

City of Cambridge  
City Council Meeting  
Monday September 18, 2023  
6:30 P.M.  
Cambridge Community Building  
722 Patterson St

Pursuant to notice published in the Valley Voice on September 14, 2023, the Cambridge City Council convened in open public meeting at 6:30 P.M. on September 18, 2023 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen, Kevin Banzhaf and Mike Harris. City Staff present were City Clerk/Treasurer Courtney Stanton, Utility Supervisor Dave Houghtelling, and City Attorney Lisa Shifflet. Visitors Jessica Fisher *Tri Valley Health System*, Genny Kubik *Valley Voice* and Taylor Provost *West Central Nebraska Development District via Zoom*. 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:**

Approval of minutes of previous City Council Meetings (provided prior to meeting)

- *September 5, 2023*

Approval of Claims Report

- Claims #1-#59

Special Designated Liquor License for Kashoe Enterprises on October 14, 2023

Special Designated Liquor License for Hojo’s Hideaway on October 21, 2023

Museum Board Minutes August 16, 2023

Cemetery Board Minutes September 7, 2023

Library Board Minutes September 13, 2023

City of Cambridge  
Claims Report  
To Mayor and City Council  
9/18/2023  
09/06/2023 to 9/18/2023

Claim Number	Check No.	Vendor, For	Amount	Dept. Total
		<u>COMBINED UTILITY AND CITY ACCOUNT</u>		
	33766-			
1	33768	Payroll	561.02	
2	33769	Schaben Sanitation, Trash Fee	17,118.53	
	33770-			
3	33771	Payroll	3,506.93	
4	33772	Ag Valley, Fuel	0.00	
5	33773	Ag Valley, Fuel	969.31	

6	33774	Akers Equipment, Supplies	68.00
7	33775	American Agricultural Lab, Analysis	542.50
8	33776	American Library Association, Membership	199.00
9	33777	Anew Travel Center, Fuel	223.10
10	33778	Better Homes and Gardens, Subscription	18.00
11	33779	Blue Cross Blue Shield, Insurance	802.33
12	33780	BRICO Pest Control, Spray buildings	538.00
13	33781	Cambridge General Store, Supplies	0.00
14	33782	Cambridge General Store, Supplies	281.58
15	33783	Cambridge General Store, Supplies	56.45
16	33784	Cambridge Supermarket, Supplies	8.19
17	33785	Card member Services, Postage, Software, Meals	129.27
18	33786	CenturyLink, Police Phone	59.96
19	33787	David Houghtelling, Deductible	84.97
20	33788	Demco, Library Supplies	111.87
21	33789	Eakes Office Solutions, envelopes, supplies	1,128.57
22	33790	Eakes Office Solutions, Supplies Meter	499.28
23	33791	Evangeline Specialties, Holiday Lighting Supplies	11,258.50
24	33792	Faw Garage, Inc., Repairs	300.32
25	33793	First State Insurance, Bond	100.00
26	33794	Furnas County Clerk, Filing Fee	10.00
27	33795	Gale, Library Books	124.44
28	33796	Lewis Motor Sports, Inc., Repairs	160.97
29	33797	Magnolia Journal, Subscription	20.00
30	33798	Master True Value, Labor	90.00
31	33799	Miller & Associates, Flood Plain Management	100.00
32	33800	Mousel, Brooks, Schneider & Shifflet, Attorney Fees	372.50
33	33801	Nebraska Library Association, Membership	60.00
34	33802	Nebraska Life Magazine, Subscription	30.00
35	33803	Nebraska Municipal Clerk's, Dues	100.00
36	33804	Northwestern Mutual Life, Annuity	3,139.73
37	33805	Paper Tiger Shredding, Shred Paper	40.00
38	33806	Paulsen, Inc., Sand & Gravel	678.25
39	33807	Phillips Healthcare, Defibrillator	1,628.74
40	33808	Southwest Farm & Auto, Repairs, Supplies	224.94
41	33809	Twin Valleys Public Power District, Contract, Purchased Pow	0.00
42	33810	Twin Valleys Public Power District, Contract, Purchased Pow	330,782.60
43	33811	Van Diest Supply, Chemicals	1,755.00
44	33812	Bank Returns	516.96
45	ACH	Payroll	7,939.51
46	ACH	Nebraska Department of Revenue, Sales Tax	9,960.32
47	ACH	Nebraska Department of Revenue, Waste Reduction Fee	25.00
48	ACH	Internal Revenue Service, With holdings	3,329.86

49	ACH	Nebraska Department of Revenue, State With holdings	542.87	
50	TR	City of Cambridge, Transfers	36,116.42	
51	ACH	Five Points Bank, Library Copier Lease	129.47	
52	ACH	Five Points Bank, Office Copier Lease	463.64	436,906.90
		<u>Tax Increment Financing</u>		
53	1187	Cline Williams, Attorney Fees	205.00	205.00
		<u>LB840 Economic Development:</u>		
54	4718	Card member Services, Postage, Software, Meals	139.84	
55	4719	City of Cambridge, Distribution Sales Tax	24,658.28	
56	4720	Cross Creek Golf Links, Distribution Sales Tax	7,243.58	
57	4721	Ryan Cramer, Mural Project	2,000.00	
58	4722	Twin Valleys Public Power District, Internship Grant	1,000.00	
59	ACH	Waypoint Bank, Down Payment Assistance	10,000.00	45,041.70
		TOTAL	482,153.60	482,153.60

John Kutnink stated the motion, seconded by Jeff Ommert to approve items listed under the consent agenda. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen, Mike Harris and Kevin Banzhaf; none voted no. Motion carried unanimously by City Council members present.

City Clerk/Treasurer Report – Courtney Stanton reported on Line Loss Reports. She stated that water line loss has decreased due to water use not recorded on a couple of meters, one of which Bethany Stritt found while working on utility billing. The fiscal year line loss average is 13.88%. Financial reports were given for the period ending August 31, 2023. Percent of fiscal year budget is at 91.66%, revenue received is at 90.78% and expenses paid is 71.52%. Cambridge is in the process of updating the Comprehensive Master Plan 2023-2033. There is an online survey that everyone is encouraged to fill out by October 15<sup>th</sup>, 2023. Park donations were received in the amount of \$305.00. Cambridge received sales tax in the amount of \$46,198.39 in the month of September. Courtney reached out to Utility Financial Solutions, LLC regarding the electric rate study and if they provide services to other municipalities. They do about 75 municipalities per year and will send references.

Taylor Provost with West Central Nebraska Development District joined via Zoom to present on nuisance abatement. Taylor stated there was 56 letters sent, 49 properties cleared, 2 properties to abate and 4 properties to monitor and/or extensions given.

Vernita Saylor stated the motion, seconded by John Kutnink to rescind Resolution 2023-09-01. Voting yes were John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen, Kevin Banzhaf and Vernita Saylor; none voted no. Motion carried unanimously by City Council members present.

**Resolution No: 2023-09-01**

**Rescinding Prior Resolution No. 2023-06-02 – Declaration of Nuisance Property**

WHEREAS, the City of Cambridge is engaged in a Nuisance Abatement process; and

WHEREAS, the City appointed West Central Nebraska Development District as Nuisance Officer; and

WHEREAS, WCNDD identified and confirmed that in its opinion a nuisance exists as defined by Federal, State, County or City law; and the City Council, at a regular meeting, identified nuisance property, supported by evidence; and

WHEREAS, WCNDD now has evidence that the nuisance violation declared in Resolution No. 2023-06-02 is abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge, Nebraska, rescinds Resolution No. 2023-06-02 on the following property:

**2023 CAM 017 – 510 Butler Dr, Cambridge, NE**

PASSED THIS 18TH DAY OF SEPTEMBER 2023.

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David Gunderson, Mayor

ATTEST:

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Courtney Stanton, City Clerk

Nora McGowen stated the motion, seconded by Kevin Banzhaf to rescind Resolution 2023-09-02. Voting yes were Jeff Ommert, Mike Harris, Nora McGowen, Kevin Banzhaf, Vernita Saylor and John Kutnink; none voted no. Motion carried unanimously by City Council members present.

**Resolution No: 2023-09-02**

**Rescinding Prior Resolution No. 2023-06-06 – Declaration of Nuisance Property**

WHEREAS, the City of Cambridge is engaged in a Nuisance Abatement process; and

WHEREAS, the City appointed West Central Nebraska Development District as Nuisance Officer; and

WHEREAS, WCNDD identified and confirmed that in its opinion a nuisance exists as defined by Federal, State, County or City law; and the City Council, at a regular meeting, identified nuisance property, supported by evidence; and

WHEREAS, WCNDD now has evidence that the nuisance violation declared in Resolution No. 2023-06-06 is abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge, Nebraska, rescinds Resolution No. 2023-06-06 on the following property:

**2023 CAM 034 – 1015 Norton St., Cambridge, NE**

PASSED THIS 18TH DAY OF SEPTEMBER 2023.

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David Gunderson, Mayor

ATTEST:

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Courtney Stanton, City Clerk

John Kutnink stated the motion, seconded by Vernita Saylor to rescind Resolution 2023-09-03. Voting yes were Mike Harris, Nora McGowen, Kevin Banzhaf, Vernita Saylor, John Kutnink and Jeff Ommert; none voted no. Motion carried unanimously by City Council members present.

**Resolution No: 2023-09-03**

**Rescinding Prior Resolution No. 2023-06-11 – Declaration of Nuisance Property**

WHEREAS, the City of Cambridge is engaged in a Nuisance Abatement process; and

WHEREAS, the City appointed West Central Nebraska Development District as Nuisance Officer; and

WHEREAS, WCNDD identified and confirmed that in its opinion a nuisance exists as defined by Federal, State, County or City law; and the City Council, at a regular meeting, identified nuisance property, supported by evidence; and

WHEREAS, WCNDD now has evidence that the nuisance violation declared in Resolution No. 2023-06-11 is abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge, Nebraska, rescinds Resolution No. 2023-06-11 on the following property:

**2023 CAM 043 – PID 0006735.00, Cambridge, NE**

PASSED THIS 18TH DAY OF SEPTEMBER 2023.

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David Gunderson, Mayor

ATTEST:

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Courtney Stanton, City Clerk

Jeff Ommert stated the motion, seconded by Mike Harris to rescind Resolution 2023-09-04. Voting yes were Nora McGowen, Kevin Banzhaf, Vernita Saylor, John Kutnink and Jeff Ommert, and Mike Harris; none voted no. Motion carried unanimously by City Council members present.

**Resolution No: 2023-09-04**

**Rescinding Prior Resolution No. 2023-08-13 – Declaration of Nuisance Property**

WHEREAS, the City of Cambridge is engaged in a Nuisance Abatement process; and

WHEREAS, the City appointed West Central Nebraska Development District as Nuisance Officer; and

WHEREAS, WCNDD identified and confirmed that in its opinion a nuisance exists as defined by Federal, State, County or City law; and the City Council, at a regular meeting, identified nuisance property, supported by evidence; and

WHEREAS, WCNDD now has evidence that the nuisance violation declared in Resolution No. 2023-08-13 is abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge, Nebraska, rescinds Resolution No. 2023-08-13 on the following property:

**2023 CAM 057 – PID 0006869.00, Cambridge, NE**

PASSED THIS 18TH DAY OF SEPTEMBER 2023.

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David Gunderson, Mayor

ATTEST:

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Courtney Stanton, City Clerk

Vernita Saylor stated the motion, seconded by John Kutnink to abate CAM 042. Voting yes were John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen, Kevin Banzhaf, and Vernita Saylor; none voted no. Motion carried unanimously by City Council members present.

Kevin Banzhaf stated the motion, seconded by Vernita Saylor to rescind CAM 047 at the next meeting. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen, and Kevin Banzhaf; none voted no. Motion carried unanimously by City Council members present.

Taylor stated that there is 2 properties from 2022 to abate. One property has a tree to trim and one property has an unlicensed vehicle. The city council would like to move forward with using Dead Sled

Towing and impound at the city sewer plant. City Attorney Lisa Shifflet will get impound title for truck that is currently at the sewer plant. Taylor listed the following tree companies for tree trimming: Wileys, Davis Tree Service, Weavers Brothers Tree Service and Stewarts. She will get quotes for the tree trimming.

Museum board recommended a \$15.00 per hour raise for Ryan Cramer as they believe he is doing an exceptional job as museum curator. Kevin Banzhaf stated the motion, seconded by Jeff Ommert to approve a \$15.00 per hour raise for Ryan Cramer. Voting yes were Kevin Banzhaf, Vernita Saylor, John Kutnink, Jeff Ommert, Mike Harris, and Nora McGowen; none voted no. Motion carried unanimously by City Council members present.

Library board recommended hiring Jolene Brown for part-time library assistant at \$12.00 per hour. Kevin Banzhaf stated the motion, seconded by Mike Harris to approve hiring Jolene Brown for part-time library assistant at \$12.00 per hour. Voting yes were Nora McGowen, Kevin Banzhaf, Vernita Saylor, John Kutnink, Jeff Ommert, and Mike Harris; none voted no. Motion carried unanimously by City Council members present.

Virginia Roberts was present and gave update on the Soldier Monument at the Fairview Cemetery. Roger Goltl will be fixing cracks, paint, seal, and restore gun on the monument. Virginia has the Cemetery foundation on board and they are willing to cover costs. She is also asking for donations from Legion and other groups. The project will also be posted in the paper.

Mayor Gunderson approached the council about getting a wage schedule implemented. He recommended to group all utility employees in the same wage schedule. There would also be a group for Utility Supervisor, City Clerk/Treasure and Utility Billing Clerk. Wage schedule would be based on some of the following: certifications, performance, CPI and cost of living. Job descriptions will be updated to fit wage schedule. There would be a percent increase between each wage step.

The city will be hiring a utility employee. The help wanted ad will be in the paper this week. We do have one application.

**Adjournment:**

John Kutnink stated the motion, seconded by Vernita Saylor to adjourn at 7:26 P.M. Voting yes were Jeff Ommert, Mike Harris, Nora McGowen, Kevin Banzhaf, Vernita Saylor and John Kutnink; none voted no. Motion carried unanimously by City Council members present.

Attest: \_\_\_\_\_  
Courtney Stanton, City Clerk/Treasurer

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David Gunderson, Mayor







