

City of Cambridge
 City Council Meeting
 Monday, April 5, 2021
 6:30 P.M.
 Cambridge Community Building
 722 Patterson St

Pursuant to notice published in the Valley Voice on Thursday, April 1, 2021, the Cambridge City Council convened in open public meeting at 6:30 P.M. on April 5, 2021 at the Cambridge Community Building. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Mike Harris, Derek Raburn, Tony Groshong, Jeff Ommert and Kevin Banzhaf. City Staff present were Utility Supervisor David Houghtelling, City Clerk/Treasurer Kandra Kinne; City Attorney Lisa Shifflet, Economic Development Director Melissa Jackson and Head Librarian Maria Downer. Visitors present were Genny Kubik for *The Valley Voice*; Terry Engel for *Hometown Agency*, Jessica Fischer, CEO of *Tri Valley Health System*, and present by Zoom was Schuyler Sharp, CPA at *Contryman Associates*. 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.

New Business:

Schuyler Sharp of Contryman Associates gave the results of the recent Audit Report. He advised that all records look good with no changes. The income statement was discussed. \$380,000 of which was mostly from grants and donations related to Downtown Revitalization. Expenses included \$400,000 related to grant projects. Other topics discussed included LB840 donations, bonds, expenses related to debt payment, operating expenses, etc. Sharp advised that the fund balance is in good shape, but suggested monitoring the water fund loss. Vernita Saylor stated the motion, seconded by Jeff Ommert, to accept the Audit Report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously to approve the Audit Report.

Consent Agenda: Minutes of March 15, 2021 and the claims report. The City Council received a copy of the minutes of March 15, 2021 and the claims report prior to this meeting and a final claims report at this meeting. Derek Raburn stated the motion, seconded by Mike Harris, to approve the minutes of March 15, 2021 and the claims report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. Jeff Ommert abstained from voting on Ommert Tech. None voted no. Motion carried by City Council members present for the minutes of March 15, 2021, and the following claims report:

*City of Cambridge
 Claims Report
 To Mayor and City Council
 15-Mar-21
 Period 03/16/2021 TO 04/05/2021*

Check No.	Vendor, For <u>Combined Utility:</u>	Amount	Dept. Total
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	31997	Cambridge Post Office, Postage	267.24	
	31998	Twin Valleys Public Power, Purchased Power	182,923.99	
31999-32006		Payroll	12,458.36	
	32007	Twin Valleys Public Power, Purchased Power	3,772.94	
32008-32015		Payroll	6,187.42	
	32016	Ag Valley, Fuel	140.86	
	32017	American Agricultural Lab, Testing	153.25	
	32018	Bernie Jones Auto, LLC, Repairs	154.83	
	32019	BIC, Purchased Water	2,263.80	
	32020	CAMAS Publishing, Publications	35.85	
	32021	void	0.00	
	32022	void	0.00	
	32023	Cambridge General Store, Supplies	465.33	
	32024	Cambridge Telephone Company, Utility	748.75	
	32025	Eakes Office Solutions, Supplies	1.59	
	32026	Extreme Ag, Chemicals	2,385.00	
	32027	Furnas County Treasurer, License Truck	370.85	
	32028	Home Town Leasing, Copier Lease	641.74	
	32029	Lakeside Equipment, Repairs	3,470.00	
	32030	McCook Gazette, Advertising	172.50	
	32031	Employee Vision Benefit	500.00	
	32032	Municipal Supply, Supplies	318.92	
	32033	Nebraska Public Health Lab, Water Testing	30.00	
	32034	Olsson Associates, Engineering Fees	2,221.91	
	32035	Ommert Tech, Computer Lease	333.61	
	32036	One Call Concepts, Locates	23.80	
	32037	Verizon, Cell Phones	162.39	
	32038	Western Area Power Administration, Purchased Power	5,199.80	
	32039	Nebraska Unemployment Insurance	164.01	
TR		Water System Extension, Tr	1,083.37	
TR		Sewer Improvement Fund, Tr	1,000.00	
ACH		Nebraska Department of Revenue, Sales Tax	9,420.14	
ACH		City of Cambridge, Utility	3,489.85	
ACH		IRS, Federal With holdings	4,208.59	
ACH		Nebraska Department of Revenue, Income Tax	1,355.01	
ACH		IRS, Federal With holdings	1,945.37	
ACH		American Family Life, Ins.	299.16	248,370.23
		<u>Security Deposits Fund:</u>		
2032-2043		Security Deposits Payments	1,931.43	1,931.43
		<u>City Account (General Fund):</u>		
	48874	Ag Valley, Fuel	125.25	
	48875	Amazon, Library Supplies	1,299.02	

48876	Baker & Taylor, Library Books	700.77
48877	Bird & Bloom, Library Subscription	10.00
48878	Bound Tree Medical, Ambulance Supplies	149.33
48879	CAMAS Publishing, Publications	735.05
48880	Cambridge Chamber, Library Dues	50.00
48881	Cambridge General Store, Library Supplies	24.60
48882	Cambridge General Store, Supplies	19.53
48883	Cambridge Telephone Company, Utility	423.45
48884	Command Fire Apparatus, Fire Truck	153,000.00
48885	D & M Security, Museum Security System	55.50
48886	DEMCO, Library Supplies	786.50
48887	Eakes Office Solutions, Library Copier	637.85
48888	Extreme Ag, Chemicals	1,653.95
48889	Furnas County Treasurer, Police Contract	4,720.83
48890	Gale, Library Books	133.29
48891	Harlequin Reader Service, Library Service	29.96
48892	Maria Downer, Library Supplies	57.64
48893	Martha Stewart Living, Library Subscription	9.99
48894	Matheson Tri-Gas, Ambulance Oxygen	114.44
48895	Employee Deductible	401.60
48896	Miller & Associates, Flood Plain Administrator Fees	100.00
48897	Mousel, Brooks, Schneider, Attorney Fees	608.65
48898	Nebraska Secretary of State, Notary	30.00
48899	Ommert Tech, Computer Lease	91.92
48900	Paulsen, Inc., Rock	4,223.28
48901	Pioneer Woman, Library Subscription	18.00
48902	Sandry Fire, Fire Dept. Supplies	950.35
48903	Sexton Construction, Disc Golf concrete Pads	8,200.00
48904	Southwest Farm & Auto, Fire Dept. Repairs	11.98
48905	Taste of Home, Library Subscription	10.00
48906	Verizon, Cell Phones	94.14
48907-48929	Payroll	4,823.60
48930	Bernie Jones Auto, LLC, Mower	27,389.00
48931	Nebraska Unemployment Insurance	83.05
TR	Fire/Ambulance Sinking Fund, Tr	1,647.20
TR	City of Cambridge, General Fund Transfer	33,500.00
ACH	Cambridge Telephone Company, Library Phone	168.20
ACH	Cambridge Telephone Company, Library Phone	173.43
ACH	Payroll	923.50
ACH	City of Cambridge, Utility	2,887.92
ACH	Nebraska Department of Revenue, State With holdings	59.11
ACH	First Central Bank, Library Computer Loan	240.00
ACH	Eakes Office, Library Copier Lease	146.84

ACH	IRS, Federal With holdings	1,135.67	252,654.39
	<u>Housing Rehab 2010</u>		
235	Housing Refund for Over Payment	695.00	
236	Sexton Construction, Concrete	1,200.00	
237	Miller & Associates, Grant Administration	1,300.00	3,195.00
	<u>Cambridge TIF:</u>		
1111	Cline Williams, Attorney Fees	15.00	15.00
	<u>LB840/ Revolving Loan/ HTC:</u>		
4387	Cambridge Chamber, Meeting Lunch	8.00	
4388	Down Payment Assistance	30,000.00	
4389	Down Payment Assistance	7,950.00	
4390	CAMAS Publishing, Publications	353.00	
4391	Cambridge Chamber, Meeting Lunch	8.00	
4392	Cambridge Telephone, Utility	49.15	
4393	Flagship Publishing, Business Promotions Ad	3,500.00	
4394	Melissa Jackson, Contract	1,610.00	43,478.15
Total:		549,644.20	549,644.20

Ordinances:

- a. Final Reading Ordinance No. 778 – adding day care center to “C-1” Zones – Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the final reading of Ordinance No. 778 to add day care center to “C-1” Zones. Mayor Gunderson read Ordinance No. 778 by title. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously for Ordinance No. 778 as follows:

ORDINANCE NO. 778

AN ORDINANCE AMENDING ZONING ORDINANCE 2015, REVISED AUGUST 2020; AMENDING CHAPTER TWO, ARTICLE 5, SECTION 02 PERMITTED USES; ADDING DAY CARE CENTER; REPEALING ALL ORDINANCES IN CONFLICT; EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Zoning Ordinance 2015, Revised August 2020, Chapter 2, Article 5, Section 02 – Permitted uses

2-502 PERMITTED USES

In district: C-1: no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected constructed, reconstructed, and moved, or altered, except for one or more of the following uses:

1. Accessory uses.
2. Amusement places (indoors), including video games, arcades, game machines, pool halls, and other similar establishments.
3. Animal hospitals clinics and kennels providing the establishment and runs are completely enclosed in a building.

4. Antique shops and stores, providing all merchandise is displayed and sold inside a building.
5. Apparel and accessory stores.
6. Apartments on floors other than the ground floor.
7. Art and art supply stores.
8. Artist Studio.
9. Auditoriums and similar places of public assembly.
10. Automobile accessory and supply store.
11. Automobile parking lots and garages.
12. Bait Shop.
13. Bakery and pastry shop (retail only).
14. Banks and other savings and lending institutions.
15. Barber shops, beauty shops, chiropody, massage, or similar personal services.
16. Bicycle shops.
17. Books and stationary stores.
18. Bowling Alleys.
19. Business and technical schools including schools for photography, dancing, and music.
20. Business machine repair, sales and services.
21. Cigar and tobacco stores.
22. Clothing and costume rental.
23. Commercial recreation centers.
24. Custom dressmaking, millinery, tailoring and similar trades.
25. Day Care Centers
26. Delicatessens and catering establishments.
27. Department Stores.
28. Drug stores and prescription shops.
29. Dry goods and notion stores.
30. Dry cleaning and laundry establishments.
31. Fire stations, police stations and jails.
32. Fix-it shops (Radio, television and small household appliances).
33. Florist and gift shop.
34. Furniture and home furnishing stores.
35. Government administrative buildings.
36. Grocery Stores.
37. Hardware stores.
38. Hobby, stamp and coin shops.
39. Hotels and Motels.
40. Household appliance stores.
41. Interior decorators shops.
42. Jewelry and metal craft stores and shops.
43. Leather goods and luggage stores.
44. Library and museum (public).
45. Lock and Key shops.

46. Mail Order catalog stores.
47. Medical, dental and health clinics.
48. Medical and orthopedic appliance stores.
49. Meeting halls and auditoriums.
50. Messenger and telegraphy service stations.
51. Music instrument sales and repair shop.
52. Newspaper offices.
53. Newsprint, job printing and printing supply stores.
54. Newsstand.
55. Offices and office buildings.
56. Office supply and office equipment stores.
57. Optician and optometrists.
58. Package liquor stores.
59. Paint and wallpaper stores.
60. Parking lots and garages.
61. Parks and open spaces.
62. Pawn shops.
63. Pet shops.
64. Photographic equipment sales and supply stores.
65. Photographic studios.
66. Picture framing studios.
67. Plumbing, heating, ventilation, air conditioning and electrical shops including related fabrication.
68. Post Office.
69. Printers.
70. Private clubs and lodges.
71. Radio and television studios.
72. Restaurants, excluding drive-ins.
73. Service stations.
74. Self-service laundries and dry cleaning establishments.
75. Sewing machine shops and stores.
76. Solar energy systems.
77. Shoe stores.
78. Shoe repair shops.
79. Sporting and athletic goods stores.
80. Stores and shops for the conduct of retail and service business similar to the uses listed in this section.
81. Tailor Shops.
82. Taverns.
83. Theaters.
84. Toy stores.
85. Travel bureaus.
86. Upholstery-furniture.
87. Utility company office.

88. Variety stores.

89. Watch repair shops.

Section 3. Ordinances in conflict. All Ordinances in conflict with this Ordinance are hereby repealed.

Section 4. Effective Date. This ordinance shall be in effect after its passage, approval and publication according to law.

- b. Final Reading Ordinance No. 779 – adding day care center to “C-2” Zones – Vernita Saylor stated the motion, seconded by Mike Harris, to approve the final reading of Ordinance No. 779 to add day care center to “C-2” Zones. Mayor Gunderson read Ordinance No. 779 by title. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously for Ordinance 779 as follows:

ORDINANCE NO. 779

AN ORDINANCE AMENDING ZONING ORDINANCE 2015, REVISED AUGUST 2020; AMENDING CHAPTER TWO, ARTICLE 6, SECTION 02 PERMITTED USES; ADDING DAY CARE CENTER; REPEALING ALL ORDINANCES IN CONFLICT; EFFECTIVE DATE OF THIS ORDINANCE.

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

Section 1. Zoning Ordinance 2015, Revised August 2020, Chapter 2, Article 6, Section 02 – Permitted uses

2-602 PERMITTED USES

In district: “C-2”: no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected constructed, reconstructed, and moved, or altered, except for one or more of the following uses:

90. Accessory uses.
91. Agricultural implement/irrigation sales and service.
92. Animal hospitals clinics when all facilities are within an enclosed building.
93. Automobile and truck sales and service.
94. Automotive parts and accessory stores.
95. Boat sales, service and rental.
96. Bowling alleys.
97. Butcher, Custom kill.
98. Car washes.
99. Child care center.
100. Churches and places of worship.
101. Construction equipment rental and sales.
102. Cultural/Convention Centers.
103. Day Care Centers.
104. Dry-cleaning and laundry establishments.
105. Fire stations.
106. Grocery stores.

107. Hotels and motels including accessory service uses, such as newsstands messenger and telegraph stations, swimming pools (for motel guests only), and flower and gift shops.
108. Indoor skating rinks
109. Lumber and building materials sales yards.
110. Medical Office.
111. Mini-warehouse.
112. Mobile home and trailer sales and rental, but not including the use of a mobile home as a residence.
113. Mortuaries.
114. Motorcycle sales, service and rentals.
115. Museums.
116. Nursery and garden stores.
117. Offices, professional and medical.
118. Package liquor stores.
119. Private clubs and lodges.
120. Retail.
121. Restaurants including drive-ins.
122. Self-service laundries and dry-cleaning establishments.
123. Service stations, auto-body shops, or filling stations.
124. Solar energy systems.
125. Sporting goods stores.
126. Taverns.
127. Accessory buildings and uses incidental to the uses listed above.

Section 3. Ordinances in conflict. All Ordinances in conflict with this Ordinance are hereby repealed.

Section 4. Effective Date. This ordinance shall be in effect after its passage, approval and publication according to law.

- c. First Reading Ordinance No. 780 – Trash Rate Ordinance – Mike Harris stated the motion, seconded by Derek Raburn, to approve the first reading of Ordinance No. 780 – Trash Rate Ordinance. Mayor Gunderson read Ordinance No. 780 by title.

Ordinance No. 780

AN ORDINANCE AMENDING SECTION 7-502, SANITATION DEPARTMENT; COLLECTION BY CONTRACTOR FOR THE CITY OF CAMBRIDGE REVISED MUNICIPAL ORDINANCES 2020; REPEALING ORDINANCE NO. 723; REPEALING ANY ORDINANCES IN CONFLICT; SETTING EFFECTIVE DATE.

Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously.

- d. First Reading Ordinance No. 781 – Adding \$5 fee for Fowl Permits – Derek Raburn stated the motion, seconded by Tony Groshong, to approve the first reading of Ordinance No. 781 – adding \$5 fee for Fowl Permits. Mayor Gunderson read Ordinance No. 781 by title.

AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA, TO ENACT CHAPTER 3, SECTION 303 OF THE CITY OF CAMBRIDGE MUNICIPAL CODE TO ESTABLISH LIMITED NUMBER OF FOWLS.

Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously.

Reports of Officers, Boards and Committees:

Economic Development - Director Melissa Jackson reported on the status of building at Harvest Meadows and discussed with Council a new business.

Library Report – Maria Downer reported on the situation of asbestos in the ceiling of the old part of the library building and potential roof leaks. After discussion, it was concluded that she will contact Miller & Associates on advice for the asbestos and an adjuster to review the roof situation.

Park Board Report – The minutes of the March 18 meeting had one correction - that the name of the disc golf course will be McKinley Park Disc Golf. Baseball is considering having someone condition the fields before games. A pickle ball court is being planned for the park.

Utility Supervisor – Dave Houghtelling reported on the following projects: a handrail for the ramp at Sunny Hillside Schoolhouse, repairing curb stands, generation, pool reopen in May and repairs on a pole.

City Clerk/Treasurer – Kandra Kinne reported on the following: payroll conversion, Nebraska Tax Advantage and American Rescue Act funds.

Tri Valley Health System – Jessica Fischer reported on the projects at Heritage Plaza: reviewing grant for new dining hall windows and construction updates. She thanked Council for the use of the Community Building for vaccinations. She also reported that the bin at the Thrift Store had to be replaced due to vandalism.

New Business:

Hometown Agency – EMC Dividend – Terry Engel of Hometown Agency reported on the dividend from EMC in the amount of \$27,105.69 which represented 21 percent of the last annual premium.

Reports of Officers, Boards and Committees:

City Attorney – Lisa Shifflet reported on the process of Land Banks, new legislation to assist with dilapidated properties. Smaller communities need area communication to form the Land Bank starting with building the inventory. Other steps would then follow but clear title would be much easier than the existing system. Lisa explained funding, communities' pledges and financing. She will provide further information to Council.

New Business:

Ommert Technologies Computer Agreement – Council members discussed the proposed Information Technology Leasing Agreement with Jeff Ommert. Vernita Saylor stated the motion, seconded by Kevin Banzhaf, to continue the current agreement with Ommert Technologies. Voting yes were Vernita Saylor, Tony Groshong, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Jeff Ommert abstained. Motion carried unanimously by those Council members voting.

Rodeo Area Equipment – roping chute – Discussion was held regarding selling the roping chute which is no longer in use at the arena. Tony Groshong stated the motion, seconded by Vernita Saylor, to sell the roping chute and use the funds for the arena. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously.

Mayor and City Council Comments: It was noted that the basement at 504 Patterson Street has not been filled. Truck parking on the old highway is less, but also the old highway is not located in the City limits.

Convene CDA:

a. Convene CDA & adjourn City Council - Vernita Saylor stated the motion, seconded by Derek Raburn, to adjourn City Council and convene for the Community Development Agency. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously to adjourn City Council at 8:03 P.M. and convene the CDA.

b. Resolution 2021-04-01 Redevelopment Plan Amendment – Harvest Meadow Fourth Project – Lot 5, Block 1 - Vernita Saylor stated the motion, seconded by Tony Groshong, to approve Resolution #2021-04-01 Redevelopment Plan Amendment – Harvest Meadows Fourth Project Lot 5, Block 1. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously.

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA
RESOLUTION # 2021-04-01**

(Redevelopment Plan Amendment - Harvest Meadows Fourth Project – Lot 5, Block 1)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE, NEBRASKA, APPROVING AND ADOPTING A SUPPLEMENTAL AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF CAMBRIDGE, NEBRASKA, TO IMPLEMENT A SPECIFIC PHASE OF THE HARVEST MEADOWS FOURTH REDEVELOPMENT PROJECT IN THE REDEVELOPMENT AREA; ADOPTING A COST BENEFIT ANALYSIS FOR SAID PHASE OF THE REDEVELOPMENT PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.

RECITALS

A. The City of Cambridge, Nebraska (“City”), has adopted a general redevelopment plan (“Redevelopment Plan”) for certain portions of the City of Cambridge, Nebraska as defined in the Redevelopment Plan (the “Redevelopment Area”).

B. The Redevelopment Plan includes a specific residential subdivision redevelopment project known as the Harvest Meadows Fourth Project (the “Subdivision Project”). The Subdivision Project was adopted and designed to be implemented and constructed in multiple phases.

C. The Community Development Agency of the City of Cambridge, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2154, as amended (the “Act”) has prepared the Amendment to the Redevelopment Plan attached hereto as Exhibit “A” and incorporated by this reference (the “Amendment”).

D. The Amendment would create a specific phase of the Subdivision Project (the specific phase shall be referred to as the “Project”).

E. The Subdivision Project has been previously approved by the CDA pursuant to the Act, and the Project is the implementation of one phase of the approved Subdivision Project.

F. The Amendment supplements the Redevelopment Plan amendment for the Subdivision Project to identify one phase of the Subdivision Project, and the Amendment will not constitute a substantial modification to the Redevelopment Plan.

G. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of public utility improvements including, but not limited to, construction and extension of public utility improvements, public infrastructure improvements, and other eligible public improvements authorized by the Act, including repayment of indebtedness incurred by the City to construct the eligible public improvements for the Subdivision Project.

H. The CDA is required under Section 18-2113(2) of the Act to conduct a cost-benefit analysis for any project which shall use tax increment financing.

I. The CDA has previously conducted and approved a cost-benefit analysis for the Subdivision Project, but desires to supplement said cost-benefit analysis to specifically analyze the phase of the Subdivision Project constituting this Project.

J. The CDA has conducted and drafted a cost-benefit analysis for the Project, and said cost-benefit analysis is attached to the Amendment as Exhibit “C” thereto (the “Cost-Benefit Analysis”).

K. The CDA has previously determined that the Subdivision Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.

L. The Subdivision Project would not have been approved by the CDA without the anticipated and expected subsequent phases, including this Project.

NOW THEREFORE, BE IT RESOLVED by the Community Development Agency of the City of Cambridge, Nebraska, as follows:

1. The 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.

2. The 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.

3. The costs and benefits of the Project (as the current phase of the Subdivision Project) have been found to be in the best interest of the City Cambridge.

4. The Project Site is within the Redevelopment Area.

5. The Project implements one phase of the Subdivision Project in conformance with the Redevelopment Plan.

6. The Subdivision Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing on the Project (the current phase of the Subdivision Project).

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the CDA hereby approves and adopts the Cost-Benefit Analysis as the cost-benefit analysis for the Project.

BE IT FURTHER RESOLVED, pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the CDA hereby adopts the Amendment and amends the Redevelopment Plan as set forth therein.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

c. Resolution 2021-04-02 Redevelopment Plan Contract – Harvest Meadows Fourth Project Lot 5, Block 1. Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve Resolution 2021-04-02 Redevelopment Contract – Harvest Meadows Fourth Project Lot 5, Block 1. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously.

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA
RESOLUTION # 2021-04-02**

(Redevelopment Contract – Harvest Meadows Fourth Project – Lot 5, Block 1)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE, NEBRASKA, AUTHORIZING AND APPROVING A REDEVELOPMENT CONTRACT FOR A REDEVELOPMENT PROJECT UTILIZING TAX INCREMENT FINANCING; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.

RECITALS

A. The City of Cambridge, Nebraska (“City”), has adopted a general redevelopment plan (“Redevelopment Plan”) for certain portions of the City of Cambridge, Nebraska as defined in the Redevelopment Plan (the “Redevelopment Area”).

B. The Community Development Agency of the City of Cambridge, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2154, as amended (the “Act”) has approved the Amendment to the Redevelopment Plan (the “Amendment”) to create and implement the Harvest Meadows Fourth Project - Lot 5, Block 1 (“Project”) as one phase of the Harvest Meadows Fourth Project in the Redevelopment Area.

C. The CDA has prepared a redevelopment contract for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Redevelopment Contract”).

D. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan and the Redevelopment Contract.

NOW THEREFORE BE IT RESOLVED, the CDA hereby approves the Redevelopment Contract and authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Contract, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA hereby authorizes the Chairperson of the CDA to take all actions contemplated and required in the Redevelopment Contract including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment Contract. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council's approval and adoption of the Amendment, and if the City Council does not approve and adopt the Amendment, the resolutions contained herein shall be void and of no effect.

d. Adjourn CDA - Tony Groshong stated the motion, seconded by Mike Harris, to adjourn CDA at 8:08 P.M. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf. None voted no. Motion carried unanimously.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor