

City of Cambridge
Regular City Council Meeting
Monday November 20, 2017
6:30 P.M.
Cambridge Community Building

Pursuant to notice posted in the Cambridge City Office and published in the Cambridge Clarion, Thursday November 9, 2017, the Cambridge City Council met for regular meeting convening at 6:30 P.M. Present were Mayor Mark Harpst, City Council Members Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor. Absent was City Council Members Tom McCarville and Derek Raburn. City Staff present were City Clerk/Treasurer Kandra Kinne, City Attorney, Tom Patterson and Utility Supervisor David Houghtelling. Visitors present for all or a portion of the meeting were Jolene Miller for the Cambridge Clarion, and Jessica Nelms. Mayor Harpst opened the meeting with the Pledge of Allegiance. Mayor Harpst announced the Open Meeting Law Poster is posted on the east wall of the meeting room and available for public inspections.

Public Hearing – DRB Lodging & Hunting LLC dba Corner Café Bar & Grill – New Application. Pursuant to notice published in the Cambridge Clarion, Thursday, November 9, 2017, the Cambridge City Council held a public hearing for the purpose to receive public comment. Mayor Harpst opened the public hearing at 6:30 P.M. Dawn Burke was present to discuss her plans for the Café and hunting lodge. Dawn is applying for a Class CK license on and off sale beer wine and spirits. She is also applying for a catering license. Dawn stated she will sale alcohol in her basement hunting lodge and does have a catering kitchen that is locked. There were no other public comments and the hearing closed at 6:35 P.M. Tony Groshong stated the motion, seconded by Jeff Ommert, to approve the liquor license application for DRB Lodging & Hunting LLC dba Corner Café Bar & Grill. On roll call vote Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, none voted no and Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present.

Dawn Burke asked the City Council to consider putting gaming license on the ballot to allow KENO in Cambridge. City Attorney Tom Patterson said the City Council would need to pass a resolution to put KENO on the ballot in May.

Ward Redistricting Ordinance No. 750 – Second Reading. Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the second reading of Ordinance No 750. On roll call vote Jeff Ommert, Tony Groshong, Vernita Saylor and Keith Luedders voted yes, none voted no, and Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present for the second reading of Ordinance No. 750 as follows:

An Ordinance Amending Chapter 1, Article 1-803 entitled “Elections; Voter Qualifications; Specifically to establish Wards within the city limits of the City of Cambridge; to repeal conflicting ordinances and sections and direct the publication of this ordinance and to provide an effective date.

Electric Rate Ordinance No. 751 First Reading. The City Council received a copy of the proposed electric rate ordinance. The City Council discussed how much the rate increase would affect each rate class.

The proposed rate is 5% across the board. The City has received notice of a rate reduction by Western Area Power Administration and a rate increase from Nebraska Public Power District, showing a net increase of 0.92%. The Electric Department remaining cash available for combined utility funds and been trending downward in recent years. The proposed rate increase will cover the cost of purchased power, existing debt service and \$125,000 for annual capital additions/improvements and provide cash for a reserve fund of \$25,000 per year. City Staff recommended the rate increase should be limited to 5.0%. Tony Groshong stated the motion, seconded by Jeff Ommert, to approve the first reading of Ordinance No. 751. On roll call vote Tony Groshong, Vernita Saylor, Keith Luedders and Jeff Ommert, voted yes, none voted no and Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present for the first reading of Ordinance No. 751 as follows:

AN ORDINANCE AMENDING SECTION 3-798 OF THE MUNICIPAL CODE OF THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA; SETTING ELECTRIC RATES; PROVIDING FOR AN INDUSTRIAL ELECTRIC RATE; REPEALING ORDINANCE NO. 711 AND ALL OTHER ORDINANCES IN CONFLICT HEREWITH; ESTABLISHING AN EFFECTIVE DATE:

Request to keep Chickens. Jessica Nelms, 718 Dolan Ave., was present to request permission to keep chickens. Jessica was able to provide signatures from neighbors within 300 feet of her residents and stated she will have 3 Austerlorp Hens in a chicken coop in her backyard. Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve the request of Jessica Nelms of 718 Dolan Ave, to keep 3 chickens at her residents. On roll call vote Vernita Saylor, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present.

Convene CDA – Tony Groshong stated the motion, seconded by Vernita Saylor, to convene the Community Development Authority (CDA) Board and recess the City Council at 6:52 P.M. On roll call vote Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, none voted no, Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present. The CDA received a copy of a resolution for Lot 6, Block 2 Harvest Meadows Third. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve Resolution 2017-11-01, adopting an amendment to the redevelopment plan of the City of Cambridge. On roll call vote Jeff Ommert, Tony Groshong,

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

RESOLUTION # 2017-11-01

(Harvest Meadows Third Residential Subdivision Project –
Phase Five - McCarville

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 AGREEMENT 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 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 rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

Vernita Saylor stated the motion, seconded by Tony Groshong, to adjourn the Community Development Authority (CDA) and reconvene the City Council at 7:00 P.M. On roll call vote Tony Groshong, Vernita Saylor, Keith Luedders and Jeff Ommert voted yes, none voted no and Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present.

Holiday Lights Refund – Kandra reported the City has given \$5.00 refund to all City of Cambridge utility customers and a \$5.00 refund to City of Cambridge Electric Utility Customers who have outside holiday lighting. The cost annually has been about \$3,200.00 in refunds to utility customers. Tony Groshong stated the motion, seconded by Keith Luedders, to approve a City of Cambridge utility customer refund of \$5.00 and an Electric Utility Customer refund of \$5.00 for outside holiday lighting. On roll call vote Vernita Saylor, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present.

Employee Bonus – Kandra reported the City has given an employee bonus of a net \$200.00 to fulltime and part time staff and seasonal Park and Cemetery staff. The City Council discussed giving full time and part time staff bonuses. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve an employee bonus of \$300.00 net for full time employees and \$200.00 net for part time staff including Library, Museum, seasonal staff Cemetery and Park Maintenance. On roll call vote Keith Luedders, Jeff Ommert, Tony Groshong, and Vernita Saylor voted yes, none voted no and Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present.

Annual Recognition Dinner – City Council set the annual recognition dinner for Saturday December 16, 2017.

Banner Permit – Nebraska Department of Transportation requires a Comprehensive Annual Banner Permit to obtain permission from the Nebraska Department of Transportation to install banners within the highway right of way. Banners include announce plans of upcoming events, promote community pride and spirit and serve as a non-message decoration. Vernita Saylor stated the motion, seconded by Keith Luedders to approve the 2018 Comprehensive Annual Banner Application with the Nebraska Department of Transportation. On roll call vote Jeff Ommert, Tony Groshong, Vernita Saylor and Keith Luedders voted yes, none voted no and Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present.

Miller and Associates Report – Kandra reported a group of residents are interested in serving on a committee for the swimming pool project. The City Council received notice that the Downtown Revitalization Grant Application has been approved. The City Council discussed the projects being considered, swimming pool, fire barn, downtown revitalization and funding sources for those projects. Kandra would prepare a report on available funding sources and project cost estimates.

Planning Commission – The City Council received the Planning Commission report. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve the site plan and land use permit applications of Phillis Brown, Shingles, Southwest Farm & Auto, concrete pad, Joseph Benson, chain link fence, Linda Jones Awning, JEZS Properties, upgrade exterior, offices, fence, Tim Williams Chain Link Fence, and Richard Stanton siding Garage. On roll call vote Jeff Ommert, Tony Groshong, Vernita Saylor and Keith Luedders voted yes, none voted no and Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present.

Utility Supervisor Report – Dave Houghtelling reported IES Commercial has started the breaker project at the substation. Dave received a quote from Dutton-Lainson for the new service for Pinpoint and First Central Bank. Dave said the transformer will be a 6 to 8 week delivery, the cost for the Pad, Conduit and transformer is \$10,999.04. Tony Groshong stated the motion, seconded by Vernita Saylor to approve the purchase of the pad, conduit and transformer for the Pinpoint and First Central Bank service. On roll call vote Tony Groshong, Vernita Saylor, Keith Luedders and Jeff Ommert voted yes, none voted no, Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present. Dave received a quote from Cummins Service to service the generators at the lift station, sewer plan and Harvest Meadows lift station. The cost is \$1,402.42.

City Clerk/Treasurer Report. Kandra reported the library will be closing an hour earlier in the evening. Miller and Associates will hold a hearing for the one and six year street plan at the next regular meeting. The Auditors will conduct the annual audit beginning January 15th. Kandra provided a financial report for the period ending October 31, 2017.

Consent Agenda – Minutes of November 6, 2017 and Claims Report. Jeff Ommert stated the motion, seconded by Vernita Saylor to approve the minutes of November 6, 2017 and the claims. On roll call vote Vernita Saylor, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no, and Derek Raburn and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present for the Minutes of November 6, 2017 and the following Claims report:

<u>City of Cambridge</u>			
<u>Claims Report</u>			
<u>Monday November 20, 2017</u>			
Check No.	Vendor, For	Amount	Dept.
			Totals
	Combined Utility:		
29555	Faw Motor Company, Pickup Purchase	21,000.00	
29556	IES Commercial, Inc., 1/2 Cost install Breaker	29,810.00	
29557	ODISS Enterprises, 1/2 cost install door	1,975.00	
29558	Utility Customer refund	12.61	
29559-26565	Payroll	8,188.02	
26566	Employee Vision	114.00	
26567	Ag Valley, Fuel	304.08	
29568	American Agri Lab, Analysis	126.00	
29569	American Family Life, Ins.	285.74	
29570	Blue Cross, Inx.	6,716.42	
29571	Cambridge General Store, Supplies	101.17	
29572	Cambridge Redi Mix, Concrete	182.00	
29573	Cambridge Supermarket, Supplies	3.98	
29574	City of Cambridge, Transfer	2,661.96	
26575	Eakes Office, Supplies	40.52	
26576	Employee Debit Card, Postage	24.80	
29577	Faw Motor Company, Repairs	74.02	
29578	Hometown Agency, Ins.	196.00	
29579	Jim's Triple D, Repairs	10.00	
29580	Employee Flex Spending, Vision	920.00	
29581	Municipal Supply, Supplies	3,362.02	
29582	Nebraska Public Health Lab, Analysis	30.00	
29583	Northwestern Mutual, Annuity	2,149.44	
29584	Olsson Associates, Fees	3,500.00	
29585	Southwest Farm & Auto, Supplies	12.50	

29586	Twin Valleys PPD, Utility, Supplies	4,578.92	
29587	USABLE Life, Ins.	81.00	
ACH	Nebr. Dept. Revenue, Sales Tax	7,276.85	
ACH	IRS, Federal With holdings	3,050.08	96,787.13
	Security Deposit:		
1941	Security Deposit Refund	300.00	300.00
	City Account (General Fund)		
45203-45204	Payroll	838.53	
45205	Tom McCarville, Supplies	30.77	
45206	Ag Valley, Fuel	293.57	
45207	American Family Life, Ins.	113.60	
45208	Cambridge Clarion, Publications	34.20	
45209	Cambridge General Store, Supplies	133.33	
45210	Cambridge Supermarket, Supplies	10.99	
45211	void		
45212	CenturyLink, Utility	59.96	
45213	Chris Rich, Reimb. for Registration	40.00	
45214	Faw Motor Company, Repairs	1,242.72	
45215	Hometown Agency, Ins.	196.00	
45216	Jim's Triple D, Repairs	25.00	
45217	Kandra Kinne, Mileage	87.95	
45218	Lord's, Inc., Supplies	4.59	
45219	Miller and Associates, Fees	100.00	
45220	Southwest Farm & Auto, Supplies	11.98	
45221	Twin Valleys PPD, Utility, Supplies	59.85	
45222	Waypoint Bank, Loan Payment	1,545.00	
45223	CDBG Projects, Transfer	300.00	
ACH	IRS, Federal With holdings	15.30	
ACH	IRS, Federal With holdings	170.14	5,313.48
	CDBG Projects:		
13	Miller and Associates, Fees	300.00	300.00
	Fire Ambulance Sinking:		
1020	Cambridge Volunteer Fire, Tr. of Donation	12,000.00	12,000.00
	LB840:		
3709	City of Cambridge, HTC	197.50	
3710	Cambridge Chamber, Chamber Bucks	50.00	
3711	City of Cambridge, HTC	51.25	
3712	Payroll	1,198.52	
3713	City of Cambridge, HTC	125.00	
3714	Payroll	1,193.57	
3715	Blue Cross, Inx.	927.57	

3716	Cambridge Clarion, Publications	70.00	
3717	City of Cambridge, Sales Tax	10,982.10	
3718	Cross Creek Golf Links, Sales Tax	2,870.16	
3719	Employee Debit Card, Supplies	214.94	
3720	Northwestern Mutual, Annuity	187.20	
3721	USABLE Life, Ins.	13.50	
ACH	IRS, Federal With holdings	320.40	
ACH	IRS, Federal With holdings	318.28	18,719.99
	Employee Debit Card:		
ACH	IEDC, Registration	135.00	
ACH	Shirley k "s, Meal	79.94	214.94
	Employee Health:		
807-808	Employee Health Deductible	5,979.69	5,979.69
		139,615.23	139,615.23

Adjournment – The City Council will hold a special meeting Monday November 27, 2017 at 6:30 P.M. The next regular meeting is Monday December 4, 2017. Vernita Saylor stated the motion, seconded by Tony Groshong, to adjourn. On roll call vote Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, none voted no, Tom McCarville and Derek Raburn were absent and not voting. Motion carried unanimously by City Council Members present. Meeting adjourned at 8:25 P.M.

Attest: _____

Kandra J. Kinne, City Clerk/Treasurer

Mark Harpst, Mayor