

City of Cambridge  
City Council Meeting  
Monday, August 1, 2022  
6:30 P.M.  
Cambridge Community Building  
722 Patterson St

Pursuant to notice published in the Valley Voice on Thursday, July 28, 2022, the Cambridge City Council convened in open public meeting at 6:30 P.M. on August 1, 2022 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Jeff Ommert, Derek Raburn, Tony Groshong, Mike Harris and Kevin Banzhaf. City Staff present were City Clerk/Treasurer Kandra Kinne, Deputy City Clerk/Treasurer Courtney Stanton and City Attorney Lisa Shifflet. Visitors present were Genny Kubik for the *Valley Voice* and John Kutnick and *Cambridge EMT*. 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.

**Consent Agenda:** The City Council received a copy of the minutes of July 18, 2022 and the claims report. Derek Raburn stated the motion, seconded by Kevin Banzhaf, to approve the minutes of July 18, 2022, and the claims report. Voting yes were Vernita Saylor, Jeff Ommert, Derek Raburn, and Kevin Banzhaf, Mike Harris and Tony Groshong; none voted no. Motion carried for the minutes of July 18, 2022 and the following claims:

*City of Cambridge  
Claims Report  
To Mayor and City Council  
01-Aug-22  
Period 7/18/2022 TO 08/01/2022*

Check No.	Vendor, For <u>Combined Utility:</u>	Amount	Dept. Total
32858	Miller & Associates, Engineering Fees	1,852.70	
32859	Cambridge Post Office, Postage	301.10	
32860-32862	Payroll	3,052.90	
32863	Cambridge Post Office, Postage	1.00	
32864	Twin Valleys Public Power District, Purchased Power	234,258.48	
32865	Peggy Beutler, Refund Over Payment	286.92	
32866	Ag Valley, Fuel	179.95	
32867	American Agricultural Lab, Analysis	30.50	
32868	BIC, Purchased Water	10,380.20	
32869	Cambridge General Store, Supplies	178.52	
32870	Cambridge Super Market, Supplies	5.89	
32871	Cambridge Telephone, Utility	783.66	
32872	Eakes Office Solutions, Supplies	304.07	
32873	Hamel Repair, Repairs	298.05	

	32874	Jason Houghtelling, Appliance Refund	142.50	
	32875	Municipal Supply, Supplies	5,007.35	
	32876	NMC Exchange, Repairs	275.34	
	32877	Paper Tiger Shredding, Shred Paper	40.00	
	32878	Southwest Farm & Auto, Repairs	494.22	
	32879	USA Blue Book, Supplies	538.08	
	32880	Verizon Wireless, cell phones	170.77	
ACH		IRS, Federal With holdings	3,018.75	
ACH		IRS, Federal With holdings	1,023.95	
ACH		Black Hills Energy	158.25	
ACH		City of Cambridge, Utility	2,230.95	
ACH		Payroll	6,200.39	
ACH		Nebraska Department of Revenue, State With holdings	944.99	272,159.48
		<u>Security Deposits:</u>		
	2090	Steve Chitwood, Refund Security Deposit overpayment	50.00	
	2091	Robert Musil, Refund Security Deposit Overpayment	25.00	
	2092	Carey Rohr, Refund Security Deposit Overpayment	25.00	100.00
		<u>City Account (General Fund):</u>		
50324-50348		Payroll	6,113.24	
	50349	Ag Valley, Fuel	773.60	
	50350	Amazon, Library Supplies	1,163.06	
	50351	Bound Tree Medical, Supplies	44.58	
	50352	BTECH, Radios	823.00	
	50353	Cambridge General Store, Supplies	63.42	
	50354	Cambridge Telephone, Utility	673.45	
	50355	DEMCO, Library Supplies	237.74	
	50356	Extreme Ag, Inc., Chemicals	736.20	
	50357	Faw Garage, Inc., Repairs	135.50	
	50358	Gale, Library Books	111.50	
	50359	Greg Howerter, Deductible	7.21	
	50360	Harlequin Reader Service, Library Reader Service	30.96	
	50361	Hawkins, Pool Chlorine	654.00	
	50362	Landmark Equipment, Mower Repairs	214.20	
	50363	Matheson Tri Gas, Oxygen	114.44	
	50364	Mid America, Library Books	208.38	
	50365	Mike Tomlin, Deductible	557.74	
	50366	Miller & Associates, Engineering Fees	23,380.50	
	50367	Mousel, Brooks, Schneider, Shifflet, Attorney Fees	866.00	
	50368	MNC Exchange, Repairs	137.66	
	50369	Sandry Fire, Supplies	725.00	
	50370	Southwest Farm & Auto, Repairs	388.04	
	50371	Sunset Pool Supplies, Pool Supplies	91.74	
	50372	Tri Valley Public Transpiration, Handi Bus Contribution	5,841.00	

	50373	Verizon Wireless, cell phones	96.94	
	50374	Viaero Wireless, Hotspots	351.20	
ACH		Payroll	5,947.72	
ACH		Cambridge Telephone, Utility	421.14	
ACH		Black Hills Energy	2,090.64	
ACH		City of Cambridge, Utility	4,116.71	
ACH		IRS, Federal With holdings	1,293.70	
ACH		Nebraska Department of Revenue, State With holdings	299.12	58,709.33
		<u>Baseball Concessions:</u>		
	165	Jennifer Raburn, Reimburse for Supplies	66.75	66.75
		<u>LB840/ Revolving Loan/ HTC:</u>		
	4571	Cambridge Telephone Co, Utility	63.37	
	4572	John & Staci Pick, Refund Filing Fee	150.00	
	4573	Melissa Jackson, Contract and Supplies	1,237.58	
	4574	MP Design, Business Promotion Ad	140.00	1,590.95
Total:			332,626.51	332,626.51

**Reports of Officers, Boards & Committees:**

a. City Attorney- City Attorney Lisa Shifflet reports the City of McCook would like to move forward in joining the Land Bank. The membership fee for the City of Cambridge would be around \$4.00 per capita or \$4,000. The city would get back any unused or earmarked money, minus fees, if the City decided to terminate their contract with the Land Bank. Examples of projects would be vacant property to clean up and sell or house to tear down or renovate and sell. The city would have to approve new ordinance for Nuisance Abatement. The city would fill out form to present to Land Bank for their approval of proposed project. The Land Bank would then put bids out for contractors. The City would complete proposed project, sell for a portion of the profit and also profit from 50% of the taxes for 5 years. The Land Bank would keep members money in a trust account. They would also apply for grants through a grant writer from the Land Bank. The Board for the Land Band needs to have 2 voting members and 2-3 nonvoting members from each municipality and at least 7 or more people, and be an odd number. The board members would need to include people with experience in the following: Economic Development, Real-estate, Chamber, Banking, Non-profit, Affordable Housing. The Land Bank still needs to write Bylaws and will be making changes to agreement in regards to the withdrawal of membership fees. The time line for the Land Bank is still about one year out and if approved will need to be put in the budget.

b. Miller and Associates - Nothing to report.

c. Economic Development Director Report – Nothing to report.

d. Ambulance/Fire Reports – John Kutnik reported 12 runs for the month of July. Will be getting new radios and pagers. Will continue to use hand held radios until new ones come in at the end of the year.

e. Planning Commission Reports

f. Cemetery Report – Nothing to report.

g. Library Report – Nothing to report.

h. Museum Report – Nothing to report.

i. Park Board Report – Nothing to report.

j. Utility Supervisor Report – Mayor David Gunderson reported that Dave Houghtelling will be back this week. He also reported that the emergency well is only running 35 gallons per min and should be

running 500 gallons per minute. Sarget will be here tomorrow to investigate the problem. The City of Cambridge will continue with voluntary watering restrictions and if usage is up, may look into a watering schedule.

k. City Clerk/Treasurer Report – Kandra Kinne reported WAPA rates will be going up. This should have little impact on monthly cost of purchase power. The City of Cambridge has a contract with WAPA and is currently 150,000 kilowatt hours and \$5,000 monthly purchased power. JEO sent a letter to inform our jurisdiction of a planning effort for Hayes, Hitchcock, and Frontier Counties to update their Hazard Mitigation Plan. The first round of planning meetings will be held in Trenton, Curtis and Hayes Center. Only one meeting needs attended and can be in person or online. The City of Cambridge received a Nebraska Tax Advantage refund notice in the amount of \$7,593.46. The City continues to advertise for Assistant Clerk position.

l. Hospital Report – Nothing to report.

Lisa Shifflet left the meeting at 7:04 P.M.

**Unfinished Business:**

- a. Subdivision agreement- Attorney Whitney Lindstedt contacted Craig Bennett of Miller and Associates and is waiting to hear back. Miller and Associates will give direction on language to be used in Subdivision Agreement between Brad Williams and City of Cambridge. Council members discussed subdivision agreement and concerns and issues.

**New Business:**

- a. Health Insurance Renewal – The Health Insurance Renewal for the City of Cambridge Employees will start new on September 1<sup>st</sup>. The current BCBS plan will increase 13.48%. After discussion it was decided to continue with current plan as it was the best plan in regards to deductibles and coinsurance. Vernita Saylor stated the motion, seconded by Jeff Ommert, to continue with the current Health Insurance Renewal. Voting yes were Vernita Saylor, Jeff Ommert, Derek Raburn, Kevin Banzhaf, Mike Harris and Tony Groshong; none voted no. Motion carried by unanimously by City Council members present.
- b. Ordinance No. 805 An Ordinance Approving the Final Plat; of Property, Furnas County, Nebraska; Williams Addition and Williams First Addition. Council will wait on Ordinance No. 805 until after the subdivision agreement is complete.
- c. Sales Tax Issue Resolution NO. 2022-08-02 – A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA AUTHORIZING THE SUBMISSION OF THE QUESTION OF WHETHER IT SHALL CONTINUE TO IMPOSE AN ADDITIONAL SALES AND USE TAX OF ONE HALF OF ONE PERCENT (.50%) UPON THE SAME TRANSACTIONS WITHIN THE CITY OF CAMBRIDGE ON WHICH THE STATE OF NEBRASKA IS AUTHORIZED TO IMPOSE THE QUALIFIED ELECTORS OF THE CITY OF CAMBRIDGE, NEBRASKA. City Attorney Lisa Shifflet will be contacted regarding the steps that need to be taken for Ordinance NO. 804 An Ordinance of the City of Cambridge, Nebraska continuing to impose an additional sales and use tax of one half of one percent (0.50%) upon the same transactions within the City of Cambridge on which the State of Nebraska is authorized to impose a tax, and establishing an effective date of April 1, 2025. Vernita Saylor stated the motion, seconded by Derek Raburn, to approve Sales Tax Issue Resolution NO. 2022-08-02 as stated above. Voting yes were Vernita Saylor, Jeff Ommert, Derek Raburn, Kevin Banzhaf, Mike Harris and Tony Groshong; none voted no. Motion carried by unanimously by City Council members present.

- d. Resolution Requesting a Preliminary Levy Allocation From City; Resolution NO. 2022-08-01- Cambridge Airport Authority tax request for budget year 2022-2023 in the amount of \$15,000. Last year the tax request was in the amount of \$10,360. The tax request is used to pay debt and operation. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve Resolution NO. 2022-08-01- Cambridge Airport Authority tax request for budget year 2022-2023 in the amount of \$15,000. Voting yes were Vernita Saylor, Jeff Ommert, Derek Raburn, Kevin Banzhaf, Mike Harris and Tony Groshong; none voted no. Motion carried by unanimously by City Council members present.

**Adjournment:**

Vernita Saylor stated the motion, seconded by Tony Groshong, to adjourn at 7:23 P.M. voting yes were Vernita Saylor, Jeff Ommert, Derek Raburn, Kevin Banzhaf, Mike Harris and Tony Groshong; none voted no. Motion carried by unanimously by City Council members present.

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

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David Gunderson, Mayor