

Village of Cortland
May 11, 2022 Regular Meeting

The Meeting of Village of Cortland was held the 11th day of May 2022, at 100 S. Sherman Avenue at 7:00 p.m. Present at the meeting: Chairperson Kohout, Douglass, Birkett, Engelhard, Goforth, Utility Superintendent; Ben Topp, Village Clerk; Moormeier, Attorney; Kelly Hoffeschneider.

Motion by Kohout and seconded by Engelhard to receive and place on file all notices and material having any bearing on the meeting. 5 Ayes, 0 Nays. Motion carried.

Kohout invited any public comment on the agenda at this time.

Motion by Douglas and seconded by Birkett to approve the minutes of the last meeting as printed in the Voice News. 5 Ayes, 0 Nay. Motion carried.

Motion by Douglass and seconded by Goforth to approve the treasurers report. 5 Ayes, 0 Nays. Motion carried.

The following bills were presented for payment: Black Hills Energy-\$769.98, BOK Financial-\$80,257.50, Cornerstone Bank-\$1,541.55, Cortland Improvement Association-\$1,700, Farmers Cooperative-\$244.20, Hoffschneider Law ,P.C., LLO-\$1,142.21, JK Electric Inc-\$3,630, John's Plumbing Inc.-\$950, Lisa Kohout-\$404.13, Menards-\$96.70, Michelle German-\$135, Mueller Systems-\$1,090.75, Nebraska Department of Revenue-\$886.20, Nebraska Public Health Environmental Lab-\$34, Norris Public Power-\$1,944.85, Olsson-\$7,200, One Call Concepts, Inc.-\$9.56, Salaries-\$3,882.47, Sargent Drilling-\$300, SENDD-\$410, Sign Pro of Lincoln-\$675.68, Verla Busboom-\$40, Voice News-\$58.49, Waste Connections of Nebraska Inc-\$4,045.63. Motion by Goforth and seconded by Douglass to pay the bills. 5 Ayes, 0 Nays. Motion carried.

Public Hearing – Application for a Special or Conditional Use Permit submitted by Jared Spang and Blake Meints for a multi-family dwelling (Duplex) in the R-1 Residential Single Family District on the following described real estate: Lots 7 & 8 except the north 70' thereof, Block 23, Original Town, Cortland, Gage County, Nebraska. General Street Location: SW corner of S. Sheridan Ave and W 8th Street, Cortland, Gage County, Nebraska. Motion by Birkett and seconded by Douglass to open public hearing. 5 Ayes, 0 Nays. Motion carried.

Planning & Zoning chairperson Barb Tegley gave background. The property is a 70 x 100 property lot which is grandfathered in by 2.51 Amendment in 2005. The concerns of the property is meeting setbacks. As a corner lot the front yard must be 25', the other street side must be 15', the side yard must be 7' and the rear yard must be 30'. As laid out the duplex would not meet the setback requirements. Those opposed to the special use permit also were concerned about the possible traffic issues, line of site visibility and property values. Discussion that a single family home would possibly meet the requirements. Planning and Zoning's recommendation to the Village Board was not to approve the Special or Conditional Use Permit. Suggested that the Planning and Zoning could give Spang and Meints guidance on what would be acceptable on that lot after the hearing.

Motion by Birkett to close the hearing, seconded by Douglass. 5 Ayes, 0 Nays. Motion carried.

A motion to deny the Special or Conditional Use Permit submitted by Spang and Meints on Lots 7 & 8 except the north 70' thereof, Block 23, Original Town, Cortland, Gage County, Nebraska was made by Douglass and seconded by Birkett. Roll call vote 5 Ayes, 0 Nays. Motion carried.

Barb Tegley recommended that Doug Amen be appointed to serve on the Planning & Zoning Commission. Motion by Goforth and seconded by Douglass to appoint Doug Amen to serve on the Planning and Zoning Commission. 5 Ayes, 0 Nays. Motion carried.

Building Permits: Building permit by Spang and Meints was taken off the agenda. Motion by Birkett seconded by Goforth to approve building permit submitted by Windstream Nebraska, LLC for 560 S. Sherman Street to provide service to customer location. 5 Ayes, 0 Nays. Motion carried. Motion by Birkett seconded by Engelhard to approve building permit submitted by Brandon Goff to put up a wood and metal fence at 135 E. 3rd Street. 5 Ayes, 0 Nays. Motion carried. Motion by Douglass seconded by Goforth to approve building permit submitted by Sharon Santero for 135 N Vermont to install a chain link fence. 5 Ayes, 0 Nays. Motion carried.

Discussion about updating the Dog Licenses Code 90.25. Motion by Douglass seconded by Goforth to direct attorney, Hoffschneider, to draft an ordinance changing the enforcement date for dog licenses to September 30th of each year and \$10.00 license fee for any dog (neutered or unneutered). 5 Ayes, 0 Nays. Motion carried

Discussion regarding using payport as a means for residence to use credit cards and debit cards for payment. Motion by Birkett and seconded by Engelhard to proceed with purchasing the First Data FD-40 Device for \$325.00 and proceeding with payport.gov to be available on the website for payments. 5 Ayes, 0 Nays. Motion carried.

Discussion regarding using Venmo account at the Ball Park as many do not carry cash for concessions. Clerk was asked to check with other towns and research the use of Venmo or other possibilities.

Discussion regarding nuisance properties, properties that are abandoned, vacant. The Village has procedures to send letters to owners and ask for cleanup in a specific amount of time. Citations can be issued, fines up to \$500 can be assessed. The administration part of code enforcement is tough, do we hire a specific code enforcement officer, what we pay that person, etc. The fines then go to the local school district. SENDD may be of some assistance with these types of issues.

The proposal for sewer and water study by Olson's work is in process exchanging information with developer. Attorney should have more done by next meeting.

Brian Schuele presented the plans on street improvements. Discussion whether want to use cash on hand to fund project or consider a street bond to get more work done. The estimate of \$750,938.56 includes everything in the plans. This includes engineering fees, contingency, potential cost sharing with NRD. The overall budget for this fiscal year for Street improvement is \$245,000. Question is whether we would want to do a bigger project and consider use of a highway allocation bond, this would have no levy impact using the highway allocation dollars of \$68,000 per year which can be financed over 15-20 years. Attorney indicated that Street Improvement District were never a popular alternative. Suggestion of adding a possible road improvement tax to local businesses. The first thing is to look at the budget and how much we can contribute, we need to look at our fixed annual expenses. It was suggested we get that information from Blobaum & Busboom and get those numbers to Brian. Brian usually works with Piper and Sandler, we need to pass information onto him regarding BOK Financial also for bonds financing.

Written Complaints – David Mavigliano presented a written complaint regarding the treehouse on corner of 7th & Lincoln. Stated it is on city property, it is a liability to the Village and he as a taxpayer doesn't need this liability.

Discussion that the tree is on city easement, the homeowner removed the dead tree but left a stump where the treehouse is built. The homeowner has not been contacted. The item will be tabled until June meeting to let attorney do some research and give his legal opinion and for the homeowner to be notified. (prior to minutes being published Village clerk was informed that this item will be tabled until the July 2022 meeting).

Pictures of the Board and the Planning & Zoning Commission were taken prior to the meeting for the website, it is close to being ready to go live.

Memorial monies have been received by the CIA for Village of Cortland signs. Need to see if there are grants available to help with cost. Birkett will get the information regarding the types of signs approved from Committee for next meeting.

Birkett would like to see lighted speed signs on Hwy 77 on both north and south end of Cortland to help in slowing traffic through town. This could be something that may need approval from DOT. Ben will talk with them and check out signs.

Ball park – Girls games started May 2nd. There will be a men's tournament soon. The bathrooms look great, Birkett will look into repairing the soffits. The Norris Football team is creating community services day to help out the surrounding communities in May and June. Items that they might help with at the ball field is painting, bleacher repair, raking up corn stalks. They might also paint picnic tables at the community center.

Maintenance – Topp talked with Roy Mulder about hauling the brush away. It will cost \$195 for 25 tons, plus whatever the Beatrice landfill charges. Ben will burn the brush pile up as much as possible. Suggestion to reach out to Gana and Baumann also. Still concerns that residents outside of Cortland are using our dump even though there are signs for Cortland Residents only. Motion by Douglass seconded by Birkett to allow Topp to have logs and ash removed by using the cheapest of the three vendors. 5 Ayes, 0 Nays. Motion

carried. Cleanup Day is May 21st. The Fire department will take care of the scrap metal. Topp has a high school student that will be doing the mowing this summer who will start after May 18th. Discussion regarding the bids from Tieman, Frontier, and Miller for the Community Center ADA compliance required by Gage County Treasurer as Cortland is a voting location. Bids range from \$4997 to \$18,067 depending on whether we do 20'x 20' or 20'x 80'. This is just the concrete work and does not include the pillars that most likely will need to be replaced. Will look into possible grant monies for Community Improvement and research more about the pillars. This must be done by November to be in compliance for ADA for voting. Discussion regarding a meter on the pole in the alley for Cortland Fest. Douglass will look into that.

Correspondence from the Norris Football team regarding community service. Ben will be in contact with them. NGage asking residents to take a survey regarding childhood care in the County.

Motion by Douglass seconded by Birkett to approve the 25% highway allocation match in the amount of \$1485.00. 5 Ayes, 0 Nays, motion carried.

Cortland Improvement Association, garage sales will be held June 3 & 4. Farm Bureau will have donuts and coffee during cleanup day on May 21st. May 21st grand opening of Paper Moon. Not sure that we will have fireworks at Cortland Fest, depends on the availability of the large fireworks.

Motion by Birkett seconded by Engelhard to adjourn the meeting at 9:01 p.m. 5 Ayes, 0 Nays, motion carried.

I, Donelle Moormeier, Village Clerk do hereby certify that the foregoing is a true and correct copy of the proceedings of the Village Board of Cortland, NE to the best of my knowledge. Village Clerk/Treasurer/Donelle Moormeier