

City of Cambridge
Regular City Council Meeting
Monday May 7, 2018
6:30 P.M.

Pursuant to notice posted in the Cambridge City Office, published in the Cambridge Clarion, Thursday May 3, 2018, the Cambridge City Council met for public session at 6:40 P.M. in the Community Building Meeting Room. Advance notice of the meeting was given to the Mayor and Members of the City Council and a copy of Acknowledgement of Receipt of such notice was signed by the Mayor and City Council. Present were Mayor Mark Harpst, City Council Members Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor. City Staff present were Utility Supervisor David Houghtelling and City Clerk/Treasurer Kandra Kinne. Visitors present were Kent Ayers for Ag Valley 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 Hearings 6:30 P.M. Pursuant to notice published in the Cambridge Clarion, the Cambridge City Council held a public hearing at 6:40 P.M. for the purpose of receiving public comment about the request of the Cambridge Chamber of Commerce for a Special Designated Liquor Permit for Saturday June 16, 2018 for the Medicine Creek Days street dance. There were no members of the public present to speak in favor of or in opposition to the request. Mayor Harpst closed the public hearing at 6:41 P.M. Tony Groshong stated the motion, seconded by Tom McCarville, to approve a Special Designated Liquor Permit for the Cambridge Chamber of Commerce street dance on Saturday June 16, 2018. City Council Members discussed the location the street dance in the 600 Block of Patterson Street and the construction of the new bank building would be going at the same time in the same block. City Council also discussed the street dance area would be double fenced. On roll call vote Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, none voted no. Motion carried unanimously.

Appointments/Communications/Resolutions. Martie Burke of the West Central Nebraska Development District presented to the City Council, by video conference, to discuss the current status of the nuisance abatement projects. Martie stated since the City Staff has abated the property at 503 Neville Street the City Council should rescind the Resolution to abate the property. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve Resolution 2018-05-01. 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 2018-05-01 as follows:

Resolution 2018-05-01

Rescinding Prior Resolution No. 2017-06-05 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. 2017-06-05 is abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge rescinds Resolution No. 2017-06-05 on the following property:

<u>CASE NO.</u>	<u>PHYSICAL ADDRESS</u>
2017 CAM 009	503 Neville Street, Cambridge, NE

Martie reported that the District has some properties still on the nuisance abatement list from other sections of the community. After discussion the City Council recommended focusing again on area seven and the outstanding projects. Vernita Saylor stated the motion, seconded by Derek Raburn to review area seven and finish the outstanding projects. After discussion Vernita Saylor amended her motion to include a not to exceed price of \$5,000.00. 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.

Solid Waste Disposal Contract. The City Council received a copy of the proposed solid waste contract with Schaben Sanitation. The City Council asked for changes including change Village to City throughout the contract, need clarification on the fuel surcharge and in item number 22 change 120 day notice to 60 day notice. Kandra would return the contract to Schaben Sanitation with the recommended changes.

Economic Development Ordinance – Second Reading. The City Council discuss the changes in the ordinance and noted the only change in the existing ordinance is that Section 4 B. was changed to include the Mayor. This was a finding in the audit of the LB840 plan showing that the Ordinance did not state the same information as the 20/20 Plan. The City Council decided to forward the proposed ordinance to the Economic Development Board for their review. Vernita Saylor stated the motion, seconded by Tom McCarville, to approve the second reading of Ordinance No. 752. 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. The City Council asked that representatives of the Economic Development Board attend the next meeting to give an update on activities and review the Ordinance before final reading.

Ag Valley Kent Taylor, General Manager, of Ag Valley attended the meeting to introduce himself to the City Council and ask if there were any questions or concerns of the City Council. Kent gave the City Council a fact sheet about Ag Valley Co-op.

Miller and Associates Reports. Swimming Pool Project - The City Council reviewed information of the Swimming Pool Planning Committee about renovations of the existing swimming pool. The City Council discussed the cost of renovations and concerns about putting the bond issue ballot on the election in November 2018, stating the City Council would prefer a special election. The City Council also discussed

concerns about the cost. The Committee will be looking at funding sources and addressing costs before the project is presented to the City Council.

Interim financing for the Downtown Revitalization project – Kandra presented proposed interim financing options from Waypoint Bank and First Central Bank, Amerita’s did not provide an interim financing option. The City Council discussed fixed interest rates vs variable interest rates. Keith Luedders stated the motion, seconded by Derek Raburn to approve the proposal from Waypoint Bank for interim financing of the Downtown Revitalization Project with the fixed interest rate of 4.5%, ending in December 2019. 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.

Economic Development Board – The Economic Development Board presented a written report and requested the re-appointment of Jarod Albers, Dave Custer and Randy Heitmann. Jeff Ommert stated the motion, seconded by Tony Groshong, to re-appoint Jarod Albers, Dave Custer and Randy Heitmann. On roll call vote Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, none voted no. Motion carried unanimously.

Utility Supervisor Report - Dave Houghtelling reported a leak was found at the lift station at the sewer plant the previous Saturday and Staff worked on the repair most of the day. The pump also failed at the sewer plant. Dave presented a proposal to bill for the trailer house abatement at 503 Neville Street. Dave also presented information on the sewer line repair on Flannery Avenue and is working on costs of repairs, labor and equipment. Jeff Ommert stated the motion, seconded by Keith Luedders, to authorize Dave Houghtelling to replace two pumps at the sewer plant. 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.

City Clerk/Treasurer Report. Kandra reported the City has received \$25,000 from American Tower under the terms of the contract. The City Council asked to have the funds set aside for a future use. Kandra reported the swimming pool staff have recommended swimming pool fees of K-12 daily pass at \$2.00, Adult daily pass \$3.00, single season pass \$55.00, Family pass \$90.00 and lap swim \$1.50. Kandra presented the Line Loss Report for May 1, 2018 billing and the Financial Report for March 31, 2018.

Consent Agenda Minutes of April 16, 2018 and the claims report. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the minutes of April 16, 2018 and the claims report. 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 the minutes of April 16, 2018 and the following claims report:

City of Cambridge			
Claims Report May 7, 2018			
Check No.	Vendor, For	Amount	Dept.
	Combined Utility:		Total
29925	Cambridge Post Office, Postage	447.70	
29926	American Family Life, Ins.	350.52	
29927	BIC, Purchased Water	2,362.80	
29928	Twin Valleys PPD, Purchased Electric	207,645.37	

29929-29935	Payroll	8,454.38	
29936	Blue Cross, Ins.	52.73	
29937	void		
29938	Ag Valley, Fuel	445.74	
29939	Aramark Uniform, Mats	71.03	
29940	Bernie Jones Auto, LLC, Repairs	53.57	
29941	Besler Industries, Electric Rebate	1,242.50	
29942	Brico Pest Control, Spraying	67.10	
29943	Cambridge Clarion, Publications	325.00	
29944	void		
29945	Cambridge General Store, Supplies	317.94	
29946	Cambridge Redi mix, Concrete	1,401.00	
29947	Cambridge Telephone, Utility	720.30	
29948	Dutton-Lainson, Lights	2,030.38	
29949	Eakes Office, Supplies	753.56	
29950	Hometown Leasing, Copier Lease	436.20	
29951	Lord's Inc., Supplies	6.33	
29952	Municipal Supply, Supplies	168.76	
29953	Nebr. Public Health Lab, Water Testing	30.00	
29954	Nebraska Safety & Fire, Supplies	100.23	
29955	Nebraska Waste water Operator, Certification	30.00	
29956	Olsson Associates, Fees	413.75	
29957	Ommert Tech, Computer Lease	333.61	
29958	River Valley Services, Supplies	18.90	
29959	Sewer Improvement, Tr.	1,000.00	
29960	Southwest Farm & Auto, Supplies	31.03	
29961	USA Blue Book, Supplies	518.74	
29962	Verizon Wireless, Cell Phones	177.63	
29963	Water System Extension, Transfer	1,083.33	
29964	Western Area Power, Purchased Power	4,883.16	
ACH	City of Cambridge, Utility	2,882.89	
ACH	IRS, Federal With holdings	2,845.06	
ACH	Nebr. Dept. Revenue, State Withholding Tax	920.46	
ACH	Nebr. Dept. Revenue, State Sales Tax	7,886.19	250,507.89
	Security Deposit:		
1947-1948	Customer Refunds	44.27	44.27
	City Account (General Fund)		
45658	Waypoint Bank, Loan Payment	1,545.00	
45659	American Family Life, Ins.	104.88	
45660	NSFA Fire School	220.00	
45661	Payroll	752.97	

45662	Ag Valley, Fuel	318.62	
45663	Ambulance Check Card Account, Vests	216.45	
45664	Aramark Uniform, Mats	11.00	
45665	Baker & Taylor, Books	975.62	
45666	Blooms Collectibles, Flowers	86.77	
45667	Cambridge Clarion, Publications	557.80	
45668	Cambridge Clarion, Publications	48.00	
45669	Cambridge General Store, Supplies	98.31	
45670	Cambridge General Store, Supplies	75.25	
45671	Cambridge Super Market, Supplies	10.58	
45672	Cambridge Telephone, Utility	428.44	
45673	City of Cambridge, Petty Cash	13.00	
45674	Common Scents, Tree	109.99	
45675	Cornhusker Press, Dog Licenses	64.82	
45676	Courtney Stanton, Supplies	11.74	
45677	Diamond Vogel Paint, Pool Paint	1,806.06	
45678	Dutton-Lainson, Lights	5,723.56	
45676	Eakes Office, Supplies	324.67	
45680	Extreme Ag, Chemical	360.00	
45681	Fire/Ambulance Sinking Fund, Tr.	1,507.25	
45682	Fire Guard, Supplies	169.72	
45683	Frontier, Police Phone	45.37	
45684	Furnas County Treasurer, Inter-local Law Contract	4,668.00	
45685	Hamel Repair, Repairs	596.90	
45686	Maria Downer, Supplies	16.00	
45687	Matheson Tri Gas, Oxygen	88.00	
45688	Miller & Associates, Fees	701.25	
45689	Nebraska Environmental, Supplies	447.50	
45690	North American Directory, Advertising	285.00	
45691	Odiss Enterprises, Repair Overhead Door	1,531.50	
45692	Ommert Tech, Computer Lease	91.92	
45693	Sandry Fire, Supplies	4,255.56	
45694	Schaben Sanitation, Haul Roll Off Boxes	4,163.77	
45695	Southwest Farm & Auto, Supplies	28.17	
45696	Verizon Wireless, Cell Phones	99.30	
45697	Weather Craft Co. of N. P., Overhead door Repair	449.00	
45698-45720	Payroll	6,315.34	
ACH	City of Cambridge, Utility	4,004.82	
ACH	IRS, Federal With holdings	157.04	
ACH	Nebr. Dept. Revenue, State Withholding Tax	55.51	
ACH	Eakes Office, copier Lease	146.84	

ACH	Cambridge Telephone, Utility	138.04	
ACH	IRS, Federal With holdings	1,091.90	44,917.23
	CDBG Projects:		
17	City of Cambridge, Tr	5,000.00	5,000.00
	TIF:		
1032	Furnas County Clerk, Filing Fee	58.00	58.00
	LB840		
3829	City of Cambridge, Sales Tax	9,537.46	
3830	Cross Creek Golf Links, Sales Tax	3,148.53	
3831	Hair Company, Façade Grant	150.00	
3832	Cambridge Telephone, Utility	46.10	
3833	HTC Account, Loan Payments	197.50	
3834	Employee Debit Card, Publications	500.79	
3835	Cambridge Clarion, Publications	450.00	
3836	Diane Henderson, Contract	2,180.25	
3837	Furnas County Clerk, Filing Fee	10.00	
3838	McCook Daily Gazette, Publications	600.00	
3839	HTC Account, Loan Payments	125.00	16,945.63
	Employee Debit Card:		
ACH	Indeed, Advertising	500.79	500.79
	Ambulance Debit Card		
ACH	Amazon, Safety Vests	216.45	216.45
	Employee Health:		
862-863	Employee Deductibles	274.41	
ACH	Waypoint Bank, Service Charge	30.00	304.41
	City Baseball League		
150	Staci Pick, Tournament Fees	262.50	
151	SCNBL, Tournament Fees	325.00	587.50
	Revolving Loan Fund:		
	Farm Credit Services of America, DPA	30,000.00	30,000.00
	Total	349,082.17	349,082.17

Executive Session – Keith Luedders stated the motion, seconded by Tony Groshong, to go into executive session for personnel at 8:30 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 by City Council Members present. Vernita Saylor stated the motion, seconded by Tony Groshong to return to regular meeting at 8:45 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. Mayor Harpst stated the only item discussed in executive session was personnel and no decision were made in executive session.

Adjournment – The next regular meeting is Monday May 21. Jeff Ommert stated the motion, seconded by Vernita Saylor, to adjourn. 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.

Attest: _____
Kandra J. Kinne, City Clerk/Treasurer

Mark Harpst, Mayor