

Village of Cortland
March 12, 2025 Minutes

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

Present at the meeting: German, Goforth, Meints, Burkey, Clerk Moormeier, attorney Jena Mahin, law clerk Matt and via zoom Bobbi Pettit and members of the public. Absent: Kohout

Motion by German and seconded by Burkey to appoint Goforth as Chairperson pro tempore in the absence of Kohout – Roll Call: Yes: German, Meints, Burkey; No: None; Abstain: Goforth. Motion carried.

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

Motion by Meints and seconded by German to approve the minutes of the February 19, 2025 special meeting and the minutes of the March 3, 2025 special meeting. Roll Call: Yes: German, Goforth, Meints, Burkey; No: None. Motion carried

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

The following bills were presented for approval: Black Hills Energy-\$1,412.48, Cortland Improvement Association-\$4,000.00, Donald R. Prentice-\$94.00, Donelle Moormeier-\$107.50, E-Z STOP-\$285.52, Lincoln Winwater Works-\$1,876.77, Lovell Excavating-\$3,760.00, Menards-\$323.72, Michelle German-\$162.00, Municipal Supply Inc of Ne-\$542.91, Nebraska Public Health Environmental Lab-\$323.00, Norris Public Power-\$2,663.32, One Call Concepts, Inc.-\$4.49, Salaries-\$5,423.88, Solheim Law Firm-\$1,162.50, Summit Fire Protection-\$284.36, TCA Outdoor Power-\$213.94, U.S. Bank-\$498.83, USA BlueBook-\$1,170.44, Verla Busboom-\$40.00, Village of Bruning-\$5,002.00, Voice News-\$16.97, Waste Connections-\$4,633.79. Motion by German and seconded by Burkey to pay the bills. Roll Call: Yes: German, Goforth, Meints, Burkey; No: None. Motion carried.

Building Permits: Motion by German and seconded by Meints to approve the building permit for Farmers Cooperative at 016061 E Gage Rd, Sec 2 of 6-6 Parcel 002563400 for an all steel 14,00 square foot tire center storage. This property is zoned Industrial. Roll Call: Yes: German, Goforth, Meints, Burkey; No: None. Motion carried. PK Management presented an updated drawing for the approved building permit at the February meeting. In order to have a good traffic flow one building will set east and west, with a breezeway attaching both buildings. Motion by Burkey and seconded by Meints to approve the updated drawings. Roll Call: Yes: German, Goforth, Meints, Burkey; No: None. Motion carried. Motion by Burkey and seconded by German to approve 1750 square foot ranch house with attached garage to be moved onto 240 East 2nd Street. Location of water shut needs to be located before digging footings. Coordination should be made with Utility Superintendent, Chris Briggs. Roll Call: Yes: German, Goforth, Meints, Burkey; No: None. Motion carried

Board member Chase Meints left the meeting at 7:25 p.m. to attend Fire Department Classes.

Rachel Kreikemeier, Executive Director of NGage explained to the Board Tax Increment financing (TIF) benefits for developers and for municipalities. Rachel has been receiving calls on a weekly basis regarding opportunities around Cortland to develop using these funds. The Village of Cortland is perfectly positioned between Beatrice and Lincoln to benefit. Rachel walked through how TIF benefits both the developer and the Village. TIF Benefits – short and long-term for communities include:

1. Provides incentives for redevelopment of blight and substandard areas.
2. Requires no Tax Increase.
3. Increases property values.
4. Creates a stronger, broader tax base.

5. Locally controlled.
6. Incremental revenue is reinvested in the TIF district
7. Benefits other taxing bodies such as schools, NRD's, counties, community colleges without raising taxes.

Uses for TIF include buying real property; demolition and site preparation; install streets, utilities, parks, and public spaces; public parking facilities and convention center, lighting, shelters and park amenities; costs for planning, design and engineering; costs incurred by city; rehabilitation of existing structures; workforce housing. First hurdle a blight study would need to be done for the Village. Bobbi Pettit could assist in that study. Ordinances need to be updated to add tax increment financing. In the current administration infrastructure is of the utmost importance. NGage and Rachel's services are readily available to the Village and to help Bobbi Pettit. rachelk@ngagegroup.org

Jena reported that there is a court date for the chickens at 310 Sheridan on March 20th. She will report the outcome after the court date. Research has been done on putting an ordinance on the ballot, it would take a normal 3 reading process and to publish in newspaper 30 days prior to the vote to the public.

Jena asks that we watch the overgrown Barta property now that spring is coming and send pictures before mowing. Jena asked Moormeier to send her a copy of the special use permit that was issued for the property at 0 6 6 E 1/2 LOT 11 & W 1/2 LOT 12 BLK 8 CORTLAND ORIG as the building has been sold and is zoned commercial property. The special use permit for a living quarter does not follow the building being sold and will be revoked.

Waiting on the weather to warm up to address the drainage/ditch repair at 455 W 7th & 725 Washington Moormeier reported that the Research Room at the Museum has the floors sanded, walls painted, and the ceiling tiles up. The goal is to have the Research Room open on the first Saturday of April. The Museum will be having a fund raiser Baked Potato Bar on Sunday, March 30th from 11:00 a.m. to 1:30 p.m. at the Cortland Community Center with the Cortland Opry entertaining. The Museum board is also actively applying for grants.

The Cortland Easter Egg Hunt will be Saturday, April 19th, 9:30-11:00 a.m. There was a flyer that when out to all 68331 telling about the upcoming activities for Cortland.

Goforth has been in contact with Megan at Miller and Associates regarding grants for the Community Center ADA compliance and the inside renovation of the Community Center. Goforth is attending listen to the free zoom on March 27th regarding grants for Land and Water Conservation Fund and the Recreational Trails Program. Bobbi also listed off grants that might fit Cortland, she will send an email to the board regarding what is available and how we need to proceed.

Community center sign colors have not been picked out yet. Goforth and Kohout have been asked to get a new rendering for the Fire Department sign so design and colors can be confirmed.

Meints will be getting new quotes on the Community Center ADA compliance items.

Cortland won the bid for a Street Sweeper from the Village of Bruning, the sweeper will be picked up on Friday, March 14th.

Briggs and Argo just returned from the three-day conference in Kearney.

Motion by Burkey and seconded by German to approve the 25% highway allocation match of \$1897.00.
Roll Call: Yes: German, Goforth, Burkey; No: None. Motion carried

No correspondence.

Motion by German and seconded by Burkey to adjourn the meeting at 8:31 p.m. Roll Call: Yes: German, Goforth, Burkey; No: None. Motion carried

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