

City of Cambridge
City Council Meeting
Monday, June 07 2021
6:30 P.M.
Cambridge Community Building
722 Patterson St

Pursuant to notice published in the Valley Voice on Thursday, May 27, 2021, the Cambridge City Council convened in open public meeting at 6:30 P.M. on June 7, 2021 at the Cambridge Community Building. Present were Mayor David Gunderson, City Council Members Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. Vernita Saylor entered the meeting at 6:45 P.M. Tony Groshong was absent. City Staff present were City Clerk/Treasurer Kandra Kinne, Utility Supervisor Dave Houghtelling and City Attorney Lisa Shifflet. Visitor present was Genny Kubik for the *Valley Voice*. 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: Conditional Use Permit Application for High Speed Logistics, LLC/Dr. Dean Cope Property Owner for a feed store at 40888 Highway 6/34.

6:31 p.m. Mayor Gunderson opening the Public Hearing. A report from the Planning Commission was contained in Council packets. The seven written findings of fact were provided in writing by the Owner and attached to the application as "Exhibit 1". The property is zoned commercial. The residents who reside within 300 feet were notified of the public hearing by posting the property and if a property owner was not a local resident certified letters were sent notifying them of the public hearing. There was no other public comment.

6:32 p.m. Mayor Gunderson closed the Public Hearing. The seven minimum requirements were included with the application and marked as "Exhibit 1". Kevin Banzhaf stated the motion, seconded by Derek Raburn, to adopt the seven written findings of fact in "Exhibit 1" as written. Voting yes were Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. Vernita Saylor and Tony Groshong were absent and not voting. Motion carried by City Council members present. Derek Raburn stated the motion, seconded by Jeff Ommert, to approve the Conditional Use Permit Application of High Speed Logistics, LLC/Dr. Dean Cope, property owner, for a feed store at 40888 Highway 6/34. Voting yes were Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. Vernita Saylor and Tony Groshong were absent and not voting. Motion carried by City Council members present.

Consent Agenda: Minutes of May 17, 2021 and the claims report. The City Council received a copy of the minutes of May 17, 2021, and the claims report. Derek Raburn stated the motion, seconded by Kevin Banzhaf, to approve the minutes of May 17, 2021, and the claims report. Voting yes were Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. Jeff Ommert abstained from voting on Ommert Tech claim. Vernita Saylor and Tony Groshong were absent and not voting. Motion carried for the minutes of May 3, 2021, and the following claims report by City Council members present:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>7-Jun-21</i>			
<i>Period 05/18/2021 TO 06/07/2021</i>			
Check No.	Vendor, For	Amount	Dept. Total
	<u>Combined Utility:</u>		
32124	Cambridge Post Office, Postage	276.93	
32125	Cambridge Post Office, Box Rent	122.00	
32126	Twin Valleys Public Power District, Purchased Power	170,694.99	
32127-32133	Payroll	9,376.36	
32134	Advanced Carpet Cleaning, Clean Carpets community building	450.00	
32135	Ag Valley, Fuel	222.64	
32136	BIC, Purchased Water	4,349.40	
32137	BRICO Pest Control, Spray Bugs	67.25	
32138	Cambridge General Store, Supplies	85.75	
32139	Cambridge Post Office, Permit Fee	245.00	
32140	Cambridge Super Market, Supplies	25.96	
32141	Cambridge Telephone, Utility	753.48	
32142	Card Member Services, Postage, Zoom, Fees	335.15	
32143	Credit Management, Collection Fees	162.38	
32144	Cummins Sales and Service, Efficiency Tests	1,092.95	
32145	Eakes Office Solutions, Supplies	133.95	
32146	Extreme Ag, Chemicals	288.00	
32147	Hometown Leasing, Copier Lease	641.74	
32148	Lakeside equipment Corp - Supplies	487.00	
32149	MC2, Inc., Supplies	311.50	
32150	Municipal Supply, Inc., Meters	1,574.63	
32151	Nebraska Public Health Environment Lab, Water Testing	45.00	
32152	NMC Exchange, Repairs	228.80	
32154	Utility customer Refund credit on account	257.60	
32155	Schaben Sanitation, Haul Dumpsters	473.71	
32156	Southwest Farm & Auto, Supplies	205.00	
32157	Verizon Wireless, Cell Phones	164.08	
32158	Western Area Power Administration, Purchased Power	3,586.21	
Try	Water System Extension, Transfer	1,083.37	
TR	Sewer Improvement Fund, Transfer	1,000.00	
ACH	Waypoint Bank, ACH Charges	17.00	
ACH	City of Cambridge, Utility	2,424.97	
ACH	Nebraska Department of Revenue, State With holdings	1,050.37	
ACH	IRS, Federal With holdings	3,142.09	

ACH	American Family Life Insurance	299.16	
ACH	American Family Life Insurance	299.16	206,307.19
	<u>City Account (General Fund):</u>		
49043-49061	Payroll	3,535.61	
49062	Ag Valley, Fuel	560.24	
49063	Amazon, Library Supplies	2,334.27	
49064	Anew Travel Center, Fuel	105.51	
49065	Baker Taylor Books, Library	696.70	
49066	Bird & Bloom, Subscription	10.00	
49067	BRICO Pest Control, Spray Bugs	100.00	
49068	BRICO Pest Control, Spray Bugs	100.00	
49069	Butler Memorial Library Foundation, Grant to Foundation	818.47	
49070	CAMAS Publishing, Publications	29.64	
49071	void	0.00	
49072	Cambridge General Store, Supplies	358.02	
49073	Cambridge General Store, Supplies	73.08	
49074	Cambridge Post office, Library Fee	76.00	
49075	Cambridge Super Market, Supplies	118.13	
49076	Cambridge Super Market, Supplies	47.14	
49077	Cambridge Telephone, Utility	552.49	
49078	Card Member Services, Postage, Zoom, Fees	766.01	
49079	CenturyLink, Police Phone	59.96	
49080	City of Cambridge, ACE TO Baseball Account	376.24	
49081	Crochet World, Subscription	6.76	
49082	Curb-it, edging around flower beds	928.00	
49082	D & S Hardware, Supplies	77.20	
49083	Employee Deductible	1,303.64	
49085	David Trompke, Update building at ball field	1,773.60	
49086	DEMCO, Library Supplies	137.47	
49087	Eakes Office Solutions, Supplies	39.96	
49088	Extreme Ag, Chemicals	192.00	
49089	FEDEX, Freight	90.23	
49090	Frontier, Police phone	45.37	
49091	Furnas County Treasurer, Police Contract	4,720.83	
49092	Gale, Library Books	108.60	
49093	Game & Fish, Subscription	16.97	
49094	Employee Deductible	67.04	
49095	Gworks, Re-districting	1,250.00	
49096	Harlequin Reader Service, Library Service	29.96	
49097	Hometown Agency, Insurance	1,317.00	
49098	Jodi Cobb, SRP Supplies	68.75	

49099	League of Nebraska Municipalities, Registration	650.00	
49100	Lord's, Inc. Supplies	795.28	
49101	Loyd Thompson, Computer	587.40	
49102	Maria Dower, Library Supplies	44.32	
49103	Mark's Pharmacy, Ambulance Supplies	12.47	
49104	Matheson Tri-Gas, Inc. Oxygen	114.44	
49105	Employee Deductible	1,997.93	
49106	Mousel, Brooks, Schneider, Attorney Fees	750.00	
49107	Ommert Tech, Computer Lease	91.92	
49108	Oriental Trading, Library Supplies	293.71	
49109	Randy Besler, Reimburse for Paint	107.41	
49110	River Valley Services, Repairs	1,469.15	
49111	Sara Calvert, Supplies	35.66	
49112	Southwest Farm & Auto, Supplies	50.49	
49113	Sunset Pool Supplies, Pool Supplies	3,243.87	
49114	Uline, Tape	342.15	
49115	Verizon Wireless, Cell Phones	94.73	
49116-49140	Payroll	5,539.99	
49141	Cambridge General Store, Supplies	42.85	
49142	Susan Huxoll, Mulch for Park	270.57	
Try	Fire/Ambulance Sinking Fund, Transfer	1,647.20	
Try	City of Cambridge, Budget Transfers	33,500.00	
Try	Ambulance Memorial, Transfer	10,000.00	
Try	Fire/Ambulance Sinking Fund, Transfer	18,454.36	
Try	ACE for Baseball Projects	1,985.93	
Try	Fire/Ambulance Sinking Fund, Transfer	76,500.00	
ACH	Cambridge Telephone, Library Utility	172.33	
ACH	First Central Bank, Library Computer Loan	177.15	
ACH	Eakes Office, Library Printer Lease	146.84	
ACH	Payroll	554.10	
ACH	IRS, Federal With holdings	39.60	
ACH	City of Cambridge, Utility	3,992.99	
ACH	Nebraska Department of Revenue, State With holdings	111.98	
ACH	IRS, Federal With holdings	645.87	
ACH	IRS, Federal With holdings	1,192.65	188,546.23
	<u>Baseball League:</u>		
209	Cambridge General Store, Supplies	23.46	
210	the Sports Shop, Supplies	588.98	
211	Ashley Evans, Refund Baseball Fees	25.00	637.44
	<u>Baseball Concessions:</u>		
160	Amber Webb, cash for concession stand	150.00	150.00

<u>Cambridge Pool Concessions:</u>			
562	Cambridge Super Market, Supplies	373.60	373.60
<u>Cambridge Swim Team:</u>			
202	Sara Calvert, Water Balloons, Blaster	22.21	22.21
<u>Cambridge TIF:</u>			
1117	Miller & Associates, Engineering Fees	1,578.00	1,578.00
<u>LB840/ Revolving Loan/ HTC:</u>			
4412	Waid Vontz, Loan Refund	72.50	
4413	CAMAS Publishing, Publications	198.50	
4414	Cambridge Telephone, utility	50.69	
4415	Card Member Services, Adobe, Meals	99.26	
4416	Melissa Jackson, Contract	1,540.47	
4411	MP Design, Business Promotion	140.00	2,101.42
	Total:	399,716.09	399,716.09

Reports of Officers, Boards and Committees:

- a. **Library Board Report** – The May 21, 2021 minutes of the Library Board were submitted. A copy of the asbestos report on the ceiling of the Library was presented.
- b. **Park Board Report** – The May 25, 2021 minutes of the Park Board were submitted. Dave Houghtelling advised that the pitching machine shed is complete and the score board controller has been repaired.

6:45 p.m. Vernita Saylor entered the meeting

- c. **Utility Supervisor Report** – Dave Houghtelling advised that three people have been interviewed for the current position. Discussion was continue in Executive Session. Other items are: waiting for chemicals for the pool, spraying weeds in streets, electrical at the RV Park needs repair.
- d. **Clerk/Treasurer Report** – Kandra Kinne advised that Young’s Portable Sheds have not returned a signed contract; Chamber has been billed for special events for rolling skating during Medicine Creek Days; and valuation notices have been received from Furnas County.
- e. **Planning Commission Report** – Council discussed R-1 zoning – accessory buildings on lots without the principal use, otherwise the property is non-compliant. A suggestion was made for conditional use for a situation, but Miller & Associates will be consulted.

New Business:

- a. **Chad Taylor – use old museum to sell fireworks** – Chad has agreed to replace the door to the building and to pay the utilities during the use of the building. Derek Raburn stated the motion, seconded by Mike Harris, to allow Chad Taylor to use the old museum for fireworks sales. Voting yes were Vernita Saylor, Jeff Ommert, Derek

Raburn, Mike Harris and Kevin Banzhaf. Tony Groshong was absent and not voting. Motion carried by City Council members present.

- b. **Brad Williams – request for water** – Lisa Shifflet and David Gunderson met with Brad Williams by conference call. The call concerned the need to follow subdivision regulations and plan for water needs before the City could decide if water could be provided. At this time there are too many unknowns to answer questions about providing water to his project.
- c. **Net Metering Policy.** The City Council received information about net metering from Twin Valleys Public Power District. A resident is installing solar panels. Items will need addressed before an agreement can be made. Lisa will review and report back to the City Council.
- d. **Approve form for Future Agenda Items.** Lisa Shifflet recommended the City Council use the form for residents to request items for the agenda. Derek Raburn stated the motion, seconded by Kevin Banzhaf, to approve the form for Future Agenda Items. Voting yes were Vernita Saylor, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf, none voted no, absent and not voting was Tony Groshong. Motion carried unanimously by City Council Members present.
- e. **Executive Session for evaluation of qualifications for applications for public employment.** Derek Raburn stated the motion, seconded by Jeff Ommert, to go into executive session at 8:12 P.M. Voting yes were Vernita Saylor, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf, none voted no, absent and not voting was Tony Groshong. Motion carried unanimously by City Council Members present. Mike Harris stated the motion, seconded by Vernita Saylor to return to regular meeting at 8:32 P.M. Voting yes were Vernita Saylor, Jeff Ommert, Mike Harris, Derek Raburn and Kevin Banzhaf, none voted no, absent and not voting was Tony Groshong. Motion carried unanimously by City Council Members present. The City Council returned to regular meeting at 8:32 P.M. Mayor Gunderson stated no decision were made in executive session, the City Council evaluated applications. The City Council set a special meeting for Thursday June 10th at noon for the purpose of applications for the full time position with the City.
- f. **Public Comments** – no public comments

Adjournment: Kevin Banzhaf stated the motion, seconded by Mike Harris, to adjourn City Council Meeting at 8:40 P.M. Voting yes were Vernita Saylor, Jeff Ommert, Derek Raburn, Mike Harris and Kevin Banzhaf. Tony Groshong was absent and not voting. Motion carried by City Council members present.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor

EXHIBIT "1"

City of Cambridge Conditional Use Permit
Response to Items 9-105 subsection C Minimum Requirements

1. I will comply with all applicable regulations, intensity of usage, yard regs and use limitations.
2. Entrance to this property is from the south off of the old highway. There will be no negative impact to the public.
3. The adjacent properties are:
 - A: Vacant lot to the West
 - B: Hospital to the north (Tri Valley) nearly ¼ mile away
 - C: Frenchman Valley Irrigation to the East
 - D: South is the old highway and railroad tracks

These properties will not receive any negative impact from my property

4. This property will not dominate the area or restrict development in any way. As a matter of fact, a trucking company already uses the old highway to park semis, which at times can partially obstruct the road.
 - A. Building is 18' at the peak of the roof. Side walls are 16'6"
 - B. No intentions of screening the site. I will plant buffalo grass and trees
5. All parking and loading will occur on the confines of the property. Doors face West toward a vacant lot
6. All utilities will be provided by the City of Cambridge and Pinpoint Communications. Drainage of the property is excellent
7. I am placing gravel into the property. I see no reason that this property will create a road hazard or create any traffic congestion

Thank you very much for your consideration of the conditional use permit. Please contact me if there are further questions at 308-695-3736

Sincerely,



Dean D. Cope