

Village of Cortland Board Meeting

May 10, 2023

The meeting of the Village of Cortland Nebraska was held the 10th day of May, 2023, at 100 S. Sherman Avenue at 7:00 pm.

Present at the meeting: Kohout, Douglass, Birkett, Goforth, German; Clerk Moormeier; Attorney Mahin. Utility Superintendent Argo and public

Motion by Douglass and seconded by Birkett to receive and place on file all notices and material having any bearing on the meeting. Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Motion by Birkett and seconded by Douglass to approve the minutes of the last meeting as printed in the Voice. Roll-call yes: German, Goforth, Kohout, Birkett, Douglass no: None Motion carried.

Treasurer's report was presented. Motion by Birkett and seconded by Douglass to approve the Treasurer's report Roll-call yes: German, Goforth, Kohout, Birkett, Douglass no: None Motion carried.

Pavers, Inc. Change Order #2 for Cortland Street Improvements. Motion by Douglass and seconded by Birkett to approve the Change Order #2 in the amount of \$26,791.54. Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Motion by Birkett and seconded by Douglass to approve the Invoice # 110457 Pavers Inc Cortland Street Invoice totaling \$130,751.50. This invoice includes the payment of Change Order #2 and is included in the claims to be approved. Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None Motion carried.

The following bills were presented for payment: Arbor-Tech-\$5,020.00 , Beatrice Area Solid Waste Agency-\$2,169.00, Black Hills Energy-\$675.99,BOK Financial-\$112,267.50, Brian Argo-\$272.09, Cortland Fire Department-\$3,000.00, Cortland Improvement Association-\$200.00, Donald R. Prentice-\$80.00, EZ STOP-\$878.31, IRS-\$2,639.02, Iowa Pump Works, Inc.-\$23,923.40, Lisa Kohout-\$125.76, Main Street Designs-\$1,039.52, Menards-\$99.01, Michelle German-\$144.00, Nebraska Department of Revenue-\$303.94, Nebraska Landscape Solutions-\$556.50, Nebraska Public Health Environmental Lab-\$15.00, Nebraska Waste Solutions-\$1,042.50, Norris Public Power-\$4,504.72, One Call Concepts, Inc.-\$20.76, Pavers Inc.-\$130,751.50, Price's Tree Farm-\$600.00, Salaries-\$4,539.60, Sargent Drilling-\$400.00, Solheim Law Firm-\$750.00, Summit Fire Protection-\$362.00, Tan-Aire Inc.-\$1,050.00, Verla Busboom-\$40.00, Voice News-\$186.00, Waste Connections of Nebraska Inc-\$4,170.96, Westlake Hardware-\$37.97 Motion by Douglass and seconded by Birkett to approve the monthly payment of bills. Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Building Permits – Rich Douglass, 110 N. Vermont, 4th & Sheridan Downtown property. Privacy fence on west side of property chain link with vinyl inserts 6 foot high. Motion by Birkett and seconded by Goforth to approve Douglass building permit. Roll-call Yes: German, Goforth, Kohout, Birkett, Abstain: Douglass No: None Motion carried.

Mike Hanau, 250 East 4th Street, Living area 48 square feet addition, Discussion that clarification was needed for attachment to mobile home. Birkett will contact Hanau and ask for more explanation. Building permit tabled.

Jeff & Kristi Hurley, 1820 E Apple Road (330 E 1st Street) 900 sq ft metal storage building. Motion by Birkett and seconded by Douglass to approve Hurley building permit. . Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Preliminary plat maps were offered by Ron Preston for consideration to amend the Future Land Use map. Suggested that Bobbi Petti be contacted by Barb Tegley regarding the Future Land Use and advice on appropriate zoning for the property. Tabled until Bobbi has been consulted regarding next steps.

Old Fire Hall is for sale and perspective buyer, Austin Johnson, asked the question regarding the living quarters in the building since it is a Commercial property. To use the living quarters would require a special use permit and there are no guarantees that a special use permit would be approved by the board.

Ordinance 2019-6 was changed to amend the minimum lot size for lots R-1 to 50 foot in width. Barb Tegley questioned the Single Family and other permit uses were not changed to 7,000 square feet when the Ordinance was passed. Motion by Douglass and seconded by Birkett to have attorney bring back a revised Ordinance to the next meeting with square footage to be 7,000 square foot for Single Family Dwelling and Other Permitted Uses. Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Board asked the attorney to get some comparisons regarding development fees from other Villages so Cortland can bring their fees up to date. Tabled until June meeting.

Brian Schuele sent an email regarding his conversation with German about the lagoon discharging schedule. Follow up will include printing off the 3-4 years of discharge reports for Olsson to review. A flow meter from the Rural Water Association will be installed to monitor flow from a rain event. Options for expanding capacity: Land application in fall and spring; expand the lagoon into the farm ground to the SW of the exiting lagoon; reduce infiltration into the system if cause can be determined.

No written complaints this month.

Update on Nuisances Properties: Ihlandfelt at 217 E 3rd will be painting their garage when weather permits. Board will see if they can find a group of kids that need community service hours to come and help them. Douglass also suggested Blue Valley Area Agency on Aging may be able to help. Papke property at 145 S Vermont, the auctioneer indicated they will be getting everything cleaned up after the sale on May 13th. Rudder property at Highway 77 the property is in the process of being sold. Gentry property at 240 E 2nd is being sold and trailer will eventually be torn down.

Update on Fee schedule tabled until June meeting.

Miscellaneous: Museum has received two \$2500 grants and have applied for another \$5500 contribution. Cortland Improvement Association received their 501c3 designation which will now allow for the museum, under CIA umbrella, to apply for more grants. Museum will be holding garage sale at the Community Center and will accept other items with the proceeds of the sale to go to museum. Motion by Goforth and seconded by Douglass to donate the old heavy tables at the community center to sell at museum garage sale. . Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Goforth reported on the broadband meeting and it appears that the fiber optic is being geared to more rural rather than the municipalities. There will be another meeting on May 25th at 5:00 p.m. at 402 in Beatrice. The affordable connectivity program is geared towards seniors and can be checked out at www.affordableconnectivity.gov for cost of service.

Recycle bins at the community center are still full even with three. Clerk is asked to check the contract with Waste Connections regarding whether or not we need to keep recycle bins. The dump is being used by other communities and costing the Village more to clean up. German brought example of Cedarbluffs locking their gates and charging residents for keys to access the dump. Motion by Birkett and seconded by Goforth to lock the dump gates. Roll-call Yes: German, Goforth, Kohout, Birkett No: Douglass Motion carried. Motion by Goforth and seconded by German to charge residents \$20 for keys to the dump and have the clerk put together rules to be signed by residents. Roll-call Yes: German, Goforth, Kohout, Birkett No: Douglass Motion carried. Brian was asked to work on the gate and researching pad locks and keys.

Twelve loads of refuse were hauled out of town at the Community Cleanup on May 6th. Thank you to all those that helped. Pavers are doing a nice job on the streets.

Cat question regarding neighbor cat damaging property. This is a neighbor to neighbor issue. However there is code which can be found at <https://codelibrary.amlegal.com/codes/cortlandne/> 90.61 and 90.00 regarding animals running at large and the penalty.

Maintenance Report – Cost for complete light pole/base/light arm if \$4069.00. Just the base is \$617. We have received insurance for one pole replacement and we will turn another into insurance. Motion by Birkett and seconded by Douglass to have NPPD put up two complete poles and replace one base. Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass. No: None Motion carried. One complete pole should be on a separate invoice so we can send to insurance company.

JK electric submitted bid for Tennis court timer and photo cell addition, upgrade two recessed lights to LED, and upgrade two recessed lights to LED battery backup. Also bid for labor and material to add mechanical timeclock to control soffit lighting at the baseball field. Motion by Birkett and seconded by Douglass to accept the Tennis court timer bid for \$595.00 and the Baseball field bid for \$195.00 Roll-call Yes:

German, Goforth, Kohout, Birkeet, Douglass. Motion carried. The pine tree at 6th and Washington is sitting on the property owners property and they will need to stand the cost of taking the tree down.

Nate Murray was concerned about a couple of sections of concrete in the park that are trip hazards. When the church has their concrete repaired we will go ahead and have those places fixed also.

Mosquitos will be sprayed sometime in June, will let residences know at least three days in advance.

Would like to give away the old recycling trailer, Douglass will look for information regarding the grant parameters that we received to purchase the trailer.

First tournament was held at the ball park this last weekend. The sink in concession stand still needs replaced, they are now serving pizza. Banners have been hung up.

Cortland Improvement Association requested \$6000 for fireworks and for support of the years activities. Motion by Douglass and seconded by Goforth to approve the \$6000 donation. Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None Motion carried. Barrels will be planted in the next week. Flyers will be sent out regarding the Cortland Evening at the Ball Park on June 24th.

Motion by Douglass and seconded by Birkett to approve the 25% Highway Allocation Match of \$1649.00 Roll-call yes: German, Goforth, Kohout, Birkett, Douglass no: None Motion carried.

Motion by German and seconded by Birkett to adjourn the meeting at 9:26 p.m. Roll-call Yes: German, Goforth, Kohout, Birkett, Douglass No: None 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.