

City of Cambridge  
Regular City Council Meeting  
Monday March 4, 2019  
6:30 P.M.

Notice of the meeting was given in advance thereof by publication in the *Cambridge Clarion*, Thursday, February 28, 2019, the designated method of giving notice, convening at 6:30 P.M. Advance notice of the meeting was also given to the Mayor, Members of the City Council, and the *Cambridge Clarion*. Present were Mayor David Gunderson, City Council Members Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor. City Staff present were City Clerk/Treasurer Kandra Kinne, Utility Supervisor David Houghtelling, Economic Development Director Monica Lueking and City Attorney Lisa Shifflet. Also present for the meeting were Randy Hellbusch for *Nebraska Rural Water Association*, Jolene Miller for the *Cambridge Clarion*, Craig Bennett for *Miller and Associates*, and Jeff Springer. Mayor Gunderson opened the meeting with the Pledge of Allegiance. Mayor Gunderson announced the Open Meeting Law Poster is posted on the east wall of the meeting room and available for public inspection.

Citizen Advisory Report:

Public Hearings: Citizen Advisory Report. The City Council received a copy of the Citizen Advisory Report prior to this meeting. Kandra reported the Citizen Advisory Committee did not find any discrepancies and made recommendations. There were no public comments and the Mayor Gunderson closed the public hearing at 6:34 P.M. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the Citizen Advisory Report for the period August 1, 2018 to January 31, 2019. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Citizen Advisory Committee Board Appointment. The Citizen Advisory Committee recommended the re-appointment of Cody Gerlach to the Board. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve the re-appointment of Cody Gerlach to the Citizen Advisory Committee. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Street Improvement District Creation:

Public Hearing: Street Improvement District Creation. Mayor Gunderson opened the public hearing at 6:35 P.M. The Street Improvement District for the following streets shall be improved by construction of improvement therein consisting of grading and/or regrading, paving, repaving, earthwork, storm drainage improvement and such other appurtenances as may be incidental thereto:

Patterson Street extending from the Southerly line of Nasby Street (a.k.a. US Highway 6 & 34) to a point approximately 136 feet North of the Northerly Line of Nelson Street.

Nelson Street extending from a point approximately 160 feet west of the Westerly line of Patterson Street, Easterly to a point approximately 140 feet east of the Easterly line of Patterson Street.

The owners of property located within the Down Town Revitalization project area did not file written objections to the creation of said district. There were no public comments. Mayor Gunderson closed the public hearing at 6:37 P.M.

Public Hearing Harvest Meadows Eight:

Public Hearing: Re-zone proposed Plat Harvest Meadow Eight from (A-1) Agricultural Zone to (C-1) Commercial Zoning, Preliminary Plat, Final Plat and Conditional Use Permit Application. Mayor Gunderson opened the public hearing at 6:38 P.M. Craig Bennett, of *Miller and Associates*, was present to give a presentation about the proposed platting and zoning. Craig Bennett explain the project is consistent with the City of Cambridge Comprehensive Plan 2013-2023. The zoning is consistent with the preliminary plat for Harvest Meadows Subdivision. Jeff Springer was present to answer questions about his project. Jeff discussed directing truck traffic on Wheat Ridge Drive, he will have a seed treatment facility, they will treat and handle grain, and all functions will be inside a building. Drainage will be looked at and some will diverted toward the pavement. There were no other public comments. Mayor Gunderson closed the public hearing at 6:50 P.M. Derek Raburn stated the motion, seconded by Tom McCarville to approve the first reading of Ordinance No. 759 to re-zone Harvest Meadows Eight Lots one and two from (A-1) Agricultural to (C-1) Commercial. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously for the first reading of Ordinance No. 759 as follows:

**Ordinance No. 759**

**AN ORDINANCE CHANGING THE ZONING CLASIFICATION OF HARVEST MEADOWS EIGHTH, AN ADDITION TO THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA, BEING PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 25, WEST OF THE 6<sup>TH</sup> P.M., FURNAS COUNTY, NEBRASKA, LOCATED WEST OF WHEAT RIDGE DRIVE AND SOUTH OF PRAIRIE VIEW DRIVE, CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA FROM AGRICULTURAL ZONING CLASSIFICATION TO COMMERCIAL" C-1" ZONING CLASSIFICATION; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA;

Section 1. The Cambridge City Council hereby amends the City of Cambridge Zoning Map of 2015 to change the zoning of:

**HARVEST MEADOWS EIGHTH**

**LEGAL DESCRIPTION**

. Harvest Meadows Eight, Cambridge, Furnas County, Nebraska from Agricultural Zoning Classification to Residential Zoning Classification.

Harvest Meadows Eighth, An addition to the City of Cambridge, Furans County, Nebraska, being part of the South Half of the Northwest Quarter of Section 28, Township 4 North, Range 25, West of the 6<sup>th</sup> P.M., Furans County, Nebraska, located West of Wheat Ridge Drive and South of Prairie View Drive, Cambridge, Furnas County, Nebraska.

Section 2. That notice of such application has been published as provide by law in the Cambridge Clarion, a legal weekly newspaper of Cambridge, Nebraska, and

Section 3. This Ordinance shall be in full force and take effect from and after it's passage, approval and publication according to law.

Vernita Saylor stated the motion, seconded by Tony Groshong to approve the Preliminary Plat for Harvest Meadows Eight. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Derek Raburn stated the motion, seconded by Jeff Ommert to waive reading on three different days Ordinance No. 758. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Mayor Gunderson asked for the motion to approve Ordinance No. 758. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve Ordinance No. 758. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously for Ordinance No. 758 as follows:

**ORDINANCE NO. 758**

**AN ORDINANCE APPROVING THE FINAL PLAT; OF PROPERTY TO THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA; HARVEST MEADOWS EIGHTH; PROVIDING FOR CERTIFICATION TO THE COUNTY CLERK OF FURNAS COUNTY, NEBRASKA; ESTABLISHING AN EFFECTIVE DATE AFTER APPROVAL AND PUBLICATION ACCORDING TO LAW.**

Section 1. The following described property to wit: Final Plat for Harvest Meadows Eight, an addition to the City of Cambridge, Furnas County, Nebraska for property described as

**HARVEST MEADOWS EIGHT**

**LEGAL DESCRIPTION**

Harvest Meadows Eighth, An addition to the City of Cambridge, Furans County, Nebraska, being part of the South Half of the Northwest Quarter of Section 28, Township 4 North, Range 25, West of the 6<sup>th</sup> P.M., Furans County, Nebraska, located West of Wheat Ridge Drive and South of Prairie View Drive.

Section 2. The City Clerk is hereby directed to forward to the County Clerk of Furnas County, Nebraska, a certified copy of the Ordinance, together with the plat of the property described above, in accordance with the laws of the State of Nebraska.

Section 3. This ordinance shall be in full force and take effect from and after its passage, approval, and publication according to law.

Tony Groshong stated the motion, seconded by Tom McCarville, to approve the conditional use permit application of Jeff Springer for a feed and seed store. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Approval of Harvest Meadows Eight Agreement for Survey Work. Vernita Saylor stated the motion, seconded by Derek Raburn, to approve the agreement with *Miller and Associates* to survey Harvest Meadows Eight. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Planning Commission Appointments: The Planning Commission recommended the appointment of Jason Weiss, Mike Smith, Vicki Brown, and the re-appointment of Jason Cobb to the Planning Commission. Tony Groshong stated the motion, seconded by Derek Raburn, to approve the appointments of Jason Weiss, Mike Smith, Vicki Brown and the re-appointment of Jason Cobb to the Planning Commission. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Downtown Revitalization Project drawdown #6: Tony Groshong stated the motion, seconded by Vernita Saylor, to approve Drawdown #6 in the amount of \$3,750.00. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Economic Development Report: Economic Development Director Monica Lueking reported that Economic Development has closed on two down payment assistance loans, spoke with a business owner regarding façade grants, sent applications, spoke at Rotary regarding economic development programs, attended Chamber of Commerce and Chamber of Commerce Board Meetings, gave updates, also attended Chamber of Commerce lunch and learns. Spoke with a couple several times regarding lots at Harvest Meadows, they will be putting their house in Denver up for sale and hope to be ready to sign a contract in April or May. Spoke with Derek Downer regarding down payment assistance for new home buildings. Attended the investment club annual meeting. Spoke with two business owners regarding internship grants. Attended cultivating rural leader's class. The February class was held at pinpoint. We had speakers from Rotary Club, teammates and the lions club. We also toured the ethanol plant.

Wastewater Rate Study: Randy Hellbusch, Circuit Rider of *Nebraska Rural Water Association*, was present to discuss the rate study he prepared for the City of Cambridge. Randy explained that the City requested the rate study to address concerns that the City does not have revenue sufficient to meet expenses in the wastewater fund. Randy said that the City refinanced its bonds for the sewer plant improvement project and the shorter bond schedule increased the annual payment, but at the end will save the City on interest. Randy gave information about Cities with similar systems and debt have a similar rate structure. Randy recommended a rate increase over a three year period and provided a sample ordinance for the same. The City Council accepted the study and will consider the Ordinance at their next meeting.

Planning Commission Report: The City Council received a copy of the Planning Commission Report for March 4, 2019 at this meeting. Derek Raburn stated the motion, seconded by Tony Groshong to accept the Planning Commission report. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Approved site plan and land use permit application for Jeff Springer for a feed and seed business.

Utility Supervisor Report: Dave Houghtelling reported staff are keeping up with snow removal and cleanup of intersections. Staff have connected the electric and water services for the new Dollar General Store.

City Clerk/Treasurer Report: The City Council received a written report prior to this meeting. Kandra reported she has prepared information about the values of the commercial properties, Casey’s General Store, First Central Bank Project and Dollar General. The TIF will be used toward the bond payment on the downtown revitalization project. The City Council discussed paying off the ambulance bond early or keep the reserve funds for a future ambulance purchase. The City Council decided to keep the reserve funds toward the purchase of a future ambulance. Kandra discussed the status of land the City has filed liens against and that the City owns and could sell. The City Council asked Lisa to check county records for liens recorded. The City Council approved the Library Board hiring an intern for the summer and the Library fee for new out of town residents will be a onetime \$5.00 fee instead of an annual \$5.00 fee.

Consent Agenda: Minutes of February 18, 2019 and claims report. Derek Raburn stated the motion, seconded by Jeff Ommert, to approve the minutes of February 18, 2019 and the claims report. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously for the minutes of February 18, 2019 and the following claims:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>4-Mar-19</i>			
Check No.	Vendor, For	Amount	Dept.
			Total
	<u>Combined Utility:</u>		
30540	BIC, Purchased Water	2,013.00	
30541	Cambridge Post office, Postage	258.51	
30542-30547	Payroll	9,397.79	
30548	Ag Valley, Fuel	315.79	
30549	Aramark Uniform, Mats	76.31	
30550	Cambridge General Store, Supplies	45.96	
30551	Cambridge Super Market, Supplies	8.16	
30552	Cambridge Telephone, Utility	721.36	
30553	Contryman Associates, Audit	18,000.00	
30554	Eakes Office, Envelopes	324.90	
30555	Hometown Leasing, Copier Lease	641.74	
30556	Utility Customer Refund over payment	48.81	
30557	Ommert Tech, Computer Lease	333.61	
30558	Paper Tiger Shredding, Shred Paper	40.00	
30559	Sewer Improvement, Transfer	1,000.00	
30560	Southwest Farm & Auto, Supplies	6.69	

30561	Verizon, Cell phones	166.62	
30562	Vernon Manufacturing, Repairs	387.50	
30563	Water System Extension, Tr	1,083.33	
30564	Western Area Power Administration, Purchased Power	4,990.05	
ACH	City of Cambridge, Utility	4,223.55	
ACH	IRS, Federal Withholdings	2,965.24	
ACH	Nebraska Dept. Revenue, State Withholdings	946.24	
			47,995.16
	<u>Security Deposit Account:</u>		
1972-1975	Utility Customer Refund	54.86	54.86
	<u>City Account (General Fund):</u>		
46569	Hannah Jane Robins, Fee show at museum	100.00	
46570	Ag Valley, Fuel	232.82	
46571	Aramark Uniform, Mats	11.55	
46572	Baker & Taylor, Library Books	546.37	
46573	Cambridge Chamber, Chamber Bucks	20.00	
46574	Cambridge Clarion, Publications	662.64	
46575	Cambridge General Store, Supplies	40.81	
46576	Cambridge General Store, Supplies	85.96	
46577	Cambridge Super Market, Supplies	37.41	
46578	Cambridge Telephone, Utility	419.29	
46579	Collaborative Summer, Library Supplies	221.06	
46580	DEMCO, Library Supplies	96.06	
46581	Diversified Inspections, Inspect Fire Trucks	1,490.00	
46582	Eakes Office Supplies, Cemetery Book	119.00	
46583	Fire/Ambulance Sinking Fund, Transfer	1,552.38	
46584	Frontier, Police Phone	99.74	
46585	Furnas County Treasurer, Inter-local Contract	4,776.15	
46586	Gale, Library Books	88.01	
46587	Hometown Agency, Insurance	25.00	
46588	Mark's Pharmacy, Supplies	7.92	
46589	Matheson Tri Gas, Oxygen	90.52	
46590	Miller & Associates, Fees	100.00	
46591	Mousel, Brooks, Schneider, Attorney Fees	760.00	
46592	Nebraska Mosquito & Vector, Registration	35.00	
46593	Nebraska Dept. of Health, Pool Permits	80.00	
46594	NMC Exchange, Repairs	466.88	
46595	Ommert Tech, Computer Lease	91.92	
46596	Oriental Trading, Library Supplies	6.72	
49597	People, Subscription	118.26	
46598	R B Digital, Library Supplies	289.00	

46599	River Valley Services, Repairs	250.00	
46600	Tri Valley Health, Vaccination	30.00	
46601	Verizon, Cell phones	111.07	
46602-46622	Payroll	5,154.56	
ACH	City of Cambridge, Utility	4,075.82	
ACH	Eakes Office, Library Copier Lease	146.84	
ACH	Nebraska Dept. Revenue, State Withholdings	51.15	
ACH	IRS, Federal Withholdings	1,112.46	23,602.37
	<u>CDBG Projects:</u>		
107	Miller & Associates, Engineering Fee	3,750.00	3,750.00
	<u>LB840:</u>		
3991	Blooms & Collectibles, Internship	1,000.00	
3992	Cambridge Clarion, Internship	800.00	
3993-3994	Payroll	1,242.76	
3995	Flagship Publishing, Advertising	450.00	
3996	Cambridge Clarion, Publications	200.00	
3997	Cambridge Telephone, Utility	45.94	
ACH	IRS, Federal Withholdings	280.26	
ACH	Nebraska Dept. Revenue, State Withholdings	74.64	4,093.60
	<u>Employee Health:</u>		
907-914	Employee Deductible	5,071.98	5,071.98
	Total:	84,567.97	84,567.97

Executive Session for contract negotiations: Vernita Saylor stated the motion, seconded by Derek Raburn, to go into executive session at 7:52 P.M. for contract negotiations. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Vernita Saylor stated the motion, seconded by Jeff Ommert, to return to regular meeting at 8:50 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Mayor Gunderson stated the only item discussed in executive session was contract negotiations and no decision were made in executive session.

Adjournment: The next regular meeting is Monday March 18, 2019. Vernita Saylor stated the motion, seconded by Tony Groshong, to adjourn at 8:54 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Attest: \_\_\_\_\_  
Kandra J. Kinne, City Clerk/Treasurer

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David Gunderson, Mayor