

City of Cambridge
 Regular City Council Meeting
 Monday April 15, 2019
 6:30 P.M.

Notice of meeting was given in advance there by publication in the *Cambridge Clarion*, Thursday April 11, 2019, the designated method of giving notice, convening at 6:30 P.M. Advance notice of the meeting was also given to the Mayor, members of the City Council, and the *Cambridge Clarion*. Present were Mayor David Gunderson, City Council Members Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor, absent was City Council Member Tom McCarville. City Staff present were Utility Supervisor David Houghtelling, City Clerk/Treasurer Kandra Kinne, and City Attorney Lisa Shifflet. Visitors present were Matt Bade, Thomas Schutte, Spencer Shifflet, Terry Engell for the *Hometown Agency*, Brad Sloup for *Jones Insurance Agency*, Darren Wulf for the Cambridge Fire Department, and Cody Gerlach for the *Cambridge Clarion*. 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: Minutes of April 1, 2019 and the Claims Report. Derek Raburn stated the motion, seconded by Vernita Saylor, to approve the minutes of April 1, 2019 and the claims report. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no, and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present for the minutes of April 1, 2019 and the following Claims Report.

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>15-Apr-19</i>			
Check No.	Vendor, For	Amount	Dept.
			Total
	<u>Combined Utility:</u>		
30619-30620	void		
30621-30626	Payroll	8,290.97	
30627-30628	Employee Dental Benefit	314.00	
30629	Ag Valley, Fuel	357.71	
30630	American Family Life, Insurance	350.52	
30631	Blue Cross/Blue Shield Insurance, Health Insurance	8,563.20	
30632	Brico Pest Control, Spraying	67.10	
30633	Cambridge General Store, Supplies	45.80	
30634	Cambridge Supermarket, Supplies	2.99	
30635	Card member Services, Credit Card Expense	83.70	
30636	Contryman Associates, Audit Fee	10,500.00	
30637	Extreme Ag, Chemical	1,800.00	
30638	Municipal Supply, Water Meters, Lids	3,107.35	
30639	Nebraska Dept. of Environmental Quality, License Fee	150.00	
30640	Nebraska Public Health Lab, Analysis	15.00	

30641	NMC Exchange, Repairs	83.15	
30642	Northwestern Mutual, Annuity	2,446.20	
30643	One Call Concepts, Inc., Locates	34.16	
30644	Schaben Sanitation, Trash Pickup	13,196.67	
30645	Southwest Farm & Auto, Repairs	38.74	
30646	Twin Valleys Public Power, Utility	3,039.29	
30647	USABLE Life, Insurance	81.00	
30648	Western Area Power Administration, Electric Sale	4,984.80	
ACH	City of Cambridge, Return items	463.05	
ACH	Nebraska Dept. Revenue, Sales Tax	8,393.03	
ACH	IRS, Federal With holdings	2,746.31	
ACH	Black Hills Energy, Utility	867.39	70,022.13
	Security Deposit:		
1976	Security Deposit Refund	300.00	300.00
	<u>City Account (General Fund):</u>		
46695	First Central Bank, Refund over payment	29.33	
46696	Cambridge Clarion, Publications	554.93	
46697	Payroll	1,086.47	
46700-46701	Employee Health Deductible	137.73	
46702	Ag Valley, Fuel	202.96	
46703	American Family Life, Insurance	104.88	
46704	B C Original Graphics, Mantel Clock	78.00	
46705	Cambridge Base Ball, Sponsorship Sign for ACE	25.00	
46706	Cambridge General Store, Supplies	28.63	
46707	Card Members Services, Postage	97.85	
46708	Central Community College, registration EMT Class	50.00	
46709	CenturyLink, Police Phone	59.96	
46710	City of Cambridge, Petty Cash for Chamber Lunch	16.00	
46711	D & S Hardware, Repairs	68.95	
46712	Employee Health Deductible	63.08	
4613	Extreme Ag, Chemicals	600.00	
46714	First Central Bank, Fire Equipment Loan Payment	793.92	
46715	Frontier, Police Phone	45.37	
46716	Jim's Triple D Service, Tire Repair	20.00	
46717	Nebr. Dept. of Transportation, Snow Removal Contract	2,530.00	
46718	Nebraska Municipal Power Pool, Dues	778.27	
46719	River Valley Services, Repairs	19.60	
46720	Southwest Farm & Auto, Repairs	53.98	
46721	Tri Valley Health System, Pre-employment Physical	198.90	

46722	Twin Valleys Public Power District, Utility	59.85	
46723	Van Diest Supply Company, Chemicals	4,752.30	
ACH	IRS, Federal With holdings	199.76	
ACH	Blackhills Energy, Utility	1,003.39	13,659.11
	<u>City of Cambridge TIF</u>		
1057	Cline Williams, Attorney Fees	1,323.00	1,323.00
	<u>LB840</u>		
4016	Payroll	1,242.76	
4017	Blue Cross Blue Shield, Health Insurance	689.99	
4018	City of Cambridge, Petty Cash Chamber Lunch Ticket	8.00	
4019	Furnas County Clerk, Filing Fees	96.00	
4020	Meilissa Jackson, Promotions	137.50	
4021	Northwestern Mutual, Ins	210.34	
4022	USABLE Life, Insurance	13.50	
ACH	IRS, Federal Withholdings	280.26	2,678.35
	<u>City Baseball League</u>		
156	Cody Gerlach, Baseball League Fee	325.00	
157	The Sports Shop, Batting Cage	1,495.00	
158	South Central Nebraska Summer League, Fees	262.50	2,082.50
	Total:	90,065.09	90,065.09

EMC Insurance Renewal/Fire Pak. City Council Members and Rural Fire Board Members met the previous week and discuss the proposals for insurance. The Rural Fire Board decided to approve Fire Pak for the Fire Department. Some of the discussion at this meeting concerned the errors and omission insurance. The City's current policy is a claims made policy and the City has prior acts coverage back to 1986. Fire Pak is an occurrence policy and the City would need to have 5 years of back end coverage. Brad Sloup said Fire Pak offers a 5 year tail end coverage for errors and omissions. The safety dividend the City received from EMC Insurance for the fire department was \$3,400. Brad discussed some of the features of Fire Pak and said they have online training free for EMT's, the training will count toward re-certification. If a fireman or EMT are on call, Fire Pak will pick up the deductible of their private insurance if damage is done to their home or vehicle while on the call. Fire Pak also provides \$10,000 in additional death benefit for in line of duty deaths. The Fire Pak rate is guaranteed for three years. Equipment replacement is based on cash value with EMC Insurance compared to guaranteed replacement with Fire Pak. Under Fire Pak vehicles are designated value and buildings are replacement cost. Derek Raburn stated the motion, seconded by Vernita Saylor, to stay with EMC Insurance for the Fire Department. The City Council held discussion on the motion and noted Fire Pak has better coverage, but a higher premium. The City Council expressed interest in having more time to review and discuss in the future instead of having the information presented at the time of renewal. After discussion Vernita Saylor, Tony Groshong, Jeff Ommert and Derek Raburn voted yes, Keith Luedders voted no and Tom McCarville was absent and not voting. Motion carried.

Horse Arena Project. Spencer Shifflet, Matt Bade and Thomas Schutte were present to discuss an improvement project for the Horse Arena. Spencer Shifflet stated the Horse Arena needs repairs for things such as the age of the panels, etc. They receive feedback from area people who use the horse arena. The Committee would like to have rodeos, demo derby, tractor pulls, etc. The committee has contacted companies for proposals and have decided to use donated labor to update the Horse Arena. They propose a 260 foot by 160 foot arena. The Committee is proposing they will need \$35,000 to add a new crow's nest and at the bottom of the crow's nest add restroom and concession stand at a cost of \$6,331.33 from Mead Lumber and new upgrades to the arena. Mead Lumber gave a 40% discount on materials. They plan to use a better panel with a continuous top bar all around the arena. They plan to hold events for Junior High and High School Rodeos. Nebraska High School Rodeo Association is planning to add 6 new stops in the Rodeo events and the Committee would like to make Cambridge one of the stops. This could possibly bring 100 to 300 families and is a three day venue. The Committee is hoping to hold two Ranch Rodeos this year. Parking will need to be discussion eventually to find space for pickups and trailers. The City Council offered to provide \$8,000 and asked the Committee to contact the Economic Development Board for a match or better. Tony Groshong stated the motion, seconded by Jeff Ommert to provide \$8,000 from property tax reserve toward the Horse Arena improvement project. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present.

Furnas County Sheriff Contract Negotiations. Keith Luedders stated the motion, seconded by Derek Raburn, to go into executive session for Furnas County Sheriff Contract Negotiations at 7:47 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present. Vernita Saylor stated the motion, seconded by Tony Groshong, to return to regular meeting at 822 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present. Mayor Gunderson stated the only items discussed in executive session was contract negotiations.

Baseball Uniform Project. Cody Gerlach was present to discuss the needs for the baseball program. He is planning to spend \$7,000 to \$8,000 on new equipment and will need to add new uniforms. He has been contacting local businesses for donations. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve \$4,000 for property tax reserve toward equipment and uniform purchases for the baseball program. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present.

Wastewater rate ordinance No. 761 – Final Reading Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the final reading of Ordinance No. 761. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present for the final reading of Ordinance No. 761 as follows:

Ordinance No. 761
Wastewater Rate Ordinance
2 Year Rate Plan

AN ORDINANCE AMENDING CHAPTER THREE, ARTICLE 214 OF THE CITY OF CAMBRIDGE MUNICIPAL CODE 1990; SETTING THE MUNICIPAL SEWER DEPARTMENT MINIMUM RATES; EFFECTIVE DATE OF THIS ORDINANCE; REPEALING ALL OTHER 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 Three, Article 214 of the City of Cambridge Municipal Code 1990. Chapter Three, Article 214 of the City of Cambridge Municipal Code 1990 shall read as follows:

3-214 Municipal Sewer Department; Minimum Rates.

Residential, Commercial and Industrial users may be considered to be one class of user and an equitable service charge may be determined for each user based upon water use during the period of meter readings dated December 15, January 15 and February 15. Rates for the twelve-month period beginning with the City of Cambridge Utility Bill dated April 1 of each year will be based upon the following rate:

- 1) A minimum Charge of \$35.00 per month or for any part of a month together with a charge of \$2.00 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.00 per thousand will be based upon the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. This rate will be effective from May 1, 2019 to April 30, 2020.

Residential, Commercial and Industrial users outside the city limits of the City of Cambridge will receive a rate 25% higher. The minimum charge of \$43.75 per month or for any part of a month together with a charge of \$2.50 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.50 per thousand gallons of water used will be based on the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. For those customers who receive sewer service without water service will pay a rate of the average of a similar customer base at the same rate for customers outside city limits.

May 1, 2020 (Date of Utility Bill):

- 2) A minimum Charge of \$38.00 per month or for any part of a month together with a charge of \$2.15 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.15 per thousand will be based upon the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. This rate will be effective beginning May 1, 2020.

Residential, Commercial and Industrial users outside the city limits of the City of Cambridge will receive a rate 25% higher. The minimum charge of \$47.50 per month or for any part of a month together with a charge of \$2.70 per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of \$2.70 per thousand gallons of water used will be based on the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year. For those customers who receive sewer service without water service will pay a rate of the average of a similar customer base at the same rate for customers outside city limits.

A customer who begins service with the City of Cambridge during a billing year will be charged the fee based on the average user rate as calculated for the water meter reading dates of December 15, January 15, and February 15. until such time that the customer will be levied a charge for consumption at the December 15, January 15 and February 15 water meter reading dates.

A customer who moves from one residence to another within the City of Cambridge service area will be charged the fee based on the user rate of their previous residence until such time that the customer will be levied a charge for consumption at the December 15, January 15 and February 15 water meter reading dates.

Apartments or multifamily residences will be charged one base fee per apartment or multi family residence plus the consumption charge per thousand gallons of water used on the water meter reading dates of December 15, January 15, and February 15. The consumption charge of per thousand will be based upon the average of the three months meter readings and that charge will be levied for the next twelve months beginning with the utility bill dated April 1 of each year.

City Staff may adjust a customer's fee after repair of water leaks.

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.

Section 3. Repeal of Ordinances in Conflict. Ordinance No. 719 is hereby repealed. All Ordinances or parts of Ordinances in conflict with this ordinance are hereby repealed.

Miller and Associates Report. Mayor Gunderson reported the Downtown Revitalization project will not start before July 2019.

Utility Supervisor Report. Utility Supervisor David Houghtelling report Patch material for streets has been ordered, he has ordered gravel for the armor coating project. The Street Sweeper crew will be coming to Cambridge in May to clean streets. David Houghtelling reported he budgeted \$12,900 for a new mosquito sprayer. The quote for a new mosquito sprayer is \$14,240. The City Council recommended David proceed with the purchase.

City Clerk/Treasurer Report. Kandra reported line loss was 1.82% for electric and 12.22% for water for the April 1, 2019 billing. Kandra is working on consolidated bank reconciliation for the financial reports. All investments were moved to First Central Bank and checking account were combined and all were placed with Waypoint Bank. Kandra presented the audit for fiscal year 2017-2018 and discussed information in the report. Jeff Ommert stated the motion, seconded by Tony Groshong to accept the audit report for fiscal year 2017-2018. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present. Conflict of Interest Statements are entered in the record of the City of Cambridge for Keith Luedders and Jeff Ommert.

Sealed Bids for real property located at Lot 1, Block 1 Harvest Meadows Seventh Addition. The City Council received one bid for the property In Harvest Meadows Seventh Addition, Lot 1, Block 1. Mayor Gunderson opened the sealed bid and announced from First Central Bank for \$10,000.00. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the bid from First Central Bank for \$10,000.00. for the property at Lot 1, Block 1, Harvest Meadows Seventh Addition. On roll call vote Vernita Saylor, Tony Groshong Keith Luedders and Derek Raburn voted yes, none voted no, Tom McCarville was absent and not voting and Jeff Ommert Abstained. Motion carried unanimously by City Council Members present.

Managers Application for Anew Liquor License – Vernita Saylor stated the motion, seconded by Derek Raburn, to approve Jerimey Pace for Anew Fuel Services, LLC Managers Application for Class D liquor license. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present.

Convene CDA. Vernita Saylor stated the motion, seconded by Derek Raburn, to convene the Community Development Agency and recess City Council Meeting at 9:00 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present.

Resolutions 2019-04-01 Redevelopment Plan Amendment – Harvest Meadows Fourth Project, Lot 6, Block 2. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve Resolution 2019-04 - 01. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn

voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by Community Development Agency Members present for the following Resolution 2019-04-01:

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA**

RESOLUTION #2019-04-01

(Redevelopment Plan Amendment - Harvest Meadows Fourth Project – Lot 6, Block 2)

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 2019-04-02 Redevelopment Contract – Harvest Meadows Fourth Project, Lot 6, Block 2.
Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve resolution 2019-04-02. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none

voted no and Tom McCarville was absent and not voting. Motion carried unanimously by Community Development Agency Members present for the following Resolution 2019-04-02:

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA**

RESOLUTION # 2019-04-02

(Redevelopment Contract – Harvest Meadows Fourth Project – Lot 6, Block 2)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF CAMBRIDGE, NEBRASKA, AUTHORIZING AND APPROVING A
REDEVELOPMENT CONTRACT FOR THE JACKSON JOHNSON 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 6, Block 2 (“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.

Tony Groshong stated the motion, seconded by Vernita Saylor to adjourn the Community Development Agency and re-convene the City Council meeting at 9:10 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present.

Adjournment. The next regular meeting of the City Council will be held Monday May 6, 2019. Jeff Ommert stated the motion, seconded by Derek Raburn, to adjourn at 9:10 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders and Derek Raburn voted yes, none voted no and Tom McCarville was absent and not voting. Motion carried unanimously by City Council Members present.

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

David Gunderson, Mayor