

City of Cambridge
City Council Meeting
Monday, October 17, 2022
6:30 P.M.
Cambridge Community Building
722 Patterson St

Pursuant to notice published in the Valley Voice on Thursday, October 13, 2022, the Cambridge City Council convened in open public meeting at 6:30 P.M. on October 17, 2022 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Jeff Ommert, Tony Groshong, Derek Raburn, Mike Harris and Kevin Banzhaf. City Staff present were City Clerk/Treasurer Kandra Kinne, Deputy City Clerk/Treasurer Courtney Stanton, Utility Supervisor David Houghtelling, and City Attorney Lisa Shifflet entering late. Visitors present were Genny Kubik for the *Valley Voice*, John Kutnick for *Cambridge EMT*, Taylor Lewis for *Cross Creeks Golf Course*, Sam Jaeger, Howard Kester, Wayne Vontz, Brad Harris and Patti Endecott 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.

Public Hearing: Mayor Gunderson opened the public hearing at 6:39 P.M. and read by title the purpose of the public hearing. City of Cambridge Local Option Municipal Sales Tax (LB840). There were no public comments and Mayor Gunderson closed the public hearing at 6:41 P.M.

Citizen Advisory Committee Reports and Minutes – Motion was made to approve reports for period of February 1, 2022 to September 30, 2022 and minutes from October 12, 2022. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve reports and minutes. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously.

Consent Agenda: The City Council received a copy of the minutes October 3, 2022 and the claims report. Derek Raburn stated the motion, seconded by Kevin Banzhaf, to approve the minutes of October 3, 2022 and the claims report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn. Motion carried for the minutes of October 3, 2022 the following claims:

City of Cambridge
Claims Report
To Mayor and City Council
17-Oct-22
Period 10/04/2022 TO 10/17/2022

Check No.	Vendor, For	Amount	Dept. Total
	<u>Combined Utility:</u>		
32987- 32989	Payroll	3,850.23	
32990	Advanced Carpet Cleaning, clean community building carpets	450.00	
32991	Ag Valley, Fuel	159.00	

32992	BIC, Purchased Water	9,794.45	
32993	Blue Cross and Blue Shield, Employee Health Insurance	10,911.30	
32994	BRICO Pest Control, Spray buildings	67.25	
32995	CAMAS Publishing, Publications	60.00	
32996	Cambridge General Store, Supplies	214.33	
32997	Cambridge Super Market, Supplies	2.58	
32998	Card member Services, Postage, Supplies	79.38	
32999	City of Cambridge, Transfer to General Fund	100,000.00	
33000	Eakes Office Solutions, Supplies	24.20	
33001	Kandra Kinne, Flex Spending	155.00	
33002	Municipal Supply, Supplies	3,663.60	
33003	Nick's Distributing, supplies	54.36	
33004	Northwestern Mutual, Annuity	3,429.87	
33005	Schaben Sanitation, Trash Pickup	15,465.35	
33006	Southwest Farm and Auto, Repairs	4.58	
33007	Twin Valleys Public Power, Contract	11,362.87	
33008	USABLE Life, Insurance	67.50	
33009	Western Area Power Administration, Purchased Power	5,262.38	
Tr	Sewer Improvement Fund, Transfer	1,000.00	
Tr	Water System Extension, Transfer	1,083.37	
Tr	Electric Fund to Water Fund, Transfer	100,000.00	
Tr	Electric Fund to Sewer Fund, Transfer	100,000.00	
Tr	Electric Fund to Electric Improvement Fund, Transfer	25,000.00	
ACH	Return Items	586.30	
ACH	Payroll	5,708.14	
ACH	American Family Life, Ins.	228.24	
ACH	Nebraska Dept. Revenue, Waste Reduction Fee	25.00	
ACH	Black Hills Energy, Utility	180.15	
ACH	Nebraska Dept. Revenue, Sales Tax	10,460.04	409,349.47

City Account (General Fund):

50542-			
50545	Payroll	1,885.35	
50546	Ag Valley, Fuel	192.67	
50547	Anew Travel Center, Fuel	330.48	
50548	CAMAS Publishing, Publications	877.86	
50549	Cambridge Public School, Tobacco and Liquor Licenses	2,090.00	
50550	Cambridge Super Market, Supplies	24.33	
50551	Card member Services, Postage, Supplies	318.71	
50552	CenturyLink, Police Phone	59.96	
50553	David Houghtelling, Health Insurance Deductible	1,126.62	
50554	Greg Howerter, Health Insurance Deductible	7.21	
50550	John MacLeod, Reimburse for supplies	110.06	
50556	Matheson Tri Gas, Oxygen	111.20	

	50557	Miller & Associates, Flood Plain Administration	100.00	
	50558	Sandry Fire Supply, Fire Dept. supplies	2,489.00	
	50559	Sandry Fire Supply, Fire Dept. supplies	2,489.00	
	50560	Southwest Farm & Auto, Supplies	4.99	
	50561	State Treasurer, Dog License Fees	111.02	
	50562	Twin Valleys Public Power, Utility	104.74	
Tr		Fire/Ambulance Sinking Fund, Tr	1,747.50	
ACH		Black Hills Energy, Utility	176.36	
ACH		Nebraska Dept. Revenue, Sales Tax	17.37	14,374.43
		<u>Swimming Pool Concessions:</u>		
ACH		Nebraska Dept. Revenue, Sales Tax	17.96	17.96
		<u>LB840/ Revolving Loan/ HTC:</u>		
	4606	CAMAS Publishing, Publications	882.50	
	4607	Cambridge Community Daycare, Reimburse Expenses	1,146.75	
	4608	Card member Services, Postage, Supplies	110.23	
	4609	City of Cambridge, Distribution Sales Tax	22,644.45	
	4610	Cross Creek Golf Links, Distribution Sales Tax	6,131.64	30,915.57
Total:			454,657.43	454,657.43

Reports of Officers, Boards and Committees

A. Miller and Associates - Nothing to report.

B. Economic Development Director Report – Nothing to report.

C. Ambulance/Fire Reports – Nothing to report.

D. Planning Commission Reports – Minutes from October 12, 2022. Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the minutes of October 12, 2022. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously

E. Cemetery Report – Nothing to report.

F. Library Report – Library Board minutes from October 12, 2022. Derek Raburn stated the motion, seconded by Vernita Saylor, to approve the minutes of October 12, 2022. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no.

G. Museum Report – Museum board minutes from September 21, 2022. Kevin Banzhaf stated the motion, seconded by Jeff Ommert, to approve the minutes of September 21, 2022. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously

H. Park Board Report – Nothing to report.

I. Utility Supervisor Report – Dave Houghtelling reported weed eating and mowing have been done. The city will have zero generation for eight days as the generators are being worked on.

J. City Clerk/Treasurer Report – Kandra Kinne reported she spoke with Beth Siegfried from the McCook Heritage Senior Center and that Beth offered to attend the City Council meeting November 7th to discuss how they operate. Received a proposal from Axxent to replace the north door in the big room.

Midwest door will also give a proposal to replace the north door in the big room. We were notified the City of Cambridge can only have 12 Special Designated Liquor permits at one location for one calendar year and we are over the 12 SDL's currently. The City of Cambridge provided a waiver letter stating they would like to be put on the 12+ list due to having multiple vendors in the Community Building during the year. The Liquor Commission requested a diagram of the building and a letter from the Nebraska State Fire Marshall stating the building has passed inspection. The Fire Marshall completed his inspection and the building had one inspection violation. Facility occupancy load is over 300 people requiring a Fire Alarm System to be installed. The facility shall be equipped with a fire alarm system or the facility shall implement policy and procedures to ensure the occupancy is never greater than 300 people. The City is now required to take action one of two ways A) Install a fire alarm system to keep maximum occupancy load at 345 people or B) implement policies and procedures to ensure that the maximum occupancy allowed in the facility at any given times shall never exceed 300 people. City Council discussed options and decided to implement policies and procedures to ensure that the maximum occupancy does not exceed 300 people. Tony Groshong stated the motion, seconded by Mike Harris, to approve implementation of policies and procedures to ensure the maximum occupancy does not exceed 300. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously. We have requested to be put on the agenda for the Liquor Commission meeting to be held on November 2, 2022 to get approval.

K. City Attorney – Nothing to report.

L. Hospital Report – Nothing to report.

City Attorney Lisa Shifflet entered the meeting at 6:50.

Unfinished Business:

A. Taylor was unable to be present via Zoom. The council discussed adoption of rates, fee schedule and tow location. There was discussion regarding the sheriff issuing a citation and the court then gives so many days to clean up the property. Council also discussed Resolution to rescind: 2022 CAM 054 – PID 0006612.00, Cambridge NE. Derek Raburn stated the motion, seconded by Tony Groshong, to rescind 2022 CAM 054 PID 0006612.00. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously.

Resolution No: 2022-10-01

Rescinding Prior Resolution No. 2022-06-28 – 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. 2022-06-28, is abated and the property cleared of nuisances.

NOW THEREFORE, BE IT RESOLVED, that the City of Cambridge, Nebraska, rescinds Resolution No. 2022-06-28 on the following property:

2022 CAM 054 – PID 0006612.00, Cambridge, NE

PASSED THIS 17TH DAY OF OCTOBER, 2022.

David Gunderson, Mayor

ATTEST:

Kandra Kinne, City Clerk

B. Ordinance No. 809 - An Ordinance Approving the Revised Utility Easement; of Property to the City of Cambridge, Furnas County, Nebraska; Harvest Meadows Fourth; Providing for Certification to the County Clerk of Furnas County, Nebraska; Establishing an Effective Date After Approval and Publication According to Law. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve Ordinance No. 809. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously.

ORDINANCE NO 809

AN ORDINANCE APPROVING THE REVISED UTILITY EASEMENT; OF PROPERTY TO THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA; HARVEST MEADOWS FOURTH; PROVIDING FOR CERTIFICATION TO THE COUNTY CLERK OF FURNAS COUNTY, NEBRASKA; ESTABLISHING AN EFFECTIVE DATE AFTER APPROVAL AND PUBLICATION ACCORDING TO LAW.

Section 1. The purpose of the revised utility easement of the previously platted subdivision was to add ten foot electric utility easement to the following described property:

The East 10.00 feet of Lot Five (5), Block One (1), Harvest Meadows Fourth, an addition to the City of Cambridge, Furnas County, Nebraska.

Section 4. The City Clerk is hereby directed to forward to the County Clerk of Furnas County, Nebraska, a certified copy of the Ordinance, together with the plat of the property described above, in accordance with the laws of the State of Nebraska.

Section 5. This ordinance shall be in full force and take effect from and after its passage, approval, and publication according to law.

Passed and approved this _____ day of _____, 2022

City of Cambridge
David Gunderson, Mayor

Attest:

Kandra J. Kinne, City Clerk/Treasurer

C. Howard Kester was present to discuss the walking trail to Harvest Meadows. After lengthy discussion, the topic was tabled for more information on an alternate route. Mayor Gunderson thanked Howard for his work dedicated to the walking trail.

D. Taylor Lewis was present to discuss additional amount that was needed to replace the well at Cross Creeks Golf Course. The bill came back higher than what the original quote was and need an additional \$7,000 for the loan. Cross Creeks Golf Course is asking the city to cosign on a loan in the amount of \$47,000. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve cosigning for the loan in the amount of \$47,000. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously.

New Business:

A. Eakes has given a managed print proposal for a new copier lease with a fax line and without a fax line. The proposal included a discount if purchased with membership through purchasing agent Prairie Health Ventures. The membership is at no additional cost to the City of Cambridge. Vernita Saylor stated the motion, seconded by Derek Raburn, to approve membership with Prairie Health Ventures. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously. Vernita Saylor stated the motion, seconded by Jeff Ommert to accept and approve proposal for copier lease without fax line. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris, Kevin Banzhaf, and Derek Raburn; none voted no. Motion carried unanimously.

B. City Council discussed waiting on forming committee for future plans with the Senior Center until after Beth Siegfried has attend the November 7th City Council meeting. Council also discussed fire donations.

Adjournment:

Tony Groshong stated the motion, seconded by Mike Harris, to adjourn at 8:02 P.M. voting yes were Vernita Saylor, Jeff Ommert, Tony Groshong, Derek Raburn Mike Harris and Kevin Banzhaf; none voted no. Motion carried by unanimously.

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

David Gunderson, Mayor