

City of Cambridge  
Regular City Council Meeting  
Monday April 4, 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 April 4, 2022 at 6:30 P.M. Present were Mayor David Gunderson, City Council Members Tony Groshong, Jeff Ommert, Derek Raburn and Mike Harris. Absent were Council Members Vernita Saylor and Kevin Banzhaf. Also present were City Clerk/Treasurer Kandra Kinne, Utility Supervisor David Houghtelling and City Attorney Lisa Shifflet. Visitors present were LeRoy Hayes, Joyce Deaver, Taylor Lewis, Logan Baker and Waid Vontz for the *Cambridge Golf Club*; David Holl of *Miller & Associates*; John Kutnink of the *Cambridge EMTs*; and Tobiann Springer.

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 March 31, 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: Re-purposing of Community Development Block Grant Income -

6:30 p.m. Mayor Gunderson opened the Public Hearing. David Holl of Miller & Associates explained the re-purpose of program income which needs to be reused for eligible projects or returned. The City re-purposed Housing Rehab funds for ADA projects which are complete. The total cost was \$35,089.00. The projects were at the Community Building, Cambridge Museum, Cambridge General Store and the Sunny Hillside Schoolhouse Museum.

There was no other public comment.

6:35 p.m. Mayor Gunderson closed the Public Hearing.

CONSENT AGENDA: Minutes of March 21, 2022 and the claims report. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the minutes of March 21, 2022, and the claims report. Voting yes were Tony Groshong, Jeff Ommert, Derek Raburn, and Mike Harris; absent and not voting was Vernita Saylor and Kevin Banzhaf; Jeff Ommert abstained from voting on the claim for Ommert Tech; none voted no. Motion carried unanimously by City Council Members present for the minutes of March 21, 2022, and the following claims:

*City of Cambridge*

*Claims Report*

*To Mayor and City Council*

*4-Apr-22*

*Period 03/22/2022 TO 04/04/2022*

Check No.	Vendor, For <u>Combined Utility:</u>	Amount	Dept. Total
32650	Cambridge Post Office, Postage	283.55	

	32651	Twin Valleys Public Power District, Purchased Power	192,196.19	
32652-32655		Payroll	5,044.34	
	32656	Ag Valley, Fuel	456.45	
	32657	American Agricultural Lab, Analysis	46.75	
	32658	BIC, Purchased Water	2,343.00	
	32659	CAMAS Publishing, Publications	35.20	
	32660	Cambridge Body Shop, Repairs	1,096.58	
	32661	Cambridge General Store, Supplies	61.61	
	32662	Cambridge Telephone, Utility	770.27	
	32663	David Houghtelling, Flex Spending	53.00	
	32664	Extreme Ag, Chemicals	2,730.00	
	32665	Hometown Leasing, Copier Lease	641.74	
	32666	Jim's Triple D Service, Repairs	15.95	
	32667	Municipal Supply, Water Dept. Supplies	5,052.47	
	32668	Ommert Tech, Computer Lease	333.61	
	32669	One Call Concepts, Inc., Locates	16.22	
	32670	Paper Tiger Shredding, Shred Paper	40.00	
	32671	Schaben Sanitation, Haul Roll Off Box, Trash Pickup Contract	14,907.45	
	32672	Southwest Farm & Auto, Repairs	34.93	
	32673	Verizon Wireless, Cell Phones	170.54	
	32674	Western Area Power Administration, Purchased Power	5,199.80	
Tr		Transfer from Water Fund to Water Reserve fund	1,083.37	
Tr		Transfer From Sewer Fund to Sewer Reserve Fund	1,000.00	
ACH		Payroll	5,032.30	
ACH		Nebraska Unemployment Tax	148.94	
ACH		City of Cambridge, Utility	3,786.35	
ACH		Nebr. Dept. Revenue, State With holdings	951.17	
ACH		American Family Life, Insurance	228.24	
ACH		IRS, Federal With holdings	3,262.83	247,022.85

City Account (General Fund):

	49943	Hackel Construction, Swimming Pool Project Pay Request	148,265.15
	49944	Disc Gauntlet, LLC, Sponsorship fees	450.00
	49945	Ag Valley, Fuel	5.90
	49946	Amazon, Library Supplies	423.17
	49947	Anew Travel Center, Fuel	419.30
	49948	Bound Tree Medical, Ambulance Supplies	134.87
	49949	CAMAS Publishing, Publications	731.20
	49950	Cambridge General Store, Supplies	189.58
	49951	Cambridge Telephone Co., Utility	503.48
	49952	Collaborative Summer, Library Program	586.07
	49953	David Houghtelling, Insurance Deductible	53.00
	49954	DEMCO, Library Supplies	31.73
	49955	Extreme Ag, Chemicals	3,002.50

49956	Food Network Magazine, Library Subscription	9.99	
49957	Frontier, Police phone	42.42	
49958	Furnas County Treasurer, Police Contract, vehicle registration	5,200.90	
49959	Gale, Library Books	59.22	
49960	Harlequin Reader Service, Library Reading Service	30.96	
49961	Mark's Pharmacy, Ambulance Supplies	25.80	
49962	Matheson Tri Gas, Oxygen	114.44	
49963	Mikayla Kent, Insurance Deductible	391.19	
49964	Mousel, Brooks, Schneider, Shifflet, Attorney Fees	668.00	
49965	Municipal Emergency Services, Annual Service Contract	1,896.98	
49966	Nebraska Mosquito & Vector Control, Dues	40.00	
49967	Ommert Tech, Computer Lease	91.92	
49968	Ramada by Wyndham, Lodging	185.90	
49969	River Valley Services, Repairs	227.10	
49970	Sandry Fire, Fire Supplies	983.50	
49971	Sara Downey, Reimburse Expense for Flower Garden	150.00	
49972	Southwest Farm & Auto, Repairs	33.96	
49973	The Pioneer Woman, Subscription	20.00	
49974	Van Deist Supply Company, Chemicals	2,801.25	
49975	Verizon Wireless, Cell Phones	96.85	
49976-49990	Payroll	2,894.50	
49991-49999	void	0.00	
50000	Amazon, Library Supplies	677.32	
50001	Baker & Taylor Books, Library Books	261.31	
50002	Better Homes & Gardens, Subscription	10.00	
50003	Book page, Library Reader Service	40.00	
50004	Good Housekeeping, Library Subscription	8.97	
50005	Health, Library Subscription	12.00	
50006	Real Simple, Subscription	24.00	
50007	Southern Living, Library Subscription	22.00	
Tr	Transfer from Fire/Ambulance Sinking to Ambulance Fund	24,000.00	
Tr	Transfer From Ambulance, Fire to Fire/Ambulance Sinking Fund	1,696.66	
Tr	General Fund Monthly Transfers	33,250.00	
ACH	Payroll	2,861.49	
ACH	City of Cambridge, Utility	2,869.07	
ACH	Nebr. Dept. Revenue, State With holdings	65.56	
ACH	Eakes Office	146.84	236,706.05
<u>LB840/ Revolving Loan/ HTC:</u>			
4524	Cambridge Chamber, Meeting Meal	6.00	
4525	Waypoint Bank, Down Payment Assistance	15,000.00	
4526	CAMAS Publishing, Publications	882.50	
4527	Cambridge Chamber, Meeting Meal	8.00	
4528	Cambridge Telephone Co., Utility	63.03	

4529	Melissa Jackson, Contract	1,305.01	
4530	MP Design, Design Advertising	210.00	17,474.54
Total:		501,203.44	501,203.44

REPORTS OF OFFICERS, BOARDS AND COMMITTEES:

a. Utility Supervisor Report - Dave Houghtelling reported on the following: he has sprayed the cemetery with pre-emergent; the Hydro Kleen sewer camera project is complete, the project did plug the pumps at the sewer plant; recommended selling the 2015 line truck which is not being used; and an employee has resigned. The position will be advertised.

b. City Clerk/Treasurer Report – Kandra Kinne reported on the following: She attended Clerk School from March 16 – 18; a topic of discussion at the financial session of Clerk’s School was whether foundations should be included in the annual audit; a resolution to guide office staff on requiring “cash only” accounts after receiving insufficient funds checks; and liquor license renewals should be an agenda item for City Council to approve the publishing. Other items to report are a meeting with the Nebraska Department of Natural Resources about flood plain management and ordinance – some changes are needed in the ordinance; financial reports are included in Council packets; and that Piper Sandler was able to refinance the Combined Utility bond which saved \$23,127.89, and the water bond was not refinanced.

NEW BUSINESS:

a. Ordinance No. 799 – An Ordinance amending the Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports of 2015, Revised August 2020; Amending Article 2, Section 2-503 Conditional Uses adding Automotive and Truck Sales; to repeal other conflicting ordinances and sections and direct the publication of this ordinance and to provide an effective date – Third Reading. Derek Raburn stated the motion, seconded by Jeff Ommert, to approve Ordinance No. 799 on third reading Amending Article 2, Section 2-503 Conditional Uses adding Automotive and Truck Sales. Mayor Gunderson read the Ordinance by title. Voting yes were Tony Groshong, Jeff Ommert, Derek Raburn and Mike Harris; absent and not voting were Vernita Saylor and Kevin Banzhaf; none voted no. Motion carried unanimously by City Council Members present for the third reading of Ordinance No. 799 as follows:

**Ordinance No. 799**

An Ordinance amending The Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports of 2015, Revised August 2020; Amending Article 2, Section 2-503 Conditional Uses adding Automotive and Truck 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, Revised August 2020 amending Article 2 "C-1" Commercial District, Section 2-503 Conditional Uses Adding Automotive and Truck 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.
- J. Storage containers, provided that they are used only during construction and prior to the issuance of a Certificate of Occupation.
- K. Automobile and Truck Sales.

Section 2. Upon adoption of this Ordinance, The Cambridge, Nebraska Zoning Ordinance and Subdivision Regulations Reports adopted April 20, 2015, Revised August 2020 by the City of Cambridge, Nebraska shall be amended to add Items 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.

b. City Clerk/Treasurer & Museum Director – Betty Kruger has advised that she is retiring from her position at the Cambridge Museum. Kandra will prepare an ad for the position. A hiring committee was formed - City Clerk/Treasurer Kandra Kinne, Assistant Clerk MiKayla Kent, Councilman Vernita Saylor and City Attorney Lisa Shifflet – for interviews for the position of City Clerk/Treasurer.

c. Sales Tax for Golf/Swimming Pool – Sunset 2025 – In 2010 voters approved raising the sales tax by one-half percent to benefit the golf course and the swimming pool. Tobiann Springer was present to ask about splitting the sales tax 50% to Golf and 50% to pool or suggest 1/3 to pool and 2/3 to golf. Mayor Gunderson suggested re-naming the portion to the City for recreation instead of just for the swimming pool so that funds could be used for other recreational projects in the park. The one-half percent was split  $\frac{3}{4}$  to the Cambridge Golf Course and  $\frac{1}{4}$  to the swimming pool support. In order to continue this tax, an ordinance is required authorizing the election on the General Election in November. Council agreed to keep the same split. Attorney Lisa Shifflet will prepare the ordinance.

REPORTS OF OFFICERS, BOARDS AND COMMITTEES:

Ambulance/Fire Report: John Kutnink reported the following: there were 11 ambulance runs in March; the power lift is installed; manufacture of the new ambulance will start in May and the ambulance will be delivered in July.

ADJOURNMENT:

Tony Groshong stated the motion, seconded by Derek Raburn, to adjourn the City Council meeting at 7:22 p.m. Voting yes were Tony Groshong, Jeff Ommert, Derek Raburn and Mike Harris; absent and not voting were Vernita Saylor and Kevin Banzhaf; none voted no. Motion carried unanimously by City Council Members present.

Attest: \_\_\_\_\_  
Kandra J. Kinne, City Clerk/Treasurer

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David Gunderson, Mayor