

Village of Cortland
March 11, 2026 Minutes

The meeting of the Village of Cortland, Nebraska was held on the 11th day of March 2026 at 100 S. Sherman Ave, Cortland, Nebraska.

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

Chairperson Kohout called the meeting to order at 7:00 pm stating the Nebraska Open Meetings Act was available in the meeting room as required by Nebraska State Law.

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

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

Motion by German and seconded by C. Moormeier to approve the minutes of February 11, 2026, regular Board meeting and the February 17th, 2026, Special Meeting. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried.

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

The following bills were presented for approval: Barco Municipal Products, Inc. \$125.14, Black Hills Energy \$1,498.87, Commonwealth Electric Company \$458.74, Donelle Moormeier \$95.70, E-Z Stop \$373.11, Landmark Implement \$210.67, Nebraska Department of Revenue \$371.64, Newman Signs Inc \$156.13, Norris Public Power \$2,467.28, One Call Concepts, Inc. \$5.70, Pavers, Inc. \$9,850.00, Salaries \$5,585.65, Sargent Drilling \$1,350.00, Solheim Law Firm \$1,162.00, U.S. Bank \$731.32, Verla Busboom \$40.00, Voice News \$368.80, Waste Connections Inc. \$4,774.42, Westlake Hardware \$48.97. Motion by German and seconded by C. Moormeier to pay the bills. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried

No building permits. No report on Summer Kickoff Celebration.

Discussion regarding Subdivision Development and the costs to the Village. Tim Gergen is working with Ron Preston regarding developing the 40 acres south of the Village on Ash Road. Ann Post is his attorney who specializes in development. A map was showing the proposed building plots on the 40 acres and the road accessing 13 of the commercial lots. Three of the lots would be accessed off Ash Road. Questions regarding how they would access water and possibly sewer. There were concerns that the lagoon is close to capacity and this could be an issue. Discussion regarding requirements on fencing and screening and questions regarding how to address drainage coming from the agricultural property and whether it made sense to annex and the cost to each. The consensus was that Tim Gergen would meet with the Village Engineer Miller & Associates prior to putting together the application for preliminary and final plat. The clerk was asked to contact Reed Miller and give him Tim Gergen's information. The attorney and clerk will investigate the fees listed in code 154.03 Zoning Regulations: Fees that are online. (original Ordinance 1978-5). A pre-application meeting can be held with two of the Planning & Zoning members and could be done via zoom. This meeting would not need a hearing; however, application meetings would need to have notice of hearing.

Kohout read ORDINANCE NO. 2026-02: AN ORDINANCE OF THE VILLAGE OF CORTLAND, GAGE COUNTY, NEBRASKA, TO AMEND WATER UTILITY INSTALLATION PROCEDURES; TO UPDATE FEES; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE. Motion by C. Moormeier and seconded by Burkey to suspend the three readings on Ordinance No. 2026-02. Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried. Motion by German and seconded by C. Moormeier to approve Ordinance No. 2026-02. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried

Kohout read RESOLUTION NO. 2026-02 A RESOLUTION OF THE VILLAGE OF CORTLAND, GAGE COUNTY, NEBRASKA TO SET TAP FEES AND WATER METER FEES FOR NEW WATER UTILITY HOOKUPS.

WHEREAS, the Village of Cortland has amended the procedure to install water utilities to new and remodeled homes in the Village; and

WHEREAS, the Village of Cortland would like to set and define new costs associated with the new procedure.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF CORTLAND, NEBRASKA:

1. The fee to tap into Village water shall be \$1,250.00.
2. The cost of the water meter shall be the responsibility of the customer who will have the choice of the following:
 - a. 2" water meter \$1600.00
 - b. 1" water meter \$635.00
 - c. 5/8" water meter \$535.00
3. All fees shall be included in the Village of Cortland Master Fee Schedule which is attached and incorporated as **Exhibit A**.

4. This Resolution shall be effective after its approval, passage, and publication according to law.

Motion by Burkey and seconded by German to approve Resolution 2026-02 setting tap fees and water meter fees on new water utility hookups. Roll call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried

Kohout read ORDINANCE NO. 2026-01; AN ORDINANCE TO AMEND TITLE 11, CHAPTER 12, SECTION 112.08 LICENSES; MUNICIPAL POWERS AND DUTIES; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF. Motion by Burkey and second by German to suspend the three readings of Ordinance 2026-01. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried. Motion by C. Moormeier and seconded Burkey to approve Ordinance 2026-01. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried.

Kohout read ORDINANCE NO. 2026-03; AN ORDINANCE TO AMEND DEFINITIONS RELATING TO ABANDONMENT, NEGLECT, AND MISTREATMENT OF ANIMALS; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF. Motion by German and seconded by C. Moormeier to suspend the three readings of Ordinance 2026-03. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried Motion by Burkey and seconded by C. Moormeier to approve Ordinance 2026-03. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried

Kohout read ORDINANCE NO. 2026-04; AN ORDINANCE TO ADD PROVISIONS REGARDING BUSINESS LICENSE TAX LEVIES AUTHORIZED; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF. Motion by German and seconded by Burkey to suspend the three readings of Ordinance No. 2026-04. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried. Motion by Burkey and seconded by C. Moormeier to approve Ordinance 2026-04. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried

Kohout read ORDINANCE NO. 2026-05; AN ORDINANCE TO AMEND TITLE THREE, SECTION 30.002; VILLAGE BOARD ORGANIZATION; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF. Motion by C. Moormeier and seconded by German to suspend the three readings of Ordinance No. 2026-05. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried. Motion by German and seconded by Burkey to approved Ordinance 2026-05. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried.

Kohout read ORDINANCE NO. 2026-06; AN ORDINANCE RELATING TO OPEN MEETINGS; NOTICE; AGENDA; TO HARMONIZE WITH STATE LAW; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF. Motion by C. Moormeier and seconded by Burkey to suspend the three readings of Ordinance No. 2026-06. Roll Call: Yes: German, C.

Moormeier, Kohout, Burkey No: None Motion carried. Motion by Burkey and seconded by C. Moormeier to approve Ordinance No. 2026-06. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried.

Clerk asked permission to apply for Farmers Coop Grant for the Cortland Volunteer Fire Department with the Village of Cortland being the qualified applicant. Grant information was put together by Jenni Burkey. Motion by C. Moormeier and seconded by German to approve the clerk apply for the Farmers Coop Grant. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried.

A written complaint regarding a Fox Box at 400 W 1st Street in violation of the 30-day limit for purposes of moving or construction was addressed. Motion by C. Moormeier and seconded by Burkey to have Attorney Mahin send a letter of Ordinance Violation. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried.

Update on Nuisance Properties: Mahin is working on finalizing a civil suit for Carlson property. An invoice has been sent for the towing fees of the unlicensed vehicles. Letter was sent to Boon's giving them information regarding spring clean up date. Dissmeyer hearing moved to April 2nd, with another summons being filed. A letter was also sent to the owners of that property regarding the Ordinance violation. Mahin will send a letter to Barta property representative reminding them of spring upkeep and cost.

Museum - Clerk reported that the museum had a large donation from the First State Bank and that money will be used on the Garage project. Board members continue to apply for grants as they become available. Monday, April 13th the museum will host a tour for the Nebraska Museum Association.

CIA report - Easter Bunny will be in Cortland on April 4th with registration beginning at 9:00. Church youth groups will be painting hydrants, cleaning gazebo, shelter areas, tables and painting at ballfield on April 11th with a rain date of April 18th. They request that Briggs get some clean up bags for use along with the paint for the hydrants. Continued work for the Summer Kick-off Celebration on May 30th.

No grant updates: Village of Cortland sign is on hold; Speed Signs waiting for Commonwealth to figure out the electricity. Meints was not available to speak regarding the Community Center Renovation. Devon Schroeder committed to being on the committee. Doug Amen could not commit. Suggested that Chad Ziemann be asked to be on the committee for the Community Center Renovation. Meints and Burkey along with Miller and Associates are other members on the committee. Meints met with the criteria developer, and they will have a packet to hand out to for the construction package.

Ball park - practices have started, the concession stand will need to be cleaned up soon.

Briggs is on vacation from March 12-17 and was not at the meeting. Written Maintenance Report included: LED lights have been installed in the ballpark concession stand. Nextlink power box in the water tower usage was checked and the \$600 charge per year will cover the billable power. Briggs requested rock at the community center and the maintenance shop. Bid was \$5810. Suggested that harrow the rock at both places to see if that will bring up and spread out what is currently there. Ron Moormeier will be contacted to do the harrowing. Third bid for Community Center roof has been received. Decision that if it is not leaking that it waits and be included in with the Community Center Renovation. Briggs would like to have the Subsurface Solutions GEODE GPS machine purchased so that he can map out the water shut-off valves throughout the Village. This would allow him to be within 6" accuracy and allow to make notes of what has been done. Motion by Burkey and seconded by German to purchase the Subsurface Solutions GEODE GPS machine for the cost of \$2695.00. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried. Currently have 40 meters with bad radios that need to be replaced. Most of this will need to be done after hours when people are home after work and it will take time to schedule. Brian Argo will be available while Briggs is on vacation.

Motion by C. Moormeier and seconded by Burkey to approve the 25% Highway Allocation match of \$1911. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried

Correspondence from Gage County Planning & Zoning for a Public Hearing for Special Use Permit 2026-2 Ash Road Poultry, LLC, 6005 East Gage Road, Firth NE on Tuesday, March 24th at 7:15 pm Supervisors Meeting Room.

Motion by Burkey and seconded by German to adjourn meeting at 8:43 pm. Roll Call: Yes: German, Goforth, Kohout, Burkey; No: None. Motion carried.

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