

City of Cambridge
Regular City Council Meeting
Monday September 16, 2019
6:30 P.M.

Pursuant to notice posted in the Cambridge City Office, published in the Cambridge Clarion, the Cambridge City Council met for regular meeting convening at 6:30 P.M. present were Mayor David Gunderson, City Council Members Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn. Absent was City Council Member Tom McCarville. City Staff present were City Attorney Lisa Shifflet, Utility Supervisor David Houghtelling and City Clerk/Treasurer Kandra Kinne. Visitors present were Tom Shoemaker and Melissa Jackson for the Cambridge Economic Development Board, Jake and Carmon Swisher, Lavern Banzhaf and Jessica Fisher for Tri Valley Health Systems, Genny Kubik for the Cambridge Clarion. 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.

Executive Session for Personnel. Keith Luedders stated the motion, seconded by Derek Raburn, to go into executive session at 6:35 P.M. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion carried unanimously by City Council Members present. Derek Raburn stated the motion, seconded by Tony Groshong, to return to regular session at 6:55 P.M. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion carried unanimously by City Council Members present.

Public Hearing: Budget 2019-2020. Tom Shoemaker was present to explain the plan for the LB840 Program. Tom explained funds were allocated for capital projects for workforce housing, for builder incentives, Revolving Loan Fund. Goals are to use allocations for housing projects, façade grant projects. The Board is in discussions about housing projects in Cambridge and want to make sure funds are available when they are ready to move forward with a project. Strategic Planning and focus on what the Board can do to assist with day care. Funds have grown from previous periods without an Economic Development Director. Also the Board is looking at the Housing Grant opportunity in the Benkelman, McCook, and Cambridge project. The Board is actively looking for a Director.

The City Council conducted the public hearing for the fiscal year 2019-2020 Budget at 7:00 P.M. The City Council amended the budget as follows, in light of the salary survey conducted with area Communities, the City Council made the following motion: Jeff Ommert stated the motion, to give full time and one part time employee 10% salary increase; Library, Park, Museum, Cemetery 3% salary increase; and Mikayla Kent will be offered after probation. Motion was seconded by Vernita Saylor. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion carried unanimously by City Council Members present. Mayor Gunderson closed the public hearing at 7:14 P.M. Motion to approve Base Limitation Percent Increase by 2.5% of restricted Funds Authority made by Vernita Saylor, seconded by Tony Groshong. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion carried unanimously by City Council Members present.

Motion to approve an additional 1% of the restricted funds authority made by Derek Raburn, seconded by Tony Groshong. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion carried unanimously by City Council Members present. Motion to waive three readings of Ordinance no. 766 made by Jeff Ommert, seconded by Vernita Saylor. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion to approve Ordinance No. 766 on final reading made by Vernita Saylor and seconded by Tony Groshong. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion carried unanimously by City Council Members present for the following Ordinance No. 766:

Ordinance No. 766

AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE.

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

Section 1. That after complying with all procedures required by law, the budget presented and set forth in the budget statement is hereby approved as the annual appropriation bill for the fiscal year beginning October 1, 2019 through September 30, 2020. All sums of money contained in the budget statement are hereby appropriated for the necessary expenses and liabilities of the City of Cambridge. A copy of the budget document shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and to the County Clerk of Furnas County, Nebraska, for the use by the levying authority.

Section 2. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law.

Motion to approve Resolution 2019-09-01 to set the property tax levy made by Jeff Ommert, seconded by Tony Groshong. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion carried unanimously by City Council Members present for Resolution 2019-09-01 as follow:

**RESOLUTION NO. 2019-09-01
(Resolution to set property tax Levy)**

WHEREAS, Nebraska Revised Statute 77-3443 (3) provides that the property tax request for the prior year shall be the property tax request for the current year for purpose of the levy set by the County Board of Equalization unless the Governing Body of the City of Cambridge passes by a majority vote a resolution or ordinance setting the tax request at a different amount; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request; and

WHEREAS, it is in the best interests of the City of Cambridge that the property tax request for the current year be a different amount than the property tax request for the prior year.

NOW, THEREFORE, the Governing Body of the City of Cambridge, by a majority vote; resolves that;

1. General Fund Levy \$252,094.74
 Cambridge Airport Authority \$12,000.00
 Public Safety Bond \$12,388.01
 Total \$276,482.75

2. A copy of this resolution be certified and forwarded to the County Clerk prior to October 15, 2019.

Consent Agenda – Minutes of September 3, 2019, September 9, 2019 and the claims report. Motion to approve the minutes of September 3, 2019, September 9, 2019 and the claims report made by Tony Groshong, seconded by Derek Raburn. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none, absent and not voting Tom McCarville. Motion carried unanimously by City Council Members present for the Minutes of September 3, 2019, September 9, 2019 and the following claims report:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>16-Sep-19</i>			
<i>Period 09/04/2019 TO 09/16/2019</i>			
<i>Check No.</i>	<i>Vendor, For</i>	<i>Amount</i>	<i>Dept. Total</i>
	<u>Combined Utility:</u>		
30914	Cambridge Post office, Postage	302.50	
30915	Cambridge Telephone Co, Utility	732.22	
30916	Employee Flex Spending	106.00	
30917	Flammang Construction, Repair Com Bldg. Front Brick	6,280.00	
30918-30924	Payroll	8,184.92	
30927	Ag Valley, Fuel	232.84	
30928	American Agra. Lab, Testing	272.50	
30929	Aramark Uniform, Mats, Mops	109.07	
30930	Bernie Jones Auto, Repairs	302.08	
30931	Blue Cross, Health Insurance	7,297.30	
30932	BOK Financial, Loan Payment	296,333.75	
30933	Brico Pest Control, Pest Control	167.10	
30934	void		
30935	Cambridge General Store, Supplies	738.69	
30936	Card Member Services, Postage, Fuel, Sprayer	380.87	
30937	Credit Management, Collection Fee	123.53	
30938	Cummins Sales & Service, Repairs	1,590.63	
30939	D & S Hardware, Repairs	94.50	

30940	Eakes Office, Delinquent Notice Forms	142.75	
30941	Nebraska Machinery, Skid steer Lease	2,499.00	
30942	void		
30943	Paper Tiger Shredding, Shred Paper	40.00	
30944	River Valley Services, Repairs	203.75	
30945	Schaben Sanitation, Trash Pickup	13,225.41	
30946	Twin Valleys Public Power, Utility, Labor, Supplies	10,817.99	
30947	USABLE Life, Insurance	67.50	
30948	Van Diest, Chemical	2,895.00	
30949	Western Area Power Administration, Purchased Power	4,896.60	
30950	Northwestern Mutual, Annuity	2,289.46	
30951	Northwestern Mutual, Annuity	140.00	
ACH	American Family Life, Insurance	299.16	
ACH	Black Hills Energy, Utility	142.34	
ACH	IRS, Federal Withholdings	2,661.56	363,569.02
	<u>City Account (General Fund):</u>		
47238	Southwest Farm & Auto, Repairs	548.55	
47239	Gering Valley Rural Fire, Truck Purchase	27,900.00	
47240	Cambridge Telephone Co, Utility	442.15	
47241-47242	Payroll	1,206.05	
47243	Ag Valley, Fuel	333.31	
47244	Anew Travel Center, Fuel	185.17	
47245	Bernie Jones Auto, Repairs	698.07	
47246	Bound Tree, Supplied	368.86	
47247	Brico Pest Control, Pest Control	200.00	
47248	CAMAS Publishing, Publications	250.92	
47249	Cambridge General Store, Supplies	26.80	
47250	Cambridge Super Market, Supplies	34.43	
47251	Card Member Services, Postage, Fuel, Sprayer	80.18	
47252	CenturyLink, Police phone	59.96	
47253	Darren Wulf, Reimburse for Fuel	55.00	
47254	First Central Bank, Fire equipment Loan Payment	790.92	
47255	Heiman, Inc., Supplies	440.50	
47256	Lord's, Supplies	127.33	
47257	Miller & Associates, Flood Plain Management	100.00	
47258	Nebraska Machinery, Skid steer Lease	1,666.00	
47259	Nebraska Municipal Clerk's Association, Dues	35.00	
47260	Plains Equipment Group, Repairs	4.07	
47261	Southwest Farm & Auto, Repairs	59.94	
47262	Twin Valleys Public Power, Utility	69.85	
47263	Van Diest, Chemical	5,876.85	

ACH	Cambridge Telephone Co, Utility	50.62	
ACH	Black Hills Energy, Utility	548.14	
ACH	IRS, Federal Withholdings	234.67	42,393.34
	<u>City Baseball League</u>		
185	the Sports Shop, Supplies	300.00	300.00
	<u>Cambridge Pool Concessions</u>		
561	Cambridge Super Market, Concessions Supplies	78.32	78.32
	<u>CDBG Projects</u>		
114	Waypoint Bank, Loan Payment	3,750.00	3,750.00
	<u>City of Cambridge TIF</u>		
1070	Furnas County Treasurer, Property Tax Refund	7,514.24	
1071	Waypoint Bank, Loan Payment	78,072.50	
1072	Cline Williams, Attorney Fees	189.00	85,775.74
	<u>LB840/ Revolving Loan/ HTC</u>		
4110	Cambridge Telephone Co, Utility	46.40	
4111	Pinpoint Holdings, Inc., Internship	1,000.00	
4112	Sondra Johnson, Façade Grant	3,196.00	
4113	Tri Valley Health System, Internship	1,000.00	
4114	Amateur's Bar N Grill, Meeting Lunch	64.20	
4115	CAMAS Publishing, Internship	1,000.00	
4116	Cardmembers Services, Lunch Facebook Boosts	64.01	
4117	David Custer, Reimburse for Supplies	38.16	
4118	Twin Valleys PPD, Internship	1,000.00	7,408.77
	Total:	503,275.19	503,275.19

Approve Resignation of City Council Member. Mayor Gunderson read the resignation of Tom McCarville and entered the same in the record of the City. Motion to approve the resignation of Tom McCarville, Council Member Ward II made by Derek Raburn, seconded by Keith Luedders. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none. Motion carried unanimously by City Council Members present.

Economic Development Report. Melissa Jackson was present to report of the Economic Development Board. Melissa reported she has submitted a press release of the resignation of the previous Director. Submitted Economic Development Minutes story to the Valley Voice, attended and manned a booth at the Chambers' Plug-In volunteer event, attended two Chamber meetings, designed Clarion ad for Mark's Pharmacy and in process of designing one for Flyway in September, followed up with Jolene Miller and Ronda Banzhaf about Economic Development requests, sent Economic Development ad to the Valley Voice, McCook Gazette and Kearny Hub and posted on Indeed. Followed up with Swishers about potential rental land for business at Harvest meadows. Followed up with Sondra Jonson on façade grant funds. Submitted an Economic Development story about interim work to the Valley Voice. Took photo and wrote interview questions of MiKayla Kent story for the Valley Voice. Working on story about all summer interns to be submitted to the Valley Voice. Reworking a full-page advertisement for Economic Development in the Nebraska Life Magazine. It is our understanding that Joe Pickinpaugh has the first house sold and will be looking at building another in Harvest Meadows. Approved two DPA applications

for Daniel Paisley and Colt and Taylor Livingston, worked with Amanda and Mike Smith on a DPA Application. Approved the Derek Raburn façade grant application; working with CPS on their façade grant application. Melissa Jackson introduced Jake and Carmon Swisher to the City Council. Jake and Carmon Swisher have the business Midwest Equipment and are asking to rent property in Harvest Meadows to display equipment for sale. They have looked at the First Central Bank building. The City Council discussed the lot on the west side of town, south of the highway from Tri Valley Health System. After discuss Jake and Carmon Swisher would consider their options and return to the City Council later.

Ambulance/Fire Reports – The City Council received Fire Department minutes of June 17, 2019 and August 19, 2019. City Council noted the Fire Department is preparing a Trust Account for the funds held by the Fire Department from fund raising activities.

Planning Commission Report - Motion to accept the Planning Commission report made by Tony Groshong, seconded by Derek Raburn. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none. Motion carried unanimously by City Council Members present. Site Plan and land use permits approved: Roberta Kruger, 805 Niobrara Street for decking, Kit & Michael Callaway, 1320 Galligar Street for fence, Steve and Debbie Monter, 1011 Park Avenue for siding, Walter and Patti Endecott, 72151 Road 410 to replace 5 windows, siding, United Methodist Church, 620 Penn Street to replace metal roof with asphalt and Colt Livingston, 6262 Park Ave for fence.

Utility Supervisor Report – David Houghtelling reported trees have fallen in power lines in two locations and caused loss of power to several homes until service could be restored. A tree fell into a camper in the R V Park. Dave reported the contractor for the downtown revitalization project has laid in the storm drain pipe and moving forward with the electrical soon. Dave thanked Donovan Mitchell for his help at the Cemetery this summer and the help by the work ethic camp to keep the Cemetery and park cleaned up.

City Clerk/Treasurer report – Kandra Kinne gave a written report and will be attending the League Annual Conference in Lincoln September 19-20, will be attending CDBG Administrator Recertification October 8-11 in Lincoln and Virginia Roberts said she would attend the City Council meeting October 7 to take minutes, the City received notice of a Nebraska Incentive Refund under the Nebraska Tax Advantage Program for a qualified company to receive a sales tax refund of \$9,376.85 in August 2020, Keith Luedders provided a copy of an exit evaluation the can be reviewed and used. Kandra provided information about the amortization schedule for the debt of the downtown revitalization project. Kandra provided information and requested a utility lien for 915 Nasby Street. Motion to approve a utility lien for 915 Nasby Street made of Jeff Ommert, seconded by Tony Groshong. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn, voting no, none. Motion carried unanimously by City Council Members present.

Heritage Plaza Survey- Utility Easement and quitclaim deed. The public utility easement was signed June 26, 2019. Jessica Fisher reported the Hospital Legal Counsel is reviewing the easements. Motion to approve and authorize the Mayor to sign the, Quitclaim Deed for a tract in part of Lot 1, Block 1, Hammonds Additional Replat No. 1 and part of the vacated alley of Westridge Addition. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, and Derek Raburn, voting no, none, abstaining Keith Luedders. Motion carried by City Council Members present.

Motion to approve Easements as follows contingent upon Legal Counsel Approval made of Vernita Saylor, seconded by Tony Groshong. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, and Derek Raburn, voting no, none, abstaining Keith Luedders. Motion carried by City Council Members present. Motion to authorize Mayor Gunderson to sign Easements #1 and #2 made by Derek Raburn, seconded by Vernita Saylor. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, and Derek Raburn, voting no, none, abstaining Keith Luedders. Motion carried by City Council Members present for the following Easements: **# 1** A tract being part of Lot 1, Block 1, Hammonds Addition Replat No. 1 in the City of Cambridge, Furnas County, Nebraska. Referring to the Southwest corner of said Hammonds Replat No 1, Thence N 89.49.38" E (all bearings used in this description are relative to the South line of Said Hammons Replat No. 1 which was assumed to be N89°49'38"E), a distance of 8.00 feet to the Point of Beginning; Thence No 0°57'24" W leaving said South line, a distance of 86.48 feet; Thence N12°52'59"E a distance of 137.95 feet; Thence S67°; Thence S12°52'59"W a distance of 104.60 feet; Thence S00°57'24"E a distance of 115.92 feet to a point on the South line of said Lot 1, Block 1, Hammonds Replat No 1; Thence S89°49'38"W on said South Line a distance of 15.27 feet to the Point of beginning, containing 0.06 acres more or less subject to any easements.

#2 A tract being part of Lot 1, Block 1, Hammonds Addition Replat #1 in the City of Cambridge, Furnas County, Nebraska. Referring to the Southwest corner of said Hammonds Replat No 1, Thence N 89°49'38"E (all bearings used in this description are relative to the South line of said Hammonds Replat No. 1 which was assumed to be N89°49'38"E), a distance of 8.00 feet; Thence N 12°52'59"E a distance of 137.95 feet; Thence N67°35'56"W a distance of 9.0 feet; Thence S11°41'28"W a distance of 68.56 feet; Thence S08°54'42"W a distance of 54.75 feet; Thence S00°13'36"W a distance of 16.68 feet to the Point of Beginning. The above described tract contains 0.02 acres more or less subject to any easements, rights-of-way or reservations of record.

Motion to authorize Mayor Gunderson to sign the final survey of the above mentioned property made by Vernita Saylor, seconded by Tony Groshong. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, and Derek Raburn, voting no, none, abstaining Keith Luedders. Motion carried by City Council Members present.

Jessica Fischer advised the Senior Center will be moving to the Heritage Plaza beginning October 6th for a trial period.

Lance Shifflet Project. Lisa Shifflet advised she has provided Eric Eisenhart the information for the agreement.

Besler Industries Agreement. The City Council reviewed the proposed agreement and staff will forward the agreement to Besler Industries for their review and approval.

The next regular City Council Meeting is October 7, 2019. Motion to adjourn at 8:43 p.m. made by Vernita Saylor, seconded by Jeff Ommert. Voting yes Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Jeff Derek Raburn, none voted no. Motion carried unanimously by City Council Members present.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor