

City of Cambridge
City Council Meeting
Monday, August 2 2021
6:30 P.M.
Cambridge Community Building
722 Patterson St

Pursuant to notice published in the Valley Voice on Thursday, July 29, 2021, the Cambridge City Council convened in open public meeting at 6:30 P.M. on August 2, 2021 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. City Staff present were City Clerk/Treasurer Kandra Kinne and City Attorney Lisa Shifflet. Visitors present were Genny Kubik for the *Valley Voice*; Jessica Fisher for *Tri Valley Health System*; Heather Shafer for *Cobblestone Inn & Suites*; and Brad Williams. Mayor Gunderson opened the meeting with the Pledge of Allegiance. Mayor Gunderson announced the open meeting law is posted on the east wall of the meeting room and available for public inspection.

6:31 p.m. Public Hearing – John & Valerie MacLeod, 1313 Galligar Street – solar on existing shop: Mayor Gunderson opened the hearing. There were no members of the public present to comment in favor of or against the proposed conditional use permit application. Mayor Gunderson closed the public hearing at 6:32 p.m. Tony Groshong stated the motion, seconded by Derek Raburn, to accept "Exhibit 1" – Findings of Fact to install solar on existing shop at 1313 Galligar Street owned by John & Valerie MacLeod. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. Motion carried unanimously. Derek Raburn stated the motion, seconded by Vernita Saylor, to approve the Conditional Use Permit of John & Valerie MacLeod at 1313 Galligar Street contingent upon the applicants completing the required net metering Interconnection Application and Interconnection Service Agreement. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf, none voted no. Motion carried unanimously.

Consent Agenda: Minutes of July 6, 2021 and the claims report. The City Council received a copy of the minutes of July 6, 2021 and the claims report. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve the minutes of July 6, 2021, and the claims report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. Jeff Ommert abstained from voting on the claim for Ommert Tech, none voted no. Motion carried for the minutes of July 6, 2021, and the following claims report by City Council members present:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>2-Aug-21</i>			
	<i>Period 07/20/2021 TO 08/02/2021</i>		

Check No.	Vendor, For	Amount	Dept. Total
	<u>Combined Utility:</u>		
32239-32243	Payroll	7,020.37	
32244	MiKayla Kent, Laptop Computer	459.03	
32245	Twin Valleys Public Power District, Purchased Power	248,794.53	
32246	Cambridge Post Office, Postage	269.28	
32247	Ag Valley, Fuel	333.57	
32248	American Agricultural Lab, Wastewater Analysis	30.50	
32249	BIC, Purchased water	9,655.80	
32250	Cambridge General Store, Supplies	88.74	
32251	Cambridge Telephone Company, Utility	747.65	
32252	void	0.00	
32253	Eakes Office Solutions, Supplies	57.99	
32254	Hometown Leasing, Copier Lease	641.74	
32255	Mikayla Kent, Mileage	112.22	
32256	Mousel, Brooks, Schneider, Attorney Fees	220.00	
32257	Municipal Supply, Inc., Supplies	11,833.49	
32258	Ommert Tech, Computer Lease	333.61	
32259	Schaben Sanitation, Trash Pickup	13,980.86	
32260	Southwest Farm & Auto, Supplies	56.90	
32261	Tri Valley Health System, Pre-employment	206.00	
32262	Utilities Section, Dues	753.00	
32263	Verizon Wireless, Cell phones	170.12	
32264	Western Area Power Administration, Purchased Power	5,107.94	
32265	Cummins Sales & Service, Inspection	528.02	
Tr	Water System Extension, Transfer	1,083.37	
Tr	Sewer Improvement, Transfer	1,000.00	
ACH	Payroll	3,049.92	
ACH	Waypoint Bank, ACH Fee	17.00	
ACH	IRS, Federal With holdings	3,208.21	
ACH	City of Cambridge, Utility	3,107.54	
ACH	American Family Insurance, Insurance	342.36	313,209.76
	<u>City Account (General Fund):</u>		
49312-49324	Payroll	3,364.76	
49325	Ag Valley, Fuel	334.54	
49326	Amazon, Library Supplies	458.83	
49327	Ambulance Check Card Account, Pack for Monitor	695.00	
49328	Baker & Taylor, Library Books	224.59	
49329	Bernie Jones Auto, Repairs	104.16	
49330	CAMAS Publishing, Publications	695.90	
49331	Cambridge General Store, Supplies	84.77	

49332	Cambridge General Store, Library Supplies	15.87	
49333	Cambridge Telephone Company, Utility	775.14	
49334	DEMCO, Library Supplies	485.63	
49335	Diamond Vogel, Traffic Paint	177.40	
49336	Figgins Construction, Armor Coating	88,913.70	
49337	Furnas County Treasurer, Police Contract	5,004.07	
49338	Gale, Library Books	59.22	
49339	Harlequin Reader Service, Library Program	29.96	
49340	Judy Hayes, EMT Training	75.00	
49341	Kearney Public Library, Postage	6.00	
49342	Landon Sines, prepare ball fields summer 2021	1,500.00	
49343	League Of Nebraska Municipalities, Dues	2,004.00	
49344	Maria Dower, Library Supplies	14.96	
49345	void	0.00	
49346	Matheson Tri-Gas, Oxygen	114.44	
49347	Medicine Creek Counseling, Library Program	100.00	
49348	Miller & Associates, Engineering Pool Project, Street Engineer	6,880.90	
49349	Mousel, Brooks, Schneider, Attorney Fees	600.00	
49350	Nebraska Life Magazine, Museum Subscription	24.00	
49351	Nebraska Municipal Clerk's, Dues	70.00	
49352	Ommert Tech, Computer Lease	91.92	
49353	Paulsen, Inc., Gravel	322.00	
49354	Scotties Potties, Port-a-potty for Cemetery	90.00	
49355	Southwest Farm & Auto, Supplies	338.20	
49356	Total Turf, Library Yard	78.05	
49357	Tri Valley Health System, Pre-employment	759.20	
49358	Verizon Wireless, Cell phones	96.83	
49359	Employee Deductible	3.29	
49360-49375	Payroll	3,641.26	
Tr	Fire/Ambulance Sinking Fund, Transfer	1,647.20	
Tr	General Fund Transfers, Transfer	33,500.00	
ACH	Payroll	5,235.04	
ACH	Cambridge Telephone Company, Utility	412.11	
ACH	IRS, Federal With holdings	1,086.72	
ACH	City of Cambridge, Utility	12,866.91	
ACH	Eakes Office Supply, Library Copier Lease	146.84	
ACH	IRS, Federal With holdings	1,262.17	174,390.58
	<u>Cambridge Pool Concessions:</u>		
564	Cambridge Super Market, Supplies	14.69	14.69
	<u>LB840/ Revolving Loan/ HTC:</u>		
4433	CAMAS Publishing, Publications	1,390.00	

4434	Cambridge Telephone Company, Utility	49.16	
4435	Melissa Jackson, Contract	898.39	
4436	MP Design, Business Promotions	140.00	2,477.55
	<u>Ambulance Check Card Account:</u>		
ACH	The Pax Store, Pack for Monitor	695.00	695.00
	Total:	490,092.58	490,092.58

Appointment – Museum Board Appointment: Vernita Saylor stated the motion, seconded by Tony Groshong, to re-appoint Marilyn Kester for another five-year term to the Museum Board. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf, none voted no. Motion carried unanimously.

Reports of Officers, Boards and Committees:

- a. **Mayor’s Comments** - Mayor Gunderson reported that the pool was closed on August 1 for the season in preparation for the contractor’s work.
- b. **Clerk/Treasurer Report** – City Clerk/Treasurer Kandra Kinne advised that the Housing Program Income Report for the City’s housing rehab program has been submitted by Miller & Associates. Vernita Saylor stated the motion, seconded by Tony Groshong, to accept the Housing Program Income Report prepared by the Nebraska Department of Economic Development. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf, none voted no. Motion carried unahimously.

New Business:

State of Nebraska Liquor Control Commission Corporate Manager Application – Vernita Saylor stated the motion, seconded by Mike Harris, to approve the Corporate Manager Application of Heather Shafer for Cobblestone Inn & Suites. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. Motion carried unanimously.

Unfinished Business:

- a. **Net Metering** – Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve the City of Cambridge Department of Utilities Policy for Net Metering with corrections. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf, none voted no. Motion carried unanimously. Vernita Saylor stated the motion, seconded by Tony Groshong to approve the City of Cambridge Small Generation Interconnection Application and Service Agreement. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf, none voted no. Motion carried unanimously. Vernita Saylor stated the motion, seconded by Derek Raburn to waive the three readings for Ordinance No. 785. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and

Kevin Banzhaf, none voted no. Motion carried unanimously. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve Ordinance No. 785 to amend Section 7-404 of the Municipal Code setting electrical rates, providing a net metering electric rate, and to repeal Ordinance No. 751 and all other ordinances in conflict. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf, none voted no. Motion carried unanimously. Mayor Gunderson read Ordinance No. 785 by title as follow:

ORDINANCE NO. 785

AN ORDINANCE AMENDING SECTION 7-404 OF THE MUNICIPAL CODE OF THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA; SETTING ELECTRIC RATES; PROVIDING FOR AN INDUSTRIAL ELECTRIC RATE; REPEALING ORDINANCE NO. 751 AND ALL OTHER ORDINANCES IN CONFLICT HEREWITH; ESTABLISHING AN EFFECTIVE DATE:

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

Section 1. Section 7-404 of the Municipal Code of the City of Cambridge, shall read as follows: 7-404 **Electric Rates.**

All electricity consumers shall be liable for the minimum rate provided by Ordinance unless and until a consumer shall direct the Utility Supervisor to shut off the power, in which case he or she shall not be liable thereafter for electricity usage until it's turned on again.

Electricity shall be furnished to customers within the corporate limits of the City of Cambridge at meter rates, which shall be as follows:

<u>Residential:</u>	Summer	Winter
	May 15- Sep. 15	Sep 15 – May 15
Customer Charge	\$11.99	\$11.99
0-200 KWH	\$0.1251	\$0.1194
201-500 KWH	\$0.1162	\$0.1106
501 KWH and Over	\$0.1086	\$0.1031
Minimum Bill	\$11.99	\$11.99
<u>Commercial:</u>	Summer	Winter
	May 15 – Sep. 15	Sep 15 – May 15
Customer Charge, single Phase	\$13.49	\$13.49
0-300 KWH	\$0.1488	\$0.1431
301-1,500 KWH	\$0.1411	\$0.1355
1,501-3,000 KWH	\$0.1337	\$0.1280
3,001-5,000 KWH	\$0.1283	\$0.1206
5,001-10,000 KWH	\$0.1172	\$0.1116
10,001 KWH and Over	\$0.1099	\$0.1041
Minimum Bill	\$13.49	\$13.49

Summer Rates will be applicable for usage billed during the periods May 15th through September 15th reading. Winter rates will be applicable for usage billed during the periods September 15th through May 15th readings.

Provided that any electrical use outside the City limits within the area authorized by the Power Review Board shall be served under the following terms and conditions:

- A. The cost of building a line from the existing city service to the property line of the consumer shall be paid by the City, the cost of building a line from the property line to the service shall be paid by the consumer.

Three-phase electrical power shall be furnished to patrons only at meter rates, which shall be as follows:

<u>Three Phase Service:</u>	Summer		Winter
	May 15 – Sep 15		Sep 15 - May 15
Customer Charge		\$18.21	\$18.21
0-300 KWH		\$0.1488	\$0.1431
301-1,500 KWH		\$0.1411	\$0.1355
1,501-3,000 KWH		\$0.1337	\$0.1280
3,001-5,000 KWH		\$0.1263	\$0.1206
5,001-10,000 KWH		\$0.1172	\$0.1116
10,001 KWH and over	\$0.1099	\$0.1041	
Minimum Bill		\$18.21	\$18.21

Summer Rates will be applicable for usage billed during the periods May 15th through September 15th reading. Winter rates will be applicable for usage billed during the periods September 15th through May 15th readings.

Provided that any electrical use outside the city limits within the area authorized by the Power Review Board shall be served under the terms and conditions set out in the ordinance fixing rates of charges for the use of electricity as existing or hereafter amended.

Every person desiring to be furnished with three phase electric power from the municipal electric system shall make application therefore to the City upon application shall be accompanied by a nonrefundable connection charge of \$75.00

All Electric Rate:

<u>Residential:</u>	Summer		Winter
	May 15 – Sep 15		Sep 15 – May 15
Customer Charge		\$11.99	\$11.99
0-200 KWH		\$0.1251	\$0.1194
201-500 KWH		\$0.1162	\$0.1106
501 KWH and over		\$0.1086	\$0.0468
Minimum Charge		\$11.99	\$11.99

<u>Commercial:</u>	Summer		Winter
	May 15 – Sep 15		Sep 15 – May 15
Customer Charge		\$13.49	\$13.49
0-300 KWH		\$0.1488	\$0.1431
301-1,500 KWH, per KWH		\$0.1411	\$0.1355
1,501-3,000 KWH, per KWH		\$0.1337	\$0.1280
3,001-5,000 KWH, per KWH		\$0.1263	\$0.0474
5,001-10,000 KWH, per KWH	\$0.1172		\$0.0474
10,001 KWH, and over	\$0.1099		\$0.0474
Minimum Bill		\$13.49	\$13.49

All Electric.

<u>Three Phase Commercial Rate</u>	Summer		Winter	
	May 15 – Sep 15		Sep 15 – May 15	
Customer Charge		\$23.99		\$18.21
First 300 KWH, per KWH		\$0.1488		\$0.1431
301-1,500 KWH, per KWH		\$0.1411		\$0.1355
1,501-3,000 KWH		\$0.1337		\$0.1280
3,001-5,000 KWH		\$0.1263		\$0.0474
5,001-10,000 KWH		\$0.1172		\$0.0474
10,001 and over KWH	\$0.1099		\$0.0474	
Minimum Bill		\$23.99		\$18.21

Summer Rates will be applicable for usage billed during the periods May 15th through September 15th reading. Winter rates will be applicable for usage billed during the periods September 15th through May 15th readings.

All electric rate customers shall allow an inspection of their appliances by the Utility Supervisor prior to the customer's use of the all electric rate. All electric rate customers shall follow the same terms and conditions as Residential, Commercial and Three Phase rate customers.

<u>Commercial, Demand Rate</u>	Summer		Winter	
	May 15 – Sep 15		Sep 15 – May 15	
Customer Charge		\$178.10		\$178.10
Demand, per KW		\$12.56		\$8.54
Plus				
Energy Charge per KWH				
First 25,000 KWH, per KWH		\$0.0602		\$0.1003
Over 25,000 KWH, per KWH	\$0.0420		\$0.0376	
Minimum monthly bill	\$178.10		\$178.10	

Summer rates will be applicable for usage during the periods May 15th through September 15th readings. Winter rates will be applicable for usage billed during the periods September 15th through May 15th readings.

Special Conditions for Commercial Demand Customers

- 1) The Kilowatt (KW) demand reading shall be based upon a peak 15 minute interval as recorded on a standard energy meter.
- 2) The rate is available to those three-phase commercial customers whose monthly kilowatt hour (KWH) usage exceeds 50,000 KWH or whose monthly KW demand reading exceeds 150 KW for a period of four or more consecutive months.
- 3) When a customer begins to take service on the "Commercial Demand Rate" the customer shall remain on the rate for the next 12 months as a minimum.

<u>Industrial Rate</u>	Summer		Winter	
	May 1 – September 30		October 1 to April 30	
Customer Charge		\$420.00		\$420.00
Demand Charge, per KWH		\$12.94		\$10.45
Energy Charge, per KWH		\$0.0473		\$0.0399
Minimum Monthly Bill	\$420.00		\$420.00	

Monthly Summer Rates will be applicable for usage billed during the periods May 1st through September 30th reading. Monthly winter rates will be applicable for usage billed during the periods October 1 through April 30 readings.

Provided that any electrical use outside the City limits within the area authorized by the Power Review Board shall be served under the following terms and conditions:

- A. The cost of building a line from the existing city service to the property line of the consumer shall be paid by the City, the cost of building a line from the property line to the service shall be paid by the consumer.

Special Conditions for Commercial Demand Customers

The Kilowatt (KW) demand reading shall be based upon a peak 15 minute interval as recorded on a standard energy meter.

Electric Services will be paid by the City for normal residential and commercial services, any needs for large loads or needs larger than a normal residential and commercial service shall be paid by the consumer.

Power Factor Penalty

The City's power supplier assesses an additional cost if the power factor at the point of delivery is less than 90% of the maximum kVA. Therefore, a Power Factor Penalty shall be applied when the customer's power factor is less than 90.0%. When the power factor penalty is applied, the total billed kilowatts shall be determined as noted below:

Billed kilowatts (kW) = $[MkW \times 0.90 / Mpf =$

MkW = Metered kilowatts

0.90 = Minimum required power factor

Mpf = Metered power factor

Note: The energy portion (kWh) is not adjusted for the power factor.

Net Metering

This rate is available to qualified customers where Net Metering has been provided by the City of Cambridge according to City of Cambridge Department of Utilities Policy for Net Metering. The rates shown are for net excess energy delivered to the City of Cambridge only when the energy delivered to the City of Cambridge exceeds the customer's own use during a monthly billing period. Customers will be billed for net energy consumed according to the appropriate rate schedule.

	Summer Credit (May 15 to September 15 excess)	Winter Credit (September 15 to May 15 excess)
Renewal Energy Source	3.922 cents per kWh	3.346 cents per kWh
Annualized Net Excess Generation	2.802 cents per kWh	2.677 cents per kWh

PCA

At the sole discretion of the City, a Power Cost Adjustment maybe added to each customer's monthly electric bill. The Power Cost Adjustment (PCA) maybe an additional charge or credit to the customer's monthly electric bill. The adjustment is related to the average cost of purchased energy for a given month when compared to an established "Base Average Cost". The "Monthly Average Cost" of purchased energy is calculated by using the total monetary billings divided by

the total

kilowatt-hours delivered from the City's wholesale suppliers; this information can be found on the monthly power bills. The established "Base Average Cost" is the expected cost per kWh that the City is expected to buy power from its supplier.

The calculation for the Monthly Average Cost (\$/kwh) shall be carried to a maximum of four decimal places.

If the difference between the Base Average Cost and the Monthly Average Cost of purchased power (\$/kwh) is less \$0.001, no PCA charge shall be added to the customer's monthly bill.

City of Cambridge "Base Average Cost" April 2008: \$00.0447/kwh

Street Lights

Each Rate listed below is per fixture per month. Fixtures are metered when possible.

Metered \$5.35 per month

Unmetered \$9.20 per month

Section 2. Ordinance No 751 is hereby repealed. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 3. This Ordinance shall take effect and be in full force from and after it's passage, approval and publication according to law. This Ordinance shall take effect with the City of Cambridge Utility Billing dated September 1, 2021.

- b. Brad Williams – Request to Modify Cambridge Zoning Regulation 12-102:** Mr. Williams stated that he would like to move forward on the next phase of the project. He listed properties under ten acres in size within one mile of the City limits. City Attorney Lisa Shifflet will research State Statutes. Discussion was held among Council members at the costs of annexation. The item will be on the next Council meeting agenda.

New Business: Public Safety Bond Issue for Ambulance – Discussion was held on several topics - levy, a ten-year issue and a 15-year issue. Jeff Ommert stated the motion, seconded by Vernita Saylor, to recommend the public safety bond issue for ambulance for ten years. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf, none voted no. Motion carried unanimously. City Clerk/Treasurer Kandra Kinne will contact the City's bond council.

Adjournment: Tony Groshong stated the motion, seconded by Vernita Saylor, to adjourn City Council meeting at 7:32 P.M. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf, none voted no. Motion carried unanimously.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor

John & Valerie MacLeod 1313 Galligar Street Conditional Use Permit

1. The solar panels are affixed to the west and to the east on the roof of the existing shop as the roof line runs from north to south. This was preferable to the roof of the house as they will capture the energy virtually during all daylight hours and in case of hail damage to the roof on the house, they will not need to be removed to replace it.
2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.
3. The proposed conditional use will definitely not cause any injury to the value of other property in the neighborhood and is actually less visible than installing solar panels on the roof of the house.
4. The location and size of the conditional use (which is mounted on the existing shop roof), the nature and intensity of the operation involved in or conducted in connection with it (i.e. solar panels for the collection of solar energy, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood as it is installed on an existing building, not impeding or causing any interference with any neighbors' developments. There is no landscaping or screening involved with this addition.
5. There is no concern with off-street parking and loading areas and there is no screening, therefore, there will be no injurious effect to any neighbor.
6. The shop building has oversized drainage control and snow-bar. Adequate utility, drainage and other necessary facilities have been or will be provided.
7. The shop driveway and alleyway (that is between the city property and the shop) are rock-covered and the solar panels do not impede the driveway or the alleyway. The conditional use application form was filed with a site drawing, permit request and filing fee.