

City of Cambridge
Regular City Council Meeting
Monday November 15, 2021
6:30 P.M.
Cambridge Community Building, 722 Patterson Street

The Cambridge City Council met in open and public session at the Cambridge Community Building, 722 Patterson Street on Monday November 15, 2021 at 6:30 P.M. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf. Absent was City Council Member Mike Harris. Also present were City Clerk/Treasurer Kandra Kinne, City Attorney Lisa Shifflet, present for a portion of the meeting were Utility Supervisor David Houghtelling and Economic Development Director Melissa Jackson. Visitors present were Genny Kubik for the Valley Voice, John Kutnink for the Cambridge Rescue Squad and Jessica Fisher for Tri Valley Health Systems.

Mayor Gunderson led those present in the Pledge of Allegiance. Mayor Gunderson announced the Open Meeting Act is posted on the east wall of the meeting room and available for public inspection.

Affidavit of Publication: Notice of the meeting was published in the Valley Voice on Thursday November 11, 2021, the designated method of giving notice. A copy is available of the office of the City Clerk and attached to these minutes.

Public Hearing: 6:30 P.M.: Amending Zoning Regulations 2015, amended August 2020; adding Section 2-202 Permitted uses adding 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 2-302 permitted uses adding accessory buildings which existed as a subordinate use to a primary structure and remaining after the primary structure has been demolished or removed from the property and removing accessory buildings and used customarily incidental to the above uses. Mayor Gunderson opened the public hearing at 6:30 P.M. and read by title the purpose of the public hearing. There were no members of the public present to speak in favor of or against the proposed amendment. Mayor Gunderson closed the public hearing at 6:31 P.M.

Consent Agenda:

Minutes of November 1, 2021 and Claims report. The City Council received the minutes of November 1, 2021 prior to this meeting and a claims report prior to this meeting and additional claims report at this meeting. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the Minutes of November 1, 2021 and the claims report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present for the minutes of November 1, 2021 and the following claims report:

*City of Cambridge
Claims Report*

To Mayor and City Council
15-Nov-21
Period 11/02/2021 TO 11/15/2021

Check No.	Vendor, For <u>Combined Utility:</u>	Amount	Dept. Total
32426-32430	Payroll	6,336.43	
32431	Void	0.00	
32432	Ag Valley, Fuel	790.18	
32433	Blue Cross Blue Shield Insurance, Health Insurance	11,233.54	
32434	BRICO Pest Control, Spray Buildings	67.25	
32435	void	0.00	
32436	Void	0.00	
32437	Cambridge General Store, Supplies	346.35	
32438	Card Member Services, Credit Card Purchases	411.74	
32439	City of Cambridge, Transfer	100,000.00	
32440	Cummins Sales & Service, Repairs	1,449.50	
32441	Dutton-Lainson, Electrical Supplies	10.42	
32442	Eakes Office Solutions, Supplies	24.20	
32443	Nebraska Dept. of Environmental Quality, License Fees	575.00	
32444	Northwestern Mutual Life, Annuity	3,005.57	
32445	void	0.00	
32446	Southwest Farm & Auto, Supplies	248.28	
32447	Twin Valleys Public Power, Contract, Supplies, Labor, Utility	10,064.89	
32448	USABLE Life, Insurance	81.00	
32449	Hometown Agency, Cyber Security Insurance	1,026.00	
32450	Western Area Power Administration, Purchased Power	4,228.87	
32451	Schaben Sanitation, Trash Pickup	14,037.31	
32452	CAMAS Publishing, Publications	86.18	
ACH	Payroll	2,939.51	
ACH	IRS, Federal With holdings	2,891.92	
ACH	Black Hills Energy, Utility	367.17	
Tr	Electric Improvement Fund, Transfer	25,000.00	
Tr	Water System Extension, Transfer	1,083.37	
Tr	Sewer Improvement Fund, Transfer	1,000.00	187,304.68
	<u>City Account (General Fund):</u>		
49622	Nebraska Library Commission, Fees	500.00	
49623-49627	Payroll	434.67	
49628-49630	Cambridge Golf Club, Transfer Donations to Club	90,000.00	
49631	Payroll	739.28	
49632	Ag Valley, Fuel	330.87	
49633	Bernie Jones Auto, Repairs	71.98	
49634	void	0.00	
49635	Cambridge Airport, Transfer Donations	40,000.00	

	49636	Cambridge General Store, Supplies	51.28	
	49637	Cambridge Super Market, Supplies	7.16	
	49638	Card Member Services, Credit Card Purchases	332.95	
	49639	Century Link, Police phone	59.96	
	49640	void	0.00	
	49641	Frontier, Police Phone	45.37	
	49642	Employee Deductible	2.20	
	49643	Jim's Triple D, Tire Repairs	20.00	
	49644	John MacLeod, Supplies for Cemetery Fence Repairs	95.46	
	49645	Lord's, Inc., Supplies	99.96	
	49646	Mid-State Engineering, Testing	585.00	
	49647	Nebraska Planning & Zoning, Fees	35.00	
	49648	Rembolt, Ludtke, LLP, Public Safety Bond Issue	1,000.00	
	49649	Southwest Farm & Auto, Supplies	263.88	
	49650	Twin Valleys Public Power, Utility	59.85	
	49651	City of Cambridge, Golf Utility	800.00	
	49652	CAMAS Publishing, Publications	538.63	
ACH		Payroll	92.35	
ACH		IRS, Federal With holdings	235.92	
ACH		Black Hills Energy, Utility	386.25	
Tr		Fire/Ambulance Sinking Fund, Transfer	1,696.66	
Tr		City of Cambridge, Transfers	33,250.00	171,734.68
		<u>City of Cambridge TIF:</u>		
	1157	Cline Williams, Attorney Fees	35.00	35.00
		<u>LB840/ Revolving Loan/ HTC:</u>		
	4475	Cambridge Chamber, Meeting Lunch	8.00	
	4476	Void	0.00	
	4477	Card Member Services, Credit Card Purchases	120.76	
	4478	Furnas County Clerk, Filing Fee	82.00	
	4479	City of Cambridge, Distribution Sales Tax	21,210.69	
	7780	Cross Creek Golf Links, Distribution Sales Tax	7,298.37	
	4481	CAMAS Publishing, Publications	706.00	29,425.82
		Total:	388,500.18	388,500.18

Appointments – Cambridge Housing Authority – The Cambridge Housing Authority submitted a request to re-appoint Colleen Vandergrift and appoint Janet Nyffler as a resident commissioner. Vernita Saylor stated the motion, seconded by Tony Groshong, to re-appoint Colleen Vandergrift and to appoint Janet Nyffler to the Cambridge Housing Authority Board. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present.

Reports:

Miller and Associates Reports: Mayor Gunderson reported a progress meeting was held on the swimming pool project on November 2, 2021. It was reported the swimming pool project is on schedule, the contractor has been able to catchup after being held up for de-watering the construction site. The City Council received a copy of the Swimming Pool Project Pay Request #3 in the amount of \$164,225.05 in their City Council Packets. Derek Raburn stated the motion, seconded by Vernita Saylor to approve and pay Request No. 3 submitted from Hackel Construction. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present.

Economic Development Reports – Melissa Jackson was present to report the Economic Development Board has approved a façade grant for GTA Insurance for a sign. The Economic Development Board received a grant for \$50,000 for down payment assistance programs, \$20,000 to bring a Fellow from Nebraska Lead Program to assist with specific Economic Development Projects when identified. Melissa reported she has a preliminary draft for a housing rehab program to rehab depilated houses and rentals. They plan to offer \$10,000 per home, hoping to rehab 5 homes. Rehab projects will be single family dwellings and the loans will be interest free for flipping or for rentals. The Economic Development Board did budget \$50,000 for housing rehab projects. Melissa Jackson reported that a spec home will be built in Harvest Meadows and a new home. Melissa reported staff will be working with the Auditors to find out if 1099's will be issued.

Ambulance/Fire Report – The City Council received a copy of an EMT Backup Response Plan from Bartley, NE, asking Cambridge Rescue to be their backup in the event Bartley EMTS cannot respond to a call. Cambridge Rescue will also be working with Arapahoe on a Backup Response Plan. John Kutnink reported this is all part of the Nebraska Inspection of the Cambridge Rescue that will happen November 30th.

Planning Commission Report. The Planning Commission met Wednesday November 10, 2021 and a copy of their report was submitted to the City Council in their reports. Tony Groshong stated the motion, seconded by Derek Raburn, to approve the Planning Commission report. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present for the following site plan and land use permit applications: Kim Shifflet, 704 Mousel Ave. for two egress windows, Hector and Lynnette Arambula – 1018 Mousel Ave. for a privacy fence.

Cemetery Report – Minutes of November 1, 2021. The City Council received a copy of the Cemetery Board Minutes of November 1, 2021 prior to this meeting. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the minutes of November 1, 2021. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present.

Museum Report: The City council received a copy of the Museum Board Minutes of October 20, 2021 prior to this meeting. Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the Museum Board Minutes of October 20, 2021. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present.

Utility Supervisor Report: Utility Supervisor David Houghtelling reported he has received to proposals to replace pumps at the sewer plant. Proposals were Iowa Pump Works for \$48,668.50 and Electric Pump for \$44,831.09. Houghtelling recommended approving the lowest bid. Staff are working on holiday lights to get them ready to hang. Twin Valleys Public Power District will put up the holiday lights. Tony Groshong stated the motion, seconded by Jeff Ommert to approve the lowest bid from Electric Pump to replace 3 pumps at the sewer plant for a cost of \$44,831.09. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present.

City Clerk/Treasurer Report: City Clerk/Treasurer Kandra Kinne reported the Notification of Annual Audit has been submitted to the Department of Economic Development. The City of Cambridge has expended less than \$750,000 in federal funds and a single audit of those funds is not required. The City Council received a copy of the Financial Report for October 31, 2021 in their packets.

Hospital Reports: Jessica Fisher, Chief Executive Officer of Tri Valley Health System was present to report to the Mayor and City Council that 4 windows have been installed on the South side of the dining room and garage doors have been installed on the east side. The Hospital will be hosting a community health needs assessment needs meeting February 10, 2022 from 11:30 to 1:00 at the Community Building. Mayor and some City Council members would be involved in the needs assessment meeting.

Unfinished Business:

Nuisance Abatement 2022: Kandra reported West Central Nebraska Development District is working to re-align districts for a more even cost across the sections and should have the item for the City Council to consider at the next meeting.

Tree Trimming Update, nuisance properties: The City Council discuss most have complied with the tree trimming notices. City Council discuss complaints received about properties and decided to include them in the nuisance abatement program in 2022. The City received a complaint about trees and bushes hanging in the alley at 1009 North Street, after discussion Vernita Saylor made the motion, seconded by Derek Raburn, to declare the trees in the alley a nuisance at 1009 North Street. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present. City Attorney Lisa Shifflet would send a letter to the property owner.

New Business:

Resolution 2021-11-01-Resolution signing of the Year-End Certification of Street Superintendent 2021. The City Council received a copy of the Resolution 2021-11-01 Year-End Certification of City Street Superintendent 2021. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve Resolution 2021-11-01. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present to approve Resolution 2021-11-01 as follows:

Resolution 2021-11-01

Signing of the Year-End Certification of City Street Superintendent 2021

Whereas: State of Nebraska Statutes, sections 39-2302, and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual incentive payment; and

Whereas: The State of Nebraska Department of Transportation (NDOT) requires that each incorporated municipality must annually certify (by December 31st of each year) the appointment of the City Street Superintendent(s) to the NDOT using the Year-End Certification of City Street Superintendent form; and

Whereas: The NDOT requires that each certification shall also include a copy of the documentation of the City street superintendent's appointment, i.e., meeting minutes; showing the appointment of the City Street Superintendent by their name as it appears on their License (if applicable), their License Number (if applicable), and Class of License (if applicable), and type of appointment, i.e., employed, contract (consultant, or inter-local agreement with another incorporated municipality and/or county), and the beginning date of the appointment; and

Whereas: The NDOT also requires that such Year-End Certification of City Street Superintendent form shall be signed by the Mayor or Village Board Chairperson and shall include a copy of a resolution of the governing body authorizing the signing of the Year-End Certification of City Street Superintendent form by the Mayor or Village Board Chairperson.

Be it resolved that the Mayor of the City of Cambridge is hereby authorized to sign the attached Year-End Certification of City Street Superintendent completed form(s).

Ordinance No. 793. The City Council received a copy of Ordinance No. 793 prior to this meeting. The Planning Commission recommended approval at their meeting November 10, 2021. Motion to waive reading on three different days made by Jeff Ommert and seconded by Derek Raburn. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present. Mayor Gunderson read the Ordinance by title. Derek Raburn stated the motion, seconded by Vernita Saylor to approve Ordinance No. 793 on final reading. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present for Ordinance No. 793 as follows:

Ordinance No. 793

(City of Cambridge Zoning Regulations 2015, Revised August 2020)

(Amending 2-202 Permitted Uses: adding K. Accessory building)

AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA, AMENDING CITY OF CAMBRIDGE ZONING REGULATIONS 2015, REVISED AUGUST 2020 ADDING: SECTION 2-202 "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT PERMITTED USES ADDING ACCESSORY BUILDINGS WHICH EXISTED AS A SUBORDINATE USE TO A PRIMARY STRUCTURE AND REMAINING AFTER THE PRIMARY STRUCTURE HAS BEEN DEMOLISHED OR REMOVED FROM THE PROPERTY.

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

Section 2-202 PERMITTED USES

Section 1:

In District "R-1" no building structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

- A. Single- Family dwellings.
- B. Two-Family dwellings; duplexes.
- C. Public parks, playgrounds, and schools.
- D. Nursing or Convalescent Homes.
- E. Hospitals.
- F. Manufactured homes following requirements set forth in this Ordinance.
- G. Churches.
- H. Modular homes.
- I. Solar energy systems placed on primary structure.
- J. Accessory buildings, not greater than 1,250 sq. ft. in size, and uses customarily incidental to the above uses.
- K. 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.

Section 2. Ordinances in conflict. All Ordinances in conflict with this Ordinance are hereby repealed.

Section 3. Effective Date. This Ordinance shall be in effect after its passage, approval and publication according to law.

Ordinance No. 794: Tony stated the motion, seconded by Vernita Saylor, to approve waive reading on three different days Ordinance No. 794. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present. Mayor Gunderson read the Ordinance by Title. Jeff Ommert stated the motion, seconded by Vernita Saylor to approve the final reading of Ordinance No. 794. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present for Ordinance No. 794 as follows:

Ordinance No. 794

**(City of Cambridge Zoning Regulations 2015, Revised August 2020)
(Amending 2-302 Permitted Uses: adding Accessory building)**

AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA, AMENDING CITY OF CAMBRIDGE ZONING REGULATIONS 2015, REVISED AUGUST 2020 ADDING: SECTION 2-302 "R-2" MULTI-FAMILY RESIDENTIAL DISTRICT PERMITTED USES ADDING ACCESSORY BUILDINGS WHICH EXISTED AS A SUBORDINATE USE TO A PRIMARY STRUCTURE AND REMAINING AFTER THE PRIMARY STRUCTURE HAS BEEN DEMOLISHED OR REMOVED FROM THE PROPERTY AND REMOVING ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENTAL TO THE ABOVE USES.

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

Section 2-302 PERMITTED USES

Section 1:

In District "R-2" no building, structure, land, or premises shall be used and not building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Single-Family dwellings
- B. Two-Family dwellings; duplexes.
- C. Multi-Family dwellings.
- D. Manufactured homes following requirements set forth in this Ordinance.
- E. Boarding and Lodging Houses.
- F. Public parks, playgrounds, and schools.
- G. Bed and Breakfast Homes.
- H. Nursing or Convalescent Homes.
- I. Hospitals.
- J. Churches.
- K. Modular homes.
- L. Solar energy systems placed on primary structure.
- M. Accessory buildings, not greater than 1,250 sq. feet in size, and used customarily incidental to the above uses.
- N. Accessory buildings which existed as a subordinate use to a primary structure and remaining after the primary structure has been demolished or removed from the property.

Section 2. Ordinances in conflict. All Ordinances in conflict with this Ordinance are hereby repealed.

Section 3. Effective Date. This Ordinance shall be in effect after its passage, approval and publication according to law.

The next regular meeting is Monday December 6, 2021. Tony Groshong stated the motion, seconded by Derek Raburn, to adjourn City Council and convene the Community Development Agency at 7:10 P.M. . Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present.

Resolution 2021-11-02. Tony Groshong stated the motion, seconded by Vernita Saylor to approve Resolution 2021-11-02. Mayor Gunderson read the resolution by title and called for the

vote. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present for Resolution 2021-11-02 as follows:

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA
RESOLUTION #2021-11-02**

(Redevelopment Plan Amendment - Harvest Meadows Fourth Project – Lot 1, 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.

Resolution #2021-11-03. Vernita Saylor stated the motion to approve Resolution 2021-11-03. Mayor Gunderson read the Resolution by title and called for the vote. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present for Resolution #2021-11-03 as follows:

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA
RESOLUTION #2021-11-03**

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

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF
CAMBRIDGE, NEBRASKA, AUTHORIZING AND APPROVING A REDEVELOPMENT CONTRACT FOR
A 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 1, 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.

Adjournment. Derek Raburn stated the motion, seconded by Kevin Banzhaf to adjourn at 7:20 P.M. Voting yes were Vernita Saylor, Tony Groshong, Jeff Ommert, Derek Raburn and Kevin Banzhaf, absent and not voting was Mike Harris, none voted no. Motion carried unanimously by City Council Members present.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor