

City of Cambridge
Regular City Council Meeting
Monday September 17, 2018
6:30 P.M.

Pursuant to notice posted in the Cambridge City Office and published in the Cambridge Clarion, Thursday September 13, 2018, the Cambridge City Council met for regular meeting convening at 6:30 P.M. Present were Mayor Mark Harpst, City Council Members Derek Raburn, Tony Groshong, Vernita Saylor, Tom McCarville, Keith Luedders and Jeff Ommert. City Staff present were City Clerk/Treasurer Kandra Kinne, Utility Supervisor David Houghtelling, Economic Development Director Monica Lueking, and City Attorney Lisa Shifflet. Present was Luke Dutcher for Miller and Associates, Mark McCurdy for Mark's Pharmacy and Shirley K's Coffee Shop, Economic Development Board Members Jan tenBensel, Logan Baker and Darcy Johnson, for the Cambridge Clarion was Jolene Miller. Martie Burke of the West Central Nebraska Development District presented by Video Conference. 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.

Nuisance Abatement Report. Martie Burke was present by video conference to report on the Nuisance Abatement program. Martie reported the properties at 206 Payne Street and 305 Neville Street have been cleared of nuisances and recommended rescinding prior resolutions to declare nuisances at both properties. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve resolutions 2018-09-05 and 2018-9-06 to rescind prior resolutions declaration of nuisance property. On roll call vote Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, and none voted no. Motion carried unanimously for Resolutions 2018-09-05 and 2018-09-06 as follows:

Resolution 2018-09-05

Rescinding Prior Resolution No. 2018-08-07 Declaration of Nuisance Property

WHEREAS, the City of Cambridge is engaged in a Nuisance Abatement Project; and
WHEREAS, the City appointed the West Central Nebraska Development District (WCNDD) as Nuisance Officer; and
WHEREAS, WCNDD identified and confirmed that in its opinion a nuisance exists as defined by Federal, State, City law; and City Council, at a regular meeting, identified a nuisance property, supported by evidence; and
WHEREAS, WCNDD now has evidence that the nuisance violation declared in Resolution No. 2018-08-07 is abated and the property cleared of nuisances.
NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge rescinds Resolution No. 2018-08-07 on the following property:

<u>CASE NO.</u>	<u>PHYSICAL ADDRESS</u>
2018 CAM 005	206 Payne Street, Cambridge, NE

Resolution 2018-09-06

Rescinding Prior Resolution No. 2018-08-08 Declaration of Nuisance Property

WHEREAS, the City of Cambridge is engaged in a Nuisance Abatement Project; and
WHEREAS, the City appointed the West Central Nebraska Development District (WCNDD) as Nuisance Officer; and
WHEREAS, WCNDD identified and confirmed that in its opinion a nuisance exists as defined by Federal, State, City law; and City Council, at a regular meeting, identified a nuisance property, supported by evidence; and

WHEREAS, WCNDD now has evidence that the nuisance violation declared in Resolution No. 2018-08-08 is abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge rescinds Resolution No. 2018-08-08 on the following property:

<u>CASE NO.</u>	<u>PHYSICAL ADDRESS</u>
2018 CAM 009	305 Neville Street, Cambridge, NE

Martie provided information to show the property at 205 Paxton street has unlicensed vehicles, accumulation of barrels. The owner did make some progress removing tress. Derek Rabun stated the motion, seconded by Vernita Saylor to approve Resolution 2018-09-07 declared nuisance 205 Paxton Street. 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 Resolution 2018-09-07 as follows:

**RESOLUTION NO. 2018-09-07
DECLARED NUISANCE**

The Mayor and City Council of the City of Cambridge (hereinafter the City), in regular session assembled at the City Office Building in Cambridge, Nebraska on this 17th day of September, 2018, hereby resolve as follows:

WHEREAS, The City of Cambridge desires to declare Nuisances pursuant to the City Code of Ordinances (Ordinance No. 709), with additional Ordinance Sections 6-314; 8-103,8-105; 8-201; 6-309; and 6-310.

NOW THEREFORE:

BE IT RESOLVED that the following property located within the nuisance jurisdiction of the City of Cambridge, Nebraska has been submitted to the City Council at its regular meeting on September 17, 2018: **Case No: 2018 CAM 007 – 205 Paxton Street, Cambridge NE;** and

BE IT FURTHER RESOLVED that the City Council found at said meeting that the following property is declared to have nuisances upon it contrary to Cambridge City’s Code of Ordinances and that said nuisance is ratified by this resolution:

Case No: 2018 CAM 007 – 205 Paxton Street, Cambridge NE

BE IT FINALLY RESOLVED, that the City shall proceed as determined under the administrative procedure of ARTICLE 3 ENFORCEMENT (A).

The City Council asked to discuss the property at 511 Neville Street and 412 Neville Street at the next regular meeting. Martie reported neither property has complied as of September 12, 2018.

Miller and Associates Report – Downtown Revitalization Project. Luke Dutcher was present to provide a preliminary drawing of the downtown revitalization storm drain project. Luke said the project can go to bid this fall. Public meetings will be scheduled to discuss the proposed plan with business owner’s downtown. The storm sewer main will be on the west side of the street and there will be 9 inlets in the project. Luke said the plan will include improving the slope of the gutter line and fix the crown in the street. Sidewalk elevations will stay the same at the buildings. The plan will eliminate the valley gutter at Patterson and Nelson Street. Luke asked the City Council if they wanted to also concrete the center of the street and do the full width of the street while doing the project, instead of just the curbs, gutters and portion of the street. The additional concrete would add \$75,000 to the project costs. The City Council discussed “bump-outs” on the four corners at Patterson and Nelson Street. The advantage is that pedestrians could be farther out to see oncoming traffic. The disadvantage is snow removal and drivers driving over the bump outs. Luke will send options for light poles downtown. Luke said the construction window would be April to the end of September in 2019. Tony Groshong stated the

motion, seconded by Tom McCarville, to remove the “bump outs” in the Down Town Revitalization Storm drainage plan. On roll call vote Keith Luedders, Tony Groshong, Vernita Saylor, Tom McCarville, and Derek Raburn voted yes, Jeff Ommert voted no. Motion carried. The City Council recommended full width street paving and keep the storm drainage project out in the street at the south end of the project.

Economic Development Board Report. The Economic Development Board Members were present to discuss projects. Monica reported they had 5 internships, 1 façade grant, 2 revolving loans paid off, on down payment assistance completed, working on the LB840 campaign flyers and Facebook posts, and ads in the newspaper. The Leadership program will start September 27th with 17 enrolled. Tom McCarville said he will dig his basement on his spec house project in Harvest Meadows in about 3 weeks. Mayor Harpst recognized the Economic Development Board for their help with the Downtown Revitalization Project lighting project. The Economic Development Board and City Council will schedule time to meet every 6 months.

Swimming Pool Project. Mayor Harpst reported he is working with the Bond Counsel on a draft inter-local agreement. He plans to have the draft agreement by Wednesday September 19th.

Community Development Agency. Derek Raburn stated the motion, seconded by Tony Groshong, to recess the City Council and convene the Community Development Agency at 8:15 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. The Community Development Agency reviewed the district lines proposed for downtown revitalization to include the development of the Dollar General Store. Tom McCarville stated the motion, seconded by Derek Rabun to approve Resolution 2018-09-03. On roll call vote Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn, Keith Luedders and Jeff Ommert voted yes, none voted no. Motion carried unanimously for Resolution 2018-09-03 as follows:

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

RESOLUTION #2018-09-03

(Amendment to Downtown Revitalization Redevelopment Plan Amendment)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE, NEBRASKA, IDENTIFYING THE LEGAL DESCRIPTION OF THE DOWNTOWN AREA AS DEFINED IN THE AMENDMENT TO THE REDEVELOPMENT PLAN (DOWNTOWN REVITALIZATION PROJECT).

RECITALS

- A. The City of Cambridge, Nebraska (“City”), has adopted Redevelopment Plan (“Redevelopment Plan”) for certain portions of the City of Cambridge, Nebraska as defined in the Redevelopment Plan (the “Redevelopment Area”). The Redevelopment Plan was approved by the City Council of the City in 1999.
- B. The Redevelopment Plan includes an amendment to the Redevelopment Plan to implement the Downtown Revitalization Redevelopment Project (“Plan Amendment”).
- C. The Plan Amendment was approved on or about July 6, 2015, by the City Council of the City of Cambridge pursuant to Resolution # 2015-07-02.
- D. The Plan Amendment intended to include the legal description and map of the “Downtown Area”, as defined in the Plan Amendment, as Exhibit “A” to the Plan Amendment.
- E. Exhibit “A” was inadvertently left off of the Plan Amendment.
- F. 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"), desires to amend the Plan Amendment to attach Exhibit "A" and include the legal description and map of the Downtown Area (the "Amendment").

- G. The Amendment will not constitute a substantial modification to the Redevelopment Plan as described in Neb. Rev. Stat. § 18-2117.

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, the Redevelopment Plan, and the Plan Amendment.

BE IT FURTHER RESOLVED by the CDA that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Exhibit "A" attached hereto is hereby attached to the Plan Amendment and incorporated in the Plan Amendment.

BE IT FURTHER RESOLVED, the legal description set forth in Exhibit "A" shall be and is hereby ratified as the legal description of the Downtown Area, as defined in the Plan Amendment.

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

The Community Development Agency had to other action and Vernita Saylor stated the motion, seconded by Jeff Ommert, to adjourn the Community Development Agency at 8:20 P.M. and re-convene the City Council meeting. 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.

Recreation Director/Concession Stand. Kandra reported she received one proposal for the use of the concession stand in the summer 2019 and no proposals for Recreation Director for the 2019 Season. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the proposal of Jennifer Raburn for the Outback Bowl Dance Team to run the concession stand during the 2019 summer season. On roll call vote Tom McCarville, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, none voted no and Derek Raburn abstained. Motion carried.

Proclamation declaring October Domestic Violence Awareness Month. Mayor Harpst presented the Proclamation of the Domestic Abuse/Sexual Assault Services of McCook, Nebraska declaring October Domestic Violence Awareness Month. Tom McCarville stated the motion, seconded by Vernita Saylor, to approve the Proclamation declaring October Domestic Violence Awareness Month. 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.

Approve Wage Report for fiscal year 2018-2019. Kandra presented the wage report for fiscal year 2018-2019. Vernita Saylor stated the motion, seconded by Tom McCarville to approve the following

wage increase: Utility Supervisor 4%, City Clerk/Treasurer 4%, Sewer plant operator 6%, Electric lineman 4%, Water operator 6%, Office Assistant 6%, Economic Development Director 6%, Museum Employee 3%, Park seasonal employee 3%, Cemetery Employee 3%, Community Building Cleaning 3%, Library Employees 3%, Library Summer Intern \$10.00/hour, Library mowing \$40.00 per time, Library Cleaning \$35.00 per week, Library yardwork/extra maintenance \$20.00 per hour, adjust Firemen call to \$10.00 per hour. 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.

Ambulance/Fire Report. Kandra presented proposals to replace two walk in doors at the fire barn. The City Council asked for specifications for the door and tabled the proposals for more information.

Planning Commission Report. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve the Planning Commission Report. 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 site plan and land use permit applications for Brian and Helena Perks – 1210 Nelson Street - for installation of replacement windows, vinyl window and metal wrap; Scott Moyer – 1311 Nelson St – shingles, gutters and down spouts; Phyliss Patterson – 1229 North Street – Replace shingles asphalt; Ryan and Amanda Sheely – 1112 Pacific Street – residential garage 24 X 40, driveway, sidewalk; Amber Elwood – 208 Paxton Street, replace fence, and Robert Pace -815 Dolan Ave – siding and 2 entry doors.

Utility Supervisor Report. Dave Houghtelling provided a billing from Miller and Associates for their assistance with the sewer disposal for Besler Industries. Miller and Associates waived their fee.

City Clerk/Treasurer Report. Kandra reported sending a letter for mowing. Kandra reported that trees had not been trimmed at the properties that notices were sent and that she needed to send another notice to a property owner about trees hanging down in the street. Kandra provided the line loss report for the billing dated September 1, 2018. Kandra provided the financial report for the period ending August 31, 2018.

Consent Agenda Minutes of September 4, 2018 and Claims Report. Derek Raburn stated the motion, seconded by Jeff Ommert to approve the minutes of September 4, 2018 and the claims report. On roll call vote Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn, Keith Luedders and Jeff Ommert voted yes, none voted no. Motion carried unanimously for the minutes of September 4, 2018 and the claims report as follows:

City of Cambridge			
Claims Report			
17-Sep-18			
Check No.	Vendor, For	Amount	Dept.
			Totals
Combined Utility:			
30194	Cambridge Post office, Postage	266.03	
30195	City of Cambridge, Pay port	10.00	
30196	Cambridge Telephone, Utility	720.38	
30197-30202	Payroll	8,026.63	
30203	Ag Valley, Fuel	195.78	
30204	American Family Life, Insurance	350.52	

30205	Aramark Uniform Services, Mats, Mops	73.27	
30206	Blue Cross and Blue Shield, Insurance	8,563.20	
30207	BOK Financial, Loan Payment	292,442.50	
30208	BRICO Pest Control, Spraying	167.10	
30209	Cambridge General Store, Supplies	46.74	
30210	Cambridge Super Market, Supplies	10.38	
30211	Card member Services, Credit Card Payment	463.18	
30212	Eakes Office Solutions, Supplies, Furniture	6,496.24	
30213	Holmes Plg. & Htg. Supply, Supplies	23.80	
30214	Kingscote Chemicals, Supplies	60.96	
30215	Nebraska Public Health Environmental Lab, Analysis	81.00	
30216	Northwestern Mutual Life, Annuity	2,331.38	
30217	Twin Valleys Public Power District, Utility	2,821.64	
30218	USABLE Life, Life Insurance	81.00	
30219	Western Area Power Administration, Purchased Power	4,896.60	
ACH	Nebr. Dept. Revenue, Sales Tax	10,296.56	
ACH	Black Hills Energy, Utility	127.01	
ACH	IRS, Federal Withholding	2,659.87	341,211.77
	City Account (General Fund)		
46150	Cambridge Clarion, Publications	942.74	
46151	Cambridge Telephone, Utility	576.37	
46152-46153	Payroll	991.33	
46154	Intellicom, Library Support	306.25	
46155	Ag Valley, Fuel	151.34	
46156	American Family Life, Insurance	104.88	
46157	Aramark Uniform Services, Mats, Mops	11.00	
46158	Bernie Jones Auto, Repairs	1,215.59	
46159	BRICO Pest Control, Spraying	100.00	
46160	Cambridge Clarion, Subscription	36.00	
46161	Cambridge General Store, Supplies	32.67	
46162	Cambridge Super Market, Supplies	10.27	
46163	Card member Services, Credit Card Payment	23.28	
46164	Centurylink, Utility	59.96	
46165	Cline Williams, Attorney Fees	1,012.50	
46166	First Central Bank, Loan Payment	793.92	
46167	Frontier, Utility	45.37	
46168	Furnas County Clerk, Filing Fee	36.00	
46169	Miller & Associates, Flood Plain Fee	100.00	
46170	Mousel, Brooks, Schneider, Attorney Fees	1,030.00	
46171	River Valley Services, Repairs	90.00	
46172	Sandry Fire Supply, Supplies	779.56	

46173	Southwest Farm & Auto, Supplies	141.30	
46174	Twin Valleys Public Power District, Utility	59.85	
ACH	Nebr. Dept. Revenue, Sales Tax	29.65	
ACH	Black Hills Energy, Utility	735.71	
ACH	IRS, Federal Withholding	191.49	9,607.03
	CDBG Projects:		
19	City of Cambridge, Transfer	6,050.91	6,050.91
	TIF:		
1042	First Central Bank, Loan Payment	7,774.93	
1043	Furnas County Treasurer, Tax Judgement	31,261.26	
1044	Waypoint Bank, Loan Payment	78,072.50	
1046	Cline Williams, Attorney Fees	1,195.00	118,303.69
	LB840:		
3899	Melissa Jackson, Contract	56.25	
3900	Cambridge Telephone, Utility	45.97	
3901	Amateur's Bar & Grill, Meeting Meal	101.27	
3902	Payroll	1,168.77	
3903	Card member Services, Credit Card Payment	251.63	
3904	Northwestern Mutual Life, Annuity	180.00	
ACH	IRS, Federal Withholding	261.74	2,065.63
	Employee Health		
873-876	Employee Deductible	367.48	367.48
	Total	477,606.51	477,606.51

Adjournment. The next City Council meeting is a special planning meeting Tuesday September 25, 2018. The Regular City Council meeting is Monday October 1, 2018. Vernita Saylor stated the motion, seconded by Tony Groshong, to adjourn at 8:55 P.M. On roll call voted Vernita Saylor, Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no. Motion carried unanimously.

Attest: Kandra J. Kinne, City Clerk/Treasurer

Mark Harpst, Mayor