

Village of Cortland
January 8, 2025 Minutes

The meeting of the Village of Cortland, Nebraska was held on the 8th day of January 2025 at 100 S. Sherman Ave at 7:00 p.m.

Present at the meeting: Kohout, German, Meints, Burkey, Clerk Moormeier, Utility Superintendent Briggs, and members of the public. Absent: Goforth

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 the December 11, 2024, regular board meeting. Roll Call Yes: German, Kohout, Meints, Burkey. No: None Motion carried.

Motion by Meints and seconded by Burkey 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 remove Rich Douglass, past board member, from the Village of Cortland account signature card and add Adam German to the Village account signature card. Roll Call Yes: Kohout, Meints, Burkey. No: None Abstain: German Motion carried.

The following bills were presented for approval: American Legion Post- \$944.07, Black Hills Energy - \$1201,61, Bockmann Inc.- \$1,997.00, Christopher Briggs- \$33.08, Donald R. Prentice- \$94.00, Donelle Moormeier- \$72.36, Electrical Enterprises- \$1,220.00, EZ Stop - \$216.16, Five Rule, LLC- \$3,000.00, Gage County Clerk - \$312.06, IRS - \$2,810.56, Menards- \$117.06, Michelle German - \$216.00, Municipal Supply, Inc. of NE - \$97.87, NE Public Health Environmental Lab - \$70.00, Nebraska Department of Revenue- \$973.95, Norris Public Power - \$2,730.99, One Call Concepts, Inc.- \$3.20, Salaries- \$5,237.82, Solheim Law Firm- \$ 750.00, Southeast Area Clerks Association- \$10.00, Starr Plumbing, LLC- \$1,187.50, TCA Outdoor Power- \$6.18, U.S. Bank- \$1,929.85, Verla Busboom - \$40.00, Voice News - \$219.08, Waste Connections- \$ 4,633.79, Westlake Hardware- \$104.95. Motion by Burkey and seconded by German to pay the bills. Roll Call Yes: German, Kohout, Meints, Burkey. No: None Motion carried.

No building permits presented.

SDL for Schreder Operations LLC for January 25, 2025, at the Community Center for Legion Cornhole tournament was presented. Motion by Meints and seconded by German to approve the SDL. Roll Call Yes: German, Kohout, Meints, Burkey. No: None Motion carried.

Bobbi Pettit with Five Rule introduced herself to the new board members. She presented a summary of the work along with her detailed time spent over the past three months (October-December 2024). Bobbi will amend the C2 maps for the new Commercial Highway regulations for the property south of Cortland and share with the Village via a google drive shared folder. Bobbi will work with the Planning and Zoning to continue to update regulations, and they will begin the Industrial regulations at the February 5th meeting. Bobbi will continue to field questions for any redevelopment projects. Bobbi indicated a Blight study would cost approximately \$6500 but would give opportunities for TIFF. She explained the procedure to approve a blight area which would include public hearings at Planning & Zoning meetings and

the Village Board meeting. Discussion regarding the sewer study that was done by Olsson's for a new development north of the Village. It was suggested that Miller and Associates ask for those results from Olssons.

Discussion regarding who would speak with Garret at Midwest Dirtworks now since Travis is no longer on board regarding the drainage and ditch repair at 455 W 7th & 725 Washington. Briggs and German will take a look at the problem and contact Garrett from Midwest Dirt. Discussion also about the NRD drainage grant projects and whether that would also include curbs within the Village. Clerk will contact NRD and ask if they could come to a meeting to address what could be covered under a grant.

Attorney, Solheim forwarded the future land use map to David Levy (Baird Holm attorney who represents Panama Energy) and they anticipate having an updated site plan around January 10 or 13. Solheim will continue to monitor this request. A letter was also received from the Lincoln Planning Department indicated there would be a public hearing on a special permit for the Panama Energy center to allow for the construction of a large Solar Energy Conversion System, on Tuesday, January 24, 2025 at 9:00 a.m. in Hearing Room 112 on the First Floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. An appeal had been filed regarding the special permit by Kimberly Topp, 1820 W Ash Rd, Cortland Nebraska. A notice from the Lancaster County Clerk, Matt Hansen, was also received by the Village regarding the same hearing.

An email from Brandon Varilek, District 1 Engineer for the NDOT sent an email regarding Cortland residents asking about the possibility of installing a crosswalk across Hwy 77. They are interested in the Village's thoughts. The Clerk is to ask if they would like to come to our next board meeting, if they are not available to do that German, Burkey, and P&Z member Ziemann will make contact with Brandon regarding a meeting with him to discuss the Village's thoughts.

Nextlink presented a contract for Broadband Infrastructure Construction a couple months ago. Attorney Mahin had reviewed and asked questions regarding whether we would adopt through Resolution or Ordinance, whether the Village had any written technical standards and specifications, and what a 3% of gross revenues payment would look like. Discussion regarding the fact that Nextlink would have a box in the ground at every residence and business, that it would be essential that they did a pothole prior to digging and that they would be below our water lines. Mahin will be asked to look at the possible gross revenues and the Village will revisit the contract at the February meeting.

German reported that the Cortland Volunteer Fire Department will be holding an awards banquet on January 31, 2025. The Rural Fire Board, Village Board, P&Z Board, and Fire Department have been invited. A banquet has not been held for 3 years, the Rural Fire Board and the Village usually take turns paying for the banquet however this year it was suggested that they split the cost. There will be a prime rib or chicken dish catered by Schroeder Operations LLC. Bill will be presented at the February meeting for approval.

Moormeier reported that the Museum will be helping with the American Legion cornhole tournament on January 25th. Proceeds from the cornhole tournament will be donated to the Museum. Work is being continued on the research room, and a new military display is in progress. Museum will have a Potato Bar lunch in February or March, decision will be made at their January meeting. CIA will elect officers at their January 13th meeting and set the scheduled for events for 2025. Goforth was not in attendance to report on grants. Moormeier will register next week for Mid-Winter Conference to be held at the Cornhusker Hotel on February 24 and 25. This is the conference the Treasurer can obtain 8 hours of education required by the State each year. Kohout reported that the Community Center Sign has not been ordered yet. Kohout reported that the light poles for the small ball field maybe installed if there is some good weather, she is looking for a licensed electrician to put the lights up once the poles are installed. The poles for the netting will also be installed.

Maintenance Report – Clerk reported that the first weekend in May was not available for cleanup day. Decision to have spring cleanup on Saturday, April 26 and fall cleanup on October 4. Clerk will let Waste Connections know the dates. Briggs reported the lock on the community center is fixed. Chase Meints helped him with snow removal, driving the pickup while he moved snow with the tractor. Insurance does not cover the pump that froze on the sewer jetter. McQueen out of Lincoln bid \$23,000 to repair. Briggs can order the parts for around \$13,000 (includes shipping) and believes he can fix it himself with the help of some tools borrowed from Ron Packard. The jetter will be stored in the Fire Hall so that it does not freeze again. We need to do the sewer jetting at least once a year through the entire town, so this is a crucial piece of equipment to get repaired. Motion by German and seconded by Meints to have Briggs ordered the pump and install himself. Roll Call Yes: German, Kohout, Meints, Burkey. No: None Motion carried.

Motion by Burkey and seconded by German to approve the \$2080 Highway Allocation Match for January 2025. Roll Call Yes: German, Kohout, Meints, Burkey. No: None Motion carried.

Motion by German and seconded by Burkey to adjourn the meeting at 8:29 p.m. Roll Call Yes: German, Kohout, Meints, Burkey. No: None Motion carried.