

City of Cambridge  
Regular City Council Meeting  
Monday March 19, 2018  
6:30 P.M.

Pursuant to notice posted in the Cambridge City Office and published in the Cambridge Clarion, Thursday March 15, 2018, the Cambridge City Council met for regular meeting convening at 6:30 P.M. Present were Mayor Mark Harpst and City Council Members Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor. City Staff present were Kandra Kinne, City Clerk/Treasurer, David Houghtelling, Utility Supervisor and Tom Patterson, City Attorney. Visitors present were Robert Gerald for Schaben Sanitation, David Blau for Miller and Associates and Jolene Miller for the Cambridge Clarion. Mayor Harpst opened the meeting with the Pledge of Allegiance. Mayor Harpst announced the open meeting law is posted on the east wall of the meeting room and available for public inspection.

**Public Hearing 6:30 P.M. Casey's General Store #2709 Class D Liquor License Application.** Mayor Harpst opened the public hearing at 6:30 P.M. There were no Members of the public present to speak in favor of or opposition to the request for a liquor license. The City Council had no comments about the application. Mayor Harpst closed the public hearing at 6:32 P.M. Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve a Class D Liquor License for Casey's General Store. On roll call vote Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor, none voted no. Motion carried unanimously.

**Resolution – Rescind Redevelopment Agreement with Cambridge Telephone Company.** Vernita Saylor stated the motion, seconded by Derek Raburn, to recess the City Council and Convene the Community Development Authority (CDA) at 6:35 P.M. On roll call vote Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor, and Tom McCarville. None voted no. Motion carried unanimously. Kandra explained that the Cambridge Telephone property is centrally assessed and the Furnas County Assessor will not be able to divide the Cambridge Telephone Company office from other property owned by Cambridge Telephone Company. Mayor Harpst presented Resolution 2018-03-01. Derek Raburn stated the motion, seconded by Tony Groshong, to approve resolution 2018-03-01. On roll call vote Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor, Tom McCarville and Derek Raburn voted yes, none voted no. Motion carried unanimously for Resolution 2018-03-01 as follows:

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

**RESOLUTION #2018-03-01**

(Rescinding Approval of the Redevelopment Plan Amendment and Redevelopment Agreement for the Cambridge Telephone Company Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE, NEBRASKA, AUTHORIZING THE RESCISSION OF THE APPROVAL FOR THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CITY OF CAMBRIDGE, NEBRASKA AND THE REDEVELOPMENT AGREEMENT FOR THE CAMBRIDGE TELEPHONE COMPANY REDEVELOPMENT PROJECT.**

## RECITALS

A. The Community Development Agency of the City of Cambridge, Nebraska (the "CDA") previously adopted Resolution # 2018-01-02, which approved and adopted an amendment to the Redevelopment Plan for the City of Cambridge, Nebraska (the "Redevelopment Plan") to include the Cambridge Telephone Company Redevelopment Project (the "Amendment Resolution").

B. The CDA previously adopted Resolution # 2018-01-03, which approved the Redevelopment Agreement for the Cambridge Telephone Company Redevelopment Project (the "Agreement Resolution").

C. The Cambridge Telephone Company Redevelopment Project (the "Project") will not move forward and the CDA desires to rescind the Amendment Resolution and the Agreement Resolution and to terminate the Redevelopment Agreement for the Cambridge Telephone Company Redevelopment Project.

NOW THEREFORE, BE IT RESOLVED, by the CDA, that the Amendment Resolution is hereby rescinded and the Project shall be removed from the Redevelopment Plan;

BE IT FURTHER RESOLVED, that the Agreement Resolution is hereby rescinded and the CDA shall enter into a Termination of Redevelopment Agreement with the Redeveloper, which shall be substantially in the same form as the attached and incorporated Exhibit "A";

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.

Vernita Saylor stated the motion, seconded by Derek Raburn, to adjourn the CDA and re-convene the City Council at 6:40 P.M. On roll call vote Jeff Ommert, Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn and Keith Luedders voted yes, none voted no. Motion carried unanimously. Tony Groshong stated the motion, seconded by Vernita Saylor, to approve Resolution 2018-03-02. On roll call vote Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn, Keith Luedders and Jeff Ommert. Motion carried unanimously for the following Resolution 2018-03-02 as follows:

### **CITY OF CAMBRIDGE, NEBRASKA**

#### **RESOLUTION NO. 2018-03-02**

(Rescinding Approval of the Redevelopment Plan Amendment and Redevelopment Agreement for the Cambridge Telephone Company Redevelopment Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA, AUTHORIZING THE RESCISSION OF THE APPROVAL FOR THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CITY OF CAMBRIDGE, NEBRASKA AND THE REDEVELOPMENT AGREEMENT FOR THE CAMBRIDGE TELEPHONE COMPANY REDEVELOPMENT PROJECT.**

## RECITALS

A. The City Council of the City of Cambridge, Nebraska (the “City”) previously adopted Resolution No. 2018-01-04, which approved an amendment to the Redevelopment Plan for the City (the “Redevelopment Plan”) to include the Cambridge Telephone Company Redevelopment Project (the “Amendment Resolution”).

B. The City previously adopted Resolution No. 2018-01-05, which approved the Redevelopment Agreement for the Cambridge Telephone Company Redevelopment Project (the “Agreement Resolution”).

C. The Cambridge Telephone Company Redevelopment Project (the “Project”) will not move forward and the City desires to rescind the Amendment Resolution and the Agreement Resolution.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Cambridge, Nebraska, that the Amendment Resolution is hereby rescinded and the Project shall be removed from the Redevelopment Plan;

BE IT FURTHER RESOLVED, that the Agreement Resolution is hereby rescinded;

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.

**Request for Proposal – Trash Contract.** Robert Gerald was present for Schaben Sanitation to discuss their contract with the City of Cambridge. Robert discussed the condition of containers and said Waste Connection will change containers over time. The company also has roll off boxes available for construction. The Mayor noted the City has taken over the grass and tree dump and the annual cleanup is handled by the availability of roll off boxes all year that are owned by the City. Robert would prepare a proposal for the next City Council meeting.

**Municipal Code Services** – proposal for ordinance codification. Kandra contacted Municipal Code Services since they are a company used by other municipalities in Furnas County. Kandra explained that the City has budgeted the codification in this year’s budget. Municipal Code Services proposed a lump sum of \$9,000 to update the ordinances books. Keith Luedders stated the motion, seconded by Vernita Saylor, to approve a proposal from Municipal Code Services to codifications for the City of Cambridge at a cost of \$9,000.00. On roll call vote Vernita Saylor, Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, none voted no. Motion carried unanimously.

**Reports of Officers/Boards/Committees.**

Miller and Associates – Swimming pool. The City Council received e-mail information from the Committee about the swimming pool project. The Committee is working toward a goal of presenting a project to the City Council. Down Town Revitalization – David Blau was present for Miller and Associates to provide the engineering agreement. David said they will work around downtown events, work with the Department of Roads on the Storm Drainage under the highway to incorporate the Department of Roads overlay project in the time line of the City’s downtown storm drainage project. The City Council asked for time to review the proposed contract. Vernita Saylor stated the motion, seconded by Tom

McCarville, to table the contract with Miller and Associates for the Down town Revitalization project until the next regular meeting. On roll call vote Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor, none voted no. Motion carried unanimously.

**Economic Development Report.** The City Council received a copy of the LB840 report program income and outstanding loans. The City Council received a copy of the LB840 compliance audit. Tom McCarville stated the motion, seconded by Tony Groshong, to accept the LB840 compliance audit. On roll call vote Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor and Tom McCarville voted yes, none voted no. Motion carried unanimously. The City Council said the report can be reviewed at the quarterly meeting with the Economic Development Board.

**Ambulance/Fire Report.** The Fire Department has responded to mutual aid calls in Wilsonville and McCook due to grass fires. Tri Valley Health will participate in an evacuation drill with the Cambridge Fire Department. The City will receive a prorated bill from Miller and Associates for the fire barn project.

**Planning Commission Report.** The City Council received a copy of the Planning Commission report prior to this meeting. Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve the Planning Commission report. On roll call vote Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor and Tom McCarville voted yes, none voted no. Motion carried unanimously for the following site plan and land use permit applications: Vicki Brown – 106 Paxton Street – Fence; First Central Bank – 623 Patterson ST – new building, sidewalks; Jay D Raburn- 053 North St – Fence, Tom McCarville – 40106 Prairie View Drive – new home construction, Larry Voss – 1021 Neosha St – Fence.

**Utility Supervisor Report.** Utility Supervisor David Houghtelling report he has received an asbestos report on the Weaver Trailer house from MILCO and no asbestos was found. Dave will be moving forward on the removal of the trailer. The City had a problem with a sewer main south of the School And Dave has ordered a new manhole for the line. The line was bored through during the installation of the fiber optic lines. Dave presented proposals for Armor Coating streets at a cost of \$76,195.40. The City will provide 450 tons of gravel. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the proposal from Figgins Construction to armor coat some streets at a cost of \$76,194.40. On roll call vote Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor, Tom McCarville and Derek Raburn voted yes, none voted no. Motion carried unanimously. City Council noted the alley behind the community building is needing some repairs.

**City Clerk/Treasurer Report.** Kandra presented information about gifting PTO Time. The City Council asked for a written policy. The City received Natural Gas Franchise fee of \$4,120.05. Kandra reported the audit is nearly complete and asked for a special meeting to review the audit report. The City Council set a special meeting for March 29, 2018. The City received recognition in the Department of Economic Development report of the Community Development Block Grant program for a storm drainage project.

**Public Comment – Mayor** Harpst received a proclamation from the Domestic Abuse/Sexual Assault Services declaring April Sexual Assault Awareness Month. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve Sexual Assault Awareness Month proclamation. On roll call vote Jeff

Ommert, Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn and Keith Luedders voted yes, none voted no. Motion carried unanimously for the following Proclamation:

**Proclamation**

Whereas, sexual violence is widespread and impacts every person in the community, as every 98 seconds an American is sexually assaulted; and  
 Whereas, Sexual Assault Awareness Month provides an excellent opportunity for citizens to help expand sexual violence prevention efforts and ensure future generations foster attitudes that promote health relationships, equality and respect; and  
 Whereas, Sexual violence is a major social problem in homes, schools and communities across the nation, resulting in countless physical, mental and other health consequences; and  
 Whereas, Sexual violence seriously affects our youth, with one in four girls and one in six boys being sexually abused before they turn 18; and  
 Whereas, on campus, one in five women and one in sixteen men are sexually assaulted during their time in college; and  
 Whereas, no one person, organization, agency or community can eliminate sexual violence on their own, but we can work together to educate our communities about what can be done to prevent sexual violence, support victim/survivors and their families, help hold perpetrators accountable, and increase support for agencies providing services to victims,/survivors; and  
 Whereas, Rape, sexual assault, and sexual harassment harm our community, and statistics show one in five women and one in 67 men will be raped at some point in their lives; and  
 Whereas, Domestic Abuse Sexual Assault Services is dedicated to the elimination of sexual violence through prevention and community action throughout southwest Nebraska, promoting, equality, safety and respect among all individuals and helping to empower all victims/survivors of sexual violence.  
 Now Therefore, I Mark Harpst, Mayor of the City of Cambridge, do hereby proclaim the month of April  
 Sexual Assault Awareness Month

And urge the citizens of our community to help eliminate sexual violence by working together to support victims/.survivors and promote social change. Each day of the year is an opportunity to create change for the future.

Consent Agenda Minutes and Claims. Derek Raburn stated the motion, seconded by Jeff Ommert, to approve the minutes of March 5, 2018 and the claims report. On roll call vote Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor, none voted no. Motion carried unanimously for the minutes of March 5, 2018 and the following claims:

City of Cambridge			
19-Mar-18			
Claims Report			
Check No.	Vendor, For	Amount	Dept.
			Totals
	Combined Utility:		
29838	Employee Dental/Vision	130.00	
29838-29845	Payroll	8,722.31	
29846	Ag Valley, Fuel	187.41	
29847	American Family, Ins.	525.78	

29848	Blue Cross, Ins.	6,334.28	
29849	Brico Pest Control, Spraying	67.10	
29850	Cambridge General Store, Supplies	5.87	
29851	Cambridge Super Market, Supplies	18.15	
29852	Nebraska Public Health, Water Testing	30.00	
29853	Northwestern Mutual, Annuity	2,331.38	
29854	Schaben Sanitation, Trash Pickup	12,718.81	
29855	Southwest Farm & Auto, Supplies	11.85	
29856	Twin Valley PPD, Utility	4,024.92	
29857	USA Blue Book, Supplies	106.97	
29858	USABLE Life, Ins.	81.00	
29859	Employee Debit Card, Postage	25.75	
ACH	Nebr. Dept. Revenue, Sales Tax	8,861.17	
ACH	Black Hills Energy, Utility	1,170.12	
ACH	IRS, Federal With holdings	2,929.17	48,282.04
	Security Deposits		
1944-1946	Security Deposit Refunds	350.00	350.00
	City Account (General Fund)		
45527	Cambridge Chamber, Chamber Bucks	20.00	
45528	Nebr. Dept. Revenue, License Fee	100.00	
45529	Payroll	266.41	
45566	void		
45567	Ag Valley, Fuel	693.89	
45568	American Family, Ins.	157.32	
45569	Arbor Day Foundation, Dues	15.00	
45570	Cambridge General Store, Supplies	23.53	
45571	Cambridge Super Market, Supplies	5.49	
45572	Century Link, Utility	59.96	
45573	City Baseball League, Banner	25.00	
45574	City of Cambridge, Transfer	2,694.45	
45575	D & M Security, Security	55.50	
45576	First Central Bank, Loan Payment	793.92	
45577	JXBS Trucking, Rock	250.00	
45578	Lord's, Supplies	748.38	
45579	Miller & Associates, Fee	100.00	
45580	Nebr. Dept. Health, Pool Licenses	80.00	
45581	Sandry Fire Supply, Supplies	94.00	
45582	Sexton Construction, Concrete	2,000.00	
45583	Southwest Farm & Auto, Supplies	3.57	
45584	Southwest Nebr. Clerk, Dues	5.00	
45585	Twin Valley PPD, Utility	59.85	

45586	Waypoint Bank, Loan Payment	1,545.00	
45587	City of Cambridge, Petty Cash	14.00	
45588	Lord's, Supplies	11.76	
45589	Nebraska Humanities, Speaker Fee	50.00	
ACH	Black Hills Energy, Utility	1,127.65	
ACH	IRS, Federal With holdings	44.10	
ACH	Cambridge Telephone, Library Utility	139.85	11,183.63
	CDBG Projects:		
15	City of Cambridge, Transfer	300.00	300.00
	LB840:		
3802	HTC, Loan Payments	197.50	
3803	HTC, Loan Payments	125.00	
3804	HTC, Loan Payments	51.25	
3805	HTC, Loan Payments	125.00	
3806	City of Cambridge, Sales Tax	10,715.04	
3807	Cross Creek Golf Links, Sales Tax	2,790.65	
3808	Diane Henderson, Contract Labor	1,869.80	
3809	Employee Debit Card, Facebook	83.43	
3810	High Plains Radio, Advertising	355.00	
ACH	IRS, Federal With holdings	3,224.00	19,536.67
	Employee Debit Card:		
ACH	Indeed, Facebook Notifications	25.99	
ACH	Shirley K's, Meeting Meal	83.43	
ACH	Cambridge Post Office, Postage	25.75	135.17
	Employee Health:		
836-847	Employee Deductible	4,377.22	4,377.22
	Revolving Loan:		
513	Local Business Loan	15,000.00	15,000.00
		99,164.73	99,164.73

The next regular meeting is Monday April 2, 2018 and special meeting is Thursday March 29, 2018. Keith Luedders stated the motion, seconded by Derek Raburn, to adjourn at 7:45 P.M. On roll call vote Vernita Saylor, Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no. Motion carried unanimously.

Attest: \_\_\_\_\_