

City of Cambridge
Regular City Council Meeting
Tuesday, June 16, 2020
6:30 P.M.

Notice of meeting was given in advance by publication in the *Cambridge Clarion*, Thursday, June 11, 2020, the designated method of giving notice, convening at 6:30 P.M. Advance notice of the meeting was given to the Mayor, Members of the City Council, and the *Cambridge Clarion*. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf. Councilman Keith Luedders was absent. City Staff present were Utility Supervisor David Houghtelling, City Clerk/Treasurer Kandra Kinne, and City Attorney Lisa Shifflet. Visitors present for all or a portion of the meeting were Jenna Ebbers for the *Cambridge Clarion*; Jessica Fisher for *Tri Valley Health System*; Alynn Ahlemeyer for the *Cambridge Baseball Association*; Terry Engell for *EMC Insurance*; Daren & Lorrie Mowry of *Cambridge Body Shop*; and Del Harsh.

Mayor Gunderson opened the meeting with the Pledge of Allegiance. Mayor David Gunderson announced the open meeting law is posted on the wall of the Community Room where the meeting was held.

Mayor Gunderson opened the Public Hearing to add Trailer Display and Sales to the conditional use permit in a "C-1" Commercial Zone and Ordinance No. 772 to waive reading on three readings. There was no public comment. Tony Groshong stated the motion, seconded by Vernita Saylor to waive reading Ordinance No. 772 on three different days. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present. Derek Raburn stated the motion, seconded by Tony Groshong, to approve Ordinance No. 772 on final reading. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present for Ordinance No. 772 as follows:

Ordinance No. 772

An Ordinance amending The Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports of 2015; Amending Article 2, Section 2-503 Conditional Uses adding Trailer display and sales; to repeal other conflicting ordinances and sections and direct the publication of this ordinance and to provide an effective date.

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

Section 1. The City of Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports of 2015, amending Article 2 "C-1" Commercial District, Section 2-503 Conditional Uses Adding Trailer Display and Sales.

Section 2-503 shall read as follows:

2-503 CONDITIONAL USES

The following conditional uses may be permitted Subject to approved procedures outlined

in these Regulations.

- A. Motor vehicle repair service, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the building officials to be a safety hazard or Visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than ninety percent (90%).

Motor vehicle body shop, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Building Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six feet and a visual density of no less than ninety percent (90%).

- B. Storage and warehouse except for products of a highly explosive combustible or volatile nature.
- C. Communication Towers.
- D. Restricted (Adult Entertainment) Businesses.
- E. Wholesale establishments, except those which handle products of a highly explosive, combustible or volatile nature.
- F. Manufacturing or fabrication establishments, which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.
- G. Welding and blacksmith shop.
- H. Feed and Seed Stores.
- I. Trailer Sales and Display.

Section 2. Upon adoption of this Ordinance, The Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports adopted April 20, 2015, by the City of Cambridge, Nebraska shall be amended to add Item s to section 2-503 Conditional Uses.

Section 3. Any other ordinance of section passed and approved prior to passage, approval and publication of this ordinance and in conflict with its provisions is repealed.

Section 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication as required by law.

Mayor Gunderson closed the Public Hearing.

Mayor Gunderson opened the Public Hearing to hear the request of Daren & Lorrie Mowry, doing business as Cambridge Body Shop, to re-zone the property from "R-1" Residential Zone to "C-1" Commercial Zone at 1011 Dolan Avenue. Discussion related to other businesses and uses not residential in nature. There was some concern expressed about future sale of property if not residential. Mayor Gunderson asked that reference be made to Zoning and Subdivision Regulations 2015 nonconforming Uses have the authority to continue any lawfully existing use of part or all of a structure or any lawfully existing use of all of a structure or any lawfully existing use of land which existed prior to the adoption of these regulations and does not comply with the use requirements of these regulations may be

continued, so long as otherwise lawful and so long as it is not specified to be terminated by these regulations. Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the request of Daren & Lorrie Mowry, doing business as Cambridge Body Shop, to re-zone the property from “R-1” Residential Zone to “C-1” Commercial Zone at 1011 Dolan Avenue. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present. Mayor Gunderson closed the Public Hearing.

Mayor Gunderson opened the Public Hearing to hear the request of Daren & Lorrie Mowry, doing business as Cambridge Body Shop, to approve a conditional use permit to allow trailer display and sales at 1011 Dolan Avenue. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the request of Daren & Lorrie Mowry, doing business as Cambridge Body Shop, to approve a conditional use permit to allow trailer display and sales at 1011 Dolan Avenue. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present. Mayor Gunderson closed the Public Hearing.

Consent Agenda – Minutes of June 1, 2020 and the Claims Report. The City Council received the Minutes of June 1, 2020, and the Claims Report prior to this meeting. Derek Raburn stated the motion, seconded by Jeff Ommert, to approve the Minutes of June 1, 2020, and the Claims Report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present for the Minutes of June 1, 2020, and the following Claims:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>18-Jun-20</i>			
<i>Period 06/02/2020 to 06/18/2020</i>			
Check No.	Vendor, For	Amount	Dept. Total
<u>Combined Utility:</u>			
31467-31473	Payroll	9,419.57	
31474	Ag Valley, Fuel	30.00	
31475	Blue Cross and Blue Shield, Health Insurance	9,038.36	
31476	BRICO Pest Control, Spray Community Building, Sewer Plant	67.10	
31477	Cambridge General Store, Supplies	132.65	
31478	Dutton-Lainson, Electrical Supplies	264.60	
31479	Lord's, Inc., Battery Backup	94.94	
31480	Employee Dental Benefit	375.00	
31481	Northwestern Mutual Life, Annuity	2,492.94	
31482	Paper Tiger Shredding, Shred office paper	40.00	
31483	Schaben Sanitation, Trash Pickup Contract	13,326.52	
31484	Southwest Farm & Auto, Supplies	5.07	
31485	Twin Valleys Public Power District, Utility, Repairs	5,002.75	

31486	USABLE Life, Insurance	81.00	
31487	Utilities Section, Safety Training	2,620.00	
31488	Western Area Power Administration, Purchased Power	3,438.21	
31489	Card Member Services, Credit Card, for postage and supplies	46.21	
ACH	IRS, Federal With holdings	3,142.88	
ACH	Black Hills Energy, Utility	232.93	
ACH	American Family Life, Insurance	299.16	
ACH	Nebraska Department of Revenue, Sales Tax	8,001.65	58,151.54
	<u>City Account (General Fund):</u>		
47984-47993	Payroll	3,061.09	
47994	Ag Valley, Fuel	178.02	
47995	Anew Travel Center, Fire Dept. Fuel	95.18	
47996	Bernie Jones Auto, Repairs	1,660.83	
47997	Bound Tree Medical, Supplies	755.97	
47998	CAMAS Publishing, Publish Notices	492.60	
47999	Cambridge General Store, Supplies	282.52	
48000	Cambridge Post Office, Museum Box Fee	76.00	
48001	Cambridge Super Market, Supplies	13.17	
48002	Century Link, Police Phone	59.96	
48003	Employee Deductible	26.32	
48004	Diamond Vogel Paint Center, Paint	194.20	
48005	Eakes Office Solutions, Supplies	11.49	
48006	Extreme Ag, Chemicals	268.50	
48007	First Central Bank, Fire Equipment Loan Payment	793.92	
48008	Frontier, Police Phone	45.37	
48009	Island Sprinkler Supply, Repairs	107.13	
48010	John's Repair, Ambulance repairs	275.90	
48011	League of Nebraska Municipalities, Registration	420.00	
48012	Matheson Tri Gas, Ambulance Oxygen	330.12	
48013	Menards - Kearney, Supplies	93.94	
48014	Sandry Fire Supply, Fire Dept. supplies	912.83	
48015	See the Trainer, Fire Dept. Responder claim	47.95	
48016	Twin Valleys Public Power District, Utility	59.85	
48017	West Central Nebraska Development District, Dues	2,730.00	
48018	Waypoint Bank, Golf Loan Payment	1,545.00	
ACH	IRS, Federal With holdings	321.99	
ACH	IRS, Federal With holdings	287.22	
ACH	Black Hills Energy, Utility	268.73	15,415.80
	<u>CDBG Project Account</u>		
130	City of Cambridge, Transfer to General Fund	67,083.62	67,083.62
	<u>TIF:</u>		

1088	Cline Williams, Attorney Fees	2,462.70	
1089	Miller & Associates, Replace Lost Check	3,670.00	6,132.70
	<u>LB840/ Revolving Loan/ HTC</u>		
4238	Cambridge Chamber, Gift Card Promotion	19,578.25	
4239	Cambridge Chamber, Gift Card Promotion	4,535.00	
4240	Furnas County Clerk, Filing Fee	94.00	24,207.25
	Total:	170,990.91	170,990.91

Reports of officers, board and committees:

Planning Commission – Vernita Saylor stated the motion, seconded by Tony Groshong to approve the following Site Plan and Land Use Permit Applications: Chester Miller of 205 Paxton Street to install a privacy fence along the perimeter of the property; Cambridge Hotel Group at 41502 Harvest Drive to put in a sand volleyball court; and City of Cambridge to install approximately 107 feet of 4-foot high white vinyl fence west of Sunny Hillside Schoolhouse in McKinley Park near the Trospen property. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present.

Cemetery Report – Many compliments were received by the public. Thanks to City staff for spraying, trimming and tree removal. The computer has been removed and the burial/veteran’s book placed. A toggle switch has been installed to raise/lower the window.

Library Report – Minutes of the June 10 meeting were received which discussed reopening guidelines and time sheets.

Utility Supervisor Report – Dave advised that work has been started on the building by-pass from the south substation which is needed for repair to the north subdivision next week. The propeller came in for the sewer aerator. Mosquito spraying certification will be Friday morning.

City Clerk/Treasurer Report – Kandra advised that she has been working with the following: Barry Mooney, McCook Building Inspector, about building occupancy; Simple City for a time sheet interface; and Ashley Gerlach, Mason Herrman and Melissa Jackson on Leadership re-certification application. She has also started on budget packets; the strategic plan update; fees and charges resolution; and completed the May 2020 financial report.

New Business:

EMC Insurance Safety Program Dividend - Terry Engell of EMC Insurance presented a dividend check to the City of Cambridge for \$22,584.90 representing a safety dividend of 18 percent.

Trash Pickup Contract – Schaben Sanitation had several breakdowns in the past few weeks making for poor service. Council reviewed the contract with Schaben.

Richard & Sherry Livingston of 1204 Johnson Street submitted a request to have ten chickens. Derek Raburn make the motion, seconded by Kevin Banzhaf, to table the request to review the number of chickens allowed. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present.

Cambridge Ball Association Request – Alynn Ahlemeyer presented a request from the Ball Association for various items to be funded by \$10,207 in ACE Funds: grading for drainage on Kester Field and removal and replacement of concrete; move the backstop closer to home plate and increase the height of the fence; add a 6' x 6' storage shed and new batting netting; install air conditioner in concession stand and new seal on pull-down window; and new doors and reframing of storage shed. Projects to be funded by the Ball Association Programs funds of \$4,550 are as follows: installation of the AC unit in the concession stand; installation of additional shelving in the storage shed; installation of shelving for batting cage update; and purchase of mesh portable fence for Stu Minnick Field. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the request. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present.

Tri Valley Health System – Jessica Fisher, CEO, advised of the Department of Health changes as of June 22, 2020. The Health Fair will be Friday, June 19. Dave Houghtelling advised that drainage is better south of the Hospital. TVHS has been working with FEMA on 2019 hospital flooding. Cheryl Mues will be joining Tri Valley Health System, Jessica reported.

Adjournment

Derek Raburn stated the motion, seconded by Kevin Banzhaf to adjourn at 7:45 p.m. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no, and Keith Luedders was absent and not voting. Motion carried unanimously by City Council members present.

Attest: Kandra J. Kinne, City Clerk/Treasurer David Gunderson, Mayor