

City of Cambridge  
City Council Meeting  
Monday March 20, 2023  
6:30 P.M.  
Cambridge Community Building  
722 Patterson St

Pursuant to notice published in the Valley Voice on Thursday March 16, 2023, the Cambridge City Council convened in open public meeting at 6:30 P.M. on March 20, 2023 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. City Staff present were City Clerk/Treasurer Courtney Stanton, City Attorney Lisa Shifflet entering late and Utility Supervisor David Houghtelling. Visitors present were Genny Kubik for the *Valley Voice*, Jessica Fisher for *Tri Valley Health System*, Sara Calvert and Andrew Willis for *Cline Williams, Wright*. 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.

PUBLIC HEARING:

Harvest Meadows Tenth Redevelopment plan Amendment

6:30 p.m. Mayor Gunderson opened the Public Hearing. Andrew Willis was present and discussed housing and infrastructure. He commented Cambridge has had a very successful project with Harvest Meadows and other cities have modeled projects after it. Harvest Meadows Tenth with include approximately twenty five residential and six commercial lots. The Redevelopment Agreement, between the Community Development Agency and the City Council will allow for phasing and allow capture of TIF for fifteen years. There were no other public comment and Mayor Gunderson closed the Public Hearing at 6:49.

6:50 P.M.

**Consent Agenda:** The City Council received a copy of the minutes March 6, 2023 and the claims report. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve minutes of March 6, 2023 and claims report. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

City of Cambridge  
Claims Report  
To Mayor and City Council  
3/20/2023  
Period 3/06/2023 to 3/20/2023

Check No.	Vendor, For	Amount	Dept. Total
	<u>Combined Utility</u>		
33237- 33239	Payroll	3,379.63	

33240	Ag Valley, Fuel	295.61	
33241	American Agri Lab, Wastewater Analysis	153.25	
33242	BIC, Purchased Water	2,161.95	
33243	Blue Cross, Blue Shield Insurance, Health Insurance	13,444.06	
33244	BOK Financial, Annual Bond Payment	14,203.75	
33245	void	0.00	
33246	Cambridge General Store, Supplies	132.88	
33247	Cardmember Services, Postage, Supplies	345.30	
33248	Eakes Office Solutions, Supplies	77.81	
33249	Hampton Inn, Lodging	196.00	
33250	Nebr. Dept. of Environmental Quality, License Fee	80.00	
33251	Nebr. Dept. of Environmental Quality, License Fee	80.00	
33252	Nebr. Public Health Environmental Lab, Water Testing	30.00	
33253	NMC Exchange, Repairs	849.23	
33254	Schaben Sanitation, Trash Pickup	15,347.14	
33255	Southwest Farm & Auto, Supplies	88.64	
33256	Twin Valleys Public Power, Purchased Power, Contract	202,498.09	
33257	USABLE Life, Insurance	81.00	
ACH	Return Item	420.87	
ACH	Return Item	290.30	
ACH	Payroll	8,982.06	
ACH	City of Cambridge , Utility	3,906.12	
ACH	American Family Life, Insurance	228.24	
ACH	Nebraska Department of Revenue, State With holdings	1,130.75	
ACH	Black Hills Energy, Utility	1,942.65	
ACH	Nebraska Department of Revenue, Sales Tax	8,027.42	
ACH	IRS, Federal With holdings	3,684.15	
ACH	Nebraska Department of Revenue, State With holdings	634.67	282,691.57
	<u>City of Cambridge</u>		
50887	void	0.00	
50888	Ag Valley, Fuel	98.77	
50889	Anew Travel Center, Fuel	47.24	
50890	BOK Financial, Annual Bond Payment	73,429.95	
50891	Bookpage, Subscription	40.00	
50892	Butler Memorial Library, Reimburse for Amazon Supply	89.95	
50893	Cambridge General Store, Supplies	30.83	
50894	Cambridge Supermarket, Supplies	18.57	
50895	Cardmember Services, Postage, Supplies	128.00	
50896	CenturyLink, Police phone	59.96	
50897	Courtney Stanton, Mileage	101.13	
50898	David Houghtelling, Insurance Deductible	182.64	
50899	Gale, Library Books	136.09	
50900	Greg Howerter, Insurance Deductible	8.80	

50901	Hackel Construction, Swimming pool Project Payment	110,285.32	
50902	Intellicom, Software Support	37.25	
50903	Elizabeth Koontz, Reimburse Deposit	10.00	
50904	Maria Downer, Mileage	78.51	
50905	Mike Tomlin, Insurance Deductible	1,337.39	
50906	Miller & Associates, Flood Plain Management	100.00	
50907	Mousel, Brooks, Schneider, Shifflet, Attorney Fees	162.50	
50908	Nebraska Mosquito & Vector Control, Fees	40.00	
50909	Nebraska Overdrive, Ebooks/Audio Books	639.80	
50910	void	0.00	
50911	NMC Exchange, Repairs	723.79	
50912	Sandry Fire & Supply, Supplies, Skid Unit	20,424.10	
50913	Southwest Farm & Auto, Supplies	112.71	
50914	Stryker Sales, Lucas	17,449.58	
50915	Twin Valleys Public Power, Utility	104.74	
50916	Viaero Wireless, Library Hot Spots	339.10	
50917	Woman's Day, Subscription	19.99	
50918	Courtney Stanton, Reimburse Meals	97.19	
50919	John Kutnink, Reimburse Lodging, Registration	906.36	
ACH	City of Cambridge, Utility	3,101.01	
ACH	Nebr. Dept. Revenue, State With holding	41.05	
ACH	Black Hills Energy, Utility	1,698.56	
ACH	Five Points Bank, Library Copier Lease	129.47	
ACH	Cambridge Telephone Company, Utility	183.22	232,393.57
	<u>LB840</u>		
4659	BRAN, Grant for Advertising	85.00	
4660	Lyle Calvert, Refund Payment	41.55	
4661	Cardmember Services, Postage, Supplies	102.56	
4662	Melissa Jackson, Contract and Expenses	1,877.38	2,106.49
	Totals	517,191.63	517,191.63

**Reports of Officers, Boards and Committees**

A. Miller and Associates – Nothing to report

B. Economic Development Director Report – Nothing to report

C. Ambulance/Fire Reports – John Kutnink reported Cambridge Emergency services received Lucas Device and they recently had 3 of their EMT’s attend a conference.

D. Planning Commission Reports –Kevin Banzhaf stated the motion, seconded by Mike Harris, to approve Planning Commission Minutes of March 8, 2023 and approving the site land use permits as follows: David and Karen Custer -72181 Cross Creek Road– 13’x16’ Building. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

E. Cemetery Report – Nothing to report.

F. Library Report – City Council approved Lorrie Mowry to be appointed to the Library Board to replace George Sund. Vernita Saylor stated the motion, seconded by John Kutnink to approve Library Board appointment for Lorrie Mowry. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present. Vernita Saylor stated the motion, seconded by Nora McGowen to approve library interns Emma Rasmussen and Jensyn Weiss. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present. Vernita Saylor stated the motion, seconded by Jeff Ommert to approve Library Board minutes of March 8, 2023. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

G. Museum Report – Nothing to report.

Lisa Shifflet entered.

H. Park Board Report – Vernita Saylor stated the motion, seconded by John Kutnink to approve Park Board minutes of February 14, 2023. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

I. Utility Supervisor Report – Dave Houghtelling reported Hayden Ekberg passed is water operator’s license and will increase his pay to \$20.00 per hour. Vernita Saylor stated the motion, seconded by Jeff Ommert to approve increasing pay for Hayden Ekberg at \$20.00 per hour. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present. Dave has been looking at purchasing a John Deere mower in the amount of \$20,850.00. Dave would also like to purchase a Kawasaki Mule for the city from Lewis Motors in McCook in the amount of \$17,184.00. Kevin Banzhaf stated the motion, seconded by Nora McGowen to approve purchase of Kawasaki Mule in the amount of \$17,184.00. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present. Grass pile in the park is still available for people to come get what they need. CAT will be here next week to change oil in generators and will cost \$16,000.00. Blower is done and will be here the 28<sup>th</sup> or 29<sup>th</sup> of this month for installation. Figgins was here to measure for armor coating. Dave will start ordering gravel.

J. City Clerk/Treasurer Report – Courtney Stanton reported that the city received sales tax in the amount of \$22,722.04. Line loss reports were provided. Courtney attended Clerk School the 12<sup>th</sup> – 17<sup>th</sup> of March and found it to be very beneficial.

K. City Attorney – Nothing to report.

**Unfinished Business:**

- A. Vernita Saylor stated the motion, seconded by John Kutnink to waive 2 readings of Ordinance No. 814. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present. Vernita Saylor stated the motion, seconded by Mike Harris to approve Ordinance No. 814. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

**Ordinance No. 814**

**AN ORDINANCE AMENDING SECTION 7-502, SANITATION DEPARTMENT; COLLECTION BY CONTRACTOR FOR THE CITY OF**

**CAMBRIDGE REVISED MUNICIPAL ORDINANCES 2020; REPEALING  
ORDINANCE NO. 803; REPEALING ANY ORDINANCES IN CONFLICT;  
SETTING EFFECTIVE DATE.**

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

SECTION 1. Amending Section 7-502, Sanitation Department. Collection by Contractor, City of Cambridge Revised Municipal Ordinances 2020. Section 7-502, Sanitation Department shall read as follows:

- B. Vernita Saylor stated the motion, seconded by Jeff Ommert to approve Interlocal Agreement Establishing the Southwest Nebraska Municipal Land Bank. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present. Next steps will be choosing members from each community.
- C. Mike Harris stated the motion, seconded by Kevin Banzhaf to approve Sharla Laverack's Permit Application to Keep Fowl. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

**New Business:**

- A. Andrew Willis was here to discuss with the City Council adding Harvest Meadows 10<sup>th</sup> to the Redevelopment Plan. John Kutnink stated the motion, seconded by Vernita Saylor to approve Resolution 2023-03-01. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

**RESOLUTION NO. 2023-3-01  
CITY OF CAMBRIDGE, NEBRASKA**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF  
CAMBRIDGE, NEBRASKA AUTHORIZING THE CONVEYANCE OF CERTAIN REAL  
PROPERTY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF  
CAMBRIDGE.**

**Recitals**

- A. The City of Cambridge ("City") is the owner of that certain real property legally defined as Harvest Meadows Tenth, an addition to the City of Cambridge, Furnas County, Nebraska (the "Property").
- B. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat., §§ 18-2101 through 18-2154 (the "Act"), the City has adopted a general redevelopment plan ("Redevelopment Plan") for certain portions of the City as defined in the Redevelopment Plan (the "Redevelopment Area").

- C. The Property is located within the Redevelopment Area.
- D. The Community Development Agency of the City of Cambridge (“CDA”) is a public body corporate and politic, exercising public and essential governmental functions and having all the powers necessary to carry out and effectuate the purposes of the Act. Neb. Rev. Stat. § 18-2101.01. Said powers include the power to undertake redevelopment projects in the Redevelopment Area to ameliorate blight and substandard conditions and to redevelop and improve the Redevelopment Area.
- E. Neb. Rev. Stat. § 17-503(1)(b), which governs the operation of Cities of the Second Class, authorizes the City to convey the Property to the CDA without further auction, bidding or proceedings.11
- F. y to the CDA to enable the CDA to undertake a redevelopment project on the Property in accordance with the Act and the Redevelopment Plan.
- G. It is intended that all of the lots in the Harvest Meadows Tenth Addition (the “Lots”) shall be redeveloped, and such redevelopment shall support, among other things, the cost of extension of infrastructure and utilities to and supporting the Lots.

NOW THEREFORE, be it resolved by the City of Cambridge, Nebraska:

1. The City hereby approves the conveyance and transfer of the Property to the CDA in accordance with the authority under Nebraska law and the Cambridge Municipal Code.

2. The Mayor of the City is hereby authorized to execute a Corporate Warranty Deed and to take all actions necessary to effectuate the transfer of the Property to the CDA at such time that the City and CDA determine proper.

This has been approved as of the 20<sup>th</sup> day of March, 2023.

CITY OF CAMBRIDGE, NEBRASKA

By: \_\_\_\_\_  
David Gunderson, Mayor

ATTEST: \_\_\_\_\_  
Courtney Stanton, City Clerk

Vernita Saylor stated the motion, seconded by Jeff Ommert to approve Resolution 2023-03-02. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

**CITY OF CAMBRIDGE, NEBRASKA**

**RESOLUTION NO. 2023-03-02**

(Amendment to Redevelopment Plan – Harvest Meadows Tenth Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA, APPROVING AN AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF CAMBRIDGE, NEBRASKA, INCLUDING THE HARVEST MEADOWS TENTH REDEVELOPMENT PROJECT.**

RECITALS

A. The Community Development Agency of the City of Cambridge (“CDA”) has recommended that the Redevelopment Plan for Redevelopment Area #2, a copy of which is on file and available for public inspection with the City Clerk, (the “Redevelopment Plan”) should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified and legally defined in said amendment (the “Project Site”).

B. The proposed amendment to the Redevelopment Plan (“Redevelopment Plan Amendment”) is on file and available for public inspection with the Cambridge City Clerk.

C. The Redevelopment Plan Amendment includes the Harvest Meadows Tenth redevelopment project, (the “Project”) that will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.

D. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of Cambridge.

E. The Planning Commission recommended the approval of the Redevelopment Plan Amendment on March 8, 2023.

F. On March 20, 2023, the City Council held a public hearing relating to the question of whether the Redevelopment Plan should be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

G. The City Council has reviewed the Redevelopment Plan Amendment, the cost benefit analysis for the Project prepared by the CDA, and the recommendations of the Planning Commission, and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found by the City Council of the City of Cambridge, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act.
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of Cambridge, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of Cambridge as a whole, as set forth in the City of Cambridge Comprehensive Plan, as amended.
4. The cost and benefits set forth in the Project cost benefit analysis are found to be in the long-term best interest of the City of Cambridge.
5. The Project would not be economically feasible without the use of tax increment financing.
6. The Project would not occur on the Redevelopment Area without the use of tax increment financing.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan Amendment is hereby approved and adopted by the City Council as the governing body for the City of Cambridge.

Dated this 20<sup>th</sup> day of March, 2023.

CITY OF CAMBRIDGE, NEBRASKA

By: \_\_\_\_\_  
David Gunderson, Mayor

ATTEST: \_\_\_\_\_  
Courtney Stanton, City Clerk

Jeff Ommert stated the motion, seconded by Mike Harris to approve Resolution 2023-03-03. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

**CITY OF CAMBRIDGE, NEBRASKA**  
**RESOLUTION NO. 2023-3-03**



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA, APPROVING THE HARVEST MEADOWS TENTH REDEVELOPMENT AGREEMENT AND AUTHORIZING THE CITY TO ENTER INTO SAID AGREEMENT.**

RECITALS

- A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the "Act"), the City of Cambridge, Nebraska ("City"), has adopted a redevelopment plan ("Redevelopment Plan") for the City. A copy of the Redevelopment Plan is on file with the City Clerk for inspection.
- B. The Redevelopment Plan identifies the Harvest Meadows Tenth redevelopment project that will include the use of tax increment financing to assist with the implementation and financing of the construction of the public improvements related to the construction of approximately thirty (30) lots (the "Project").
- C. The Community Development Agency of the City of Cambridge, Nebraska ("CDA") has prepared a redevelopment agreement between the City and the CDA to implement the Project (the "Redevelopment Agreement"). A copy of the Redevelopment Agreement is on file with the City Clerk for inspection.
- D. The City has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the General Comprehensive Development Plan of the City, and in the best interests of the City.
- E. The City would not undertake the public improvements identified in the Redevelopment Agreement without the tax increment financing that will be generated by the Project.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Cambridge, Nebraska, that the Redevelopment Agreement is hereby approved;

BE IT FURTHER RESOLVED, the Mayor is hereby authorized to execute and deliver the Redevelopment Agreement to the CDA, with such changes, modifications, additions and deletions therein and shall them seem necessary, desirable or appropriate, for and on behalf of the City;

BE IT FURTHER RESOLVED, the City is hereby authorized to take all actions contemplated and required in the Redevelopment Agreement; and

BE IT FURTHER RESOLVED, that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

DATED THIS 20<sup>th</sup> day of March, 2023.

CITY OF CAMBRIDGE, NEBRASKA

By: \_\_\_\_\_  
David Gunderson, Mayor

ATTEST: \_\_\_\_\_  
Courtney Stanton, City Clerk

**B.** City Council discussed swimming pool applications. Sara Calvert attended the meeting and applied for the pool manager position. She would like to have several staff to share in the manager duties. Baby pool still needs work on chlorinator and Miller & Associates did contact the state about this. Pool hours were discussed, no decisions were made. City will pay training and certification for pool staff. Vernita Saylor stated the motion, seconded by John Kutnink to approve hiring Sara Calvert for the 2023 Pool Manager position. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present. Jeff Ommert stated the motion, seconded by Mike Harris to approve hiring Lyle Calvert for the 2023 cemetery mowing. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

**C.** Debbi Runner was present to discuss projects at the Downtown Park. Projects include lighting & electric under shade shelter, soffit ceiling, archways & benches torn out and replaced with pergola, and sign to go behind flower bed. Rotary has applied for grants with Furnas County Visitor. Rotary got a quote from River Valley for lighting and electric. Vernita Saylor stated the motion, seconded by Mike Harris to approve giving money for lighting and electric in the amount of \$4540.00. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

**D.** John Kutnink stated the motion, seconded by Mike Harris to approve to change the verbiage in Ordinance No. 815 to say 150 feet of property line. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

**Adjournment:**

Kevin Banzhaf stated the motion, seconded by John Kutnink, to adjourn at 7:59 P.M. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf. Motion carried unanimously by City Council members present.

Attest: \_\_\_\_\_  
Courtney Stanton, City Clerk/Treasurer

\_\_\_\_\_  
David Gunderson, Mayor