

City of Cambridge
Regular City Council Meeting
Monday April 1, 2019
6:30 P.M.

Notice of meeting was given in advance there by publication in the *Cambridge Clarion*, Thursday March 28, 2019, the designated method of giving notice, convening at 6:30 P.M. Advance notice of the meeting was also given to the Mayor, Members of the City Council, and the *Cambridge Clarion*. Present were Mayor David Gunderson, City Council Members Derek Raburn, Keith Luedders, Jeff Ommert and Vernita Saylor, absent was City Council Members Tom McCarville and Tony Groshong. City Staff present were Utility Supervisor David Houghtelling, City Clerk/Treasurer Kandra Kinne, City Attorney Lisa Shifflet and Economic Development Director Monica Lueking. Visitors present were Cambridge Economic Development Board Members Tom Shoemaker, Judy Jackson, Randy Heitmann and David Custer, Cody Gerlach for the *Cambridge Clarion*, Terry Engell for *Hometown Agency*. 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.

Terry Engell, of the Hometown Agency, presented the City Council a safety dividend check from EMC Insurance in the amount of \$18,553.00. Terry stated this represents 16% of the annual premium. Terry plans to attend a meeting with the City and Fire Department to discuss the Fire Pak and EMC insurance for the fire department. The meeting will be Wednesday April 3rd at 6:30 P.M.

Consent Agenda Minutes of March 18, 2019 and the claims report. The City Council received the minutes of March 18, 2019 and the claims report prior to this meeting. The City Council received additional claims at this meeting. Jeff Ommert stated the motion, seconded by Derek Raburn, to approve the minutes of March 18, 2019 and the claims report. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present.

Library Board Appointment. Mayor Gunderson presented the appointment of Austin Reisig to the Library Board to replace Jill Dodson who has resigned. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve the appointment of Austin Reisig to replace Jill Dodson who has resigned. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present.

Wastewater rate Ordinance No. 761 Second Reading. Derek Raburn stated the motion, seconded by Keith Luedders, to approve the second reading of Ordinance No 761 Wastewater Rate Ordinance. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present for the second reading of Ordinance No. 761 as follows:

Ordinance No. 761
Wastewater Rate Ordinance
2 Year Rate Plan

AN ORDINANCE AMENDING CHAPTER THREE, ARTICLE 214 OF THE CITY OF CAMBRIDGE MUNICIPAL CODE 1990; SETTING THE MUNICIPAL SEWER DEPARTMENT MINIMUM RATES; EFFECTIVE DATE OF THIS ORDINANCE; REPEALING ALL OTHER ORDINANCES IN CONFLICT.

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

Section 1. Amending Chapter Three, Article 214 of the City of Cambridge Municipal Code 1990. Chapter Three, Article 214 of the City of Cambridge Municipal Code 1990 shall read as follows:

3-214 Municipal Sewer Department; Minimum Rates.

Residential, Commercial and Industrial users may be considered to be one class of user and an equitable service charge may be determined for each user based upon water use during the period of meter readings dated December 15, January 15 and February 15. Rates for the twelve-month period beginning with the City of Cambridge Utility Bill dated April 1 of each year will be based upon the following rate:

- 1) A minimum Charge of \$35.00 per month or for any part of a month together with a charge of \$2.00 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.00 per thousand will be based upon the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. This rate will be effective from May 1, 2019 to April 30, 2020.

Residential, Commercial and Industrial users outside the city limits of the City of Cambridge will receive a rate 25% higher. The minimum charge of \$43.75 per month or for any part of a month together with a charge of \$2.50 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.50 per thousand gallons of water used will be based on the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. For those customers who receive sewer service without water service will pay a rate of the average of a similar customer base at the same rate for customers outside city limits.

May 1, 2020 (Date of Utility Bill):

- 2) A minimum Charge of \$38.00 per month or for any part of a month together with a charge of \$2.15 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.15 per thousand will be based upon the average of the three months meter readings and that

charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. This rate will be effective beginning May 1, 2020.

Residential, Commercial and Industrial users outside the city limits of the City of Cambridge will receive a rate 25% higher. The minimum charge of \$47.50 per month or for any part of a month together with a charge of \$2.70 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.70 per thousand gallons of water used will be based on the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. For those customers who receive sewer service without water service will pay a rate of the average of a similar customer base at the same rate for customers outside city limits.

A customer who begins service with the City of Cambridge during a billing year will be charged the fee based on the average user rate as calculated for the water meter reading dates of December 15, January 15, and February 15. until such time that the customer will be levied a charge for consumption at the December 15, January 15 and February 15 water meter reading dates.

A customer who moves from one residence to another within the City of Cambridge service area will be charged the fee based on the user rate of their previous residence until such time that the customer will be levied a charge for consumption at the December 15, January 15 and February 15 water meter reading dates.

Apartments or multifamily residences will be charged one base fee per apartment or multi family residence plus the consumption charge per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of per thousand will be based upon the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year.

City Staff may adjust a customer's fee after repair of water leaks.

Section 2. Effective Date of the Ordinance. This Ordinance shall be in full force and effect after its passage approval and publication according to law.

Section 3. Repeal of Ordinances in Conflict. Ordinance No. 719 is hereby repealed. All Ordinances or parts of Ordinances in conflict with this ordinance are hereby repealed.

Final Reading approval Ordinance No. 759 Zoning Classification Harvest Meadows Eight.

Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve the final reading of Ordinance No. 759, re-zone Harvest Meadows Eight from Agricultural zoning classification to Commercial "C-1" Zoning Classification. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present for the final reading of Ordinance No. 759 as follows:

Ordinance No. 759

AN ORDINANCE CHANGING THE ZONING CLASIFICATION OF HARVEST MEADOWS EIGHTH, AN ADDITION TO THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA, BEING PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 25, WEST OF THE 6TH P.M., FURNAS COUNTY, NEBRASKA, LOCATED WEST OF WHEAT RIDGE DRIVE AND SOUTH OF PRAIRIE VIEW DRIVE, CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA FROM AGRICULTURAL ZONING CLASSIFICATION TO COMMERCIAL "C-1" ZONING CLASSIFICATION; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

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

Section 1. The Cambridge City Council hereby amends the City of Cambridge Zoning Map of 2015 to change the zoning of:

HARVEST MEADOWS EIGHTH

LEGAL DESCRIPTION

. Harvest Meadows Eight, Cambridge, Furnas County, Nebraska from Agricultural Zoning Classification to (C-1) Commercial Zoning Classification.

Harvest Meadows Eighth, An addition to the City of Cambridge, Furnas County, Nebraska, being part of the South Half of the Northwest Quarter of Section 28, Township 4 North, Range 25, West of the 6th P.M., Furnas County, Nebraska, located West of Wheat Ridge Drive and South of Prairie View Drive, Cambridge, Furnas County, Nebraska.

Section 2. That notice of such application has been published as provide by law in the Cambridge Clarion, a legal weekly newspaper of Cambridge, Nebraska, and

Section 3. This Ordinance shall be in full force and take effect from and after it's passage, approval and publication according to law.

Miller and Associates Reports. The City Council received a copy of Draw Down #7 for the Down Town Revitalization Project. Vernita Saylor stated the motion, seconded by Keith Luedders, to approve Draw Down #7 of Community Development Block Grant Funds for the Down Town Revitalization Project in the amount of \$7,920.00. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present.

Economic Development Report. Economic Development Director Monica Lueking reported she has boosted Facebook ads daily for various businesses, attended City Council, Chamber of Commerce and Chamber of Commerce Board meetings, gave Economic Development updates, responded to Harvest Meadows lot inquiry, forwarded community needs assessment to Maria Downer, spoke with a business owner regarding revolving loans, spoke with Linda Jones regarding hiring options for Bernie Jones Automotive, we talked about Indeed, and contacting different community colleges with automotive repair programs, met with Sally Farquar regarding a walking trail from Harvest Meadows into the City of Cambridge, met with Andrew Carpenter twice regarding lots at Harvest Meadows met with Joint Committee on his project, attended First Central Bank ribbon cutting and open house, Cultivating rural leaders class, this month was held at Pinpoint, speakers were from Teammates, Lions Club and Rotary, also toured ethanol plant, met with leadership group regarding possible project funding, scheduled meeting with someone regarding lots at Harvest Meadows, approved two new internship grants, approved a new down payment assistance loan. Economic Development Board Members were present to meet with the City Council. Tom Shoemaker said that lots are going in Harvest Meadows with three potential homes and two Ag centered businesses. Down Payment Assistance has been successful with positive things happening. The Board has discussions on day care and will be on their Agenda for their meeting. Tom said he is 95% sure the eye doctor will locate in Cambridge. Vet Clinic will be at 611 Paxton Street. The Economic Development Board have plans for workforce house projects and marketing. Tom said the LB840 fund built a reserve during the time they did not have an Economic Development Director. Tom asked about the Down Town Revitalization and said it had been mentioned that the Economic Development Board pay for street lights and asked about the cost. The City Council asked if they have looked at helping the General Store and Tom said they have not been approached for assistance and that the General Store should be advertising.

Ambulance/Fire Report. The City Council discussed the breakdown on the Fire Pak proposal. There will be a meeting with Terry Engell and the Fire Department Officers on Wednesday at 6:30 P.M. Some of the items Fire Pak covers is that they do an inventory of all equipment and the inventory will show where the equipment is stored. Fire Pak will pay for personal deductible for damages to personal vehicles while out on a fire call and will pay personal deductible on damages to the Fireman's home for such things as hail if the event occurs while out on a fire call.

Utility Supervisor Report. Utility Supervisor David Houghtelling reported the Lions Club has volunteered to paint the south shelter house in the park. David presented a bid from Figgins Construction to Armor Coat and repair some streets. The Armor Coating would cost \$1.65 per square yard and cold mix at \$140.00 in place per ton and patch material at \$30.00/ton. Vernita Saylor stated the motion, seconded by Derek Raburn, to approve the bid from Figgins Construction. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present. David reported the generators are Y2K and need some servicing with new antifreeze, gaskets, hoses, etc. Servicing each generator will cost \$8,206 per generator. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve servicing the generators at \$8,206 per generator. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present. David discussed lots that were sold to Nebraska Corn Processing and the deeds were not transferred. Lisa Shifflet would check County records.

City Clerk/Treasurer Report. City Clerk/Treasurer Kandra Kinne reported that Audit report is nearly finished, asked the City Council to review Chapter 5 of the Municipal Code for the next meeting, the EMC insurance renewal is \$137,417.00. The renewal will be in the claims for the next meeting.

Furnas County Contract Negotiations. David Gunderson and Derek Raburn attended a meeting with the Furnas County Sheriff. The communities discussed re-newel of their contracts. The Sheriff would like a detail contract that state how many hours is needed in the community.

Proclamation- April sexual assault Awareness Month. Mayor Gunderson introduced the following Proclamation:

Office of the Mayor
City of Cambridge
Sexual Assault Awareness Month
Proclamation

Whereas, sexual violence is widespread and impacts every person in the community; and
Whereas, statistics show one in five women and one in 67 men will be raped at some point in their lives; and
Whereas, Sexual Assault Awareness Month provides an excellent opportunity for citizens to help expand sexual violence prevention efforts and ensure future generations foster attitudes that promote healthy relationships, equality and respect; and
Whereas, Sexual violence is a major social problem in homes, schools, and communities across the nation, resulting in countless physical, mental and other health consequences; and
Whereas, sexual violence seriously affects our youth, with one in four girls and one in six boys being sexually abused before they turn 18; and
Whereas, on campus, one in five women and one in 16 men are sexually assaulted during their time in college; and
Whereas, no one person, organization, agency or community can eliminate sexual violence on their own, but we can work together to educate our communities about what can be done to prevent sexual violence, support victims/survivors and their families, help hold perpetrators accountable, and increase support for agencies providing services to victims/survivors; and
Whereas, it is important to encourage healthy, non-violent interactions and diminish aspects of society that promote and support sexual violence; and
Whereas, Domestic Abuse Sexual Assault Services is dedicated to elimination of sexual violence through prevention and community action throughout southwest Nebraska, promoting equality, safety and respect among all individuals and helping to empower all victims/survivors of sexual violence.
Now therefore, I David L Gunderson, Mayor of the City of Cambridge, do hereby proclaim the month of April as Sexual Assault Awareness Month and urge the citizens of our community to help eliminate sexual violence by working together to support victims/survivors and promote social change. Each day of the year is an opportunity to create change for the future.

Citizen Comments. Cody Gerlach asked for assistance to adjust the back stop for youth baseball games. David Houghtelling said staff can help make the necessary adjustments.

Executive Session. Vernita Saylor stated the motion, seconded by Jeff Ommert, to go into executive session at 8:00 P.M. for updates on negotiations about the Heritage Plaza Agreement. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present. Vernita Saylor stated the motion, seconded by Derek Raburn, to return to regular

meeting at 8:40 P.M. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present. The City Council returned to regular session. Mayor Gunderson stated the only item discussed in executive session was updates on negotiations about the Heritage Plaza agreement with the City of Cambridge, no decisions were made during executive session.

Mayor Gunderson introduced a conflict of interest letter from Keith Luedders and addressed to the City Council, concerning the Heritage Plaza Agreement.

Adjournment. The next regular meeting is Monday April 15, 2019. Vernita Saylor stated the motion, seconded by Jeff Ommert, to adjourn at 8:41 P.M. On roll call vote Vernita Saylor, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tony Groshong and Tom McCarville were absent and not voting. Motion carried unanimously by City Council Members present.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor