

City of Cambridge
Regular City Council Meeting
Monday February 21, 2022
6:30 P.M.
Cambridge Community Building, 722 Patterson Street

The Cambridge City Council met in open and public session at the Cambridge Community Building, 722 Patterson Street on Monday February 21, 2022 at 6:30 P.M. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Absent was Council Member Derek Raburn. Also present were City Clerk/Treasurer Kandra Kinne and Utility Supervisor David Houghtelling. Visitors present were John Kutnink for the Cambridge EMTs, Genny Kubik for *The Valley Voice* and Jessica Fisher for *Tri Valley Health System*. Mayor Gunderson led those present in the Pledge of Allegiance. Mayor Gunderson announced the Open Meeting Act is posted on the east wall of the meeting room and available for public inspection. Affidavit of Publication: Notice of the meeting was published in the Valley Voice on Thursday February 17, 2022, the designated method of giving notice. A copy is available at the office of the City Clerk and attached to these minutes.

PUBLIC HEARING: A public hearing to consider adding car and truck sales to “C-1” as a conditional use. 6:30 p.m. Mayor Gunderson opened the public hearing. There was no public comment. 6:31 p.m. Mayor Gunderson closed the public hearing. Council discussed the pros and cons of adding car and truck sales to “C-1” as a conditional use. The Planning Commission had denied the request. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve adding car and truck sales to “C-1” as a conditional use. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present to approve adding car and truck sales to “C-1” as a conditional use. The Ordinance would be on the agenda for the next regular City Council meeting for the first reading.

CONSENT AGENDA: Minutes of February 7, 2022 and the claims report. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve the minutes of February 7, 2022, and the claims report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present for the minutes of February 7, 2022, and the following claims:

*City of Cambridge
Claims Report
To Mayor and City Council
21-Feb-22
Period 02/08/2022 TO 02/21/2022*

Check No.	Vendor, For	Amount	Dept. Total
	<u>Combined Utility:</u>		
32580	Ag Valley, Fuel	406.02	
32581	Blue Cross Blue Shield Insurance, Health Insurance	11,233.58	

32582	Cambridge General Store, Supplies	183.43	
32583	Cambridge Super Market, Supplies	19.45	
32584	Employee Flex Spending, Dental & Vision	1,495.00	
32585	Employee Flex Spending, Dental & Vision	1,295.00	
32586	Municipal Supply, Supplies	1,905.55	
32587	Northwestern Mutual Life, Annuity	3,005.57	
32588	Olsson, Engineering	380.45	
32589	Schaben Sanitation, Trash contract	14,021.34	
32590	Twin Valleys Public Power District, Purchased Power, Utility	195,982.52	
32591	USABLE Life, Life Insurance	81.00	
32592	Utilities Section, Dues	190.00	
32593	Twin Valleys Public Power, Contract, Labor	7,805.72	
32594-32597	Payroll	4,660.48	
ACH	Black hills Energy, Utility	1,168.56	
ACH	Payroll	4,673.30	
ACH	Waypoint Bank, Return Item	477.14	
ACH	Waypoint Bank, Return Item	198.44	
ACH	Nebraska Department of Revenue, Sales Tax	8,909.62	
ACH	IRS, Federal With holdings	2,907.23	260,999.40
	<u>City Account (General Fund):</u>		
49869	Ag Valley, Fuel	47.25	
47870	Cambridge General Store, Supplies	4.00	
49871	Hackel Construction, Swimming Pool Project	141,740.42	
49872	Miller & Associates, Flood Plain Administration	100.00	
49873	Nebraska Department of Environmental quality, Pool Permit	80.00	
49874	Sandry Fire, Supplies	153.50	
49875	Southwest Farm & Auto, Repairs and Supplies	32.99	
49876	Twin Valleys Public Power, Utility	59.85	
ACH	Cambridge Telephone, Library Utility	183.10	
ACH	Black hills Energy, Utility	1,417.25	143,818.36
	<u>Tax Increment Financing:</u>		
1160	Cline Williams, Attorney Fees	37.50	37.50
	<u>LB840/ Revolving Loan/ HTC:</u>		
4512	Blooms Collectibles, Reimburse Business Toolbox Class	59.50	
4513	City of Cambridge, Sales Tax Distribution	18,608.29	
4514	Cross Creek Golf Links, Sales Tax Distribution	6,267.49	
4515	NEDA, Dues	150.00	25,085.28
<hr/> Total:		429,940.54	429,940.54

REPORTS OF OFFICERS, BOARDS AND COMMITTEES:

a. Miller & Associates – Municipal Swimming Pool Modifications

(1) Application for Payment #6 – Change Order #1 was previously approved. Kevin Banzhaf stated the motion, seconded by Vernita Saylor, to approve the Application and Certificate for Payment #6 to Hackel Construction, Inc. in the amount of \$141,740.42. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present to approve the Application and Certificate for Payment #6 to Hackel Construction, Inc. for \$141,740.42. (2) Contractor request for reduction in retainage from the current ten percent to five percent. The project is 60 percent complete. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the request from Hackel Construction, Inc. for a reduction in retainage from ten percent to five percent for future payment. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present to approve the reduction in retainage to five percent. (3) Change Order #2 – To replace admission ceiling with PVC and install floor drains in mechanical room. Vernita Saylor stated the motion, seconded by Kevin Banzhaf, to approve Change Order #2 with Hackel Construction, Inc. making the new contract price \$1,524,547.99. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present to approve Change Order #2 with Hackel Construction, Inc.

Economic Development Director Report – Council received the sales tax report for the tax month of December 2021.

Ambulance/Fire Reports – John Kutnink reported that the power load cot has been upgraded. The EMTs will be trained on the use.

Planning Commission Report February 9, 2022 – Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the following Site Plan and Land Use Permit Applications: City of Cambridge for the Cambridge General Store at 714 Patterson Street to replace and repair the existing sign; Alan Koeperich of 40203 Corn Husk Lane for a six-foot privacy fence; a gazebo and 10' x 13' pad; and a storage shed and 8' x 16' pad; Jeff Woods of 211 Penn Street to construct an 18' x 20' addition to the north side of the house; James Hobbs of 112 Penn Street to add yard fencing; and the City of Cambridge for the Cambridge Rotary Park at 605 Patterson Street to construct a 24' x 24' picnic shelter. The application of Dean Flear of 1010 Pacific Street was denied. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present.

Library Report – February 9, 2022 – Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the Library Board Minutes of February 9, 2022. Voting yes were Vernita

Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present.

Park Board Report – February 8, 2022 – Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the Park Board Minutes of February 8, 2022. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present.

Utility Supervisor – Dave Houghtelling reported on the following: (a) camera sewer project - There have been some complaints from the public about water. The contractor is responsible for cleanup. Also, there have been some problems with the camera getting stuck in the mains. (b) The pump for the wastewater plant has not arrived. (c) The computer at the generator needs upgraded. For NMC Power to install a new computer and upgrade will be \$198,685.00. Kevin Banzhaf stated the motion, seconded by Mike Harris, to approve the quote from NMC Power for \$198,685 for installation of a new computer and upgrade at the generator.

Clerk/Treasurer – Kandra Kinne reported on the following: (a) a bond payment will be due on the Downtown Project on April 1 for \$33,695.46. TIF funds and Street Funds will be available for that payment. (b) Associates Insurance Group has requested an opportunity to quote the City's workman's comp insurance. (c) Gworks has software available called Front Desk. Information was provided to Council.

Hospital Report – Jessica Fisher, CEO of Tri Valley Health System, thanked the City for helping in the Community Health Needs Assessment.

NEW BUSINESS:

Cambridge Chamber of Commerce – Jessica Fisher, co-chairman of the Chamber, advised that Goodwill Industries would like to place an unmanned trailer in Cambridge. She advised that this would provide a place for larger items that the Thrift Store cannot receive. After discussion it was decided to wait and reassess in six months. The consensus was that with the trailer being unmanned, it could become unsightly. Discussion was held also on the roll off at the sewer plant provided for the public. It has becoming too costly to maintain. The public may have to rent their own dumpster or roll off for disposal of a large amount of items.

Employment Applications – Council discussed the Clerk/Treasurer position. Kandra is retiring at the end of the year. Topics discussed were salary range, timing, etc.

ADJOURNMENT:

Jeff Ommert stated the motion, seconded by Derek Raburn, to adjourn the City Council meeting at 8:05 p.m. with CDA immediately following. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Derek Raburn; none voted no. Motion carried unanimously by City Council Members present.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor