

Village of Cortland
Budget & Special Hearing Meeting Minutes

The Budget Hearing of the Village of Cortland was held on the 11th day of September, 2024, at 100 S. Sherman Ave. Notice of the budget hearing was published in the Voice newspaper on the 5th day of September 2024.

Board Members Present: Lisa Kohout, Cheryl Goforth, Travis Birkett, Richard Douglass Board Members Absent: Adam German Others Present: Jennifer Busboom, Blobaum & Busboom PC, Village Clerk Moormeier, Village Utility Superintendent Briggs, and members of the public.

Motion by Birkett and seconded by Goforth to open the budget hearing at 6:30 p.m. Three copies of the proposed budget statement were available to the public. 4 Ayes 0 Nays Motion carried

Jennifer Busboom made a presentation outlining the key provisions of the proposed budget statement as directed in the prepared budget notes, including, but not limited to, a comparison with the prior year's budget.

The floor was then opened for public comment on the proposed budget statement. Public comments ensued. All members of the public wishing to address the governing body were provided a reasonable amount of time to do so.

There being no further business, a motion was made by Douglass and seconded by Goforth to adjourn the budget hearing at 6:44 p.m. 4 Ayes 0 Nays Motion carried

The Special Hearing of the Village of Cortland was held the 11th day of September 2024, at 100 S. Sherman Avenue. Notice of the Special Hearing was published in the Voice newspaper on the 5th day of September, 2024.

A motion by Douglass and seconded by Birkett to open the Special Hearing at 6:44 pm. 4 Ayes 0 Nays Motion carried.

Jennifer Busboom presented the information related to the setting of the final tax levy as published. The related resolution has been prepared.

The floor was open for public comment on the tax levy. Public comments ensued. All members of the public wishing to address the governing body were provided a reasonable amount of time to do so.

There being no further business, a motion was made by Goforth and seconded by Birkett to adjourn the special hearing at 6:46 pm. 4 Ayes 0 Nays Motion carried.

Village of Cortland
September 11, 2024, Meeting Minutes

The meeting of the Village of Cortland, Nebraska was held on the 11th day of September 2024 at 100 S. Sherman Ave beginning 6:47 p.m.

Present at the meeting: Kohout, Goforth, Douglass, Birkett, Clerk Moormeier, Utility Superintendent Briggs and members of the public. Absent: Board member German

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: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

The public hearing was held, as required, previously on September 11, 2024, at 6:30 pm.

1% Increase in Restricted Funds Authority: A motion was made by Douglass and seconded by Birkett to increase the total restricted funds authority by an additional 1%. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Budget Approval: A motion was made by Goforth and seconded by Birkett to approve the 2024/2025 budget as proposed. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Resolution Setting the Property Tax Request: Resolution # 2024-03 Read by Jennifer Busboom

WHEREAS Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the Village of Cortland passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS a special public hearing was held as required by law to hear and consider comments concerning the property tax request;

NOW, THEREFORE, the Governing Body of the Village of Cortland resolves that:

1. The 2024-2025 property tax request be set at:

General Fund: \$138,608.00 Bond Fund: \$21, 197.00

2. The total assessed value of property differs from last year's total assessed value by 1.37 percent.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property would be 0.349027 per \$100 assessed. Value.
4. The Village of Cortland proposes to adopt a property tax request that will cause its tax rate to be 0.376948 per \$100 assessed. Value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the Village of Cortland will increase (or decrease) last year's budget by -19.33 percent.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2024.

Motion by Douglass and seconded by Birkett to adopt Resolution #2024-03. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Motion by Goforth and seconded by Birkett to approve the minutes of the August 14, 2024, meeting. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried. Motion by Birkett and seconded by Douglass to approve the August 26th, 2024, special meeting minutes. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Motion by Goforth and seconded by Douglass to approve the treasurers report. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

The following bills were presented for payment: A1 Mold Testing & Remediation \$100, Aaron Miller \$15,445, Bison, Inc. \$1698.48, Black Hills Energy \$189.25, Blobaum & Busboom PC \$1,370, Clatonia Rescue/Fire Depart. \$8,000, Donald R. Prentice \$90, E-Z Stop \$363.28, First State Insurance Agency \$29, 835.00, Menards \$151.64. Michelle German \$234.00, NE Dept of Revenue \$276.42, Nebraska Dept of Environment & Energy \$150, Nebraska Public Health Environmental Lab \$231, Norris Public Power \$2,444.78, One Call Concepts, Inc \$11.16, Pavers Inc \$32,252.30, Salaries \$5, 085.27, Solheim Law Firm \$810.00, US Bank \$818.14, Verla Busboom \$40, Voice News \$490.00, Waste Connections Inc \$4,649.24.

The clerk indicated she was waiting for further explanation from Sargent Well Drilling for the invoice presented in August bills. The charge for mileage/labor was \$550 per hour. Motion by Birkett and seconded by Douglas to pay the bills and holding Sargent Invoice until get final answer. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Motion by Goforth and seconded by Birkett to approve the building permit for Lot 1 Block 12 Cortland Original by First State Bank for concrete for drive through and parking. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Motion by Douglass and seconded by Birkett to approve prefab Quality home and garage at 100 E 3rd Street for Daid Reising. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Motion by Douglass and seconded by Birkett to approve a 30 x 40 building at 105 N Hwy 77 for Lisa Kohout. Roll Call Yes: Goforth, Birkett, Douglass No: None Abstain: Kohout Motion carried.

Glen Shoemaker at 200 Washington stated there was a problem with the corner curb drainage, water sits and the issue was flagged several years ago but never repaired. Chris looked at it and both 2nd and 3rd and Washington have sunk and the water did not flow. 3rd and Washington has a lip that also needs to be removed. Trais will have Garrett from S&P look at it next week and make a recommendation.

Rod Rose from the American legion reported that the results of the flooring in the Legion room were had 7% asbestos in the sample. Rod tested the flooring and the high spots will need to be removed in order to have the flooring lay flat. Chris will reach out to A1 Mold to get recommendations for who to call for bids. Rod will need to know in advance of anyone doing work so they can move the cabinets etc.

Larry Chapman regarding Crosswalk on Hwy 77 and 4th Street requested to be moved to October meeting. There were cameras watching traffic at a couple of intersections recently.

Dale Dishman from Nextlink spoke on the expansion they are doing throughout the Villages. They currently have seven Villages and would like to build out Cortland with fiber underground internet. Dale indicated boring would be 30" to 32" deep to stay above the water lines. Dale will send contract information to Attorney Jena for her to review and report at the October meeting.

Motion by Goforth and seconded by Birkett to open the public hearing at 7:33 p.m. for text amendments to C2 Highway District presented by the Planning and Zoning committee. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried. Committee members present were Dale Kisling, Chad Ziemann and Chairperson Barb Tegley. Barb presented to the board the C2 changes of the C2 planning and zoning regulations.

Barb started with 5.72 Permitted Principle Uses and Structures: Items removed – Mini storage facilities; Transportation, Trucks & Freight terminals; and Electric and Telephone substations. Items added: Business offices, sales, and services; Food service, restaurants, taverns, and cafes; 5.73: Permitted Accessory Uses and Accessory Structures: There were definitions added to Article 3.3 General Definitions for Accessory Uses and Accessory buildings. Accessory buildings are not permitted in the C-2 Highway Commercial District. 5.74 Permitted Special Uses: These are uses that would require a public hearing and special permission to be allowed in the C2 Highway Commercial District. #1 Commercial condo was added. This can be considered a multi-tenant building. Residential units would be located on an upper level of commercial building and could not be any less than 1,100 square feet in total and no less than 2-bedroom units. 5.75 Screening Requirements: Discussion regarding a solid fence rather than just a "fence" on #1 and #2. Question on whether a tree line was better than a solid wall. The board thought this should be reviewed and possible other suggestions made for purpose of screening. Could also add "or other options specifically allowed by the Village Board". 5.77 Height and Areas Regulations: Table shows setbacks and buffer yards. Question as to whether an alley .78 could be considered as a buffer? 5.78 Stormwater Planning Required – is new: All new commercial construction shall be required to submit a drainage assessment. The assessment shall compare runoff from the site pre-construction and post-construction. Any net increase shall be mitigated on the site. Mitigation measures shall be demonstrated on the site plan. The drainage assessment and site plan shall be prepared by a professional engineer. 5.79 Traffic Planning Required – is new: All new commercial construction shall be required to submit a traffic impact assessment prepared by a professional engineer. The assessment shall compare current and proposed traffic counts. If improvements are warranted as a result of the impact assessment, associated costs will be the responsibility of the developer. There was discussion regarding the requirement of the traffic study for all new construction, especially the smaller businesses, or ones that may not have a lot of traffic. It was felt this could be very expensive for smaller businesses and says we don't want businesses.

A decision was made to stop at Article 5.79 and schedule a special meeting to finish reviewing the changes to the C2 Highway Commercial District as there were other items on the agenda. Motion by Goforth and seconded by Birkett to close the Public Hearing at 8:46 p.m. . Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried. Motion by Douglass and seconded by Goforth to continue Public Hearing

for C2 Highway Commercial District amendments on Monday, September 30th at 6:30 p.m. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Public Hearing for Change of Zoning from Ag-1 Agriculture Residential District to C-2 Highway Commercial District was postponed until October meeting. There will also need to be a Future Land Use change prior to this Zoning change.

Several calls have been received by the Board members regarding why Code 90.09 Farm Animals Prohibited has not been enforced. The code states: It shall be unlawful for any person to keep or harbor any of the following animals within the corporate limits of the municipality; horse, mule, cow, sheep, goat, swine, turkey, chicken, geese, ducks, or any other livestock or poultry (Ord. 2011-02, passed 7-13-2011) Penalty, see Code 90.99. Even though possible changes in the code regarding chickens were discussed at the August meeting, chickens are presently not allowed in the Village. Attorney Jena was asked to send a certified letter to those that have been reported harboring chickens. The board feels this is something that should be put up on ballot for everyone to vote, however it was too late to get on the ballot this year. They will continue to have Attorney Jena work on a Ordinance.

Engineer proposals were presented from JEO Consulting Group and Miller & Associates. The Board members will review, and a decision will be made at the October meeting.

The water study prepared by Nebraska Rural Water Association and presented at the August meeting was revisited. A motion by Douglass and seconded by Goforth to propose an Ordinance that will increase the base fee to \$43.50 per month with \$2.75 fee per 1,000 gals with effective date of January 1, 2025. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

The garbage rate increase presented at the August meeting was also revisited. A motion by Goforth and seconded by Birkett to propose an Ordinance that will increase the garbage rate by \$1.00 per month with effective date of November 1, 2024. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

One sealed bid for garage door openers from the Fire Hall was opened and was purchased by Lisa Kohout.

Attorney Jena found out that Mr. Barta had passed some time ago and his estate has been in probate. Jena has left a message with the attorney that is handling the estate and hopes to get an answer soon regarding the property. Jena requested the clerk send her pictures and the time for mowing so she can inform them of the cost.

Miscellaneous: The Clerk reported that the Museum was participating in the Big Give Gage for one half of the cost of the siding. They have applied for a grant for the other half. You could contribute online until 11:59 central standard time on September 12, 2024. Open on first Saturday of every month and will be open during Once In A Blue Moon Fall Festival on October 12, 2024. Douglass reported that the CIA will be having trunk or treats and a maze at Spookfest on October 26th. It was proposed at the last meeting that CIA book the gym for two years out for Santa. Tree lighting will be December 1st. Gazebo will be decorated before December 1st. The Goldenride will be coming through Cortland September 28th and 29th, asked to have the rest rooms at the Fire Department open for the biker's access. Kohout reported that there are hot dogs left for Spookfest from the Ball concessions. Briggs indicated that he was told there will be three more weeks of games from the Norris teams to be played so he will not winterize until those are over. Clerk shared the Lower Platte South Natural Resources Hazard Mitigation Plan with board members.

Briggs reported that he passed his Wastewater class test and will find out this week regarding his Grade IV water class. Motion by Douglass and seconded by Goforth to authorize Clerk/Treasurer to give Briggs a \$1.00 raise on his next paycheck, as promised on hiring, when he passed his Wastewater class. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried. Driveways are repaired and done, there is some

rock/dirt/gravel that needs to be removed. Possibly S&P can take that out when they are hauling. There are still millings left from pavers that someone can come get. Water tower is due for paint job, should power wash tower around the 20th and the next week will prime and paint. The water tower will need to be drained during the painting. Clerk was asked to put in newsletter next week that there will be absolutely no lawn irrigation during that time. Letter presented to the Board for a request for a \$3,000 donation to the Cortland Fire & Rescue training fund. Motion by Douglass and seconded by Goforth to approve the \$3,000 donation to the Cortland Fire & Rescue training fund. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried. Goforth asked for new bids on ADA compliant doors for Community Center – Birkett said he would get them. Briggs reported vandalism in the outside bathrooms at the park and he will be locking up the bathrooms for the season. Cracks in the streets need to be sealed, we will ask Pavers to give us a bid. The clerk was asked to get the minutes up on the website for the past months. Blaine is unable to change the water hydrant, he will bring it back and Southeast Trenching will be contacted.

Motion by Birkett and seconded by Goforth to approve the 25% highway allocation match of \$1768. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

Motion by Birkett and seconded by Goforth to adjourn the meeting at 9:55 p.m. Roll Call Yes: Goforth, Kohout, Birkett, Douglass No: None Motion carried.

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