

City of Cambridge  
Regular City Council Meeting  
Monday October 15, 2018  
Cambridge Community Building

Pursuant to notice posted in the Cambridge city office and published in the Cambridge Clarion, the Cambridge City Council met for regular meeting convening at 6:30 P.M. at the Cambridge Community Building. Present were Mayor Mark Harpst, City Council Members Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor. City Staff present were Kandra Kinne, City Clerk/Treasurer, and David Houghtelling, Utility Supervisor. Public members present were Jolene Miller for the Cambridge Clarion, Dave Gunderson for the Planning Commission, Ken Dutt for the Cambridge Senior Center, and Sam Jaeger for the Cambridge Chamber of Commerce. C J Poltack of the West Central Nebraska Development District was present by video conference. Mayor Harpst opened the meeting with the Pledge of Allegiance. Mayor Harpst announced the open meeting law is posted on the east wall of the meeting room and available for public inspection.

**Planning Commission Report.** Dave Gunderson was present to discuss the Planning Commission report. Dave explained the application for 110 Paxton Street has been discussed by Planning Commission Members. The result is the Planning Commission feels that the application should be allowed for a fence and that zoning regulations need to be changed to allow the fence behind the garage at six foot height. The City Council agreed that the change in zoning regulations should be made however the City Council cannot provide approval if it is not allowed in the zoning regulations. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the Planning Commission report. On roll call vote Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor voted yes, none voted no. Motion carried unanimously for the following site plan and land use permit applications: Joe Sides 40930 Nakoma Street – storage building for farm equipment; Chris Kling 915 Park Ave privacy fence; NCP, LLC 107 Potter Street concrete Conex pad; Rodney & Debra Horst 1004 Park Ave replace broken and damaged sidewalk and extend existing driveway, Gary & Karen Gottsch 72045 Highway 47 10 foot by 12 foot wooden shed to store garden supplies, Dave Gunderson 920 Neosha Street a 30 foot by 32 foot Cleary post frame building with a concrete floor and 6 foot cantilever roof overhang on the north side, Gerald and Gloria Hilton 606 Parker Street repair damaged chimney struck by lightning and other related damage as needed and equipment rental as per required for heights, supplies and workers, David Trompke 210 Patterson Street finish siding and roof for house, fix roof on shed, finish 24 by 24 addition on west side of shed. Brad Williams 42505 Wheat Ridge Drive request an extension of the building permit for his property.

**Cambridge Senior Center request for financial assistance.** Ken Dutt was present to discuss the Cambridge Senior Center and reported they have had to cash certificates of deposit to continue business and keep going. He said they need about \$500 per month to keep going. Ken said that they serve a Sunday dinner to the community with a free will donation to help with their finances but the Sunday dinner crowd numbers are dropping. The City Council suggested that the Cambridge Senior Center board contact the Economic Development Board about some funding.

**Nuisance Abatement.** CJ Poltack of West Central Nebraska Development District was present by conference video.

Motion to Abate: The City Council reviewed the following properties: 2018-CAM 004 204 Payne Street, dead tree; 2018 CAM 006 – 201 Paxton Street, unfinished building, open window in the basement; 2018 CAM 007 205 Paxton Street, 2 unlicensed vehicles, accumulation of barrels, trash and other things with some progress made; 2018 CAM 013 107 Patterson Street, washing machine in back yard and unlicensed pickup. Derek Raburn stated the motion, seconded by Tom McCarville, to send letters to the property owners and allow 30 days to clean up the property, if the owner does not clear the nuisance send a 5 day notice, and after no action the City will clear the property. On roll call vote Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor and Tom McCarville voted yes, none voted no. Motion carried unanimously.

Discussion Items – Abate: The City Council discuss 2017 CAM 003 4123 Neville Street. The City Council action was declared a nuisance in June 2017, motion to abate in October 2017 and 5 day notice in June 2018. 2017 CAM 018 – 511 Neville Street needs to have the property cleaned up and has an unlicensed vehicle. Keith Luedders stated the motion, seconded by Tony Groshong, to approve the following resolutions:

**RESOLUTION NO. 2018-10-01  
CHANGE OF NUISANCE ENFORCEMENT PROCEDURE**

The Mayor and City Council of the City of Cambridge (hereinafter the City), in regular session assembled at the City Office Building in Cambridge, Nebraska on this 15th day of October, 2018, hereby resolve as follows:

WHEREAS, The City of Cambridge has declared Nuisances pursuant to the City Code of Ordinances (Ordinance No. 709), with additional Ordinance Sections 6-314; 8-103,8-105; 8-201; 6-309; and 6-310.

WHEREAS, The City of Cambridge has declared the following property a nuisance under Resolution 2017-06-03, pursuant to the Municipal Code, and under the Administrative Enforcement Procedure (A) for the following property:

**2017 CAM 003 – 412 Neville Street, Cambridge, Nebraska**

NOW THEREFORE:

BE IT RESOLVED that for the purposes of the structure only, that the City Council changes the Nuisance Enforcement Procedure on the following property:

**2017 CAM 003 – 412 Neville Street, Cambridge, Nebraska**

BE IT FURTHER RESOLVED that said nuisance is ratified by this change of nuisance enforcement procedure resolution.

**PENAL COURT ENFORCEMENT PROCEDURE (B)**

If the declared nuisance, health, and/or sanitation are not abated within twenty-one (21) days that the notice is served upon the owner and/or occupant, and the City Clerk has not received a request for hearing, the Nuisance Officer may cause issue of a citation for the code violation.

1. The citation shall be prosecuted to the appropriate court by the City Attorney or other designated prosecutor for the City.
2. A person or persons found guilty of these violations shall be guilty of a misdemeanor and fined up to \$500.00 per each offense.
3. Each day that the nuisance as identified in the nuisance resolution and notice, is not abated shall be a separate offense and subject to a separate fine.

**RESOLUTION NO. 2018-10-02**  
**CHANGE OF NUISANCE ENFORCEMENT PROCEDURE**

The Mayor and City Council of the City of Cambridge (hereinafter the City), in regular session assembled at the City Office Building in Cambridge, Nebraska on this 15th day of October, 2018, hereby resolve as follows:

WHEREAS, The City of Cambridge has declared Nuisances pursuant to the City Code of Ordinances (Ordinance No. 709), with additional Ordinance Sections 6-314; 8-103,8-105; 8-201; 6-309; and 6-310.

WHEREAS, The City of Cambridge has declared the following property a nuisance under Resolution 2017-08-02, pursuant to the Municipal Code, and under the Administrative Enforcement Procedure (A) for the following property:

**2017 CAM 018 – 511 Neville Street, Cambridge, Nebraska**

NOW THEREFORE:

BE IT RESOLVED that for the purposes of property cleanup, that the City Council changes the Nuisance Enforcement Procedure on the following property:

**2017 CAM 018 – 511 Neville Street, Cambridge, Nebraska**

BE IT FURTHER RESOLVED that said nuisance is ratified by this change of nuisance enforcement procedure resolution.

**PENAL COURT ENFORCEMENT PROCEDURE (B)**

If the declared nuisance, health, and/or sanitation are not abated within twenty-one (21) days that the notice is served upon the owner and/or occupant, and the City Clerk has not received a request for hearing, the Nuisance Officer may cause issue of a citation for the code violation.

1. The citation shall be prosecuted to the appropriate court by the City Attorney or other designated prosecutor for the City.
2. A person or persons found guilty of these violations shall be guilty of a misdemeanor and fined up to \$500.00 per each offense.
3. Each day that the nuisance as identified in the nuisance resolution and notice, is not abated shall be a separate offense and subject to a separate fine.

On roll call vote Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor, Tom McCarville and Derek Raburn voted yes, none voted no. Motion carried unanimously.

Discussion items – Pending Building Permit Expiration: 2017 CAM 006 -102 Penn Street has a building permit for unfinished building that expired in July, 2017 CAM 206 Penn Street needs to take care of an unlicensed trailer, 2017 CAM 014 – 210 Patterson Street has an updated building permit approved.

Vernita Saylor stated the motion, seconded by Jeff Ommert to abate 2017 CAM 006, 102 Penn Street.

On roll call vote Jeff Ommert, Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn and Keith Luedders voted yes, none voted no. Motion carried unanimously. 2017 CAM101 – 510 Butler Drive the City Council asked to verify the owner. Vernita Saylor stated the motion, seconded by Tom McCarville, to approve the following Resolution. On roll call vote Jeff Ommert, Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn and Keith Luedders voted yes, none voted no. Motion carried unanimously.

#### **RESOLUTION NO. 2018-10-03**

#### **DECLARED NUISANCE**

The Mayor and City Council of the City of Cambridge (hereinafter the City), in regular session assembled at the City Office Building in Cambridge, Nebraska on this 15th day of October, 2018, hereby resolve as follows:

WHEREAS, The City of Cambridge desires to declare Nuisances pursuant to the City Code of Ordinances (Ordinance No. 709), with additional Ordinance Sections 6-314; 8-103,8-105; 8-201; 6-309; and 6-310.

NOW THEREFORE:

BE IT RESOLVED that the following property located within the nuisance jurisdiction of the City of Cambridge, Nebraska has been submitted to the City Council at its regular meeting on October 15, 2018: **Case No: 2017 CAM 101\* – 510 Butler Drive, Cambridge NE**; and

BE IT FURTHER RESOLVED that the City Council found at said meeting that the following property is declared to have nuisances upon it contrary to Cambridge City's Code of Ordinances and that said nuisance is ratified by this resolution:

#### **Case No: 2017 CAM 101\* – 510 Butler Drive, Cambridge NE**

BE IT FINALLY RESOLVED, that the City shall proceed as determined under the administrative procedure of ARTICLE 3 ENFORCEMENT (A).

**Public Hearing Special Designated Liquor Permit for Cambridge Business for an event November 15, 2018.** Mayor Harpst opened the public hearing at 7:30 P.M. Sam Jaeger was present for the Cambridge Chamber of Commerce to request special designated liquor permits for November 15, 2018 from 4:00 to 8:00 P.M. for a Chamber Bacon and Brews Feast. Sam explained how the event will be handled by the Chamber, pig passes will be sold for \$15.00 and the person purchasing must be 21, 16 businesses will participate. There were no other public comments. Mayor Harpst closed the public hearing at 7:40 P.M. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve special designated liquor permits Cambridge Hotel Group LLC dba Cobblestone Inn and Suites at Faw Motor Company, 520 Patterson Street, Cambridge General Store, 712 Patterson Street, Gary Thompson Agency 321 Nelson Street, Cribelli's Physical Therapy, 702 Patterson Street, Bloom's, 616 Patterson Street, Waypoint Bank, 707 Patterson Street; Anew Fuel Services LLC 41501 Harvest Drive, SK Incorporated dba Cambridge Super Market, 421 Nelson Street, and Diane N Hannah dba Cambridge Lanes at Clarion Newspaper 706 Patterson Street, for November 15, 2018 from 4:00 P.M. to 8:00 P.M. On roll call vote Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn, Keith Luedders and Jeff Ommert voted yes, none voted no. Motion carried unanimously.

**Miller and Associates Report.** Swimming Pool project public information meeting will be held October 24. Down town revitalization project Motion to approve Drawdown #4. Jeff Ommert stated the motion, seconded by Tony Groshong, to approve Drawdown #4 in the amount of \$9,076.37 from the Community Development Block Grant for the downtown revitalization project and authorize the line of credit in the amount of \$26,520 for the project. On roll call vote Vernita Saylor, Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert and Tony Groshong voted yes, none voted no. Motion carried unanimously. Motion to void construction management contract of April 2, 2018. Vernita Saylor stated the motion, seconded by Derek Raburn to void the construction management contract with Miller and Associates, dated April 2, 2018. On roll call vote Tom McCarville, Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong and Vernita Saylor. Motion to approve construction management contract of October 15, 2018. Kandra explained that she worked with the Department of Economic Development to procure for construction management of the downtown revitalization project. After procurement the City received one proposal. The Department of Economic Development approved the procurement procedure and the contract. Derek Raburn stated the motion, seconded by Tony Groshong, to approve the construction management contract with Miller and Associates for the downtown revitalization project. On roll call vote Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor, and Tom McCarville voted yes, none voted no. Motion carried unanimously.

**Economic Development Report.** The City Council received a copy of the sales tax report for October 2018.

**Ambulance/Fire Report.** The City Council asked to schedule a meeting with the Rural Fire Board to create a combined board. Kandra will contact the Rural Board for some dates.

**Utility Supervisor Report.** Dave Houghtelling reported he is moving forward with the water tower cleaning project. Dave requested approval to sign a contract with Caterpillar for a Virnig Angle Broom. Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the purchase of a Virnig Angle Broom for \$6,900.00 from Caterpillar. On roll call vote Derek Raburn, Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor and Tom McCarville voted yes, none voted no. Motion carried unanimously. The new skid loader has been delivered.

**City Clerk/Treasurer Report.** Kandra Kinne provide the financial report for September 2018, the annual report for water charges analysis, electric charges analysis, and purchased power costs. The City Council reviewed chapter two of the draft municipal code.

**Consent Agenda Minutes of October 1, 2018 and claims report.** Vernita Saylor stated the motion, seconded by Tony Groshong, to approve the minutes of October 1, 2018 and the claims report. On roll call vote Keith Luedders, Jeff Ommert, Tony Groshong, Vernita Saylor, Tom McCarville and Derek Raburn voted yes, none voted no. Motion carried unanimously for the minutes of October 1, 2018 and the following claims report.

<b>City of Cambridge</b>			
<b>Claims Report October 15, 2018</b>			
Check No.	Vendor, For	Amount	Dept.
			Totals
	<u>Combined Utility:</u>		
30247	Verizon Wireless, Cell Phones	177.41	
30248	Housing Rehab 2010, Transfer	137.80	
30249	Security Deposit, Transfer	300.00	
30250	Employee Dental	130.00	
30251-30256	Payroll	8,432.86	
30257	Ag Valley, Fuel	272.46	
30258	American Family, Ins.	350.52	
30259	Blue Cross, Health Ins.	8,563.20	
30260	BRICO Pest Control, Spraying	67.10	
30261	Cambridge General Store, Supplies	36.55	
30262	Cambridge Post Office, Postage	200.00	
30263	Cambridge Super Market, Supplies	5.99	
30264	Card member Services, Credit Card	190.41	
30265	Eakes Office Solutions, Office Supplies	31.36	
30266	Municipal Supply, Reader, Meters	8,531.06	
30267	Nebraska Unemployment, Tax	1.93	
30268	Northwestern Mutual, Annuity	2,331.38	
30269	One Call Concepts, Locates	43.11	
30270	Paper Tiger Shredding, Shred Paper	40.00	
30271	Schaben Sanitation, Trash Pickup	13,846.35	
30272	Southwest Farm & Auto, Supplies	285.75	
30273	Twin Valleys Public Power, Utility	2,798.15	
30274	USABLE Life, Ins.	81.00	
30275	Vernon Manufacturing, Repairs	45.00	
ACH	Nebr. Dept. Revenue, Sales Tax	10,132.77	
ACH	Black Hills Energy, Utility	134.39	
ACH	IRS, Federal Withholdings	2,846.79	60,013.34
	<u>City Account (General Fund)</u>		

46220	Gale, Library Books	59.22	
46221	Betty Kruger, Supplies	47.89	
46222	Verizon Wireless, Cell Phones	99.16	
46223	Payroll	1,000.73	
46224	Vick McCarty, Speaker Fee	100.00	
46225	Mitch Braun, Fire Barn Doors	2,023.00	
46226	Payroll	748.84	
46227-46236	Payroll	2,181.55	
46237	American Family, Ins.	104.88	
46238	Bernie Jones Auto, Repairs	60.29	
46239	Blooms Collectibles, Flowers	63.00	
46240	Cambridge General Store, Supplies	0.84	
46241	Cambridge Super Market, Supplies	5.99	
46242	Card member Services, Credit Card	980.24	
46243	CenturyLink, Utility	59.96	
46244	Cline Williams, Attorney Fees	1,338.00	
46245	First Central Bank, Fire Loan Payment	793.92	
46246	Frontier, Utility	45.37	
46247	Mark's Pharmacy, Supplies	14.88	
46248	Nebraska Unemployment, Tax	197.00	
46249	Republican Valley Animal, Board Dog	140.00	
46250	Southwest Farm & Auto, Supplies	167.54	
46251	Steve Johnson, Fire Life Ins.	546.00	
46252	Twin Valleys Public Power, Utility	59.85	
46253	Waypoint Bank, Golf Loan Payment	1,545.00	
ACH	IRS, Federal Withholdings	185.93	
ACH	Eakes Office, Copier Lease	146.84	
ACH	First Central Bank, Computer Loan	244.39	
ACH	Black Hills Energy, Utility	186.26	
ACH	IRS, Federal Withholdings	155.76	
ACH	IRS, Federal Withholdings	362.66	13,664.99
	<u>CDBG Projects</u>		
102	Miller & Associates, Engineering	26,520.00	26,520.00
	<u>LB840</u>		
3819	Melissa Jackson, Promotions	93.75	
3920	Payroll	1,215.66	
3921	Blue Cross, Health Ins.	605.23	
3922	Card member Services, Credit Card	143.28	
3923	City of Cambridge, Sales Tax Dist.	9,970.83	
3924	Cross Creek Golf Links, Sales Tax Dist.	1,922.91	
3925	Eakes office Solutions, Supplies	18.99	

3926	Furnas County Clerk, Filing Fee	16.00	
3927	Nebraska Unemployment, Tax	27.74	
3928	Northwestern Mutual, Annuity	180.00	
3929	USABLE Life, Ins.	13.50	
ACH	IRS, Federal Withholdings	278.94	14,486.83
	<u>Employee Health</u>		
885-886	Employee Deductibles	7.37	7.37
	Totals	114,692.53	114,692.53

**Adjournment.** The next regular meeting is November 5, 2018. Tony Groshong stated the motion, seconded by Vernita Saylor, to adjourn at 8:45 P.M. On roll call vote Jeff Ommert, Tony Groshong, Vernita Saylor, Tom McCarville, Derek Raburn and Keith Luedders voted yes, none voted no. Motion carried unanimously.

Attest: \_\_\_\_\_  
Kandra J. Kinne, City Clerk/Treasurer

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Mark Harpst, Mayor