

City of Cambridge
Regular City Council Meeting
Monday, August 17, 2020
6:30 P.M.

Notice of meeting was given in advance by publication in the *Cambridge Clarion*, Thursday, August 13, 2020, the designated method of giving notice, convening at 6:30 P.M. Advance notice of the meeting was given to the Mayor, Members of the City Council, and the *Cambridge Clarion*. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf. City Staff present were Utility Supervisor David Houghtelling, City Clerk/Treasurer Kandra Kinne, City Attorney Lisa Shifflet and Economic Development Director Melissa Jackson. Visitors present for all or a portion of the meeting were Furnas County Sheriff Doug Brown; Dawn Burke, Genny Kubik for the *Cambridge Clarion* and via Zoom were Craig Bennett, Mason Herrmann, and Luke Dutcher of *Miller & Associates*.

Mayor David Gunderson announced the open meeting law is posted on the wall of the Community Room where the meeting was held.

Public Hearing: Mayor Gunderson opened the Public Hearing for modifications to the City's Zoning Ordinance 2015 at 6:30 p.m. Craig Bennett of Miller & Associates explained the proposed changes to zoning – to update the definitions, add permitted uses and conditional uses and remove some items as defined in Nebraska Rev. Stat 19-901 and 19-903. Bennett expressed appreciation for the Planning Commission's work to bring this forward. Solar panels were also discussed and determined that the panels must be a part of the structure. Mayor Gunderson closed the Public Hearing at 6:48 p.m. There was no public comment. Derek Raburn stated the motion, seconded by Vernita Saylor to waive the three readings of Ordinance No. 775. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously. Vernita stated the motion, seconded by Tony Groshong, to approve Ordinance No. 775 to modify the City's Zoning Ordinance 2015. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously for Ordinance 775 as follows:

Ordinance No. 775

Introduced August 17, 2020

An ordinance adding X; removing X; removing X; and providing effective date.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, NEBRASKA:

Section 1: That the following changes be made to the 2015 Zoning Ordinance adopted by the City Council.

TABLE OF CONTENTS

Article 4: ADD "Architectural Projections.", "Dwelling Pole or Metal Building *or* Dwelling Accessory Building.", "Storage Container.", and "Tiny Home."

Chapter 11: ADD "Article 2 Solar Energy Systems Regulations".

CHAPTER 1, ARTICLE 3: RULES AND DEFINITIONS

Definitions, 8: ADD “Architectural Projections.” definition

Definitions, 9: REMOVE “...., except that two buildings connected by a breezeway shall be deemed one building.” from Building definition

Definitions, 10: ADD “...., excluding allowed architectural projections.” To Building Coverage definition

Definitions, 14: ADD “Dwelling, Pole or Metal Building *or* Dwelling Accessory Building.” definition

Definitions, 28: ADD “Storage Container.” definition

Definitions, 29: ADD “Tiny Home.” definition

CHAPTER 2, ARTICLE 1: “A-1” AGRICULTURAL DISTRICT

Section 2-102, 36 – Permitted Uses: ADD “Dwelling, Pole or Metal Building *or* Dwelling Accessory Building.”, “Storage Container.”, and “Solar energy systems.”

CHAPTER 2, ARTICLE 2: “R-1” SINGLE FAMILY RESIDENTIAL DISTRICT

Section 2-202, 38 – Permitted Uses: ADD “Accessory uses, not greater than 1,250 sq. ft. in size, and uses customarily incidental to the above uses.” and “Solar energy systems placed on primary structure.”

Section 2-203, 38 – Conditional Uses: ADD “Dwelling, Pole or Metal Building *or* Dwelling Accessory Building.”, “Solar energy systems placed on accessory buildings.”, “Tiny Home”, and “Accessory buildings, not greater than 2,500 sq. ft.”

Section 2-204, 39 – Site Development Regulations: ADD “**Breezeways shall not be considered a method of connecting multiple buildings together to be classified as one building.”

Section 2-205, 39-40 – Use Limitations: ADD “Storage Container.”, “Accessory Building on 140’x50’ lot.” photo

CHAPTER 2, ARTICLE 3: “R-2” SINGLE FAMILY RESIDENTIAL DISTRICT

Section 2-302, 41 – Permitted Uses: ADD “Solar energy systems placed on primary structure.” and “Accessory buildings, not greater than 1,250 sq. ft. in size, and uses customarily incidental to the above uses.”

Section 2-303, 41-42 – Conditional Uses: ADD “Dwelling, Pole or Metal Building *or* Dwelling Accessory Building.”, “Solar energy systems placed on accessory buildings.”, “Tiny Home”, and “Accessory buildings, not greater than 2,500 sq. ft.”

Section 2-304, 42 – Site Development Regulations: ADD “**Accessory buildings shall be considered part of the maximum building coverage percentage if attached to the primary building by the breezeway.”

Section 2-305, 42 – Use Limitations: ADD “Storage Container.”

CHAPTER 2, ARTICLE 4: “M-P” MOBILE HOME PARK DISTRICT

Section 2-402, 43– Permitted Uses: ADD “Accessory uses, not greater than 1,250 sq. ft. in size, and uses customarily incidental to the above uses”

Section 2-403, 43 – Conditional Uses: ADD: “Accessory buildings, not greater than 2,500 sq. ft.

Section 2-405, 44 – Use Limitations: ADD: “Storage Container.”

CHAPTER 2, ARTICLE 5: “C-1” GENERAL COMMERCIAL DISTRICT

Section 2-502, 51-53 – Permitted Uses: ADD: “Accessory uses, not greater than 1,250 sq. ft. in size, and uses customarily incidental to the below uses.” and “Solar energy systems.”

Section 2-503, 55 – Conditional Uses: ADD: “Storage Containers, provided that they are used only during construction and prior to the issuance of a Certificate of Occupation.” and “Accessory buildings, not greater than 2,500 sq. ft.”

CHAPTER 2, ARTICLE 6: “C-2” GENERAL COMMERCIAL DISTRICT

Section 2-602, 56-57 – Permitted Uses: ADD: “Accessory uses, not greater than 1,250 sq. ft. in size, and uses customarily incidental to the below uses.” and “Solar energy systems.”

Section 2-603, 58 – Conditional Uses: ADD: “Storage Containers, provided that they are used only during construction and prior to the issuance of a Certificate of Occupation.” and “Accessory buildings, not greater than 2,500 sq. ft.”

CHAPTER 2, ARTICLE 7: “I-1” GENERAL COMMERCIAL DISTRICT

Section 2-702, 60-61 – Permitted Uses: ADD: “Accessory uses, not greater than 1,250 sq. ft. in size, and uses customarily incidental to the below uses.”, “Storage Container.”, and “Solar energy systems.”

Section 2-703, 62 – Conditional Uses: ADD: “Accessory buildings, not greater than 2,500 sq. ft.”

CHAPTER 3, ARTICLE 1: “SUPPLEMENTARY DISTRICT REGULATIONS”

Section 3-102, B, 63 – Yard Regulations: ADD “No accessory buildings or uses shall be erected or installed not closer than the permitted side yard and street side yard setback.”

Section 3-102, B, 65 – Yard Regulations: REPLACE Number 5 with “The sum of all detached accessory buildings or uses shall not exceed one thousand two hundred fifty (1,250) square feet as a permitted use or two thousand five hundred (2,500) square feet as a conditional use in gross floor area and the sidewalls of said buildings shall not exceed sixteen (16) feet in height. No more than three (3) detached accessory buildings or uses shall be permitted. The detached accessory garage or carport must meet all set back requirements for its zoning district.

Section 3-110, S, a.ii., a.iii, and a.iv, 70-71 – Fences, Hedges, and Walls: REPLACE Items a.ii through a.iv with “ii. Street Side Yard – Forty-eight inches on fencing that faces front yard (48”),

or four feet (4') in height, then seventy-two inches on fencing that runs to side yard or rear yard (72" Should an alley be present to the rear of the property, all fencing shall conform to the requirements of the sight triangle as defined by the Sight Triangle regulation.", "iii. Non-Street Side Yard – Seventy-two inches (72") or six feet (6') in height from the rear property line to the front corner perpendicular to the building, then forty-eight inches (48") or four feet (4') in height.", and iv. Rear Yard – Seventy-two inches (72") or six feet (6') in height from corner of house to non-street side yard or perpendicularly into house and forty-eight inches (48") or four feet (4') in height on street side yard."

Section 3-110, S, 71 – Fences, Hedges, and Walls: ADD "Sight triangle" photo after Item a

Section 3-110, S, 72 – Fences, Hedges, and Walls: REPLACE photo after Item b

Section 3-114, 74 – Architectural Projections: ADD Section 3-114

CHAPTER 11, ARTICLE 2: "SOLAR ENERGY SYSTEMS"

Article 2: Solar Energy Systems, 111-126: ADD Article 2: Solar Energy Systems

Section 2. Any other ordinance passed and approved in conflict with Ordinance #728 is repealed.

Section 3. This ordinance shall take effect on the date of approval by the City Council.

Reports of Officers, Boards and Committees:

Economic Development Report – Melissa Jackson reported on the following: Internship Grants (3); the Tri-City Project with Benkelman and McCook – Benkelman project has started, McCook next, then Cambridge, a builder will need to be secured; Swisher has rented land in Harvest Meadows; and working on run-off issues in Harvest Meadows. She advised that she attended eleven Covid-19 Town Hall meetings and worked with Chamber on gift card promotions. She is working on a \$25,000 grant for DPA, Leadership Certified Community, and a business in Harvest Meadows for a commercial lot. City Attorney Shifflet is drawing up a contract for builder incentives.

Ambulance/Fire Reports – The Fire Department hosted a golf tournament with 35 teams. Trent Florum does a great job with tournaments.

Consent Agenda – Minutes of August 3, 2020 and the Claims Report. The City Council received the Minutes of August 3, 2020 and the Claims Report prior to this meeting. Jeff Ommert stated the motion, seconded by Derek Raburn, to approve the Minutes of August 3, 2020 and the Claims Report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously for approval of the Minutes of August 3, 2020 and the following Claims:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>17-Aug-20</i>			
<i>Period 08/04/2020 to 08/17/2020</i>			

Check No.	Vendor, For	Amount	Dept. Total
	<u>Combined Utility:</u>		
31853-31589	Payroll	9,137.70	
31590	Cambridge Telephone Company, Utility	749.22	
31591	Employee Vision Care	500.00	
31592	Ag Valley, Fuel	192.70	
31593	American Agricultural Lab, Analysis	293.25	
31594	Bernie Jones Auto, LLC, Mower Repairs	912.38	
31595	Blue Cross Blue Shield, Insurance	10,242.83	
31596	BRICO Pest Control, Spraying Buildings	67.25	
31597	Cambridge General Store, Supplies	185.66	
31598	Cambridge Super Market, Supplies	1.99	
31599	Card member Services, Credit Card for Postage and Supplies	375.17	
31600	City of Cambridge, Deposit Transfer	43.76	
31601	Eakes Office, Supplies	8.25	
31602	Gworks, Software and Training	1,800.00	
31603	void		
31604	Northwestern Mutual, Annuity	2,492.94	
31605	Paper Tiger Shredding, Shred Paper	40.00	
31606	Platte Valley Glass, Doors	10,190.00	
31607	Twin Valleys Public Power, Utility	2,861.40	
31608	USABLE Life, Insurance	81.00	
31609	Municipal Supply, Supplies	540.62	
ACH	IRS, Federal With Holdings	3,087.19	
ACH	Nebraska Department of Revenue, Sales Tax	12,719.96	
ACH	American Family Life, Insurance	299.16	
ACH	Black Hills Energy, Utility	130.35	56,952.78
	<u>Security Deposit Account:</u>		
2018	Replace Lost Check	300.00	300.00
	<u>City Account (General Fund):</u>		
48244	Payroll	971.67	
48245	CAMAS Publishing, Publications	736.14	
48246-48259	Payroll	4,897.89	
48260	Cambridge Telephone Company, Utility	575.94	
48261	Ag Valley, Fuel	290.77	
48262	Barco Municipal Products, Paint	84.44	
48263	Bernie Jones Auto, LLC, Mower Repairs	129.12	
48264	Black Hills Energy, Utility	324.78	
48265	Bound Tree Medical, Supplies	90.48	
48266	void	0.00	
48267	Cambridge General Store, Supplies	29.63	

48268	Cambridge Super Market, Supplies	70.88	
48269	Card member Services, Credit Card for Postage and Supplies	617.93	
48270	CenturyLink, Police Phone	59.97	
48271	Fegley Fencing, Fence around School house Museum	4,200.00	
48272	First Central Bank, Fire Equipment Loan	793.92	
48273	Francis Kohout, Bean Bag Toss Boxes	125.00	
48274	Jim's Triple D Service, Tire Repair	10.00	
48275	void	0.00	
48276	Miller & Associates, Flood Plain Management	100.00	
48277	NE State Fire Marshal, Boiler Inspection	61.00	
48278	Platt Valley Comm. Radio Repairs	76.21	
48279	River Valley Services, Replace HVAC at Fire Barn	6,422.75	
48280	Scotties Potties, Fee	85.00	
48281	Southwest Farm & Auto, Repairs	97.35	
48282	Tri Valley Health, Pre Employment Drug Test	68.70	
48283	Twin Valleys Public Power, Utility	59.85	
48284	Waypoint Bank, Golf Loan Payment	1,545.00	
48285	Employee Deductible	2.31	
ACH	IRS, Federal With Holdings	172.81	
ACH	IRS, Federal With Holdings	1,095.19	
ACH	Black Hills Energy, Utility	178.86	23,973.59
	<u>Housing Rehab</u>		
1	City of Cambridge, Deposit Transfer	1,227.09	1,227.09
	<u>City of Cambridge TIF:</u>		
1094	Cline Williams, Attorney Fees	1,694.20	1,694.20
	<u>LB840/ Revolving Loan/ HTC</u>		
4253	void		
4254	void		
4255	void		
4256	void		
4257	Cambridge Chamber, Meeting Meal	8.00	
4258	Cambridge Chamber, Gift Card Promotion	8,000.00	
4259	Cambridge Telephone, Utility	50.39	
4260	CAMAS Publishing, Internship	1,000.00	
4261	Card member Services, Credit Card for Postage and Supplies	55.54	
4262	City of Cambridge, Sales Tax Distribution	10,961.01	
4263	void	0.00	
4264	Flagship Publishing, Business Promotions	400.00	
4265	Cross Creek Golf Links, Sales Tax Distribution	2,222.34	22,697.28
	<u>Cambridge Emergency</u>		
1	City of Cambridge, Deposit Transfer	200.00	200.00

	Total:	107,044.94	107,044.94
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Convene CDA:

- a. Vernita Saylor stated the motion, seconded by Kevin, to recess City Council and convene CDA for two items (1) Redevelopment Contract Resolution 2020-08-01 Harvest Meadows Fourth Project, Lot 3, Block 1; and (2) Redevelopment Plan Amendment Resolution 2020-08-02 Harvest Meadows Fourth Project, Lot 3, Block 1. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously.
7:03 p.m. Convene CDA
- b. Redevelopment Contract Resolution 2020-08-01 Harvest Meadows Fourth Project, Lot 3, Block 1 - Jeff Ommert stated the motion, seconded by Tony Groshong, to approve Resolution 2020-08-01 which approves the Redevelopment Contract Resolution 2020-08 Harvest Meadows Fourth Project, Lot 3, Block 1. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously for Resolution 2020-08-01

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA**

RESOLUTION #2020-08-01

(Redevelopment Contract – Harvest Meadows Fourth Project – Lot 3, Block 1)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CAMBRIDGE, NEBRASKA, AUTHORIZING AND APPROVING A REDEVELOPMENT CONTRACT FOR A PHASE OF THE HARVEST MEADOWS FOURTH 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 3, 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.

- c. Redevelopment Plan Amendment Resolution 2020-08-02 Harvest Meadows Fourth Project, Lot 3, Block 1 – Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve Resolution 2020-08-02 which approves the Redevelopment Plan Amendment Resolution 2020-08-02 Harvest Meadows Fourth Project, Lot 3, Block 1. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously.

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA**

RESOLUTION # 2020-08-02

(Redevelopment Plan Amendment - Harvest Meadows Fourth Project – Lot 3, 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.

- d. Derek Raburn stated the motion, seconded by Tony Groshong to adjourn CDA and reconvene City Council. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously.

7:07 p.m. Reconvene City Council

Reports of Officers, Boards and Committees:

Miller and Associates –

1. DTR Project Down Town - Luke Dutcher advised Council on the status of the DTR Project which is estimated at \$1,077,000 of which \$400,000 is a grant.
2. ADA Improvements from Program Income – Bid Opening – Mayor Gunderson opened the bids and announced the low bidder was Sexton Construction, Platte Valley Glass and River Valley Services. Tony Groshong stated the motion, seconded by Vernita Saylor to award the ADA Improvements from Program Income bid to Sexton Construction, Platte Valley Glass and River

Valley Services. Voting yes was Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously.

Planning Commission - Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the following site plan and land use permits: Vernita Saylor of 520 North Street to remove sidewalk in front of east garage and install drive to west drive and east alley with curb & gutters at alley and ADA sidewalk crossing; Marc Ingram & Eve Bell of 503 Pacific Street to install chain link fence; Carla Voss of 1319 Nelson Street to construct a garage; Cambridge Memorial Hospital of 711 Mousel Avenue to replace concrete patio; Cambridge Memorial Hospital of 1305 Highway 6/34 to replace sidewalk; Jennifer Warwick of 614 Park Street to install chain link fence; Gina Peterson of 503 Dolan Avenue to repair south sidewalk and fix beginning of driveway; and Jason Cobb of 40879 Johnson Street to install 24 x 24 concrete driveway in front of garage. Voting yes was Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Vernita Saylor abstained herself from voting on 520 North Street and Jason Cobb abstained from voting on 40879 Johnson Street. Motion carried unanimously.

Park Board – Minutes of the August 13 meeting were distributed. Mayor Gunderson reported on a meeting with several disc golf players, John McLeod and Mark Blinde, about the disc golf course and the addition of six baskets making the course tournament legal. Several modifications such as concrete launching pads were discussed. Mr. Blinde offered his expertise, funding, etc.

Utility Supervisor Report – Dave Houghtelling reported the following: he is spraying regularly for mosquitoes; Clint Wickizer submitted his resignation effective May 2021; TVPPD has installed three-phase for the ethanol plant and TVPPD will be replacing their tower by the Cemetery; and the McCook Work Ethic Camp trimmed at the Cemetery recently and return this week. Bob Roberts has volunteered to mow at the Cemetery. Dave has visited with TVPPD about an operations and maintenance contract for when Clint retires. The City has received a check from insurance for the power outage at substation.

Furnas County Sheriff's Report – Sheriff Brown reported on activity in the County and in Cambridge. Two deputies presently live in Cambridge.

City Clerk/Treasurer Report – Kandra Kinne reported that Midwest Equipment Auctions have paid a one-year lease in advance for property rental at Harvest Meadows; she is working with Brad Slaughter about a Public Safety Bond Issue; a laptop computer is needed for the light plant and for meter readings; she has sent three letters for mowing and yard cleanup; and she advised that Council packets contain recommendations from the State for the pool project.

City Attorney Report – Lisa Shifflet reported to Council that she has been investigating three parcels of land that the Ethanol Plant is interested in owning. One parcel is owned by the City of Cambridge. The Ethanol Plant has been mowing and maintaining that parcel. Lisa recommended that the City deed the parcel to the Ethanol Plant. The Ethanol Plant will continue the investigation into the other two parcels.

Unfinished Business:

Employee Handbook – Mayor and Clerk will meet with Olson Group on August 19 to discuss the second half of the handbook.

New Business:

Special Designated Liquor Permit for Corner Café for Saturday, September 5, 2020 – Dawn Burke requested a permit for a wedding reception from 5:00 p.m. to 1:00 a.m. at the Community Building on Saturday 5, 2020. Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve the Special Designated Liquor Permit for Corner Café for Saturday, September 5, 2020. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, none voted no. Motion carried unanimously.

Citizen’s Comments – Dawn Burke requested help with drainage from the Light Plant to ease the storm water drainage from the alley. It has created quite a wide area of water from the curb.

Approval of Amendments to the “Articles of Incorporation” and “By-Law” of the League of Nebraska Municipalities – Derek Raburn stated the motion, seconded by Vernita Saylor to (1) approve the amendments to the “Articles of Incorporation” and “By-Law” of the League of Nebraska Municipalities by voting “for” proposed actions 1, 2, and 3 on the Regular Member Ballot included in the City Council Packet; (2) authorize the Mayor to sign the Regular Member Ballot; and (3) return both pages of the Regular Member Ballot to the League by no later than 5:00 p.m. C.T., October 1, 2020. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert and Kevin Banzhaf, none voted no. Motion carried unanimously.

Mayor and City Council Comments – The vacancy for City Council is open.

Adjournment

Derek Raburn stated the motion, seconded by Tony Groshong to adjourn at 8:35 p.m. voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, Motion carried unanimously by City Council members present.

Attest: _____
Kandra J. Kinne, City Clerk/Treasurer David Gunderson, Mayor