

City of Cambridge
Regular City Council Meeting
Monday March 18, 2019
6:30 P.M.

Notice of meeting was given in advance there by publication in the *Cambridge Clarion*, Thursday March 14, 2019, the designated method of giving notice, convening at 6:30 P.M. Advance notice of the meeting was also 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 and Tony Groshong, absent was City Council Member Vernita Saylor. City Staff present were Utility Supervisor David Houghtelling, City Clerk/Treasurer Kandra Kinne and City Attorney Lisa Shifflet. Visitors present were Furnas County Sheriff Doug Brown, *Nebraska Department of Economic Development* Field Service Representative Ashley Rice-Gerlach, Jolene Miller for the *Cambridge Clarion*, Tobiann Springer, and Mark Harpst. Mayor Gunderson opened the meeting with the Pledge of Allegiance. Mayor Gunderson announced the open meeting law is posted on the east wall of the meeting room and available for public inspection.

Nebraska Affordable Housing Trust Fund Demonstration Project. Ashley Rice-Gerlach was present to update the City Council on the Joint Housing Trust Fund Grant application of the Cities of McCook, Benkelman and Cambridge. The Application was selected for interview on Tuesday April 9th in Lincoln.

Swimming Pool Project. Derek Raburn stated the motion, seconded by Tom McCarville, to go into executive session at 6:40 P.M. for the purpose of negotiations for the swimming pool project inter-local swimming pool agreement. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present. Tom McCarville stated the motion, seconded by Tony Groshong, to return to regular meeting at 6:46 P.M. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present.

Furnas County Sheriff. Furnas County Sheriff Doug Brown was present to meet with the City Council and discuss review of the City's proposed municipal code chapters 3 and 4, and forming a Law Enforcement Committee from each community in Furnas County. Sheriff Brown said that having a Law Enforcement Committee to review contracts, meet at a County level and bring back to each community information from the Law Enforcement Committee would help the process of updating contracts with each community in the County. A meeting will be held later next week to form the Committee. Doug asked the City Council to let him know who from the City would like to attend the committee meeting. The City Council and Sheriff Brown reviewed chapters 3 & 4 and gave recommendations for changes.

Public Hearing to amend the Re-Development Plan to add Harvest Meadows Eight Subdivision. Pursuant to notice published in the *Cambridge Clarion* February 21, 2019 and February 28, 2019, the Cambridge City Council held a public hearing to consider amending the Re-Development Plan of the City of Cambridge, to include Harvest Meadows Eight Subdivision. Mayor Gunderson opened the public hearing at 7:30 P.M. There were no members of the public present to speak in favor of or in opposition to the proposed amendment. Mayor Gunderson closed the public hearing at 7:32 P.M. Tony Groshong stated the motion, seconded by Jeff Ommert, to approve Resolution 2019-03-02 authorizing the conveyance of Harvest Meadows Eighth, to the Community Development Agency of the

City of Cambridge. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present for Resolution 2019-03-02 as follows:

**RESOLUTION NO. 2019-03-02
CITY OF CAMBRIDGE, NEBRASKA**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE.

Recitals

- A. The City of Cambridge (“City”) is the owner of that certain real property legally defined as:

Harvest Meadows Eighth, an addition to the City of Cambridge, Furnas County, Nebraska, being part of the South Half of the Northwest Quarter of Section 28, Township 4 North, Range 25, West of the 6th P.M., Furnas County, Nebraska, located West of Wheat Ridge Drive and South of Prairie View Drive,

(the “Property”).

- B. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the “Act”), the City has adopted a general redevelopment plan (“Redevelopment Plan”) for certain portions of the City as defined in the Redevelopment Plan (the “Redevelopment Area”).
- C. The Property is located within the Redevelopment Area.
- D. The Community Development Agency of the City of Cambridge (“CDA”) is a public body corporate and politic, exercising public and essential governmental functions and having all the powers necessary to carry out and effectuate the purposes of the Act. Neb. Rev. Stat. § 18-2101.01. Said powers include the power to undertake redevelopment projects in the Redevelopment Area to ameliorate blight and substandard conditions and to redevelop and improve the Redevelopment Area.
- E. Neb. Rev. Stat. § 17-503(1)(b), which governs the operation of Cities of the Second Class, authorizes the City to convey the Property to the CDA without further auction, bidding or proceedings.
- F. The City desires to convey the Property to the CDA to enable the CDA to undertake a redevelopment project on the Property in accordance with the Act and the Redevelopment Plan.

- G. It is intended that the Property shall be redeveloped and such redevelopment shall support, among other things, the cost of extension of infrastructure and utilities to and supporting the Property.

NOW THEREFORE, be it resolved by the City of Cambridge, Nebraska:

1. The City hereby approves the conveyance and transfer of the Property to the CDA in accordance with the authority under Nebraska law and the Cambridge Municipal Code.

2. The conveyance of the Property shall be conditioned upon the following terms:

- a. The CDA shall pay all costs associated with the conveyance of the Property, if any;
- b. The CDA shall request or invite redevelopment proposals and shall accept redevelopment project proposals pursuant to the Act and undertake a redevelopment project on the Property within a reasonable time based upon the proposals submitted by prospective redevelopers;
- c. The CDA agree to pay to the City the fair value of the Property, as defined in Section 18-2118 of the Act, at the time that the Property is transferred to a redeveloper as part of a redevelopment project; provided, however, the City acknowledges that the fair value of any lots in the Property sold and conveyed subject to the Cambridge Free Lot Program shall be based upon the terms of the Free Lot Program and the fair value of the remaining property shall be determined substantially based upon the conditions and obligations required for the redevelopment of said property; and
- d. Any and all other terms that the City shall determine are proper.

3. The Mayor of the City is hereby authorized to execute a Corporate Warranty Deed and to take all actions necessary to effectuate the transfer of the Property to the CDA at such time that the City and CDA determine proper.

Derek Raburn stated the motion, seconded by Tom McCarville, to approve Resolution 2019-03-03, amendment to the Redevelopment Plan – Harvest Meadows Eight and Springer Redevelopment Project. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present for Resolution 2019-03-03 as follows:

**CITY OF CAMBRIDGE, NEBRASKA
RESOLUTION NO. 2019-03-03**

(Amendment to Redevelopment Plan – Harvest Meadows Eight and Springer Redevelopment Project)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA, APPROVING AN AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF CAMBRIDGE, NEBRASKA, INCLUDING A SPECIFIC REDEVELOPMENT PROJECT.

RECITALS

A. The Community Development Agency of the City of Cambridge (“CDA”) has recommended that the Redevelopment Plan for Redevelopment Area #2, a copy of which is on file and available for public inspection with the City Clerk, (the “Redevelopment Plan”) should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified and legally defined in said amendment (the “Project Site”).

B. The proposed amendment to the Redevelopment Plan (“Redevelopment Plan Amendment”) is on file and available for public inspection with the Cambridge City Clerk.

C. The Redevelopment Plan Amendment includes the Harvest Meadows Fourth redevelopment project, (the “Project”) that will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.

D. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of Cambridge.

E. The Planning Commission recommended the approval of the Redevelopment Plan Amendment on March 13, 2019.

F. On March 18, 2019, the City Council held a public hearing relating to the question of whether the Redevelopment Plan should be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

G. The City Council has reviewed the Redevelopment Plan Amendment, the cost benefit analysis for the Project prepared by the CDA, and the recommendations of the Planning Commission, and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found by the City Council of the City of Cambridge, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act.

2. The Redevelopment Plan 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.
3. The Redevelopment Plan 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.
4. The cost and benefits set forth in the Project cost benefit analysis are found to be in the long-term best interest of the City of Cambridge.
5. The Project would not be economically feasible without the use of tax increment financing.
6. The Project would not occur on the Redevelopment Area without the use of tax increment financing.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan Amendment is hereby approved and adopted by the City Council as the governing body for the City of Cambridge.

Jeff Ommert stated the motion, seconded by Tony Groshong, to approve Resolution 2019-03-04, approval of Redevelopment Agreement – Springer Redevelopment Project. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present for Resolution 2019-03-04 as follows:

**CITY OF CAMBRIDGE, NEBRASKA
RESOLUTION NO. 2019-03-04**

(Approval of Redevelopment Agreement – Springer Redevelopment Project)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE TO ENTER INTO SAID AGREEMENT AND ISSUE TAX INCREMENT FINANCING INDEBTEDNESS FOR THE REDEVELOPMENT PROJECT.

RECITALS

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended (the “Act”), the City of Cambridge, Nebraska (“City”), has adopted a Redevelopment Plan, as amended, for the Redevelopment Area identified therein, which includes a specific

redevelopment project identified as the Springer Redevelopment Project (the "Project").

B. On March 18, 2019, the Community Development Agency of the City of Cambridge, Nebraska ("CDA") approved the Redevelopment Agreement for the Project (the "Redevelopment Agreement"). A copy of the Redevelopment Agreement is on file and available for public inspection with the Cambridge City Clerk.

C. The Project will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.

D. The City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the General Comprehensive Development Plan of the City, and in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Cambridge, Nebraska, that the Redevelopment Agreement is hereby approved;

BE IT FURTHER RESOLVED, the CDA is hereby authorized to execute and deliver the Redevelopment Agreement, with such changes, modifications, additions and deletions therein and shall them seem necessary, desirable or appropriate, for and on behalf of the CDA;

BE IT FURTHER RESOLVED, the CDA is hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City;

BE IT FURTHER RESOLVED that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

Jeff Ommert stated the motion, seconded by Derek Raburn, to recess City Council Meeting and convene a Community Development Agency meeting at 7:37 P.M. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present.

Derek Raburn stated the motion, seconded by Tony Groshong, to approve Resolution 2019-03-05 A Resolution of the Community Development Agency to approve the Acquisition of Harvest Meadows Eight from the City of Cambridge. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by Community Development Agency Members present for Resolution 2019-03-05 as follows:

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

RESOLUTION NO. 2019-03-05

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA, APPROVING THE ACQUISITION OF
CERTAIN REAL PROPERTY FROM THE CITY OF CAMBRIDGE AND
AUTHORIZING THE PROCEDURES TO CREATE A SPECIFIC REDEVELOPMENT
PROJECT ON THE ACQUIRED PROPERTY; 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, as defined in the Redevelopment Plan (the “Redevelopment Area”).
- B. The Community Development Agency of the City of Cambridge, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2154, as amended (the “Act”), has the authority and power to undertake redevelopment projects in the Redevelopment Area.
- C. The City is the owner of that certain real property that is located in the Redevelopment Area and is legally defined as:
- Harvest Meadows Eighth, an addition to the City of Cambridge, Furnas County, Nebraska, being part of the South Half of the Northwest Quarter of Section 28, Township 4 North, Range 25, West of the 6th P.M., Furnas County, Nebraska, located West of Wheat Ridge Drive and South of Prairie View Drive,
- (the “Property”).
- D. The City desires to transfer the Property to the CDA so that the CDA can facilitate a redevelopment project on the Property to ameliorate blight and substandard conditions on the Property and to redevelop and improve the Redevelopment Area in accordance with the Act.
- E. The CDA has the authority acquire and own real property located within a Redevelopment Area pursuant to sections 18-2101.01, 18-2107(4), and 18-2108 of the Act.
- F. The CDA desires to acquire the Property and facilitate one or more redevelopment projects on the Property selected from project proposals that the CDA will request pursuant to the Act.

G. It is intended that the Property shall be redeveloped and such redevelopment shall support, among other things, the cost of extension of infrastructure and utilities to and supporting the Property.

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

1. The CDA is hereby authorized to acquire the Property from the City pursuant to the terms set by the City at such time that the City and CDA determine to be proper.

2. The CDA authorizes the Chairperson of the CDA to execute and enter into any agreements on the CDA's behalf that are necessary to effectuate the acquisition of the Property.

3. The CDA shall publish an invitation for redevelopment project proposals for the Property as set forth in Section 18-2119 of the Act.

4. The CDA shall select a proposal pursuant to Section 18-2119 of the Act and undertake a redevelopment project for the Property in conformity with the Act and the Redevelopment Plan.

5. The CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

Tom McCarville stated the motion, seconded by Tony Groshong, to approve Resolution 2019-03-06, Amendment to Redevelopment Plan – Harvest Meadows Eight and Springer Redevelopment Project. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by Community Development Agency Members present for Resolution 2019-03-06 as follows:

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

RESOLUTION #2019-03-06

(Amendment to Redevelopment Plan – Harvest Meadows Eighth and Springer
Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY
OF CAMBRIDGE, NEBRASKA, RECOMMENDING APPROVAL AND ADOPTING AN
AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF CAMBRIDGE,
NEBRASKA AND COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT
IN THE REDEVELOPMENT PLAN AMENDMENT.**

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 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”).

C. The Amendment would create a specific redevelopment project on a portion of the Redevelopment Area as described in the Amendment (“Project”).

D. The Project would use tax increment financing from a specified project site pursuant to Section 18-2147 of the Act to assist in paying for the costs incurred by the City to construct the eligible public improvements for the Project.

E. 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.

F. The CDA has conducted a cost-benefit analysis for the Project, and said cost-benefit analysis is attached to the Amendment as Exhibit “D” (the “Cost-Benefit Analysis”).

G. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of Cambridge.

H. The Planning Commission recommended the approval of the Redevelopment Plan Amendment on March 13, 2019.

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

J. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Amendment to the Redevelopment Plan and the Cost-Benefit Analysis.

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 defined in the Amendment have been found to be in the best interest of the City Cambridge.

4. The Project Site is within the Redevelopment Area.

5. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing on 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 approves the Amendment and the Project Cost Benefit Analysis and recommends approval of the same by the City Council of the City of Cambridge.

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

Tony Groshong stated the motion, seconded by Tom McCarville, to approve Resolution, 2019-03-07, Redevelopment Agreement – Springer Redevelopment Project. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by Community Development Agency Members present for Resolution 2019-03-07 as follows:

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

RESOLUTION #2019-03-07

(Redevelopment Agreement – Springer Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY
OF CAMBRIDGE, NEBRASKA, AUTHORIZING AND APPROVING A
REDEVELOPMENT AGREEMENT FOR THE SPRINGER REDEVELOPMENT
PROJECT UTILIZING TAX INCREMENT FINANCING; 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 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 approved the Amendment to the Redevelopment Plan (the “Amendment”) to create and implement the Springer Redevelopment Project (“Project”) in the Redevelopment Area.

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

D. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE BE IT RESOLVED, the CDA hereby approves the Redevelopment Agreement and authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement, 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 authorizes the Chairperson of the CDA to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

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

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council's approval and adoption of the Amendment, and if the City Council does not approve and adopt the Amendment, the resolutions contained herein shall be void and of no effect.

Tony Groshong stated the motion, seconded by Derek Raburn, to adjourn the Community Development Agency of the City of Cambridge and Re-convene the Cambridge City Council meeting. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by Community Development Agency Members present. City Council Re-convened at 7:39 P.M.

Ordinance Not. 760 Amending Conditional Uses in C-1 to add Feed and See Stores. Jeff Ommert stated the motion, seconded by Tony Groshong, to waive reading on three different days Ordinance No. 760. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve Ordinance No. 760. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present for Ordinance No. 760 as follows:

Ordinance No. 760

An Ordinance amending The Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports of 2015; Amending Article 5, Section 2-503 Conditional Uses adding Feed

and Seed Stores; to repeal other conflicting ordinances and sections and direct the publication of this ordinance and to provide an effective date.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA:

Section 1. The City of Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports of 2015, amending Article 5 "C-1" General Commercial District, Section 2-503 Conditional Uses Adding Feed and Seed Stores. Section 2-503 shall read as follows:

2-503 CONDITIONAL USES

The following conditional uses may be permitted Subject to approved procedures outlined in these Regulations.

- A. Motor vehicle repair service, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the building officials to be a safety hazard or Visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than ninety percent (90%).

Motor vehicle body shop, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Building Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than ninety percent (90%).

- B. Storage and warehouse except for products of a highly explosive combustible or volatile nature.
- C. Communication Towers.
- D. Restricted (Adult Entertainment) Businesses.
- E. Wholesale establishments, except those which handle products of a highly explosive, combustible or volatile nature.
- F. Manufacturing or fabrication establishments, which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.
- G. Welding and blacksmith shop.
- H. Feed and Seed Stores.

Section 2. Upon adoption of this Ordinance, The Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports adopted April 20, 2015, by the City of Cambridge, Nebraska shall be amended to add Item H to Section 2-503 Conditional Uses.

Section 3. Any other ordinance of section passed and approved prior to passage, approval and publication of this ordinance and in conflict with its provisions is repealed.

Section 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication as required by law.

Consent Agenda Minutes of March 4, 2019 and claims report. Tony Groshong stated the motion, seconded by Tom McCarville, to approve the minutes of March 4, 2019 and the claims

report. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present for the minutes of March 4, 2019 and the following claims:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>18-Mar-19</i>			
Check No.	Vendor, For	Amount	Dept.
			Total
	<u>Combined Utility:</u>		
30565-30571	Payroll	8,464.91	
30572	Ag Valley, Fuel	124.23	
30573	American Agricultural Lab, Analysis	154.50	
30574	Blue Cross, Blue Shield, Health Insurance	8,563.20	
30575	BOK Financial, Bond Interest Payment	25,933.75	
30576	BRICO Pest Control, Spraying	67.10	
30577	Cambridge General Store, Supplies	58.68	
30578	Card Members Services, Credit Card for Postage, Meals	241.35	
30579	Devries Furniture, Door Strip repair	7.50	
30580	Dutton-Lainson, Electrical Supplies	323.40	
30581	Eakes Office Solutions, Office Supplies	9.98	
30582	Housing Rehab 2010, Deposit Error	17.80	
30583	Nebraska Rural Water, Donation for Rate Study	150.00	
30584	Northwestern Mutual, Annuity	2,446.20	
30585	River Valley Services, Heater Repair, Water Heater	1,066.05	
30586	Schaben Sanitation, Trash Pickup Contract	13,135.75	
30587	Sewer Improvement, Deposit Error for Transfer	1,000.00	
30588	Twin Valleys Public Power, New Utility Service, Utility	11,218.34	
30589	Usable Life, Employee Life Insurance	81.00	
ACH	Nebraska Dept. of Revenue, Sales Tax paid	8,656.50	
ACH	Black Hills Energy, Utility	1,608.05	
ACH	IRS, Federal Withholdings	2,803.24	86,131.53
	<u>City Account (General Fund):</u>		
46623	Ag Valley, Fuel	124.83	
46624	Cambridge General Store, Supplies	16.99	
46625	Card Members Services, Credit Card for Postage, Meals	948.24	
46626	CenturyLink, Police Phone	59.96	
46627	D & M Security, Museum Security System	55.50	
46628	First Central Bank, Fire Equipment Loan Payment	793.92	
46629	Larry Maatsch, Reimburse for Registration to Conference	40.00	

46630	Lords, Inc., Supplies	59.88	
46631	Matt Friend Truck, Snow Blades for Trucks	2,282.78	
46632	Miller & Associates, Flood Plain Admin. Fee	100.00	
46633	NMC Exchange, Repairs	291.08	
46634	Republic Valley EMC Conference, Register Employee	40.00	
46635	Sandry Fire Supply, Test Fire Trucks and Repairs	1,260.43	
46636	Southwest Farm & Auto, Supplies	25.12	
26637	Twin Valleys Public Power, Utility	59.85	
46638	Whipple Feed, Rock Salt	183.75	
ACH	Black Hills Energy, Utility	1,903.69	8,246.02
	<u>CDBG Projects</u>		
108	Miller & Associates, Engineering Fee	7,920.00	
110	Waypoint Bank, Loan Payment	13,018.01	20,938.01
	<u>TIF</u>		
1053	Cline Williams, Attorney Fees	4,221.00	
1054	First Central Bank, Convey Hotel TIF To Bank Loan	376.78	
1055	Miller & Associates, Engineering Fee	2,618.25	7,216.03
	<u>LB840</u>		
3998	Monica Lueking, Dental, Vision Benefit	150.00	
3999	Blooms, Internship	654.32	
4000	Amateur's Bar & Grill, Meeting Meal	68.59	
4001-4002	Payroll	1,242.76	
4003	Blue Cross, Blue Shield, Health Insurance	689.99	
4004	Cambridge Rotary, Meeting Meals	100.00	
4005	Card Members Services, Credit Card for Postage, Meals	45.89	
4006	City of Cambridge, Distribution Sales Tax	8,831.07	
4007	Cross Creek Golf, Links, Distribution Sales Tax	4,180.27	
4008	Eakes Office Solutions, Office Supplies	48.98	
4009	Northwestern Mutual, Annuity	210.34	
4010	Usable Life, Employee Life Insurance	13.50	
ACH	IRS, Federal Withholdings	280.26	16,515.97
	<u>Employee Health:</u>		
915-916	Employee Deductible	172.98	172.98
	Total:	139,220.54	139,220.54

Economic Development Board Appointments. Mayor Gunderson presented the appointment of Derek Downer and the Re-appointment of Tom Shoemaker and Judy Jackson. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present.

Wastewater Rate Ordinance No. 761 – first Reading. The Mayor and City Council received a copy of the wastewater rate study conducted by Nebraska Rural Water Association and two proposed Ordinances to

increase wastewater rates. The Ordinances proposed either a two year rate increase or a three year rate increase ending at the proposed final rate. After discussion the City Council decided to approve the rate with the two year rate schedule. Tony Groshong stated the motion, seconded by Tom McCarville, to approve Ordinance No. 761 on first reading. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present for the first reading of Ordinance No. 761 as follows:

Ordinance No. 761
Wastewater Rate Ordinance
2 Year Rate Plan

AN ORDINANCE AMENDING CHAPTER THREE, ARTICLE 214 OF THE CITY OF CAMBRIDGE MUNICIPAL CODE 1990; SETTING THE MUNICIPAL SEWER DEPARTMENT MINIMUM RATES; EFFECTIVE DATE OF THIS ORDINANCE; REPEALING ALL OTHER ORDINANCES IN CONFLICT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. Amending Chapter Three, Article 214 of the City of Cambridge Municipal Code 1990. Chapter Three, Article 214 of the City of Cambridge Municipal Code 1990 shall read as follows:

3-214 Municipal Sewer Department; Minimum Rates.

Residential, Commercial and Industrial users may be considered to be one class of user and an equitable service charge may be determined for each user based upon water use during the period of meter readings dated December 15, January 15 and February 15. Rates for the twelve-month period beginning with the City of Cambridge Utility Bill dated April 1 of each year will be based upon the following rate:

- 1) A minimum Charge of \$35.00 per month or for any part of a month together with a charge of \$2.00 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.00 per thousand will be based upon the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. This rate will be effective from May 1, 2019 to April 30, 2020.

Residential, Commercial and Industrial users outside the city limits of the City of Cambridge will receive a rate 25% higher. The minimum charge of \$43.75 per month or for any part of a month together with a charge of \$2.50 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.50 per thousand gallons of water used will be based on the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. For those customers who receive sewer service without water service will pay a rate of the average of a similar customer base at the same rate for customers outside city limits.

May 1, 2020 (Date of Utility Bill):

- 2) A minimum Charge of \$38.00 per month or for any part of a month together with a charge of \$2.15 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.15 per thousand will be based upon the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. This rate will be effective beginning May 1, 2020.

Residential, Commercial and Industrial users outside the city limits of the City of Cambridge will receive a rate 25% higher. The minimum charge of \$47.50 per month or for any part of a month together with a charge of \$2.70 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.70 per thousand gallons of water used will be based on the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. For those customers who receive sewer service without water service will pay a rate of the average of a similar customer base at the same rate for customers outside city limits.

A customer who begins service with the City of Cambridge during a billing year will be charged the fee based on the average user rate as calculated for the water meter reading dates of December 15, January 15, and February 15. until such time that the customer will be levied a charge for consumption at the December 15, January 15 and February 15 water meter reading dates.

A customer who moves from one residence to another within the City of Cambridge service area will be charged the fee based on the user rate of their previous residence until such time that the customer will be levied a charge for consumption at the December 15, January 15 and February 15 water meter reading dates.

Apartments or multifamily residences will be charged one base fee per apartment or multi family residence plus the consumption charge per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of per thousand will be based upon the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year.

City Staff may adjust a customer's fee after repair of water leaks.

Section 2. Effective Date of the Ordinance. This Ordinance shall be in full force and effect after its passage approval and publication according to law.

Section 3. Repeal of Ordinances in Conflict. Ordinance No. 719 is hereby repealed. All Ordinances or parts of Ordinances in conflict with this ordinance are hereby repealed.

Second reading approval – Ordinance No. 759 Zoning Classifications Harvest Meadows Eight.

Jeff Ommert stated the motion, seconded by Tom McCarville, to approve the second reading of Ordinance No. 759 Zoning Classification Harvest Meadows Eight. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present for the first reading of Ordinance No. 759 as follows:

Ordinance No. 759

AN ORDINANCE CHANGING THE ZONING CLASIFICATION OF HARVEST MEADOWS EIGHTH, AN ADDITION TO THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA, BEING PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 25, WEST OF THE 6TH P.M., FURNAS COUNTY, NEBRASKA, LOCATED WEST OF WHEAT RIDGE DRIVE AND SOUTH OF PRAIRIE VIEW DRIVE, CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA FROM AGRICULTURAL ZONING CLASSIFICATION TO COMMERCIAL "C-1" ZONING CLASSIFICATION; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA;

Section 1. The Cambridge City Council hereby amends the City of Cambridge Zoning Map of 2015 to change the zoning of:

HARVEST MEADOWS EIGHTH

LEGAL DESCRIPTION

. Harvest Meadows Eight, Cambridge, Furnas County, Nebraska from Agricultural Zoning Classification to (C-1) Commercial Zoning Classification.

Harvest Meadows Eighth, An addition to the City of Cambridge, Furnas County, Nebraska, being part of the South Half of the Northwest Quarter of Section 28, Township 4 North, Range 25, West of the 6th P.M., Furnas County, Nebraska, located West of Wheat Ridge Drive and South of Prairie View Drive, Cambridge, Furnas County, Nebraska.

Section 2. That notice of such application has been published as provide by law in the Cambridge Clarion, a legal weekly newspaper of Cambridge, Nebraska, and

Section 3. This Ordinance shall be in full force and take effect from and after its passage, approval and publication according to law.

Ambulance/Fire Report. The City Council reviewed a bid for a 4X4 Regular cab Chassis 2019 Truck. The Fire Department is looking into options for the truck bed to haul equipment.

Planning Commission Report. The City Council received a copy of the Planning Commission Report prior to this meeting. Tony Groshong stated the motion, seconded by Jeff Ommert, to approve the Planning Commission report from their meeting March 13, 2019. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present.

Utility Supervisor Report. Utility Supervisor David Houghtelling reported he is looking into patch material to repair streets because pot holes have started appearing after the recent storm. The City Council discussed the condition of the streets and Dave’s plan to repair, patch and armor coat streets this spring.

City Clerk/Treasurer Report: City Clerk/Treasurer Kandra Kinne presented line loss reports for billing dated February 1, 2019 and March 1, 2019. Kandra presented the financial reports for January 2019 and February 2019. Kandra presented a report on the annual payments of the Downtown Revitalization Project but noted the plan was prior to the bid approval and would need updated. Kandra discussed the plan to combine Certificates of Deposit and checking/ saving accounts to reduce the number of accounts the City has. After discussion Derek Raburn stated the motion, seconded by Tony Groshong, to approve moving certificates of deposit to First Central Bank and checking/savings accounts to Waypoint Bank. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present.

Nuisance Abatement Area 2019. The City Council reviewed possible options for nuisance abatement areas to consider and also projects that need completed. The City Council decided to continue the cleanup list and complete those projects in 2019.

Adjournment. Tom McCarville stated the motion, seconded by Jeff Ommert, to adjourn at 8:55 P.M. On roll call vote Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no and Vernita Saylor was absent and not voting. Motion carried unanimously by City Council Members present.

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

David Gunderson, Mayor