

BOARD OF TRUSTEES  
MINUTES  
JANUARY 2, 2007

The Cedar Creek Board of Trustees met in regular session at 7:00 p.m., on 1-02-07, at the Village Hall. Board members present: Muntz, Moses, Olson, Ford. Absent: Swenson. Attorney A. Slattery attended in place of B. Reinsch. Advance notice of the meeting was given by publication in the Plattsmouth Journal and by posting in three public places in the village.

Motion by Ford, second by Olson, to approve the minutes of the 12-05-06 meeting of the Board as written and published. All ayes.

Treasurer's Report:

Account balances: Checking \$26,060.51, Money Market \$29,983.08, Keno \$90,749.38  
Claims: Rural Water #3..23.50 Windstream..102.19 Plattsmouth Journal..118.94 OPPD  
park..14.45 OPPD pump..19.00 OPPD street lights..105.99 OPPD building..176.00  
Reliable Office Supply..134.94 Cass County Sheriff..1214.88 B Reinsch..560.00  
Jefferson Pilot..281.20 R Moses..460.00 CC Fire..3336.94 Payroll..2326.34  
Motion by Olson, second by Moses, to approve the treasurer's report and pay all claims.  
All ayes.

Police Report:

As reported by the Cass County Sheriff's Department, 78.84 hours of patrol were logged for Cedar Creek during the month of December. There were eight calls for service: two Fire/Field, Check Suspicious, Accident, Missing Juvenile, Disturbance, Special Services, Vehicle Inspection. One citation issued for failure to obey train crossing regulations. Three warnings given for: Discharge Firearm in City, No Valid Registration, No Brake/Turn Signals.

Correspondence:

Nebraska Game and Parks Commission invitation to join Teaming with Wildlife Coalition. No action.

Center for Rural Affairs repeated request for a resolution in support of the project. Motion by Moses, second by Olson to pass Resolution 107 supporting the Rural Enterprise Assistance Project. All ayes.

Cass County Emergency Management notice of the 2007 County Emergency Management Training Schedule.

Reports of Officers, Boards, and Committees:  
Fire Department report tabled to February.

Unfinished Business:

Code violations tabled from previous meetings. After discussion, Board decision to cancel complaints against Lot #284 and Lot # 169. A letter will be sent to the property owner of Lot #179 as a reminder of the violation and request to comply with village code.

Ault's Store, owner informed the Board that the fuel tanks had been removed. At the advice of the attorney, the State Fire Marshal office will be requested to inspect the store. Chair Muntz stated the remainder of the violations had been corrected.

Trustee B. Ford reported on proposed improvements to B Street from Walnut Street to the Creek. An estimated cost to correct the drainage problem is at \$100,000. The Village Engineer will be requested to look at the proposed project, storm sewers on the north and south sides of B Street from Walnut Street to the Creek, and submit recommendations to the Board. Item tabled.

A nuisance letter from the Village Attorney to the owner of Lot #8 Block #3 was discussed. The notice pertains to a shipping container located on the property and which was given a temporary six month permit in February 2006. D. Muntz commented, if the property owner is required to remove the container, he feels the problem will return. Floodplain regulations were discussed, Board was informed the property is not in the floodplain. B. Ford stated, the shipping container is not allowed under village code and if the Board allows this one to remain they will be obligated to allow more. Attorney Slattery informed the Board, the container doesn't comply with village codes. Olson said in his opinion, as long as it wasn't visible and not an eyesore he didn't have a problem with it. Moses stated if they were going to be allowed, something needs to be written so it doesn't get out of control. The property owner accused the village clerk of giving false information to him and causing the problems. After further discussion, motion by Moses, second by Olson, to request the attorney write an ordinance addressing allowance of shipping containers on commercial property. Vote: Moses yes, Olson yes, Ford no, Swenson absent, Muntz yes. Table to February.

Two letters were received from residents showing interest in membership on the Cedar Creek Planning Commission. Chair Muntz appointed Guy Ern to fill the vacancy on the Planning Commission. Vacancies on the Park Board and Tree Board will be reposted, B. Ford will also post the positions on the web site. Table to February.

#### Miscellaneous Business:

The Board will meet on January 15<sup>th</sup> at 7:00 p.m. to discuss changes to the Agreement between Cedar Creek and the Omaha Baseball Village. A Steering Committee for the proposed project will be appointed at the February meeting.

#### New Business:

A Public Hearing for the One and Six Year Street Program will be held on February 6<sup>th</sup> at 7:00 p.m., prior to the regular meeting of the Board of Trustees. The program has been written as maintenance only.

#### Permits:

Lot #11, Prairie View Estates. Dwelling. Approved by the Planning Commission. Property not in the floodplain. Motion by Moses, second by Olson to approve the permit. All ayes.

1008 Platteview Drive. Addition of garage to the dwelling. After a lengthy discussion between the Board and the representative of the property owner, and discussion of possible floodplain violations, motion by Moses, second by Olson, to table the permit to February and request further opinion of the Floodplain Manager. All ayes.

In other business, B. Bohuslavsky requested permission to cut the curb for a driveway to Lot #8 Block #3. Chair Muntz informed him it would have to wait until drainage along B Street is taken care of.

There being no further business to come before the Board, motion by Moses, second by Olson, to adjourn. All ayes.

Mary C. Terry  
Municipal Clerk/Treasurer

Planning Commission Meeting 1-30-07 @7:00 p.m. Village Hall

Board of Trustees Meeting 2-06-07 @7:00 p.m. Village Hall