

Regular City Council Meeting  
Monday August 19, 2019  
6:30 P.M.

Notice of meeting was given in advance by publication in the *Cambridge Clarion*, Thursday, August 15, 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 Keith Luedders, Jeff Ommert, Tony Groshong and Tom McCarville. Derek Raburn and Vernita Saylor absent. Members of City Staff present were City Clerk/Treasurer Kandra Kinne, Utility Supervisor David Houghtelling and City Attorney Lisa Shifflet. Visitors present during the meeting were Jenny Kubik for the *Cambridge Clarion*; Jessica Fisher, CEO, *Tri Valley Health Systems*; Martie Burke for West Central Nebraska Development District, Inc. appeared by video; Chris Miller of Miller & Associates; Roland Besler for Besler Industries; and Steve Johnson for Employee Health Insurance and Lance Shifflet.

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 August 5, 2019 and Claims Report.** The City Council received the minutes of August 5, 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 Tony Groshong, to approve the minutes of August 5, 2019 and the claims report. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present for the Minutes of August 5, 2019 and the following claims report:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>19-Aug-19</i>			
<i>Period 08/06/2019 TO 08/19/2019</i>			
Check No.	Vendor, For	Amount	Dept.
			Total
	<u>Combined Utility:</u>		
30855	Cambridge Telephone, Utility	730.83	
30856-30861	Payroll	9,757.13	
30862	Ag Valley, Fuel	395.11	
30863	American Agri. Lab., Analysis	82.50	
30864	American Family Life, Ins.	448.74	
30865	Aramark Uniform, Mats	109.07	
30866	Bernie Jones Auto, Repairs	60.15	
30867	Blue Cross, Ins.	7,297.30	
30868	Brico Pest Control, Spraying Buildings	67.10	
30869	Cambridge General Store, Supplies	16.04	

30870	Cambridge Super Market, Supplies	7.63	
30871	Cardmember Services, Postage, Supplies	372.62	
30872	City of Cambridge, Transfer	12,153.43	
30873	Utility Customer Refund Over payment	148.25	
30874	Eakes Office, Supplies	142.19	
30875	void	0.00	
30876	void	0.00	
30877	McCook Daily Gazette, Advertising	81.00	
30878	void	0.00	
30879	Municipal Supply, Meters	1,241.18	
30880	Nebraska Public Health Lab, Analysis	81.00	
30881	Northwestern Mutual, Annuity	2,289.46	
30882	River Valley Services, Repairs	628.70	
30883	void	0.00	
30884	Southwest Farm & Auto, Repairs	100.29	
30885	Twin Valleys Public Power, Utility	2,887.21	
30886	USABLE Life, Insurance	67.50	
30887	Western Area Power Administration, Purchased Power	4,910.94	
30888	Employee Vision Benefit	75.24	
30889	Hydraulic Equipment, Repairs	226.18	
30890	Employee Vision Benefit	500.00	
30891	Schaben Sanitation, Trash Contract	13,242.15	
ACH	Nebr. Dept. Revenue, Sales Tax	9,967.84	
ACH	Black Hills Energy, Utility	127.02	
ACH	IRS, Federal Withholdings	3,250.95	71,464.75
	<u>City Account (General Fund):</u>		
47125-47137	Payroll	5,058.72	
47138	Mike Smith, School House Project	14,738.00	
47139	Cambridge Telephone, Utility	581.27	
47140-47151	Payroll	3,898.04	
47152	Ag Valley, Fuel	542.99	
47153	Bernie Jones Auto, Repairs	160.92	
47154	Blooms & Collectibles, Flowers	43.00	
47155	Cambridge General Store, Supplies	108.71	
47156	Cambridge Super Market, Supplies	3.99	
47157	Cardmember Services, Postage, Supplies	542.44	
47158	CenturyLink	59.96	
47159	First Central Bank, Fire Equipment Loan Payment	793.92	
47160	Employee Deductible	64.99	
47161	Hayes Construction, Donation for Golf Equipment	100.00	
47162	Island Sprinkler, Repairs	997.97	

47163	Mark's Pharmacy, Supplies	27.54	
47164	void		
47165	Miller & Associates, Street Superintendent, Flood Plain	3,100.00	
47166	Nebraska Life Publishing, Subscription	24.00	
47167	Plains Equipment, Repairs	759.54	
47168	Southwest Farm & Auto, Repairs	42.97	
47169	void	0.00	
47170	Tri Valley Health System, Pre-employment	2,193.70	
47171	Twin Valleys Public Power District, Utility	49.85	
47172	Van Diest, Chemicals	2,047.65	
47173	Waypoint Bank, Golf Loan Payment	1,545.00	
47174	Mead Lumber, Picnic Tables repairs	781.65	
9	Payroll	369.40	
ACH	IRS, Federal Withholdings	1,048.34	
ACH	Nebr. Dept. Revenue, Sales Tax	164.22	
ACH	Black Hills Energy, Utility	407.11	
ACH	IRS, Federal Withholdings	881.66	41,137.55
	<u>Cambridge Pool Concessions</u>		
560	Cambridge Super Market, Supplies	68.70	68.70
	<u>CDBG</u>		
113	Blessing Construction, Application #1	26,879.93	26,879.93
	<u>TIF</u>		
1069	Cline Williams, Attorney Fees	200.00	200.00
	<u>LB840/ Revolving Loan/ HTC</u>		
4090	Cambridge Telephone, Utility	46.50	
4091	void	0.00	
4092-4093	Payroll	1,242.62	
4094	void	0.00	
4095	Cardmember Services, Postage, Supplies	105.69	
4096	City of Cambridge, Distribution Sales Tax	15,941.39	
4097	Cross Creek Golf Links, Distribution Sales Tax	6,487.70	
4098	void		
4099	void		
4100	Northwestern Mutual, Annuity	105.17	
ACH	IRS, Federal Withholdings	254.34	24,183.41
	Total:	163,934.34	163,934.34

**Nuisance Abatement.** Marty Burke of West Central Nebraska Development reported by video:

2019 CAM 002, 1015 North Street: The property is not secure; there is a hole in the garage roof. She recommends a resolution to declare the property a nuisance. The homeowner has done some work on painting and clean-up. Burke recommended an extension until September 11 to clear the property prior

to the next Council meeting. Tony Groshong stated the motion, seconded by Tom McCarville, to approve Resolution 2019-08-01. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

510 Butler Drive: The work is unfinished, the structure is unsafe, bowing roof on garage. Burke recommends abatement. Jeff Ommert stated the motion, seconded by Keith Luedders, to approve a motion for abatement of the property at 510 Butler Drive. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present. Keith Luedders stated the motion, seconded by Tom McCarville, to direct the nuisance officer, West Central Nebraska Development, to obtain a structural review from W Design for 510 Butler Drive. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

201 Paxton Street: The entryway is secure, the lean-to structure was taken off the building and debris needs removed from that removal as well as the property needs a clean-up. Burke recommends that City staff clean-up and a bill be sent to the property owner who purchased the property in October 2018. Homeowner has cleaned trash and dead tree limbs. Homeowners' intention is to demolish the property. A five-day notice will be given to the homeowner.

#### **Communications/Appointments.**

a. Lisa Shifflet, Interim City Attorney. Council discussed the recent death of City Attorney Tom Patterson, who served for 25 years. Tony Groshong stated the motion, seconded by Tom McCarville to appoint Lisa Shifflet as City Attorney for the remainder of the 2019 calendar year. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

b. Airport Authority Board. Jeff Ommert stated the motion, seconded by Tony Groshong to appoint Nick Vargas to the Airport Authority Board. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

#### **Reports of Officers, Boards and Committees.**

Miller & Associates - Downtown Revitalization Project:

a. Drawdown #9: Keith Luedders stated the motion, seconded by Tony Groshong to approve Drawdown #9 to Miller & Associates for \$26,879.93 for the Downtown Revitalization Project Community Block Grant Funds. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

b. Pay Request: Tony Groshong stated the motion, seconded by Jeff Ommert to approve the Pay Request # 1 to Blessing Construction for \$26,879.93. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

Economic Development Director. Monica Lueking submitted her resignation today.

Ambulance/Fire Reports. The Fire Department's bid to the City of Gerald for \$27,900 for a 2008 fire truck was accepted.

Planning Commission Reports. The City Council received a copy of the Planning Commission report and the Board of Adjustment report prior to this meeting.

Planning Commission - Tony Groshong stated the motion, seconded by Jeff Ommert to approve the Planning Commission report. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present for the following site plan and land use permit applications: Derek Raburn – 520 Paxton Street – add dryers and auto cashiers to car wash; Troy & Pam Westadt – 1209 Galliger Street – construct building; Gina Petersen – 504 Dolan Avenue – kitchen remodel; Joseph & Colleen Benson – 1004 Nelson Street – new roof, windows, doors, renovate main floor and basement; Jen Warwick – 614 Parker Street – bathroom remodel; Kyle Trumble – 1121 Park Street – construct 30' x 40' building.

Board of Adjustment - Jeff Ommert stated the motion, seconded by Tony Groshong to approve the Board of Adjustment report. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present for the site plan and land use permit of Doug Jones – 1110 Furnas Avenue – enclose and add roof to garage.

Lance Shifflet Project – Shifflet explained his proposed project which would be located outside the City limits – a 80 x 200 warehouse with a 40 x 40 office; seed, no chemicals; water line goes to above pasture; no sewer line nearby. Shifflet is asking for water from the City. This will be an agenda item at the next meeting.

Utility Supervisor. Dave Houghtelling reported that the motor went out of the Easy-Go. After discussion on pricing for repair or new purchase, he was advised to repair. The Work Ethic Camp trimmed one day at the Cemetery. The grinder at the sewer plant needs repair or replacement and will be in next year's budget.

Clerk/Treasurer: Kandra Kinne gave a written report. The budget workshop will be on September 9 at 6:30 p.m.

### **Unfinished Business.**

Heritage Plaza Survey: An Ordinance vacating a portion of the street was read by title. Tony Groshong stated the motion, seconded by Jeff Ommert to approve Ordinance #765 on second reading. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

Assisted Living Variance: Attorney Shifflet will write a variance for the east side of the building.

Heritage Plaza Negotiations: Jessica Fisher CEO of Tri Valley Health Systems reported that Tri Valley Health Systems is re-evaluating the use of the Manor and will retain the property.

Besler Lagoon Project: Chris Miller of Miller & Associates contacted the manufacturer of the chemicals used at Besler Industries as there are new Safety Data Sheets. Chris suggested getting a meter flow from Besler Industries and then test the toxicity. He advised a contract with Besler Industries. Houghtelling reported that Besler's will need to get a permit from DEQ to use pit at shop in town. He will contact Miller & Associates and run through approximately 100 gallons per day. Attorney Shifflet will prepare a contract for the next Council meeting.

Health Insurance Proposal: Steve Johnson has met with the City employees. An HSA program will not benefit most of the employees. He presented Option 2 which has an 18.67 percent increase; employees will pay 20 percent of that amount. City Clerk Kinne proposed a five percent salary increase to offset this increase in health insurance. Keith Luedders stated the motion, seconded by Jeff Ommert to approve Option 2 of the health insurance proposal. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

**New Business:**

Manager's Application – Cross Creek Golf Course. Jeff Ommert stated the motion, seconded by Tony Groshong to approve Trent Florom as Manager of the Cross Creek Golf Course. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

**City Council Executive Session:**

Keith Luedders stated the motion, seconded by Jeff Ommert to go into executive session for personnel at 8:00 p.m. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present. Tom McCarville stated the motion, seconded by Jeff Ommert to return to regular meeting at 8:35 p.m. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

Tom McCarville stated the motion, seconded by Jeff Ommert to approve the hiring of Mikayla Kent as Administrative Assistant at \$14 an hour. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

Tom McCarville stated the motion, seconded by Jeff Ommert to accept the resignation of Monica Lueking as Director of Economic Development. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

Adjournment. The next regular City Council meeting is scheduled for Tuesday, September 3, 2019. Tony Groshong stated the motion, seconded by Tom McCarville to adjourn at 8:37 P.M. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Vernita Saylor were absent. Motion carried unanimously by City Council members present.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor