

City of Cambridge
City Council Meeting
Monday, October 18, 2021
6:30 P.M.
Cambridge Community Building
722 Patterson St

Pursuant to notice published in the Valley Voice on Thursday, October 14, 2021, the Cambridge City Council convened in open public meeting at 6:30 P.M. on October 18, 2021 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Absent was City Council Member Derek Raburn. City Staff present were City Clerk/Treasurer Kandra Kinne, Utility Supervisor Dave Houghtelling, City Attorney Lisa Shifflet and Economic Development Director Melissa Jackson. Visitors present were Genny Kubik for the *Valley Voice* and Dyanna Miller. Mayor Gunderson opened the meeting with the Pledge of Allegiance. Mayor Gunderson announced that the open meeting law is posted on the east wall of the meeting room and available for public inspection.

Public Hearing: Consider recommendation to add the following items to the City of Cambridge Zoning Regulations 2015, amended August 2020: adding Section 2-203 conditional uses P. accessory building which existed as a subordinate use to a primary structure and remaining after the primary structure has been demolished or removed from the property; adding Section 2-303 Conditional uses 14. Accessory building which existed as a subordinate use to a primary structure and remaining after the primary structure has been demolished or removed from the property. 6:31 p.m. Mayor Gunderson opened the public hearing. Council members discussed the issue. The consensus of the Council was not in favor of conditional use permit application and recommended adding to permitted uses. Mayor Gunderson closed the public hearing at 7:09 P.M. Kevin Banzhaf stated the motion, seconded by Jeff Ommert, to recommend adding to permitted uses accessory building which existed subordinate to a primary structure and remaining after the primary structure has been demolished or removed from the property. Voting yes was Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present.

Consent Agenda: Minutes of October 4, 2021 and the claims report. The City Council received a copy of the minutes of October 4, 2021 and the claims report. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the minutes of October 4, 2021, and the claims report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried for the minutes of October 4, 2021, and the following claims:

Check No.	Vendor, For <u>Combined Utility:</u>	Amount	Dept. Total
32371-			
32375	Payroll	6,227.81	
32376	Ag Valley, Fuel	281.53	
32377	Blue Cross Blue Shield Insurance, Health Insurance	11,233.58	
32378	BRICO Pest Control, Spraying Buildings	67.25	
32379	Cambridge General Store, Supplies	68.72	
32380	Cambridge Super Market, Supplies	5.94	
32381	Card member Services, Credit Card for Postage and Supplies	318.64	
32382	Void	0.00	
32383	Faw Motor Company, Pickup Oil Change	115.40	
32384	Jim's Triple D Service, Tires for Backhoe	2,645.62	
32385	Municipal Supply, water dept. supplies	4,462.92	
32386	Nebraska Unemployment Compensation Fund, Tax	31.53	
32387	Nebraska Department of Environmental Quality, License	150.00	
32388	Nebraska Public Health Environmental Lab, Water Testing	132.00	
32389	Northwestern Mutual, Annuity	2,735.90	
32390	Paper Tiger Shredding, Shred Paper	40.00	
32391	Schaben Sanitation, Trash Contract	14,001.53	
32392	Twin Valleys Public Power District, Services, Utilities	7,799.31	
32393	USABLE Life, Life Insurance	81.00	
32394	Dutton-Lainson, Electric Dept. Supplies	1,435.80	
ACH	Payroll	2,790.26	
ACH	Black Hills Energy, Utility	113.54	
ACH	Nebraska Department of Revenue, Sales Tax	19,914.45	
ACH	IRS, Federal With holdings	2,816.78	77,469.51
	<u>City Account (General Fund):</u>		
49552	Payroll	846.27	
49553	Ag Valley, Fuel	394.71	
49554	Arbor Day Foundation, Dues	15.00	
49555	Bernie Jones Auto, Repairs	65.50	
49556	BOK Financial, Fees	750.00	
49557	Bound Tree Medical, Supplies	160.67	
49558	CAMAS Publishing, Publications	36.00	
49559	Cambridge General Store, Supplies	42.33	
49560	Card member Services, Credit Card for Postage and Supplies	132.79	
49561	CenturyLink, Police Phone	59.96	
49562	void	0.00	
49563	Danko Emergency Equipment, Fire Department Supplies	1,272.00	
49564	FedEx, Shipping Fees	25.89	
49565	Frontier, Police Phone	45.37	
49566	Matheson Tri-Gas, Ambulance Oxygen	208.00	

49567	Miller & Associates, Flood Plain Administration	100.00	
49568	Nebraska Unemployment Compensation Fund, Tax	112.56	
49569	Nebraska Statewide Arboretum, Dues	130.00	
49570	NMC Exchange, Repairs	1,907.97	
49571	void	0.00	
49572	Twin Valleys Public Power District, Utility	59.85	
49573	Waypoint Bank, Golf Loan Payment	1,545.00	
49574	Cornhusker Press, Dog Licenses	66.50	
49575	Employee Deductible	6.34	
49576	Scotties Potties, Port-a-potty for Cemetery	99.00	
ACH	Eakes Office, Library Copier Lease	146.84	
ACH	Black Hills Energy, Utility	79.83	
ACH	IRS, Federal With holdings	182.81	8,491.19
<u>LB840/ Revolving Loan/ HTC:</u>			
4465	Besler Industries, Façade Grant	1,776.54	
4466	Card member Services, Adobe and Meeting Meals	75.71	
4467	City of Cambridge, Distribution of Sales Tax	21,945.09	
4468	Cross Creek Golf Links, Distribution of Sales Tax	7,118.47	30,915.81
Total:		116,876.51	116,876.51

Reports of Officers, Boards & Committees:

- a. Economic Development Report – Melissa Jackson reported on the following: approval of a revolving loan; received an application for down payment assistance and a bankruptcy was filed on a down payment assistance loan.
- b. Planning Commission Report – Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the Planning Commission report of October 13, 2021 for the following Site Plan & Land Use Permit Applications: Flammang Family Trust at 808 Parker Street for an addition; Ryan Smith of 616 Park Avenue to add two bedrooms and two bathrooms, new siding & new windows; Andy Benson for a new residence at 40207 Corn Husk Lane; Alexis Burke to move a house on a new basement at 714 Parker Street; and Trinity United Methodist Church at 620 Penn Street for new gutters & downspouts. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present.
- c. Museum Board Report – Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the Museum Board minutes of September 15, 2021. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present.
- d. Park Board Report – Vernita Saylor stated the motion, seconded by Mike Harris, to approve the Park Board minutes of October 12, 2021. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present.

- e. Utility Supervisor Report – Dave Houghtelling reported on the following: WAPA bill; Trick or Treat on October 29 from 2-4 – streets will be blocked off for the intersection; Dept. of Health for low income home assistance program for water and wastewater; ARPA money would cover lift station pumps, sludge return pumps & CCTV & cleaning sewer lines for an eligible expense. Tony Groshong stated the motion, seconded by Kevin Banzhaf, to approve use of ARPA funds for items as determined. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present.
- f. City Clerk/Treasurer Report – Kandra Kinne reported on the following: received list of items for annual audit; and the Airport Authority submitted a levy request which requires a change.

Unfinished Business:

- a. John & Valerie Macleod Small Generation Interconnection Applications for 1313 Galligar Street – waiting on electrical inspection.
- b. Small Generation Interconnection and Serviced Agreement – Waiting on electrical inspection.
- c. Tree Trimming –Discussion was held on definitions. Vernita Saylor stated the motion, seconded by Tony Groshong, to declare 1003 Nemaha St, 1006 Neosha St, 921 Neosha St, 1022 Shole Ave and 1003 Neosha St, nuisance properties pertinent to the City’s Tree Trimming Ordinance. Voting yes was Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present. City Attorney Lisa Shifflet will send letters.
- d. Nuisance Abatement 2022 – tabled for more information.
- e. Water Rates Ordinance No. 790 – Final Reading: Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the final reading of Ordinance No. 790 for water rates. Mayor Gunderson read the Ordinance by title. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present for Ordinance No. 790 as follows:

CITY OF CAMBRIDGE
ORDINANCE NO. 790

AN ORDINANCE SETTING THE MUNICIPAL WATER DEPARTMENT MINIMUM RATES FOR PREMISES LOCATED WITHIN AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF CAMBRIDGE; CONNECTION FEES; EFFECTIVE DATE OF THE ORDINANCE; REPEALING ANY ORDINANCES IN CONFLICT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA, AS FOLLOWS:

Section 1. Amending Chapter Seven, Section 211 of the City of Cambridge Municipal Code 2015: All water consumers shall be liable for the minimum rate provided by Ordinance unless and until a consumer shall direct the Utility Supervisor to shut off the water at the stop box, in which case he or she shall not be liable thereafter for water usage until the water is turned on again. (Neb. Rev. State §§ 17-540, 17-542)

Section 2. Municipal Water Department Minimum Rates. The water rates and connection fees herein specified shall be charged to water users for premises located both within and without the corporate limits of the Municipality for water furnished them by the Municipal Water Department:

Premises located within the corporate limits of the Municipality for water shall pay Twenty-Seven Dollars and fifty cents (\$27.50) per month or any part of a month; together with an additional charge of One Dollar and Seventy-Five Cents (\$1.75) per one thousand (1,000) gallons of water used per month or any part of a month.

Premises located without the corporate limits of the Municipality for water shall pay Thirty-Four Dollars and Thirty Eight Cents (\$34.38) per month or any part of a month; together with an additional charge of Two Dollars and Nineteen Cents (\$2.19) per one thousand (1,000) gallons of water used per month or any part of a month.

Industrial rate within and without the corporate limits of the Municipality for water shall pay Three Thousand Seven Hundred Fifty Dollars (\$3,750) per month minimum charge for five million (5,000,000) gallons water. Over five million (5,000,000) gallons water will be billed at a rate of seventy- Five cents (.75) per thousand (1,000) gallons of water used per month or any part of a month.

Water rates will be based per meter and each water service will be billed with the base fee plus the additional charge per one thousand gallons of water used per month or any part of a month for each water meter in service.

For each connection or tap made, pursuant to a water user's contract entered into between the Municipality and a water user to a water main of the Municipality for the purpose of providing water to premises located within the corporate limits of said municipality, the applicant for such connection shall pay to said Municipality the following applicable connection fee, to wit:

For ¾ Inch diameter service, a fee of \$200.00

For 1 inch diameter service, a fee of \$225.00

No connection or tap in excess of one inch in diameter will be allowed for a residential service customer. For commercial and industrial customers the size of the connection or tap and connection fee will be negotiated between the Governing Body and the customer.

The Governing Body may provide water service for new residential, commercial or industrial customers outside the city limits in accordance with the policy by the Cambridge City Council and amended from time to time.

Section 2. Effective Date of the Ordinance. This ordinance shall be in full force and effect after its passage, approval and publication according to law and beginning with water meter readings December 16, 2021, billing dated January 31 2022.

Section 3. Repeal of Ordinances in Conflict. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. Ordinance No. 718 is hereby repealed.

- f. Ordinance No. 795 – Amending Cambridge Municipal Code Section 7-403 Electric Department Installation Expense – second reading: Tony Groshong stated the motion, seconded by Jeff Ommert, to approve Ordinance No. 795 amending Cambridge Municipal Code Section 7-403 Electric Department Installation Expense. Mayor Gunderson read the Ordinance by title. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present for the second reading of Ordinance No. 795 as follows:

(Amending Section 7-403: Electric Department Installation Expense)

AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA, AMENDING SECTION 7-403 ELECTRIC DEPARTMENT INSTALLATION EXPENSE; PROVIDING AN EFFECTIVE DATE OF THE ORDINANCE.

- g. Ordinance No. 796 – Amending Cambridge Municipal Code Section 7-406 Electric Department Repairs – second reading: Vernita Saylor stated the motion, seconded by Mike Harris to approve Ordinance No. 796 amending Cambridge Municipal Code Section 7-406 Electric Department Repairs. Mayor Gunderson read the Ordinance by title. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present for Ordinance No. 796 as follows:

Ordinance No. 796

(Amending Section 7-406: Repairs)

AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA, AMENDING SECTION 7-406 ELECTRIC DEPARTMENT REPAIRS; PROVIDING AN EFFECTIVE DATE OF THE ORDINANCE.

Ordinance No. 797 – Amending Cambridge Municipal Code Section 7-410 Electric Department Trimming Trees – second reading: Vernita Saylor stated the motion, seconded by Tony Groshong, to approve Ordinance No. 797 amending Cambridge Municipal Code Section 7-410 Electric Department Trimming Trees. Mayor Gunderson read the Ordinance by title. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present for Ordinance No. 797 as follows:

Ordinance No. 797
(Amending Section 7-410: Trimming Trees)

AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA, AMENDING SECTION 7-410 ELECTRIC DEPARTMENT TRIMMING TREES; PROVIDING AN EFFECTIVE DATE OF THE ORDINANCE.

New Business:

- a. American Tower Contract – proposed lease and amendment, term sheet to continue to lease site as well as notice from ATC Flagging this site for lease modification. No action was taken on the current contract.
- b. Department of Health and Human Services Vendor Agreement to assist low income households water and wastewater utility to alleviate past due balances or disconnections for drinking water and wastewater services – Tony Groshong stated the motion, seconded by Vernita Saylor, authorizing City Staff to fill out the Agreement with the Department of Health and Human Services Vendor. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried unanimously by City Council members present.

Citizen Comments: Dyanna Miller reported that in January the low income food vendor truck from McCook is quitting and Dyanna asked if there were any restrictions if she decided to take over the truck. The City Council was not aware any restrictions.

Mayor & City Council Comments: None

Adjournment:

Vernita Saylor stated the motion, seconded by Kevin Banzhaf, to adjourn at 8:07 p.m. voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Mike Harris and Kevin Banzhaf. Derek Raburn was absent and not voting. Motion carried by unanimously by City Council members present.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor