

**Village of Cortland Special Meeting
February 19, 2025 Minutes**

The meeting of the Village of Cortland, Nebraska was held on the 19th day of February 2025 at 100 S. Sherman Ave at 7:00 p.m.

Present at the meeting: Kohout, German, Goforth, Meints, Burkey, Clerk Moormeier, via zoom Bobbi Pettit and attorney Jen 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 Goforth 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, Kohout, Meints. No: None Motion carried. (Burkey not here yet)

Motion by German and seconded by Meints to approve the minutes of February 12, 2025, regular board meeting. Roll Call Yes: German, Goforth, Kohout, Meints, Burkey. No: None Motion carried.

#1 Building Permit for PK Management, LLC at 11-6-6 SEC 11-6-6 N ½ SE E of RTY EXC N 180' 2.20 AC, for 80 x 120 building and 200' of concrete west and south of building, pad north of building attached to fenced area. Ron presented maps/drawings showing the placement of the building and the concrete on the above property. PK Management LLC has an auto sales license which includes trailers. They will install pickup flatbeds, work on trailers for customers, and have trailers ready to be delivered after modifications have been made, along with mounting irrigation tires in this building. The Gage County Surveyor will be surveying the road to see if there is township grading and maintenance that will need to be done on the road. The front will face 12th street. Motion by German and seconded by Goforth to approve the building permit for the 80 x 120 building and 200' of concrete at 11-6-6 SEC 11-6-6 N ½ SE E of RTY EXC N 180' 2.20 AC. Roll Call Yes: German, Goforth, Kohout, Meints, Burkey. No: None Motion carried.

#2 & #3 Building Permit for PK Management, LLC at 11-6-6 SEC 11-6-6 S ½ SE EX RTY & 5.12 AC Rd & EXTRA containing 11.82 AC to Village of Cortland & EX 19.63 AC TR 40.40 AC for a 22,000 square feet metal building that will be automotive service center, auto, trailer & truck service, and showroom and offices and 48,000 square feet building which will be an irrigation & Ag Tire Service Center which will be attached by a 100' breezeway attaching both building. Ron Present presented maps/drawing showing the placement of the buildings and breezeway. The buildings will be a large retail outlet, 20 bay operation, mounting car and light truck tires, alignments, struts, oil changes and additional service. Forty percent of the company sales are online and all items will also be shipped out of these buildings. The parking area will have ADA parking (2 stalls required) and able to park 30-50 vehicles. There will be 3-5 acres of concrete. Breezeway will allow forklifts to move from one building to the other. Motion by Burkey and seconded by Meints to approve the combined building permit for the 22,000 square foot building and the 48,000 square foot building attached with a breezeway at 11-6-6 SEC 11-6-6 S ½ SE EX RTY & 5.12 AC Rd & EXTRA containing 11.82 AC to Village of Cortland & EX 19.63 AC TR 40.40 AC. Roll Call Yes: German, Goforth, Kohout, Meints, Burkey. No: None Motion carried.

Plans were to layout the whole parcel of 40 acres and Rachel with NGage indicated that this would work perfectly for a TIF project, which would help get water and sewer to the property if the Village chooses to annex the property. Rachel would like to be put on the March agenda so she can talk about the possibilities.

Motion by Goforth and seconded by Burkey to adjourn the meeting at 7:53 p.m. Roll Call Yes: German, Goforth, Kohout, Meints, Burkey. No: None Motion carried.

Respectively Submitted

Donelle Moormeier, Clerk/Treasurer

Village of Cortland