

City of Cambridge
City Council Meeting
Monday October 16, 2023
6:30 P.M.
Cambridge Community Building
722 Patterson St

Pursuant to notice published in the Valley Voice on October 12, 2023, the Cambridge City Council convened in open public meeting at 6:30 P.M. on October 16, 2023 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members John Kutnink, Jeff Ommert, Nora McGowen, Kevin Banzhaf and Mike Harris. City Council Member Vernita Saylor was absent. City Staff present were City Clerk/Treasurer Courtney Stanton, Utility Supervisor Dave Houghtelling, and City Attorney Lisa Shifflet. Visitors present Genny Kubik *Valley*, Jessica Fisher *Tri Valley Health System*, Sam Jeager 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)

- *October 2, 2023*

Approval of Claims Report

- Claims # 1-52

Cambridge EMS Meeting Minutes July 24, 20230

Park Board Meeting Minutes September 24, 2023

City of Cambridge
Claims Report
To Mayor and City Council
10/16/2023
10/2/2023 to 10/16/2023

Claim Number	Check No.	Vendor, For	Amount	Dept. Total
COMBINED UTILITY AND CITY ACCOUNT				
1	33853	void check	0.00	
2	33854-33855	Payroll	3,663.57	
3	33856	Ag Valley, Fuel	922.27	
4	33857	AKRS	9,205.15	
5	33858	Anew - Fuel	210.17	
6	33859	Bethany Stritt	104.95	
7	33860	Blackburn MFG	1,149.89	
8	33861	Blue Cross Blue Shield - Health Ins.	12,080.38	
9	33862	Bound Tree Medical - Supplies	164.74	
10	33863	Brico - Pest Control	88.00	
11	33864	Butler Memorial Foundation - Books Reimb.		30.00
12	33865	Cambridge General Store - Supplies	30.00	

13	33866	Cambridge General Store - Supplies	290.87
14	33867	Cambridge Supermarket - Supplies	143..87
15	33868	Century Link - Phone	59.96
16	33869	Commercial Recreation - Splash Pad Parts	1,495.00
17	33870	David Houghtelling - Employee Deductible	74.91
18	33871	Demco - Supplies	145.05
19	33872	Eakes - Library Supplies	26.99
20	33873	Eakes - Supplies	38.96
21	33874	Eaton Brothers - Cemetery Markers	292.46
22	33875	Figgins - Millings	11,208.60
23	33876	Follet School Solutions - Library Subscription	1,053.61
24	33877	Frontier - Phone Police	42.42
25	33878	Furnas County Clerk- Public Hearing, Filing Fees	219.29
26	33880	Greg Howerter	10.68
27	33881	Gworks - Subscription Front Desk	10,989.49
28	33882	International Institute - Dues	210.00
29	33883	Jay Salberg - Repair at Museum	40.00
30	33884	Municipal Supply - Water Supplies	2,736.55
31	33885	Mutual of Omaha - Life Ins.	108.00
32	33886	Nebraska Department of En. - Water Testing	150.00
33	33887	Northwestern Mutual	3,139.73
34	33888	Paper Tiger Shredding	40.00
35	33889	Paulsen - Sand Gravel	667.12
36	33890	Southwest Farm & Auto	231.08
37	33891	TVPP- Contract & Productions	8,827.44
38	33892	Unitech	298.00
39	33893	USA Blue Book - Supplies	316.34
40	33894	Western Area Power- Purchase Power	6,136.78
41	33895	Cardmember Services	653.09
42	ACH	Nebraska Department of Revenue, State With holdings	604.02
43	ACH	Payroll	8,439.55
44	ACH	Nebraska Unemployment, Tax	59.36
45	ACH	Internal Revenue Service, With holdings	3,575.87
			89,830.34
		TIF	
46	1188	Cline Williams - Harvest Meadows	842.50
			842.50
		LB840 Economic Development:	
47	4727	Waypoint Bank - Calvert DPA	30,000.00
48	4728	City of Cambridge - DPA overpayment	67.50
49	ACH	Wire Transfer - Hike DPA	15,000.00
50	ACH	Wire Transfer - Fee	25.00
51	ACH	Wire Transfer - Pick DPA	15,000.00
52	ACH	Wire Transfer - Fee	25.00
			60,117.50

TOTAL 150,790.34

Mike Harris stated the motion, seconded by Jeff Ommert to approve items listed under the consent agenda. Voting yes were John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf; absent and not voting was Vernita Saylor; none voted no. Motion carried unanimously by City Council members present.

City Council reviewed the Cambridge Economic Development Board meeting minutes of October 11, 2023.

Dave Houghtelling discussed his retirement date in February and the need for hiring a replacement for Utility Supervisor. Dave did not renew his water operator's license. Mayor Gunderson and Dave will do interviews for qualified candidates. The City of Cambridge has received applications and is still accepting applications for Utility Employee.

Courtney Stanton reported the Front Desk software has been launched and added a copy of the letter that utility customers will receive. Front Desk is a Gworks cloud based platform for customers to pay and view their bill online. Customers can also view usage and consumption. Financials were included to the period ending September 30, 2023 and is end of fiscal year, revenue received is 102.34% and expenses paid is 77.71%.

Taylor Provost was present via Zoom. Nuisance Abatement Application was discussed and it was decided to move forward with completing the application. Taylor informed the council this is something new West Central Nebraska Development District is doing as the request for nuisance abatement increases. John Kutnink stated the motion, seconded by Mike Harris to approve moving forward with completing the Nuisance Abatement Application. Voting yes were John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf; absent and not voting was Vernita Saylor; none voted no. Motion carried unanimously by City Council members present. Taylor informed the council that 56 properties were sent letters and 50 properties were cleared. Kevin Banzhaf stated the motion, seconded by Mike Harris to rescind Resolution No. 2023-10-04. Voting yes were John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf; absent and not voting was Vernita Saylor; none voted no. Motion carried unanimously by City Council members present.

Resolution No: 2023-10-04

Rescinding Prior Resolution No. 2023-08-12 – 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. 2023-08-12 is abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge, Nebraska, rescinds Resolution No. 2023-08-12 on the following property:

2023 CAM 021 – 604 Park Ave., Cambridge, NE

PASSED THIS 16TH DAY OF OCTOBER 2023.

David Gunderson, Mayor

ATTEST:

Courtney Stanton, City Clerk

City Council discussed 2023 CAM 020. Taylor was in contact with the owner of the property and he explained tires have been bolted and have holes. A company does come twice a year to remove the tires. Other tires are neatly stacked. Council agreed that 2023 CAM 020 is in compliance and will rescind at the next city council meeting. Taylor contacted Weavers Brother Tree Service for tree trimming and cost is \$250 per hour. Dead Sled Towing cost is \$100/trip with in town and then cost from fee schedule for the City of Cambridge. Abatement companies are Morgan Construction at the rate of \$135/hr and BSB Construction at the rate of \$135/day plus \$50/hr labor. City Council agreed to move forward with Taylor setting up trimming 2 trees and towing 3 vehicles.

Jeff Ommert stated the motion, seconded by John Kutnink to accept the resignation of Jason Weiss from Planning Commission and approve the recommendation for Jason Weiss to Economic Development. Voting yes were John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf; absent and not voting was Vernita Saylor; none voted no. Motion carried unanimously by City Council members present.

Courtney Stanton discussed the 2023-2024 budget with the council and explained that the City of Cambridge valuation number to include TIF totals were entered in the budget and not the base valuation. It has been corrected and the amended budget was sent to the state and to the Furnas County Clerk. Resolution No. 2023-10-05 will need to be approved with updated Levy amount. Mike Harris stated the motion, seconded by John Kutnink to approve Resolution No. 2023-10-05. Voting yes were John Kutnink, Jeff Ommert, Mike Harris, Nora McGowen and Kevin Banzhaf; absent and not voting was Vernita Saylor; none voted no. Motion carried unanimously by City Council members present.

RESOLUTION NO. 2023-10-05
(Resolution to set property tax Levy)

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Cambridge passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request; and

WHEREAS, it is in the best interests of the City of Cambridge that the property tax request for the current year be a different amount than the property tax request for the prior year.

NOW, THEREFORE, the Governing Body of the City of Cambridge, by a majority vote; resolves that;

1. The 2023-2024 property tax request be set at:

General Fund	\$288,070.85
Public Safety Bond	\$16,530.00

2. The total assess value of property differs from last year's total assessed value by 9.72% percent.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property would be 0.45985 per \$100 of assessed value.
4. The City of Cambridge proposes to adopt a property tax request that will cause its tax rate to be .502933 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Cambridge will increase last year's budget by 28.62% percent.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2023

Motion by Mike Harris, seconded by, John Kutnink to adopt Resolution # 2023-10-05

Voting yes were:

John Kutnink
Jeff Ommert
Mike Harris
Nora McGowen
Kevin Banzhaf

Voting no were:

Absent and not voting Vernita Saylor.

Passed and approved this 16 day of October 2023.

David Gunderson, Mayor

Attest:

Courtney Stanton, City Clerk/ Treasurer

Sam Jaeger was present and wanted to discuss the walking trail. Sam stated that the walking trail is currently in Phase 1 and is west of road 410 and at the intersection of road 410 and Prairie View Drive. Sam did state the total amount of the walking trial project is going to be around \$46,000. Discussion of walking trial will be on the agenda for the City Council meeting on November 6, 2023.

Next meeting will be on November 6, 2023.

Adjournment:

Nora McGowen stated the motion, seconded by Mike Harris to adjourn at 7:26 P.M. Voting yes were Kevin Banzhaf, John Kutnink, Jeff Ommert, Mike Harris and Nora McGowen; absent and not voting was Vernita Saylor; none voted no. Motion carried unanimously by City Council members present.

Attest: _____
Courtney Stanton, City Clerk/Treasurer

David Gunderson, Mayor

