

Minutes
Cedar Creek Board of Trustees
March 7, 2006

The Cedar Creek Board of Trustees met in regular session on March 7, 2006, at 7:00 p.m., at the Village Hall. All Board members were present. 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 Ford, second by Swenson, to approve the minutes of the February 7, 2006 regular meeting of the Board of Trustees. All ayes.

Treasurer's Report:

Account Balances: Checking \$21,408.89, Money Market \$29,525.56, Keno \$70,454.81
Claims: Rural Water #3..23.50 Alltel..84.76 OPPD street lights..103.13 OPPD
building..178.00 OPPD park..14.00 Jefferson Pilot Financial..140.60 Cass County
Sheriff..1214.88 B Reinsch..125.00 P Koehler 2319.00 P Koehler Keno Audit..1949.50
G Stauffer..32.02 B Ford..101.00 Payroll..2107.53

Motion by Rydl, second by Muntz, to approve the treasurer's report and pay all claims.
All ayes.

Police Report:

As reported by the Cass County Sheriff's Department, 71.38 hours of patrol were logged for Cedar Creek during the month of February. There were 15 calls for service: Theft, Four Medical Emergencies Illness, Two Medical Emergencies Injury, Three Fire/Structure, Two Assist Citizen, Check Suspicious, Assist Rescue Unit, Trespassing.

Correspondence:

Legislative Bulletins, provided by the League of Nebraska Municipalities, were given to each board member for review.

Information from the university of Nebraska Rural Initiative on small business development.

Guest Speakers:

David Jordan, campaigning for the office of Cass County Register of Deeds and Allen Sulcliffe campaigning for the office of Cass County Assessor stated their qualifications for the two offices, described duties of the two offices, and answered questions from those present.

Cass County Attorney Nathan Cox, spoke to the Board on proposed resolution to regulate and control underage consumption of alcoholic beverages. Printed material on file at the village office and available to the public. Attorney Cox answered questions from those present. Chair Bode thanked Mr. Cox for the presentation.

Reports of Officers, Boards, and Committees:

Chuck Paukert, Village Floodplain Manager, reported on actions taken regarding FEMA request to inspect for possible violations at an address on Diesel Lake. P. Swenson asked if permits were required whenever improvements were made to properties. Permits are required depending on the proposed work.

Unfinished Business:

Tabled item, new locks for village buildings. Board decision to not change any locks at this time.

Code violations: Dogs running at large. Captain Dave Lamprecht contacted the village clerk and informed, the deputies will no longer issue citations on behalf of the village for dogs running at large. The deputies will still act on complaints received of aggressive dogs. Attorney Bill Reinsch recommends contacting dog catchers in surrounding towns and ask if they would be interested in contracting with Cedar Creek. Item tabled.

Owner of Lot #169 present at the meeting. The owner received a certified notice of possible violations. When asked if the board could inspect the property, the owner did not give permission. The owner accused whoever took pictures of his property of trespassing. Attorney Reinsch instructed the Board to determine if a nuisance exists and follow procedures to cure within 15 days. Motion by Muntz, to table any action and Muntz will speak with the property owner after the meeting. Second by Rydl. All ayes. The property owner still was concerned about trespassing. Attorney Reinsch informed the individual to take the issue to the County Sheriff.

Owner of Lot #287 replied to a certified notice of possible violations, reply received by phone call and letter. Owner is in process of bringing the property into compliance. Motion by Rydl, second by Muntz, to table and monitor property. All ayes.

Owner of Lot #170 replied to a certified notice of possible violations, reply received by phone call and letter. Owner is in process of bringing the property into compliance. Motion by Ford, second by Rydl, to table and monitor property. All ayes.

Owner of Lot #284, present at meeting, was notified by certified mail of possible violations. Property owner feels he is being singled out and does not admit to any violations. After discussion, motion by Rydl, second by Muntz, to table any action against the property owner and for the property owner to work with the board in bringing the property into compliance. All ayes.

Lot #35. No reply received from the property owner in regard to certified notice of apparent code violations. Motion by Rydl to table allowing Trustee Muntz time to contact the property owner. Second by Muntz. All ayes.

Miscellaneous Business:

The Village Survey will be mailed to all property owners during March. Returned surveys will be tabulated by SENDD and results discussed at the April meeting.

New Business:

Attorney Reinsch received a copy of the order to dismiss the Metzger vs Village suit and gave the village office all maps and plats related to the case.

A complaint was received on silting in of culverts in the drainage ditch along Walnut Street. The complaint will be investigated and culverts flushed.

Permits:

Lot #54 Fuxa Addition. New Dwelling. Approved by the Floodplain Manager. Approved by the Planning Commission. Motion by Muntz to approve. Second by Rydl. All ayes.

207 East B Street

Small storage shed. If under 120 sq. ft. does not require a permit. However, must comply with setback regulations. Planning Commission verified all setbacks in compliance. Trustees agree with Planning Commission decision. Request from property owner to allow an 8' x 40' metal shipping container. Was informed all accessory buildings in residential districts are to be constructed with material used in residential construction. The shipping container does not comply. Also the shipping container is on a separate lot from the lot the house is located on. Code does not allow for an accessory building to be on a lot without a principal building. After discussion, owner to look into replating the two lots into one lot. Property owner also wants to change zone from residential to commercial. Owner was told to get all necessary rules and applications from the clerk. Table to April.

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

Mary C. Terry
Municipal Clerk/Treasurer

Planning Commission Meeting March 28, 2006 @7:00 p.m. Village Hall

Board of Trustees Meeting April 4, 2006 @7:00 p.m. Village Hall