

City of Cambridge
Regular City Council Meeting
Monday February 18, 2019
6:30 P.M.

Pursuant to notice posted in the Cambridge City Office and published in the *Cambridge Clarion*, Thursday, February 14, 2019, the Cambridge City Council met for regular meeting convening at 6:30 P.M. Present were Mayor David Gunderson, City Council Members Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Rabun and Tom McCarville. City Staff present were Utility Supervisor David Houghtelling, City Clerk/Treasurer Kandra Kinne and City Attorney Lisa Shifflet. Luke Dutcher was present for *Miller and Associates*, and Jolene Miller was present 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. Public Hearing 6:30 P.M. Harvest Meadows Seventh Plat. Mayor Gunderson opened the public hearing and asked for public comment. The public hearing is to re-plat Harvest Meadows 10, Third Addition for the First Central Bank project. Luke Dutcher presented the plat as proposed. There were no other public comments and Mayor Gunderson closed the public hearing at 6:37 P.M.

Ordinances Harvest Meadows Seventh. Jeff Ommert stated the motion, seconded by Derek Raburn to vacate Lot 10, Block 2, Harvest Meadows Third Addition. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the Preliminary Plat for Harvest Meadows Seventh. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Ordinances. Harvest Meadows Seventh. Jeff Ommert stated the motion, seconded by Derek Raburn, to waive reading on three different days Ordinance no.757. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Tony Groshong stated the motion, seconded by Vernita Saylor, to approve ordinance No. 757. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. The Mayor, in the presence of the City Council signed Ordinance No. 757 and the Clerk attested the signature for Ordinance no. 757 as follows:

ORDINANCE NO. 757

AN ORDINANCE APPROVING THE FINAL PLAT; OF PROPERTY TO THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA; HARVEST MEADOWS SEVENTH; 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 following described property to wit: Final Plat for Harvest Meadows Seventh, an addition to the City of Cambridge, Furnas County, Nebraska for property described as

HARVEST MEADOWS SEVENTH

LEGAL DESCRIPTION

A tract of land being all of (now vacated) Lot 10 of Harvest Meadows Third, an addition to the City of Cambridge, Furnas County, Nebraska and a part of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4), of Section

Twenty-Eight (28), Township Four (4) North, Range Twenty-Five (25) West of the Sixth Principal Meridian, Furnas County, Nebraska, and more particularly described as follows:

BEGINNING at a 5/8" rebar at the Northeast corner of Lot 11, Block Two, Harvest Meadows Third, an addition to the City of Cambridge, Furnas County, Nebraska and assuming the North line of said Lot 11 as bearing S 69°40'46" W and all

bearings contained herein are relative thereto; thence S 69°40'46" W on said North line a distance of 396.00 feet to a 5/8" rebar at the Northeast corner of Lot 12 of said Block Two; thence N 83°40'18" W on the North line of said Lot 12 a distance

of 240.92 feet to a 5/8" rebar at the Northwest corner of said Lot 12; thence N 06°19'42" E on the Northerly extension of the West line of said Lot 12 a distance of 286.60 feet to a 5/8" rebar w/cap on the South line of Lot 5, of said Block

Two; thence S 89°44'09" E on the South line of Lot 5, Lot 6, Lot 7, Lot 8 and Lot 9 of said Block Two a distance of 515.70 feet to a 5/8" rebar at the Southeast corner of said Lot 9 and on the Westerly line of Harvest Drive, as platted in said

Harvest Meadows Third; thence S 20°19'14"E on said Westerly line of Harvest Drive a distance of 182.89 feet to the Point of Beginning. Containing 3.46 Acres, more or less.

Section 2. 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 3. This ordinance shall be in full force and take effect from and after its passage, approval, and publication according to law.

Miller and Associates Downtown Revitalization Project – Motion to approve bid. Luke Dutcher of Miller and Associates was present to discuss the bids for the Downtown Revitalization Project. The City received three bids, Blessing, LLC \$786,440.00, BSB Construction \$822,427.00, and Paulsen, Inc. \$829,406.00. Kandra explained that the City will TIF the Casey's General Store project, First Central Bank project and the Dollar General project to help with the annual bond payment. If additional funds are needed they will come from property tax. The City will bond the project after completion. The City is using interim financing through Waypoint Bank for the construction phase. Luke Dutcher recommended awarding to the lowest bidder. Vernita Saylor stated the motion, seconded by Tom McCarville, to award the bid for the Downtown Revitalization Project to the lowest bidder, Blessing, LLC of Kearney, Nebraska in the amount of \$786,440.00. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Resolution to see Lot 1, Block 1 Harvest Meadows Seventh Addition to Cambridge. Lisa Shifflet presented a Resolution to sell Lot 1, Block 1, Harvest Meadows Seventh Addition. The City Council

added a minimum bid of \$10,000 and sealed bids to be received by April 15, 2019. Derek Raburn stated the motion, seconded by Tony Groshong, to approve Resolution 2019-02-01, authorization to sell real property located at Lot 1, Block 1, Harvest Meadows Seventh Addition. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously for Resolution 0219-02-01 as follows:

RESOLUTION NO. 2019-02-01

BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF CAMBRIDGE, NEBRASKA:

1. Approval of the sale of real property located at Lot 1, Block 1, Harvest Meadows Seventh Addition, Cambridge, Furnas County, Nebraska: NOW, BE IT RESOLVED, that the City shall sell, convey and transfer real property located at Lot 1, Block 1, Harvest Meadows Seventh Addition, Cambridge, Furnas County, Nebraska, to the highest bidder according to the following terms: a) any buildings or structures currently located on the above described property is not included in the sale; b) the minimum bid amount is \$10,000.00; and c) the bid shall be sealed and returned to the Cambridge City Office located at 722 Patterson Street, Cambridge, NE 69022 on or before April 15, 2019 at 4:00 P.M. CST.
2. Authorization: NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mayor and other appropriate elected officials and officers of the City of Cambridge, Nebraska, shall be, and they hereby are, authorized to do all things necessary to carry out and accomplish the foregoing Resolution, including the execution of any document necessary or appropriate to complete the sale, conveyance or transfer of real property located at Lot 1, Block 1, Harvest Meadows Seventh Addition, Cambridge, Furnas County, Nebraska.

Downtown Revitalization Project Draw down of CDBG Funds. The City Council received a copy of the Community Development Block Grant request for Project Funds. Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the request for Community Development Block Grant funds in the amount of \$9,268.01. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Planning Commission Report. The City Council received the Planning Commission report prior to this meeting. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve the Planning Commission Report. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously for the following site plan and land use permit applications: Nebraska Corn Processing-1309 North Street- re-side house and garage; Trinity United Methodist Church – 620 Penn Street – replace carpeting in two rooms and James Beck – 914 Niobrara Street – install pole shed style house appx 12X 54 with cement floor.

Utility Supervisor Report. Utility Supervisor David Houghtelling reported staff have work to remove snow. Staff have put up flags for dates approved and are working on replacement flags and hardware.

City Clerk/Treasurer Report. City Clerk/Treasurer Kandra Kinne reported she has been working with the Auditors to complete the 2017-2018 audit, working on public hearings notice for the projects that are in process and working on the chart of accounts.

Swimming Pool Inter-local Agreements. Derek Raburn stated the motion, seconded by Jeff Ommert, to go into executive session at 7:55 P.M. for negotiations. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. Tom McCarville stated the motion, seconded by Tony Groshong, to return to regular meeting at 8:30 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously. City Council only talked about negotiations in executive session and no decisions were made in executive session.

Consent Agenda Minutes of February 4, 2019 and claims report. Derek Raburn stated the motion, seconded by Jeff Ommert, to approve the minutes of February 4, 2019 and the claims report. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously for the minutes of February 4, 2019 and the following claims:

<i>City of Cambridge</i>			
<i>Claims Report</i>			
<i>To Mayor and City Council</i>			
<i>18-Feb-19</i>			
Check No.	Vendor, For	Amount	Dept.
			Total
	<u>Combined Utility:</u>		
30515-30520	Payroll	8,303.54	
30521	Ag Valley, Fuel	55.48	
30522	American Family Life, Ins.	350.52	
30523	Blue Cross, Health Ins.	8,563.20	
30524	BRICO Pest Control, Spraying	67.10	
30525	Cambridge Clarion, Publications	15.00	
30526	Cambridge General Store, Supplies	101.94	
30527	Cambridge Super Market, Supplies	7.79	
30528	Card Member Services, Postage,	55.02	
30529	Dutton-Lainson, Electric Supplies	685.32	
30530	Eakes Office, Copier Costs	281.22	
30531	Hometown Leasing, Copier Lease	641.74	
30532	Municipal Supply, Inc., Water Dept. Supplies	3,284.85	
30533	Nebraska Public Health, Water Testing Fees	15.00	

30534	Northwestern Mutual, Annuity	2,446.20	
30535	Paper Tiger Shredding, Shred Paper	40.00	
30536	Schaben Sanitation, Trash Fees	13,139.45	
30537	Southwest Farm & Auto, Supplies & Repairs	52.47	
30538	Twin Valleys PPD, Purchased Power & Utilities	229,460.99	
30539	USABLE Life, Life Insurance	81.00	
ACH	Nebr. Dept. Revenue, Sales Tax	8,287.62	
ACH	IRS, Federal With holdings	2,788.71	
ACH	Black Hills Energy, Utility	1,406.00	280,130.16
	<u>City Account (General Fund):</u>		
46553	Payroll	347.88	
46554	League of Nebr. Municipalities, Registration	377.00	
46555	Gale, Library Books	146.46	
46556	Ag Valley, Fuel	308.87	
46557	American Family Life, Ins.	104.88	
46558	Cambridge Clarion, Publications	758.86	
46559	Cambridge General Store, Supplies	30.74	
46560	Century Link, Utility	59.96	
46561	City of Cambridge, Transfer	2,917.00	
46562	Eakes Office, Copier Costs	562.45	
46563	First Central Bank, Fire Equipment Loan Payment	793.92	
46564	Page my Cell, Fire Dept. Responds	600.00	
46565	Southwest Farm & Auto, Supplies & Repairs	33.97	
46566	Twin Valleys PPD, Utilities	59.95	
46567	Wagner Ford Mercury, Ambulance Repairs	88.71	
46568	Waypoint Bank, Golf Loan Payment	1,545.00	
ACH	IRS, Federal With holdings	10.12	
ACH	Black Hills Energy, Utility	1,604.12	10,349.89
	<u>Cambridge TIF:</u>		
1052	Cline Williams, Attorney Fees	31.50	31.50
	<u>LB840:</u>		
3982	Payroll	1,043.76	
3983	Blue Cross, Health Ins.	689.99	
3984	Card Member Services, Facebook Boosts	6.90	
3985	City of Cambridge, Transfer	9,259.41	
3986	Payroll	199.00	
3987	Cross Creek Golf Links, Sales Tax	3,890.44	
3988	Eakes Office, Copier Costs	281.22	
3989	Northwestern Mutual, Annuity	210.34	
3990	USABLE Life, Life Insurance	13.50	
ACH	IRS, Federal With holdings	280.26	15,874.82

	<u>Employee Health:</u>		
905-906	Employee Deductible	121.38	121.38
	Total:	306,507.75	306,507.75

Adjournment. Jeff Ommert stated the motion, seconded by Vernita Saylor, to adjourn at 8:30 P.M. On roll call vote Vernita Saylor, Tony Groshong, Jeff Ommert, Keith Luedders, Derek Raburn and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Attest: Kandra J. Kinne, City Clerk/Treasurer

David Gunderson, Mayor