briggs appreciates that they have been giving him at least 30 minutes notice if they need access to the tower. Only one free internet connection is currently used at the museum, the second free internet connection could be made available for use at the ball park.

Ayars & Ayars representatives were available to talk about the renovation to the Community Center. They are a design/build company with in-house architects and will handle pre-project to completion. Rough drawings ideas have been started after meeting with Meints.

Action Steps: 1. The Village needs to adopt a resolution selecting the design-build contract system under the Political Subdivision Construction Alternative Act. And hire a performance-criteria developer. 2. Need letters of interest for project descriptions and prequalify design-builders. 3. Request for proposals sent to pre-qualified design-builders 4. Receive and Evaluate proposals (requires two proposals) 5. Contract Negotiations 6. Selection Committee (at least 5 members). Our attorney will draft up a resolution that states the Village will adopt the design/build into the Village and have it available for the February meeting.

Summer Kickoff - Street Dance - postponed until February meeting.

Briggs brought to the Board example of water service line responsibility for home owner and Village. Attorney Mahin indicated that she can look at the current codes section and fee schedule and Briggs will look at what he would like to see us use in the future so that a comparison can be made at the February meeting. This

would include equipment that would need to be purchased from the Village for property owner's installation. The matter will be discussed at the February meeting.

Written complaints update: The lighting shining onto neighboring property from 145 S. Vermont has been taken care of appropriately. A letter was sent regarding the water flowing from the East 2nd & New Hampshire property into the 2210 East 2nd property. No other communication has been had.

Update on Nuisance Properties: A zoning and nuisance misdemeanor was filed in court and he did not appear. There is a show cause hearing on January 20th. The cars have been towed away and bills should be sent to attorney Mahin. The nuisance invoice has not been paid so a lien may be placed upon the property.

Boon property will be put on the February agenda.

Chickens - Dissmeyer was fined \$250 at the earlier court date. It has been found that chickens remain on the property and Mahin will file another complaint.

Mahin asked if it was still the plan to put the question on the ballot in May regarding having chickens in the Village. The board stated that since the current Ordinance that does not allow chickens is not being complied with, they have no indication that regulations in an Ordinance that allowed chickens would be observed. The question will not be put on the ballot.

Miscellaneous: D. Moormeier reminded everyone about the January 25th museum fund raiser. It will be a Potato Bake from 11:00 am- 2:00 pm with a silent auction, quilt raffle, and entertainment by the Cortland Opry. Siding is being put on the museum at this time and hopefully be finished in the near future. Grant funds that have been raised over the last two years are making the siding possible. D. Moormeier indicated the calendar of events for the CIA will be up on the website soon. No report on grants. Burkey reported that two speed signs through the Village installed on street light poles will cost \$6025 plus the electrician cost. He has the forms that need to be filed with the State and will do so once Briggs has contacted an electrician. Burkey has not heard anything back yet regarding the Village of Cortland Sign. Community Center Renovation was talked about during the Ayar and Ayar presentation. Nothing new on the Ball Park. Community Center will have open gym night on Wednesday from 6:00-10:00.

Maintenance: Briggs reported the lock on the gym door must be repaired. Briggs also researched orange flags and solar powered flashing lights to put on the speed limit signs on Apple Road at a cost around \$150.00. Motion by German and seconded by Meints to order both flags and flashing lights for the signs. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried. Discussion regarding the leak around a light on the Community Center. There was damage done to the roof of the Community Center from hail in 2020 which insurance claimed a replacement for approximately \$23,000. The first quote for replacements was substantially more than \$23,000. It was suggested that the insurance company reinspect and that we get two more bids for replacement of the roof. It was discussed that the LARM should be contacted regarding insurance. The clerk will contact the Firth clerk to get more information.

Prentice Pest Management is retiring. The clerk will obtain number of Complete Pest Elimination out of Hickman to give us a quote. The Clerk will be checking into whether the new handicap marked area and the south doors to the Community Center will allow for elections to be held once again at the Community Center.

Motion by Meints and seconded by Burkey to approve the 25% Highway Allocation Match of \$2003.00. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried

Correspondence: Volunteer Fire Department Awards Banquet is Saturday, January 17th at 5:30. Donation will be discussed at the February meeting. Beatrice Chamber of Commerce invite for dinner on January 23rd regarding the merger of Main Street Beatrice, Beatrice Area Chamber of Commerce, and NGAGE. Clerk showed the increase in NPPD Municipal billing service fees. Clerk also indicated a thank you was received from NeRWA for the donation to the equipment fund.

Motion by Meints and seconded by Burkey to adjourn the meeting at 9:26 pm. Roll Call: Yes: German, Kohout, Meints, Burkey No: None Motion carried

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