

Regular City Council Meeting
Monday July 1, 2019
6:30 P.M.

Notice of meeting was given in advance by publication in the *Cambridge Clarion*, Thursday June 27, 2019, the designated method of giving notice, convening at 6:30 P.M. Advance notice of the meeting was given to the Mayor, Members of the City Council, and the *Cambridge Clarion*. Present were Mayor David Gunderson, City Council Members Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor. City Staff present were City Clerk/Treasurer Kandra Kinne, City Attorney Lisa Shifflet and Utility Supervisor David Houghtelling. Visitors present during the meeting were Jenny Kubik for the *Cambridge Clarion*, Jessica Fischer and Lavern Banzhaf for Tri Valley Health System, Cali Gunderson, Steve Mueller, Derek Downer and Furnas County Sheriff Doug Brown. Mayor Gunderson opened the meeting at 6:30 P.M. with the Pledge of Allegiance. Mayor Gunderson announced the Open Meeting Act is posted on the east wall of the meeting room and Available for public inspection.

Consent Agenda Minutes of June 17, 2019 and claims report. The City Council received the minutes of June 17, 2019 prior to this meeting and the claims report. The City Council received an updated claims report at the meeting. Jeff Ommert stated the motion, seconded by Derek Raburn, to approve the minutes of June 17, 2019 and the claims report. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously for the minutes of June 17, 2019 and the following claims report:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>1-Jul-19</i>			
Check No.	Vendor, For	Amount	Dept.
			Total
	<u>Combined Utility:</u>		
30757-30763	Payroll	9,058.15	
30764	Cambridge Post Office, Postage	247.50	
30765	BIC, Purchased Water	6,850.80	
30766	Twin Valleys PPD, Purchased Power	182,156.93	
30767	Ag Valley, Fuel	580.36	
30768	Cambridge General Store, Supplies	179.57	
30769	Cambridge Telephone, Utility	729.82	
30770	Dutton-Lainson, Supplies	6.85	
30771	Employee Deductible	56.00	
30772	Hometown Leasing, Copier Lease	641.74	
30773	Municipal Supply, Supplies	990.30	
30774	Nebraska Public Health Lab, Analysis	404.00	
30775	Nebraska Unemployment, Tax	11.81	

30776	Odiss Enterprises, Door Repair	407.00	
30777	Ommert Tech, Computer Lease	333.61	
30778	Paper Tiger Shredding, Shred paper	40.00	
30779	River Valley Services, Repairs	976.75	
30780	Schaben Sanitation, Haul Roll Off Container	658.60	
30781	Southwest Farm & Auto, Repairs	100.94	
30782	Utilities Section, Registration	2,628.00	
30783	Verizon Wireless, Cell Phones	177.90	
ACH	IRS, Federal Withholdings	2,969.93	
ACH	City of Cambridge, Utility	2,537.52	
ACH	Nebr. Dept. Revenue, State Withholding Tax	951.04	
Tr.	Water System Extension, Transfer	1,083.33	
Tr.	Sewer Improvement, Transfer	1,000.00	215,778.45
	<u>City Account (General Fund):</u>		
46939	Orscheln Farm & Home, Roping Chute	1,999.99	
46893- 46906	Payroll	11,623.81	
46978	7-D Lock shop, Repair Door Lock	167.00	
46979	Ag Valley, Fuel	511.18	
46980	Amazon, Library Supplies	73.86	
46981	Ambulance Check Card, Towels purchased	32.10	
46982	Baker & Taylor, Library Books	526.68	
46983	Bernie Jones Auto, Repairs	86.12	
46984	Bound Tree Medical, Supplies	42.12	
46985	Calvary Baptist Church, Rebate - AED	150.00	
46986	Cambridge Clarion, Publications	1,054.40	
46987	Cambridge General Store, Supplies	60.93	
46988	Cambridge General Store, Supplies	57.59	
46989	Cambridge Super Market, Supplies	66.98	
46990	Cambridge Super Market, Supplies	102.94	
46991	Cambridge Telephone, Utility	596.52	
46992	Courtney Stanton, Supplies	11.77	
46993	D & M Security, Museum Security Service	55.50	
46994	Eakes Office, Supplies	245.49	
46995	Extreme Ag, Chemicals	1,225.00	
46996	First Central Bank, Ambulance Bond Payment	11,772.55	
46997	Furnas County Treasurer, Inter-local Law Contract	4,583.33	
46998	Gale, Library Books	146.62	
46999	Employee Deductible	43.13	
47000	Kandra Kinne, Mileage, Deductible	218.95	
47001	Matheson Tri Gas, Oxygen	103.30	
47002	McCook Daily Gazette, Advertising	123.00	

47003	Mick Minnick, Supplies	5.28	
47004	Mousel, Brooks, Schneider, Attorney Fees	1,129.00	
47005	NE. Statewide EMS Conference, Registration	200.00	
47006	Nebraska Unemployment, Tax	166.34	
47007	Ommert Tech, Computer Lease	91.92	
47008	Oriental Trading, Supplies	79.61	
47009	Sandry Fire, Supplies	1,626.98	
47010	Sara Calvert, Supplies	18.97	
47011	Total Turf, Repairs	267.05	
47012	Verizon Wireless, Cell Phones	99.31	
ACH	IRS, Federal Withholdings	1,131.49	
ACH	Cambridge Telephone, Utility	143.81	
ACH	City of Cambridge, Utility	8,876.69	
ACH	Nebr. Dept. Revenue, State Withholding	256.60	
ACH	IRS, Federal Withholdings	1,347.62	
ACH	First Central Bank, Library Computer Loan Payment	240.00	
ACH	Eakes Office, Library Copier Lease	146.84	
ACH	Payroll	277.05	
Tr.	Fire/Ambulance Sinking Fund, Tr.	1,552.38	
Tr.	General Fund Transfer	59,666.68	113,004.48
	<u>LB840/ Revolving Loan/ HTC</u>		
4060	Gary Thompson Agency, Façade Grant	1,300.00	
4061-4062	Payroll	1,525.49	
4063	Cambridge Rotary, Dues	100.00	
4064	Nebraska Unemployment, Tax	3.72	
4065	Tom McCarville, Workforce Housing Incentive	10,000.00	
4066	West Interactive Services, Website Support	1,250.00	
4067	Cambridge Clarion, Publications	120.00	
4068	Cambridge Telephone, Utility	47.15	
4069	H20 Photography, Map Design	435.20	
4070	Melissa Jackson, Contract	62.50	
ACH	IRS, Federal Withholdings	349.90	
ACH	Nebr. Dept. Revenue, State Withholding Tax	84.26	15,278.22
	<u>Ambulance Check Card</u>		
ACH	Dollar General, Towels	32.10	32.10
	<u>Baseball League</u>		
183	Cody Gerlach, Umpire Fees	30.00	30.00
	Total:	344,123.25	344,123.25

Museum Board Appointments: Mayor Gunderson presented the re-appointments of Wanda Warwick and Mae Groshong to the Museum Board. Vernita Saylor stated the motion to approve the re-appointments of Wanda Warwick and Mae Groshong to the Museum Board, seconded by Derek Raburn. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Miller and Associates Report. Utility Supervisor David Houghtelling reported when the down town revitalization project is constructed the removed concrete from the streets will be ground up and used as a base for the streets.

Utility Supervisor Report. Utility Supervisor David Houghtelling reported the State Boiler Inspector has inspected the new boiler at the swimming pool. Staff still have a stand by pump at the lift station, and are waiting for parts to repair the lift station pump. A request to move the utility easement from between lots 7 and 8, Block 2, Fourth Addition was tabled until the next meeting for more information about where utilities are located on the property.

City Clerk/Treasurer Report. City Clerk/Treasurer Kandra Kinne reported applications have been received for the Office Assistant position. Kinne continues to send letters for mowing and yard cleanup. Virginia Roberts is helping in the office. Kandra and Monica Lueking have been working on website updates. City Council thanked Kandra for handling the extra workload in the office. Kandra asked the City Council for approval to proceed with City Limits updates and annexations that have been previously tabled. Tony Groshong stated the motion, seconded by Tom McCarville, to move forward with updates to the city limits maps and annexations. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Agreement Negotiations, survey of Heritage Plaza. Jessica Fisher, CEO of Tri Valley Health System, was present to report to the City Council that Tri Valley Health will be re-evaluating termination of the lease for the Heritage Plaza and asked the City Council to table discussions of the Heritage Plaza Lease until the Tri Valley Health Board has had the opportunity to evaluate the potential opportunities. The City Council discussed the survey from Miller and Associates any easements that will need to be prepared.

Sheriff Report. Furnas County Sheriff Doug Brown was present to give a report for the first quarter. And second quarters. Sheriff Brown said he is working with Deputies to provide reports by community. Cambridge had about 300 calls for service in the first six months of the year.

Public Comment. Steve Mueller was present to ask when the horse area project would be completed. He said there are no return alleys and no roping chutes. City Council will follow up with the committee. Steve Mueller offered to help with the project.

Twin Valleys Public Power Utility Easement. Twin Valleys Public Power District has requested a fifteen foot utility easement along the eastern lot line of lot 1 at Harvest Meadows. Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve a fifteen foot utility easement along the east lot line of lot 1 Harvest Meadows Eighth Subdivision. On roll call vote Vernita Saylor, Tony Groshong, Jeff

Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Discuss Proposed Chapter 8 Municipal Code. The City Council reviewed Chapter 8 of the proposed municipal code. The City Council discussed fire codes, regulations and restrictions. City Attorney Shifflet would review State Statute about questions for the City Council.

Convene CDA. Jeff Ommert stated the motion, seconded by Tony Groshong to convene the Community Development Agency and recess the City Council at 7:40 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Derek Raburn stated the motion, seconded by Vernita Saylor, to approve Resolution 2019-07-01. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously for the following Resolution 2019-07-01:

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA**

RESOLUTION # 2019-07-01

(Harvest Meadows Third Residential Subdivision Project –
Phase 2019-01 (Benson))

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE, NEBRASKA, APPROVING AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF CAMBRIDGE, NEBRASKA, TO IMPLEMENT A SPECIFIC PHASE OF A REDEVELOPMENT PROJECT IN THE REDEVELOPMENT AREA; AUTHORIZING THE USE OF TAX INCREMENT FINANCING; ADOPTING A COST BENEFIT ANALYSIS FOR SAID PHASE OF THE REDEVELOPMENT PROJECT; AUTHORIZING AND APPROVING A REDEVELOPMENT CONTRACT FOR THE PHASE OF THE REDEVELOPMENT PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.

RECITALS

A. The City of Cambridge, Nebraska (“City”), has adopted a general redevelopment plan (“Redevelopment Plan”) for certain portions of the City of Cambridge, Nebraska as defined in the Redevelopment Plan (the “Redevelopment Area”).

B. The Redevelopment Plan includes a specific residential subdivision redevelopment project known as the Harvest Meadows Third Residential Subdivision redevelopment project (the “Subdivision Project”). The Subdivision Project was adopted and designed to be implemented and constructed in multiple phases.

C. The Community Development Agency of the City of Cambridge, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2154, as amended (the “Act”) has prepared the Amendment to the Redevelopment Plan attached hereto as Exhibit “A” and incorporated by this reference (the “Amendment”).

D. The Amendment would create a specific phase of the Subdivision Project (the specific phase shall be referred to as the “Project”).

E. The Subdivision Project has been previously approved by the CDA pursuant to the Act, and the Amendment will not constitute a substantial modification to the Redevelopment Plan.

F. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of public utility improvements including, but not limited to, construction and extension of public utility improvements, public infrastructure improvements, and other eligible public improvements authorized by the Act, including repayment of indebtedness incurred by the City to construct the eligible public improvements for the Subdivision Project.

G. The CDA is required under Section 18-2113(2) of the Act to conduct a cost-benefit analysis for any project which shall use tax increment financing.

H. The CDA has previously conducted and approved a cost-benefit analysis for the Subdivision Project, but desires to supplement said cost-benefit analysis to specifically analyze the phase of the Subdivision Project constituting this Project.

I. The CDA has conducted and drafted a cost-benefit analysis for the Project, and said cost-benefit analysis is attached hereto as Exhibit "B" and incorporated by this reference (the "Cost-Benefit Analysis").

J. The CDA has previously determined that the Subdivision Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.

K. The Subdivision Project would not have been approved by the CDA without the anticipated and expected subsequent phases, including this Project.

L. The CDA has prepared a redevelopment contract for the Project, a copy of which is attached hereto as Exhibit "C" and incorporated by this reference (the "Redevelopment Contract").

M. The Redevelopment Contract addresses, among other things, the use of Tax Increment Financing for the Project, which is the current phase of the Subdivision Project.

NOW THEREFORE, BE IT RESOLVED by the Community Development Agency of the City of Cambridge, Nebraska, as follows:

1. The Amendment will, in accordance with the present and future needs of the City of Cambridge, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

2. The Amendment is in conformance with the general plan for development of the City of Cambridge as a whole, as set forth in the City of Cambridge Comprehensive Plan, as amended.

3. The costs and benefits of the Project (as the current phase of the Subdivision Project) have been found to be in the best interest of the City Cambridge.

4. The Project Site is within the Redevelopment Area.

5. The Subdivision Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing on the Project (the current phase of the Subdivision Project).

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the CDA hereby approves and adopts the Cost-Benefit Analysis as the cost-benefit analysis for the Project.

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the CDA hereby adopts the Amendment and amends the Redevelopment Plan as set forth therein.

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the CDA hereby approves the Redevelopment Contract and authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Contract, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

Adjourn CDA and Re-convene City Council Meeting. Tony Groshong stated the motion, seconded by Vernita Saylor, to adjourn the Community Development Agency and re-convene the City Council meeting at 7:42 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

City Council Executive Session. Tom McCarville stated the motion, seconded by Derek Raburn, to go into executive session for personnel at 7: P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Vernita Saylor stated the motion, seconded by Tom McCarville, to return to regular meeting at 7:51 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Adjournment. The next regular City Council meeting is scheduled for Monday July 15, 2019. Tony Groshong stated the motion, seconded by Vernita Saylor, to adjourn at 7:52 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Attest: _____
Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor