

Minutes December 7, 2004

The Cedar Creek Board of Trustees met in regular session on 12-07-04, at 7:00 p.m., at the Village Hall. All Board members were present. The village attorney was absent. Advance notice of the meeting was given by posting in three public places in the village and by publication in the Plattsmouth Journal.

Motion by Stauffer, second by Rydl, to approve the minutes of the 11-02-04 meeting as written and published. All ayes.

Treasurer's Report:

Account Balances: Checking \$34,323.71, Money market \$28,256.16
Claims: Rural Water #3..23.50 Plattsmouth Journal-71.33 Alltel..65.87
OPPD park..16.00 OPPD street lights..103.13 OPPD building..111.00
Jefferson Pilot..143.00 Eagle Services..51.78 League of NE
Municipalities..18.85 B Reinsch..275.00 Cass County
Sheriff..1214.88 Earnies...10.69 Cass County Election
Commissioner..22.04 Reliable Office Supp7y..181.56 Nebraska
Municipal Clerk's Association..10.00 Payroll-2282.52
Motion by Rydl, second by Muntz, to approve the treasurer's report and pay all claims. AIL ayes.

Police Report:

The Cass County Sheriff's Department reported 77.93 hours of patrol were logged for Cedar Creek during the month of November. There were 3 calls for service: Medical Emergency/Illness, Assist Other Agency, Assist Citizen.

Correspondence:

Received from the League of Nebraska Municipalities, proposed new policy on street banners prepared by the Nebraska Department of Roads in accordance with requirements of the Federal Highway Administration.

Notice from the D.S. Department of Homeland Security's Federal Emergency Management Agency (FEMA) of a recent award to the Nebraska Department of Natural Resources to update and revise the Cedar Creek Flood Insurance Rate Map (FIRM). The revised FIRM will be produced in county wide format and will be available in digital form for use with Geographic Information Systems.

Unfinished Business:

In response to the Village offer to purchase Lot #3 Block #4 for \$5,000, a representative of the owner did not accept the offer. After discussion and comparison to recent selling price of area property, motion by Stauffer to offer \$6,500 and to purchase on a warranty deed. Second by Muntz. All ayes. The new offer will be made- Table to January.

Motion by Bode, second by Muntz, to approve the transfer of manager of the Cedar Creek Inn from Dorothy Giles to Richard Giles, Jr. All ayes.

Metzger vs Village tabled to January.

Stauffer reported he and Bode attended the November Louisville City Council meeting to discuss the Rescue Agreement. Stauffer explained to Louisville the background on the agreement and gave the Louisville Council the signed agreement and a \$3,000 check. Louisville will discuss the matter further at their December meeting. No additional information received from Louisville.

Miscellaneous Business:

The oath of office was given to new Board Members Pamela Swenson and Robert Ford. Bill Swenson and Gene Stauffer retired from the board and the new members took their place. Chair Bode thanked the outgoing members for their time spent on the board. Motion by Rydl, second by Ford, to nominate Gwen Bode as Chairperson. Vote: Ford - yes, Muntz - yes, Rydl - yes, Swenson - yes, Rode - accept. Motion by Bode, second by Muntz, to nominate Rydl as Chair pro Tempore. Vote: Swenson - yes, Bode - yes, Ford - yes, Muntz - yes, Rydl - accept. Motion by Bode, second by Rydl, to approve appointed positions as follows: Clerk/Treasurer Mary Terry; Attorney Bill Reinsch; Emergency Management Liaison Dan Muntz; Street Superintendent JEO; Building Inspector Cass County Zoning; Zoning Administrator Jeff Leach; Board of Adjustments D. Rydl, D. Muntz, P. Swenson, B. Ford, J. Leach, Alternate G. Bode; Planning Commission J. Leach, B. Fuxa, B. Vice, R. Moses, one vacancy two people interested, Alan Steppat and Gene Stauffer, Gene Stauffer appointed: Board of Health G. Bode, County Sheriff, and L. Rydl; Tree Board C. Blake, G. Stauffer, B. Larson; Park Board D. Newton, two unfilled positions to be filled at a later date; Floodplain Manager will resign from the position effective December 31, Mary Terry temporary Floodplain manager, position to be advertised. All ayes on all appointed positions. Table Floodplain Manager and Park Board to January.

The Board reviewed a letter from Brandon Steppat, owner of Lot #18, requesting the Board enforce State Fire regulations which require propane tanks be set no closer than 10 feet to property lines. Item tabled to January.

Permits:

Lot #276 Garage. Approval given by the Planning Commission and the Floodplain Manager. Motion by Muntz to approve. Second by Rydl. All ayes.

Lot #27 Garage and request for variance on size requirement- Discussion by the board on regulations and size of the lot, almost an acre. P. Swenson objects to approval of a variance because hardship not shown

by owner. Based on size of lot and total coverage of buildings, motion by Muntz to approve the permit, second by Bode. Vote: Ford - yes, Muntz - yes, Rydl - yes, Swenson - no, Bode - yes. Permit and requested variance approved, setbacks and lot coverage requirements to be enforced.

In other business, the board requested the owners of Lot #160 be contacted and requested to submit a revised building permit.

There being no further business to come before the board, motion by Rydl to adjourn. Second by Muntz. All ayes.

Mary C. Terry
Municipal Clerk/Treasurer

Planning Commission Meeting 12/28/04 @ 7:00 p.m.

Village Hall Board of Trustees Meeting 1/04/04 @7.00

p.m. Village Hall