

Village of Cortland
October 8, 2025 Minutes

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

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

Chairperson Kohout 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 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 Burkey and seconded by German to approve the minutes of September 10th Budget Hearing & Summary and Regular Board meeting. Roll Call: Yes: German, C. Moormeier, Kohout, Burkey No: None Motion carried.

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

Meints arrived at 7:02.

Prior to approval of bills the Cortland Improvement Association requested for down payment for one-half of the Fireworks for May 30, 2026, payment was considered. Motion by Burkey and seconded by Meints to approve the request from CIA for down payment for the fireworks for May 30, 2026, celebration. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

The following bills were presented for approval: -2M Rock and Sand \$500.00, B and J Hill Construction \$3,160.00, Barco Municipal Products, Inc. \$335.29, Black Hills Energy \$241.30, Cortland Improvement Association \$2,250.00, Donald R. Prentice \$94.00, Donelle Moormeier \$25.20, Five Rule, LLC \$3,000.00, Lincoln Winwater Works \$235.14, Nebraska Department of Revenue \$402.18, Nebraska Municipal Clerks' Association \$50.00, Nebraska Public Health Environmental Lab \$116.00, Norris Public Power \$1,962.04, One Call Concepts, Inc. \$9.41, Salaries \$5,407.22, Sign Pro of Lincoln \$2,612.50, Solheim Law Firm \$1,425.00, Summit Fire Protection \$267.00, U.S. Bank \$2,643.28, Verla Busboom \$40.00, Voice News \$536.66, Waste Connections \$4,765.13, Westlake Hardware \$24.99.

Discussion regarding the billing for B&J Hill Construction bill for the parking poles at the Community Center. The poles are no placed evenly and they did not contact Briggs when they were starting the project. Briggs was asked to contact B&J Hill and arrange meeting with them and discuss a solution. The bill was held from being paid. Motion by Meints and seconded by C. Moormeier to pay the bills with exception of B&J Hill Construction. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Motion by German and seconded by Burkey to open the public hearing regrading the proposed revision of the Future Land Use Map and adopt Comprehensive Development Plan at 7:15 pm Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Bobbi Pettit introduced Jordan Duffin Wong who will be assisting her with Cortland's Planning and Zoning. In consideration of the Deunk 5th Addition changes the Future Land Use Map was discussed at the P&Z meeting. Committee felt that the FLU should be squared off to the West and South to include 4th Street to 9th Street. It would not change the current zoning, just allow for future expansion if opportunity arises. Discussion ended. Motion by Burkey and seconded by C. Moormeier to close the public hearing at 7:18 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Chairperson Kohout read Ordinance 2025-05 – AN ORDINANCE OF THE VILLAGE OF CORTLAND, GAGE COUNTY, NEBRASKA, TO REVISE THE OFFICIAL FUTURE LAND USE MAP FOR THE VILLAGE OF CORTLAND; TO AMEND THE OFFICIAL COMPREHENSIVE PLAN

INCORPORATING A REVISED FUTURE LAND USE MAP; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE. Motion by German and seconded by Meints to suspend the three readings of Ordinance 2025-05. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Motion by Meints and seconded by Burkey to approve Ordinance 2025-05. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Motion by Burkey and seconded by C. Moormeier to open the public hearing regarding the vacation of Deunk Third Addition at 7:22 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Ron Price, 350 Highland St. registered speaker had some handouts for the Board regarding adverse possession claim. Because of a mistake at the County Register of Deeds and the Assessor's office the King's have been paying real estate taxes for 18 years on the property that should have been considered 4th Street west of Washington St. Price considered this and adverse possession claim on 4th Street and pointed out Court Case in 1910 Field v. City of Lincoln 85 Neb. 781, 124 NW 468 which state you could not claim adverse possession for a Street. Attorney, Mahin, commented that adverse possession would need to have been an action in court, however that is not what happened, and the Board had already decided to vacate the street in a previous meeting with Ordinance 2025-02. The reason Mahin had not filed the Ordinance yet was that the Register of Deeds asked for a slightly different wording in the description of the property. Price challenged that because the Ordinance had not been filed at the County that the Village still owned 4th Street and the Board could refuse to vacate. Price mentioned the rationale that drainage issues on the west side of town was not a sufficient rationale for 4th Street vacation. He also contended that 4th Street is a collector street and is one of two streets that goes across Hwy 77. Price referenced Comprehensive Plan Article 3, General Definitions, 3.13 Shall and May wording; he also referenced Section 8.1 Streets and Section 8.2 Street Extension and highlighted the shall and may wording in those sections. Price feels that the wording in those sections does not give the Board the right to override the Deunk Third addition and vacate 4th Street. Chairperson Kohout indicated that 4th Street had already been vacated, the only reason it wasn't filed at the County because the County requested a small change in wording. Barb Tegley, P&Z Chairperson, indicated that the PZ Committee originally voted to recommend the vacation of 4th Street, however she had voted against it. The Board appreciates Price's research and helping to educate the board. Jeff King asked to approach the table and revealed that when their house was built that Leon Deunk paid for all the curb and gutters for the street. He also assumed that this was all done as the Ordinance was approved by the Board at a previous meeting, and they were issued their building permit. Mahin indicated that it is up to the Board for a final decision and that it will affect the other Ordinances that are on the agenda. Motion by German and seconded by Burkey to close the public hearing regarding vacating Deunk Third Addition at 8:01pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Motion by C. Moormeier and seconded by Meints to suspend the three readings of Ordinance 2025-06. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Chairperson Kohout read Ordinance No. 2025-06 AN ORDINANCE OF THE VILLAGE OF CORTLAND, GAGE COUNTY, NEBRASKA VACATING DEUNK THIRD ADDITION; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE. Motion by German and seconded by Meints to approve the Ordinance 2025-06. Roll Call: Yes: German, C. Moormeier, Kohout, Meints No: Burkey Motion carried.

Jumped to Agenda #11. Ordinance 2025-04 to Amend Ordinance 2025-02 Vacating West 4th Street. Chairperson Kohout read Ordinance 2025-04 AN ORDINANCE OF THE VILLAGE OF CORTLAND, GAGE COUNTY, NEBRASKA, CLOSING AND VACATING WEST 4TH STREET FROM SOUTH WASHINGTON STREET TO THE WEST CORPORATE VILLAGE BOUNDRY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, DEUNK THIRD ADDITION, THENCE SOUTH 80 FEET, THENCE EWEST 100 FEET, THENCE NORTH 80 FEET, THENCE EAST 100 FEET TO THE POINT OF BEGINNING, VILLAGE OF CORTLAND, GAGE COUNTY, NEBRASKA, WITH TITLE REVERTING TO THE ABUTTING PROPERTY OWNERS; MAKING FINDINGS; RESERVING RIGHTS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE. Motion by Burkey seconded by Meints to suspend three readings. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Motion by Meints and seconded by German to approve Ordinance 2025-04 Vacating West 4th Street. Roll Call: Yes: German, C. Moormeier, Kohout, Meints No: Burkey Motion carried.

Back to Agenda Item #9 Motion by Burkey and seconded by C. Moormeier to open the public hearing regarding the approval of Deunk Fifth Addition at 8:05pm. Price address the Board that regulations state that streets need to be extended to the edge of town. Even though the ground is now zoned AG there are not guarantees that they won't develop the ground later. No other discussion. Motion by German and seconded by C. Moormeier to close the hearing at 8:06 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Motion by German and seconded by Meints to approve the final plat for the Deunk Fifth Addition by applying Chairperson and Clerk's signatures to the plat map. Roll Call: Yes: German, C. Moormeier, Kohout, Meints No: Burkey Motion carried.

Agenda Item #10 – Motion by German and seconded by Burkey to open the public hearing regarding approval of rezoning of Deunk Fifth Addition at 8:10 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Attorney stated this would rezone Deunk Fifth Addition from R-4 and AG-1 to R1-Residential and amend the zoning map of the Village. No further discussion. Motion by Burkey and seconded by C. Moormeier to close the hearing at 8:15 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Motion by Meints and seconded by German to suspend the three readings of Ordinance 2025-07. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Chairperson Kohout read Ordinance 2025-07 AN ORDINANCE OF THE VILLAGE OF CORTLAND, GAGE COUNTY, NEBRASKA, TO APPROVE THE CHANGE OF ZONE OF CERTAIN REAL PROPERTY WITHIN THE ZONING JURISDICTION OF THE VILLAGE OF CORTLAND FROM R-4 RESIDENTIAL DISTRICT AND AG-1 AGRICULTURAL DISTRICT TO R-1 RESIDENTIAL SINGLE FAMILY DISTRICTS; TO MAKE FINDINGS; TO AMEND THE ZONING MAP OF THE VILLAGE OF CORTLAND ACCORDINGLY; TO REPEAL ANY CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE. Motion by German and seconded by Meints to approve Ordinance 2025-07 regarding change of zoning. Roll Call: Yes: German, C. Moormeier, Kohout, Meints No: Burkey Motion carried.

Building Permits: 450 W 2nd Street owned by LaNette Klostermeier to install a pergola over a patio. Motion by German and seconded by Meints to approve the Klostermeier building permit. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. 435 Sheridan Avenue owned by Myron & Jeanette Heusinkvelt to move a 10 x 16 metal shed onto property. The drawing needs to show 5' from the property line. Motion by Burkey and seconded by Meints to approve upon the condition that upon a new drawing to be submitted to the Clerk indicating the 5' from property line placement. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. 271 South 12th Rd owned by Dennis Schlake/Suzanne Schlake updating AT&T cell tower. Pettit revealed that the tower is a non-conforming use in an Industrial zoned area. Pettit had spoken with AT&T and confirmed that they were only updating and not increasing to any degree. Motion by C. Moormeier and seconded by Burkey to approve the 271 South 12th Rd permit. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. 215 E 4th Street owned by Mark & Jade Fowler replacement of a deck. Tegley indicated that this is a corner lot and they have designated the deck side of the house as a side yard and the setbacks comply with the zoning regulations. Motion by Meints and second by Burkey to approve Fowler permit. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

No written complaints.

Bobbi Pettit reviewed the work she has been doing with the P&Z Committee for the last quarter and reviewed the contract for 2025/2026 fiscal year. She also reiterated that she has hired Jordan and he has significant set of skills in written code. The contract remains the same as last year with a \$3,000 payment each quarter. Only change the billable rate has gone up to \$125 an hour if anything outside of the agreed upon scope of work. Motion by C. Moormeier and seconded by Meints to approve the contract for the FY 2025/26 with Five Rule Rural Planning. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Nuisance Properties – Barta property, invoices are set to go out before the next meeting. Carlson property, invoices for cleanup from Mulder were just received. Jena will compile Chris time, her time, and Mulder bill. The unlicensed cars should also be addressed. If someone is still living on the property they are in Ordinance Violation. Motion by C. Moormeier and seconded by Meints to have Jena prepare a Termination of Special Use permit along with eviction notice and have Carlson served. Roll Call: Yes: German, C. Moormeier,

Kohout, Meints, Burkey No: None Motion carried. 304 W 9th Street, Boon property, pictures of the fence that has been removed and 3–6-foot weeds in the yard with the fence lying in a pile by the garage. Motion by C. Moormeier and seconded by Meints to have Jena send them a 30-day notice for cleanup. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Preston property regarding the tires stored and screening, letter is just being sent by Jena.

Chickens – Dissmeyer did appear at last court hearing set for September 18th. She was informed that the Village will be imposing the maximum fines. Dissmeyer indicated she was going to get an attorney and that she felt she was being harassed. A new trial date was set for October 31st. The Judge has said he will not continue this hearing for any reason.

Miscellaneous Items/Committee Reports:

D. Moormeier reported that the Museum raised \$2833 during Big Give Gage and that they were ranked #34 of 80 non-profit organizations for raising money. They had 17 unique donors. The check will be picked up on Tuesday, October 14, 2025. The Museum will have Membership Forms to help raise funds for the operating of the museum. The forms are available on the website and have been posted on Facebook. Moormeier also presented a request for support letter to the board as the Museum is lacking enough funds to make their annual loan payment of almost \$9,000. Motion by Burkey and second by C. Moormeier to approve a Platinum Membership for the Village to the Museum in the amount of \$5,000. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Spookfest will be held Saturday, October 18th. C. Moormeier requested anyone interested in doing a Trunk or Treat to contact her. Kohout indicated any concession stand food/beverages left at the ballpark would be donated to trunk or treat.

C. Moormeier is working on a grant for the ballpark. Meints has had 3 contractors to the Community Center to give estimates for inside and outside renovation of the Community Center. These estimates will be needed to apply for any grant.

The new Fire Department sign was installed and looks very nice.

Burkey has been working on a Village of Cortland sign. Digital signs could cost in excess of \$50,000. He talked with Firth about the cost of their sign and where they got it. Burkey will continue to make contacts for the Village sign. Burkey also worked on getting estimates on speed signs for each end of town. If the south side could be mounted to a pole and not solar would save money. He will continue to pursue the speed signs also.

Kohout reported that Burkey donated a refrigerator for the concession stand at the Ball Park.

Holiday on Monday, October 13th and D. Moormeier and Briggs will not be working that day.

Maintenance Report – ADA doors Building Tech turned the bid over to Nitz & Son, Option 1 and 2 that include replacement of west double doors and handicap operated closer is a total of \$12,150. Option #3 which replaces the north door is \$5,940.00. A United Automatic Doors quotes \$10,504.62 for the ADA doors. C. Moormeier looked into some doors, and she had not heard from any. The bids that Meints is receiving for the Community Center include the doors. Briggs asked about what the sewer and water hook ups on new building permits include. New home on SW 2nd wanted a meter pit. The homeowner would need to pay for the meter pit as our hookup goes to the house. The Village will install the curb stop and homeowner pays to the lot line. Briggs will let them know they will need to pay for installation in a meter pit. Briggs obtained three bids for tires for the pickup. Motion by C. Moormeier and seconded by Meints to have 77 Automotive tires on the Village truck with an estimate of \$1200.08. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried. Briggs will be gone on Friday, October 10th using comp hours. Dumpsters are still in the maintenance shop parking lot. Clerk will get a hold of Waste Connections to make sure they get picked up. Briggs stated the Fire Station needed a new vacuum cleaner for Verla. Briggs had a young man do four hours of community service for the Fire Department. Briggs used the bush hog on the trail and Brian Argo sprayed.

Motion by Burkey and seconded by German to approve the 25% highway allocation match of \$2194. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

Motion by Meints and seconded by Burkey to adjourn the meeting at 9:38 pm. Roll Call: Yes: German, C. Moormeier, Kohout, Meints, Burkey No: None Motion carried.

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