

City of Cambridge
City Council Meeting
Monday August 7, 2023
6:30 P.M.
Cambridge Community Building
722 Patterson St

Pursuant to notice published in the Valley Voice on July 20, 2023, the Cambridge City Council convened in open public meeting at 6:30 P.M. on August 7, 2023 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Mike Harris, John Kutnink, Jeff Ommert and Kevin Banzhaf. City Council Member Nora McGowen was absent. City Staff present were City Clerk/Treasurer Courtney Stanton Utility Supervisor Dave Houghtelling and City Attorney Lisa Shifflet. Visitors present were Steve Johnson, Genny Kubik, Amanda Mullen, Dahlci Brush. 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: Conditional Use Permit Application for Bee Little Childcare for a Day Care Center in an “R-1” Single Family Residential District at 922 Pacific St.

Mayor Gunderson opened the public hearing at 6:30 P.M. and read by title the purpose of the public hearing. Consideration of a Conditional Use Permit Application for Bee Little Childcare for a Day Care Center in an “R-1” Single Family Residential District at 922 Pacific St. Amanda Mullen stated Bee Little Childcare is very excited to be in Cambridge and currently have 22 children enrolled and staff members hired. They hope to open there doors the first of September. Mayor Gunderson closed the public hearing at 6:33 P.M.

Mayor Gunderson read aloud the findings of fact. City Council discussed and was in agreement that the findings of fact support the minimum requirements as stated below. The seven minimum requirements are outlined below with response from the city council.

A conditional use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the Minimum Requirements.

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
City Council agreed that the conditional use permit complies with the zoning regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.
City Council agreed that the conditional use at 922 Pacific will not adversely affect the welfare or convenience of the public.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
City Council agreed conditional use will not cause substantial injury to the value of other properties in the neighborhood in which it is to be located.

4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, wall and fences on the site, and,
 - b. The nature and extent of landscaping and screening on the site.

City Council agreed conditional use at 922 Pacific will not dominate the immediate neighborhood, with consideration to the location, nature and height of buildings, structures, wall and fences on the site, and nature and extent of landscaping and screening on the site.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth, in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

City Council agreed with the information provided by Bee Little Daycare that off-street parking and loading areas have been addressed and will be provided in accordance with these regulations.
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

City Council agreed property at 922 Pacific has established adequate utility, drainage, and other necessary facilities.
7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

City Council agreed the property at 922 Pacific has adequate access roads or entrance and exit drives.

Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve the Conditional Use Permit for Bee Little Childcare for a Day Care Center at 922 Pacific St. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

Consent Agenda: The City Council received a copy of the minutes July 17, 2023 and. Vernita Saylor stated the motion, seconded by Mike Harris to approve Minutes of July 17, 2023. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present. Mike Harris stated the motion, seconded by Kevin Banzhaf to approve claims #1-#75. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present. Vernita Saylor stated the motion, seconded by John Kutnink to approve claims #76. Voting yes were Vernita Saylor, John Kutnink, Mike Harris and Kevin Banzhaf; abstaining and not voting was Jeff Ommert; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

City of Cambridge
 Claims Report
 To Mayor and City Council

8/7/2023
07/18/2023 to 8/07/2023

Claim Number	Check No.	Vendor, For	Amount	Dept. Total
<u>COMBINED UTILITY AND CITY ACCOUNT</u>				
1	33627	Greg Howerter, Employee Deductible	22.64	
2	33628	Twin Valleys Public Power, Purchased Power	241,545.66	
3	33629	Cambridge Post Office, Postage	321.60	
4	33630	Cambridge Post Office, Postage	16.07	
	33631-			
5	33632	Payroll	3,110.54	
6	33633	Blue Cross Blue Shield, Health Insurance	13,845.18	
7	33634	Northwestern Mutual, Annuity	3,139.73	
8	33635	USABLE Life, Insurance	81.00	
	33636-			
9	33640	Payroll	3,558.33	
10	33641	Ag Valley, Fuel	0.00	
11	33642	Ag Valley, Fuel	1,093.84	
12	33643	AKRS Equipment, Mowers	27,900.00	
13	33644	American Agri Lab, Analysis	299.25	
14	33645	Bethany Stritt, Employee Deductible	121.00	
15	33646	BIC, Purchased Water	7,391.10	
16	33647	Brico Pest Control, Spray Buildings	88.00	
17	33648	CAMAS Publishing, Publications	188.23	
18	33649	Cambridge General Store, Supplies	0.00	
19	33650	Cambridge General Store, Supplies	323.75	
20	33651	Cambridge Supermarket, Supplies	47.61	
21	33652	Cambridge Telephone, Utility	1,444.82	
22	33653	David Houghtelling, Employee Deductible, Flex Spending	570.57	
23	33654	Diamond Vogel Paint, Paint Supplies	200.10	
24	33655	Dutton, Lainson, Supplies	175.30	
25	33656	Eakes Office Solutions, Supplies	567.70	
26	33657	Extreme Ag, Chemicals	1,102.50	
27	33658	Frontier, Police Phone	56.42	
28	33659	Furnas County Clerk, Filing Fee	40.00	
29	33660	Furnas County Treasurer, Police Contract	5,666.67	
30	33661	Greg Howerter, Employee Deductible	28.00	
31	33662	Hawkins, Chemical	625.78	
32	33663	Heritage Landscape Supply, Supply	147.95	
33	33664	Hometown Agency, Insurance	6,320.00	
34	33665	IIA Lifting Services, Inspection	1,906.52	
35	33666	John MacLeod, Tree Rebate	50.00	
36	33667	Landmark Implement, Mower Repairs	2,570.61	

37	33668	League of Nebraska Municipalities, Dues	2,484.00	
38	33669	Mark's Pharmacy, Supplies	8.00	
39	33670	Masters True Value, Supplies	201.92	
40	33671	Matheson Tri Gas, Oxygen	114.44	
41	33672	Miller & Associates, Street Superintendent Fees	3,000.00	
42	33673	Mousel, Brooks, Schneider, Attorney Fees	539.96	
43	33674	Municipal Supply, Supplies	1,943.60	
44	33675	Nebraska Power Review Board, Dues	432.91	
45	33676	Nebraska Public Health Lab, Analysis	81.00	
46	33678	Paulsen, Gravel	365.00	
47	33679	Paxusa, LLC, Supplies	638.00	
48	33680	Sandry Fire, Supplies, Protective Gear	4,622.00	
49	33681	Schaben Sanitation, Trash Fee	16,200.00	
50	33682	Scotties Potties, Service	200.00	
51	33683	Southwest Farm & Auto, Supplies	190.53	
52	33684	Sunset Pool Supplies, Supplies	1,390.59	
53	33685	Tobiann Springer, Supplies	20.41	
54	33686	Utilities Section, Dues	808.00	
55	33687	Verizon Wireless, Cell Phones	266.83	
56	33688	Village of Dannenberg, Meter	1,453.38	
57	33689	Western Area Power Administration, Purchased Power	5,953.19	
58	ACH	Payroll	14,247.22	
59	ACH	Waypoint Bank, ACH Charge	17.00	
60	ACH	Payroll	19,093.52	
61	ACH	Internal Revenue Service, Payroll With holdings	4,648.63	
62	ACH	Nebraska Department of Revenue, State With holdings	686.32	
63	ACH	City of Cambridge, Utility	7,171.83	
64	ACH	Five Points Bank, Copier Lease	463.64	
65	ACH	Internal Revenue Service, Payroll With holdings	1,234.40	
66	ACH	Nebraska Department of Revenue, State With holdings	80.04	
67	ACH	Black Hills Energy, Utility	2,388.64	
68	ACH	Internal Revenue Service, Payroll With holdings	4,190.63	
69	ACH	Nebraska Dept. of Revenue, State With holdings	613.29	
70	ACH	Five Points Bank, Copier Lease	129.47	420,444.86
		<u>Baseball League</u>		
71	166	Nick's Distributing, Supplies	77.67	77.67
		<u>LB840 Economic Development:</u>		
72	4705	CAMAS Publishing, Publications	706.00	
73	4706	Cambridge Telephone, Utility	70.61	
74	4707	Intrado Interactive Services, Civic Live Renewal	1,374.00	
75	4708	Melissa Jackson, Contract	744.05	2,894.66
76		Ommert Technologies, Computer Lease	425.53	425.53

TOTAL

423,842.72 423,842.72

Library Board Reports – Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve Library Board minutes of July 10, 2023. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

Utility Supervisor Report – Dave Houghtelling reported the city would like to surplus 2 mowers, a 2016 X Mark mower and a 2008 grasshopper mower. Kevin Banzhaf stated the motion, seconded by Mike Harris, approving to surplus the 2016 X Mark mower and the other a 2008 grasshopper mower. Closed bids will be taken. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present. Twin Valley's has been replacing utility pole and will be doing the poles with transformers first. Tree trimming will need to be done next year and be added into the budget. Miller & Associates will meet with the city regarding sewer plant repairs. Figgins was previously scheduled to come in June to start armor coating and should be here in the near future. Dave reported the city has been working on and raising manhole lids.

City Clerk/Treasurer Report – Courtney Stanton reported on R.V. Park donations and Line Loss Reports. Water line loss is still at an increased percentage. In the future the city will be updating software that could aid in finding line loss. Council was approached regarding health insurance benefit stipend.

New Business:

Steve Johnson was present to discuss Health Insurance Renewals. Renewal increased by 10% this year and individual deductible increased by \$300.00 and family deductible increased by \$600.00. Employees did fill out health applications for quotes from Blue Flex and Chamber Blues and our group was declined quotes. After looking into other Insurance provider plans it was decided to accept Blue Cross Blue Shield renewal. Vernita Saylor stated the motion, seconded by John Kutnink, to approve the Blue Cross Blue Shield renewal. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

Wage Ordinance No. 811 was discussed, no decisions were made. City Council discussed and approved a \$2.50 per hour raise for Mike Tomlin and Hayden Ekberg for passing the waste water certification. John Kutnink stated the motion, seconded by Jeff Ommert, to approve a \$2.50 per hour raise for Mike Tomlin and Hayden Ekberg for passing the waste water certification. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present. City Council approved \$.50 per hour raise for Bethany Stritt for 6 month retention raise. John Kutnink stated the motion, seconded by Jeff Ommert, to approve a \$.50 per hour raise for Bethany Stritt for 6 month retention raise. Voting yes

were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen.

City Council reviewed the Municipal Annual Certification of Program Compliance to Nebraska Board of Public Roads Classifications and Standards 2023 and Resolution No. 2023-08-01 a Resolution Requesting a Preliminary Levy Allocation from City/Village Resolution No. 2023-08-01. Jeff Ommert stated the motion, seconded by John Kutnink, to approve Resolution No 2023-08-01 a Resolution Requesting a Preliminary Levy Allocation from City/Village for the Cambridge Airport Authority. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

**RESOLUTION REQUESTING A PRELIMINARY
LEVY ALLOCATION FROM CITY/VILLAGE
RESOLUTION NO. 2023-08-01**

WHEREAS, Nebraska State Statute 77-3443 (3) requires all political subdivisions subject to city levy authority to submit a preliminary request for levy allocation to the City Council; and

WHEREAS, the City of Cambridge City Council is the levy authority for the Cambridge Airport Authority;

NOW, THEREFORE BE IT RESOLVED, that the following is the Cambridge Airport Authority tax request for budget year 2023-2024:

<u>Fund</u>	<u>Tax Request</u>
Cambridge Airport Authority	\$15,000.00

Date this 7th day of August 2023.



David Gunderson, Mayor



Courtney Stanton, City Clerk/Treasurer

Mike Harris stated the motion, seconded by Vernita Saylor, to approve Resolution No. 2023-08-02 a Resolution Signing of the Municipal Annual Certification Program Compliance 2023. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

Resolution No. 2023-08-02

Do not recreate or revise the pages of this document, as revisions and recreations will not be accepted. Failure to **return both pages of the original document** by the filing deadline (October 31, 2023) may result in the suspension of Highway Allocation funds until the documents are filed.

RESOLUTION

**SIGNING OF THE
MUNICIPAL ANNUAL CERTIFICATION OF PROGRAM COMPLIANCE
2023**

Resolution No. 2023-08-02

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and standards; and

Whereas: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include the resolution of the governing body of the municipality authorizing the signing of the certification.

Be it resolved that the Mayor Village Board Chairperson of CAMBRIDGE, NEBRASKA
(Check one box) (Print name of municipality)
is hereby authorized to sign the Municipal Annual Certification of Program Compliance.

Adopted this 7th day of AUGUST, 2023 at CAMBRIDGE Nebraska.
(Month)

City Council/Village Board Members
VERNITA SAYLOR

MIKE HARRIS

JOHN KUTNINK

NORA McGOWEN -absent

JEFF OMMERT

KEVIN BANZHAF

City Council/Village Board Member MIKE HARRIS
Moved the adoption of said resolution
Member VERNITA SAYLOR Seconded the Motion
Roll Call: 5 Yes No Abstained 1 Absent
Resolution adopted, signed, and billed as adopted.

Attest:

Courtney Hamilton
(Signature of Clerk)

Chart of accounts was discussed and the proposed chart of accounts was reviewed. City council made the motion to approved proposed chart of accounts. G Works will update the chart of accounts in the software. Vernita Saylor stated the motion, seconded by Mike Harris, to approve proposed chart of accounts. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

Mike Harris stated the motion, seconded by Kevin Banzhaf, to approve Utility Lien for 1009 North St. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present. Vernita Saylor stated the motion, seconded by Kevin Banzhaf, to approve Nuisance Abatement Lien for 1009 North St. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

Date for the first city council meeting in September will be Tuesday September 5th, 2023 at 6:30.

Adjournment:

John stated the motion, seconded by Mike Harris, to adjourn at 8:18 P.M. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris and Kevin Banzhaf; absent and not voting was Nora McGowen. Motion carried unanimously by City Council members present.

Attest: _____
Courtney Stanton, City Clerk/Treasurer

David Gunderson, Mayor

