

City of Cambridge  
Regular City Council Meeting  
Monday June 20, 2022  
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 June 20, 2022 at 6:30 P.M. Present were Mayor David Gunderson, City Council Members, Tony Groshong, Mike Harris, Vernita Saylor, Derek Raburn, and Kevin Banzhaf. City Council Member Jeff Ommert was absent. City Staff present were City Clerk/Treasurer Kandra Kinne, Utility Supervisor David Houghtelling, and Deputy Clerk/Treasurer Courtney Stanton, City Attorney Lisa Shifflet. Visitors present were Jessica Fisher for *Tri Valley Health System*, Genny Kubik for *the Valley Voice*, Jay Sayer for the *Cambridge Volunteer Fire Department*, Sam Jaeger, Jerry Brown, Jason Cobb for the *Cambridge Planning Commission*, Jeff Tidyman of *Engineering International*, Brad Williams, Howard Kester, and Mark Harpst.

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 June 16, 2022, the designated method of giving notice. A copy is available at the office of the City Clerk and attached to these minutes.

PUBLIC HEARING:

A. Public Hearing Williams Addition and Williams First Addition. Mayor Gunderson opened the public hearing at 6:34 P.M. and read by title the purpose of the public hearing. Jeff Tidyman and Brad Williams were present to discuss Williams Addition and Williams First Addition. Mr. Tidyman presented scale and final plat contents for Williams Addition and Williams First Addition. Mr. Tidyman expressed that the final plat should move forward as it contained all scale and final plat contents according to subdivision regulations as stated in Chapter 12, Article 1, Subdivision Regulations in City of Cambridge Zoning Regulations. Brad Williams supplied papers to City Council members showing other final plats adopted by the City Council. Mr. Tidyman expressed he would like the final plat to be approved. Mayor Gunderson commented the final plat could not be approved at this time due to the fact that Planning Commission had tabled approval of the final plat at the June 8, 2022 Planning Commission Meeting. According to the following: Zoning Regulations: Chapter 12: Subdivision Regulations: O. Planning Commission Recommendations. The Planning Commission shall reject or approve the final plat and have prepared a recommendation to the City Council recommending rejection or approval. All reasons for recommending rejection shall be clearly stated. Notification of approval or rejection by the Planning Commission or City Council shall be given the subdivider within sixty (60) days after submission of the final plat to the Planning Commission. Also, the Council would not be able to make any recommendations per advice of lawyer, due to lack of information regarding streets. Mayor Gunderson suggested to Brad Williams that he fill out paper work for variations to streets and submit to the Board of Adjustments. Public hearing will be published and Board of Adjustments meeting will be set for July 11, 2022. At 6:52 p.m. Mayor Gunderson closed the public hearing.

B. Amend the Comprehensive Plan for the City of Cambridge 2013-2022 Future Land Use Map to include Williams Addition and Williams First Addition Mayor Gunderson opened the public hearing at 6:53 P.M. and read by title the purpose of the public hearing there was no public comment. At 6:53 p.m. Mayor Gunderson closed the public hearing.

C. Zoning Amendment form Agricultural "A-1" to Residential "R-1" Williams Addition (Block 1, Lots 1—5, Block 2, Lots 1-6 and Block 3, Lots 1-4, Williams Addition) Mayor Gunderson opened the public hearing at 6:53 P.M. and read by title the purpose of the public hearing there was no public comment. At 6:54 p.m. Mayor Gunderson closed the public hearing.

D. Preliminary Plat Williams Addition, Williams First Addition Mayor Gunderson opened the public hearing at 6:55 P.M. and read by title the purpose of the public hearing There was no public comment. At 6:55 p.m. Mayor Gunderson closed the public hearing.

E. Final Plat Williams Addition, Williams First Addition Mayor Gunderson opened the public hearing at 6:56 P.M. and read by title the purpose of the public hearing. Jeff Tidyman was present to make comments regarding Williams First Addition and the approval of the final plat. Mr. Tidyman’s argument was that Williams First Addition should not adhere to City of Cambridge zoning as it runs beside county roadway, it will not have a public street or road and should move forward with the final plat to be approved. Mayor David Gunderson advised Jeff Tidyman and Brad Williams to complete paper work and submit to the Board of Adjustments for variations of streets. At 7:01 p.m. Mayor Gunderson closed the public hearing.

CONSENT AGENDA: Minutes of June 6, 2022 and the claims report for June 20, 2022. Tony Groshong stated the motion, seconded by Vernita Saylor, to approve the minutes of June 6, 2022, and the claims report. Voting yes were Tony Groshong, Mike Harris, Vernita Saylor, Derek Raburn, and Kevin Banzhaf; absent and not voting was Jeff Ommert. Motion carried by City Council Members present for the minutes of June 6, 2022, and the following claims:

*City of Cambridge  
Claims Report  
To Mayor and City Council  
20-Jun-22*

*Period 06/07/2022 TO 06/20/2022*

Check No.	Vendor, For <u>Combined Utility:</u>	Amount	Dept. Total
32778	Furnas County Treasurer, License Line Truck	341.45	
32779-			
32782	Payroll	4,457.30	
32783	Ag Valley, Fuel	539.85	
32784	Blue Cross, Health Insurance	10,079.44	
32785	Cambridge General Store, Supplies	140.93	
32786	CardMember Services, Credit Card, for Supplies, Postage, Meals	105.20	
32787	Cummins Sales & Service, Repairs	1,638.72	
32788	Greg Howerter, Dental Benefit	127.00	
32789	Hometown Agency, Insurance	2,544.00	
32790	Municipal Supply, Supplies & Repairs	741.81	

	32791	Nebraska Public Health Lab, Water Testing	30.00	
	32792	Nebraska Water Resources, Dues	105.00	
	32793	Northwestern Mutual Insurance, Annuity	3,121.94	
	32794	Schaben Sanitation, Trash Pickup Contract	14,000.13	
	32795	Southwest Farm & Auto, Repairs	234.92	
	32796	Twin Valleys Public Power, Utility, Contract, Labor and Materials	8,265.97	
	32797	USABLE Life, Insurance	67.50	
ACH		Payroll	4,384.21	
ACH		IRS, Federal Tax With Holdings	2,798.95	
ACH		State of Nebraska, Sales Tax	7,577.01	61,301.33

City Account (General Fund):

50189-				
50202		Payroll	3,284.94	
	50203	Ag Valley, Fuel	235.58	
	50204	Aqua-Chem, Chemicals	71.88	
	50205	void	0.00	
	50206	Cambridge, General Store, Supplies	855.36	
	50207	Cambridge Super Market, Supplies	112.43	
	50208	CardMember Services, Credit Card, for Supplies, Postage, Meals	245.30	
	50209	CenturyLink, Police Phone	59.96	
	50210	Courtney Stanton, Mileage	88.57	
	50211	D & M Security, Museum Security	55.50	
	50212	Figgins Construction, Armor Coat Streets	78,579.30	
	50213	Fyr-Tek, Inc., Supplies	214.75	
	50214	Hackel Construction, Swimming Pool Project Payment	334,690.49	
	50215	J R Audio, Light Bar for Fire	1,395.00	
	50216	Kandra Kinne, Mileage & Meals	120.22	
	50217	Mark's Pharmacy, Ambulance Supplies	7.21	
	50218	Miller & Associates, Flood Plain Management	100.00	
	50219	Sandry Fire, Supplies	2,086.60	
	50220	Southwest Farm & Auto, Repairs	565.96	
	50221	Tri Valley Health Systems, Employee pre-employment	2,811.00	
	50222	Twin Valleys Public Power, Utility, Contract, Labor and Materials	4,103.45	
	50223	West Central Nebraska Development District, Nuisance Abatement	3,274.00	
ACH		Payroll	3,002.45	
ACH		IRS, Federal Tax With Holdings	1,271.78	
ACH		IRS, Federal Tax With Holdings	1,238.48	
ACH		Cambridge Telephone, Utility	173.57	
ACH		Cambridge Telephone, Utility	174.11	438,817.89

Cambridge Pool Concessions:

ACH		Swimoutlet, Life Guard Suits	383.49	
	566	City of Cambridge , Cash for Pool	200.00	
	568	Cambridge Super Market, Supplies	629.00	1,212.49

City Baseball League:

223	Cody Gerlach, Medals	487.87	487.87
<u>LB840/ Revolving Loan/ HTC:</u>			
4555	Cardmember Services, Meal, Software	100.51	
4556	City of Cambridge, Sales Tax Distribution	19,121.94	
4557	Cross Creek Golf Links, Sales Tax Distribution	6,113.10	
4558	Gary Thompson Agency, Façade Grant	419.93	
4559	MP Design, Business Promotion	140.00	25,895.48
Total:		527,715.06	527,715.06

REPORTS OF OFFICERS, BOARDS AND COMMITTEES:

- a. Miller and Associates – Motion was made to approve payment Application 9 to Hackel Construction for municipal swimming pool modifications in the amount of \$334,690.49. Tony Groshong stated the motion, seconded by Vernita Saylor to approve payment Application 9 to Hackel Construction in the amount of \$334,690.49. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present.
- b. Economic Development – nothing to report
- c. Ambulance/Fire Reports – nothing to report
- d. Planning Commission Reports – Reviewed meeting minutes from June 8, 2022. Jerry Brown was present to address City Council regarding the sidewalk he wants to install at 311 Nevada Street. Planning commission had previously denied the building permit at the June 8, 2022 meeting due to the new sidewalk would exceed the maximum impervious coverage area. Mayor Gunderson instructed Jerry Brown to go to the Board of Adjustments to provide relief in a situation of hardship. A Board of Adjustments meeting will be scheduled for July 11, 2022. Derek Raburn stated the motion, seconded Vernita Saylor to accept Planning Commission meeting minutes of June 8, 2022. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present.
- e. Cemetery Report – no report
- f. Library Report – no report
- g. Museum Report – Meeting minutes included in council packets were reviewed and approved. Vernita Saylor stated the motion, seconded by Tony Groshong to accept Museum Board meeting minutes of June 15, 2022. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present.
- h. Park Board Reports - Meeting minutes included in council packets were reviewed and approved. Derek Raburn stated the motion, seconded by Vernita Saylor to accept Park Board meeting minutes of June 14, 2022. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present.
- i. Utility Supervisor Report - Dave Houghtelling reported on the following: Figgins Construction finished armor coating streets. Called CAT due to the generator kicking out and tripping

breaker. Also having issues from higher temperatures with blowers at the sewer plant. Made call regarding placement of sensors for boiler. Will be checking BIC wells. City Attorney Lisa Shifflet will draw an agreement for purchase of line truck to Twin Valley's Public Power.

j. City Clerk/Treasurer – Kandra Kinne reported that the city received Notice from the Furnas County Assessor about Valuation change for property owned (LTS 2 & 4 & 7 -10 BLK 1 & LTS 1-4 BLK 2) in Harvest Meadows Fourth Addition. Prior Total Value was 0 and Current Total Value is 154,255. Valuation change (PT S1/2NW1/4 7.58 A 28-4-25) in Corporate Limits Cambridge. Prior Total Value was 8,610 and Current Total Value is 9,015. Harvest Meadows loan at Waypoint Bank has been paid in full for the amount of \$207,654. 51. Called Axxent Buildings and Doors in Cozad to look at north door in the big room that is bent, possibly by high winds from storm and they have not yet looked at door. Received estimate for broken glass in front door from Mick's Platte Valley Glass for a total of \$1,116.50. Derek Raburn stated the motion, seconded by Kevin Banzhaf to accept estimate for Mick's Platte Valley Glass to fix glass in front door. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present.

k. City Attorney – no report

l. Hospital Report – no report

#### UNFINISHED BUSINESS:

a. Trash Rate Ordinance –

1. Trash Rate Ordinance No. 803 2<sup>nd</sup> reading will move forward and waive final reading. Vernita Saylor stated the motion, seconded by Derek Raburn to move forward and waive final reading. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present. Trash Rate Ordinance No. 803 final reading was approved to increase rates 7.9% per agreement with Schaben Sanitation for Solid Waste Collection & Disposal Rate. Vernita Saylor stated the motion, seconded by Tony Groshong to approve the final reading of Ordinance No. 803. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present to approve Ordinance No. 803 as follows:

#### Ordinance No. 803

AN ORDINANCE AMENDING SECTION 7-502, SANITATION DEPARTMENT; COLLECTION BY CONTRACTOR FOR THE CITY OF CAMBRIDGE REVISED MUNICIPAL ORDINANCES 2020; REPEALING ORDINANCE NO. 780; REPEALING ANY ORDINANCES IN CONFLICT; SETTING EFFECTIVE DATE JULY 1, 2022.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAMBRIDGE, FURNAS COUNTY, NEBRASKA:

SECTION 1. Amending Section 7-502, Sanitation Department. Collection by Contractor, City of Cambridge Revised Municipal Ordinances 2020. Section 7-502, Sanitation Department shall read as follows:

**7-502: COLLECTION BY CONTRACTOR**

The contractor shall have charge of the collection of garbage, refuse and ashes within the corporate limits. Transportation and collection thereof shall be made from all premises as scheduled by the contractor only. The material shall be properly stored for collection in closed or covered containers. Fees shall be as set by the City Council and kept on file in the office of the city clerk. Should the amount of garbage from an establishment or place exceed the normal amount for such place so that the fee prescribed for such collection is not fair and reasonable as applied to that particular place, the contractor shall recommend to the City Council the establishment of a special rate for such customer.

Rates shall be charged as follows:

Residential Rates:

\$17.05 per month. The residential rate shall be charged per residence or apartment. This rate is for once a week service.

Commercial Rates:

Commercial rates are based on customer use and a dumpster charge may be divided among more than one customer.

Once a week service:

A minimum of \$22.28 per month for a 90 gallon dumpster (cart)  
\$43.86 per month for a 300 gallon (1.5 yards) dumpster  
\$56.59 per month for a 400 gallon (2 yard) dumpster  
\$67.76 per month for 600 gallon (3 yard) dumpster  
\$91.28 per month for a 800 gallon (4 yard) dumpster

Twice per week service:

\$82.54 per month 300 gallon (1.5 Yards) Dumpster  
\$109.63 per month 400 gallon (2 Yard) Dumpster  
\$131.58 per month for a 600 gallon (3 yard) dumpster  
\$177.50 per month for a 800 gallon (4 yard) dumpster

Three per week service:

\$123.92 per month for a 300 gallon (1.5 yard) dumpster

\$177.55 per month for a 400 gallon (2 yard) dumpster

\$197.30 per month for a 600 gallon (3 yard) dumpster

\$263.49 per month for an 800 gallon (4 yard) dumpster

Commercial accounts must take the size of the dumpster needed to hold their refuse and will be determined by the contractor.

No piling of excess garbage or trash beside the dumpster is permitted. No yard waste is permitted in any dumpster within the City Limits of the City of Cambridge.

For the use of said trash and garbage pickup service flat rate charges per month, each initial customer and final customer billing shall pay a charge prorated based on the number of days service was in effect.

The City of Cambridge will charge a penalty of 10% for accounts unpaid after the 10<sup>th</sup> day of each month as stated in section 7-105: Billing and Collections; Delinquency; Termination in the City of Cambridge Revised Municipal Ordinances 2020. The penalty will be stated on the bill as amount due after the 10<sup>th</sup> day of the month. The City of Cambridge will retain the penalty in the City of Cambridge Trash Fund.

SECTION 2. Repeal of Ordinances in conflict. Ordinance No. 780 is hereby repealed. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. Effective date of this ordinance. This Ordinance shall be in full force and effect after its passage, approval and publication according to law. The trash rates will be effective with the City of Cambridge July 1, 2022 utility billing.

NEW BUSINESS:

a. Cross Creek Golf Course- Sales tax issue Ordinance No. 804 and Proposition No. 1 & Proposition No. 2 for ballot was available for Council to review. Motion was made to approve 1<sup>st</sup> Reading of Ordinance No. 804. Vernita Saylor stated the motion, seconded by Tony Groshong. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present to approve 1<sup>st</sup> Reading Ordinance No. 804 as follows:

Ordinance No. 804

AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA  
CONTINUING TO IMPOSE AN ADDITIONAL SALES AND USE TAX OF ONE  
HALF OF ONE PERCENT (.50%) UPON THE SAME TRANSACTIONS WITHING  
THE CITY OF CAMBRIDGE ON WHICH THE STATE OF NEBRASKA IS

AUTHORIZED TO IMPOSE A TAX, AND ESTABLISHING AN EFFECTIVE DATE OF APRIL 1, 2025.

b. Howard Kester was present to discuss and present ideas to the City Council regarding a walking trail to Harvest Meadows. Ideas presented were to build a walking trail on the north side of highway 6 & 34, south of the R.V. park with a 100 ft. bridge that would be constructed over the creek and continue to extend the walking trail to Harvest Meadows.

c. Resolution 2022-06-30 – A Resolution to amend the City of Cambridge Comprehensive Master Plan 2013-2023 to include Williams Addition and Williams First Addition. Tony Groshong stated the motion, seconded by Derek Raburn to amend Resolution 2022-06-30. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present to amend Resolution 2022-06-30 as follows:

**RESOLUTION 2022-06-30**

**WHEREAS**, an application for **Williams Addition and Williams First Addition** has been made with the City of Cambridge. A change in Zoning for **Williams Addition** A tract of land located in the S 1/2 of Section 20-T4N-R25 West of the 6th P.M., Furnas County, Nebraska; more particularly described as follows and assuming the South line of the SE 1/4 of the SW 1/4 of said Section 20 bears S 88°19'09" W as surveyed by Wayne M. Dietz L.S. #441 dated August 26th, 2019. Beginning at the S 1/4 Corner of said Section 20 ; thence S 88°19'09" W 690.66 feet on the South line of the SE 1/4 of the SW 1/4 to a point; thence N 27°59'05" W 164.07 feet to a point; thence S 88°22'58" W 473.76 feet to a point; thence S 45°58'21" W 219.24 feet to a point on the South line of the SW 1/4 of the SW 1/4 of said Section 20; thence S 88°14'42" W 563.20 feet on said South line to a point on the center of Medicine Creek; thence N 50°47'04" W 97.05 feet on the center of Medicine Creek to a point; thence N 64°49'35" E 41.98 feet on the center of Medicine Creek to a point; thence S 70°17'31" E 81.11 feet on the center of Medicine Creek to a point; thence N 66°28'48" E 214.28 feet on the center of Medicine Creek to a point; thence N 54°36'19" E 88.54 feet on the center of Medicine Creek to a point; thence N 22°24'08" E 53.83 feet on the center of Medicine Creek to a point; thence N 66°29'37" E 270.24 feet leaving said Creek to a point on a non-tangent curve; thence on said curve to the right with a radius of 233.00 feet, a distance of 196.57 feet, with a long chord bearing of N 37°07'27" W, a chord distance of 190.80 feet to a point; thence N 12°57'18" W 258.68 feet to a point of curvature; thence on a curve to the left with a radius of 167.00 feet, a distance of 45.28 feet, with a long chord bearing of N 20°43'21" W, a chord distance of 45.14 feet to a point; thence N 28°29'23" W 411.65 feet to a point of curvature; thence on a curve to the left with a radius of 167.00 feet, a distance of 74.38 feet with a long chord bearing of N 41°14'56" W, a chord distance of 73.76 feet to a point on a non-tangent curve; thence on said curve to the right with a radius of 233.00 feet, a distance of 216.39 feet, with a long chord bearing of N 61°32'42" E, a chord distance of 208.70 feet to a point; thence N 88°09'03" E 307.30 feet to a point of curvature; thence on a curve to the left with a radius of 167.00 feet, a distance of 120.61 feet, with a long chord bearing of N 67°27'39" E, a chord distance of 118.01 feet to a point; thence N 46°46'15" E 149.09 feet to a point of curvature; thence on a curve to the right with a radius of 233.00 feet, a distance of 147.97 feet, with a long chord bearing of N 64°57'50" E, a chord distance of 145.49 feet to a point; thence N 83°09'25" E 166.32 feet to a point of curvature; thence on a curve to the right with a radius of 233.00 feet, a distance of 81.84 feet, with a long chord bearing of S 86°46'49" E, a chord distance of 81.42 feet to a point; thence S 76°43'02" E 227.84 feet to a point of curvature; thence on a curve to the left



with a radius of 167.00 feet, a distance of 100.63 feet, with a long chord bearing of N 86°01'11" E, a chord distance of 99.12 feet to a point; thence N 68°45'24" E 319.36 feet to a point of curvature; thence on a curve to the right with a radius of 221.54 feet, a distance of 71.54 feet, with a long chord bearing of N 77°32'58" E, a chord distance of 71.23 feet to a point; thence N 86°20'33" E 27.62 feet; thence S 00°42'58" E 63.08 feet to a point on the Northerly line of a tract of land surveyed by Wayne M. Dietz L.S. #441 dated July 15th, 2020; thence S 00°43'00" E 302.71 feet on the West Line of said surveyed tract to a point; thence S 25°55'37" E 1321.95 feet on the West Line of said surveyed tract to a point on the South line of the SW 1/4 of the SE 1/4 of said Section 20; thence S 88°11'58" W 565.29 feet on said south line to the Point of Beginning.

Said tract containing 59.69 +/- acres. Subject to any R.O.W. and easements of record.

South line of the SW 1/4 of the SE 1/4 of said Section 20; thence S 88°11'58" W 565.29 feet on said south line to the Point of Beginning.

Said tract containing 59.69 +/- acres. Subject to any R.O.W. and easements of record.

**WHEREAS**, the change in the Comprehensive Master Plan Land Use Map has been approved by the Cambridge Planning Commission, after a public hearing properly published and held, and

**WHEREAS**, the Cambridge City Council has held a public hearing upon the said revisions and voted in favor of a motion to approve the change in Land Use Plan as requested by the application.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Cambridge, Nebraska, that the Comprehensive Land Use Plan be and is hereby amended to change Classification from A-1 Agriculture to R-1 Residential **Williams Addition** for a tract of land located in the S 1/2 of Section 20-T4N-R25 West of the 6th P.M., Furnas County, Nebraska; more particularly described as follows and assuming the South line of the SE 1/4 of the SW 1/4 of said Section 20 bears S 88°19'09" W as surveyed by Wayne M. Dietz L.S. #441 dated August 26th, 2019. Beginning at the S 1/4 Corner of said Section 20 ; thence S 88°19'09" W 690.66 feet on the South line of the SE 1/4 of the SW 1/4 to a point; thence N 27°59'05" W 164.07 feet to a point; thence S 88°22'58" W 473.76 feet to a point; thence S 45°58'21" W 219.24 feet to a point on the South line of the SW 1/4 of the SW 1/4 of said Section 20; thence S 88°14'42" W 563.20 feet on said South line to a point on the center of Medicine Creek; thence N 50°47'04" W 97.05 feet on the center of Medicine Creek to a point; thence N 64°49'35" E 41.98 feet on the center of Medicine Creek to a point; thence S 70°17'31" E 81.11 feet on the center of Medicine Creek to a point; thence N 66°28'48" E 214.28 feet on the center of Medicine Creek to a point; thence N 54°36'19" E 88.54 feet on the center of Medicine Creek to a point; thence N 22°24'08" E 53.83 feet on the center of Medicine Creek to a point; thence N 66°29'37" E 270.24 feet leaving said Creek to a point on a non-tangent curve; thence on said curve to the right with a radius of 233.00 feet, a distance of 196.57 feet, with a long chord bearing of N 37°07'27" W, a chord distance of 190.80 feet to a point; thence N 12°57'18" W 258.68 feet to a point of curvature; thence on a curve to the left with a radius of 167.00 feet, a distance of 45.28 feet, with a long chord bearing of N 20°43'21" W, a chord distance of 45.14 feet to a point; thence N 28°29'23" W 411.65 feet to a point of curvature; thence on a curve to the left with a radius of 167.00 feet, a distance of 74.38 feet with a long chord bearing of N 41°14'56" W, a chord distance of 73.76 feet to a point on a non-tangent curve; thence on said curve to the right with a radius of 233.00 feet, a distance of 216.39 feet, with a long chord bearing of N 61°32'42" E, a chord distance of 208.70 feet to a point; thence N 88°09'03" E 307.30 feet to a point of curvature; thence on a curve to the left with a radius of 167.00 feet, a distance of 120.61 feet, with a long chord bearing of N 67°27'39" E, a chord distance of 118.01 feet to a point; thence N 46°46'15" E 149.09 feet to a point of curvature; thence on a curve to the right with a radius of 233.00 feet, a distance of 147.97 feet, with a long chord bearing of N 64°57'50" E, a chord distance of 145.49 feet to a point; thence N 83°09'25" E 166.32 feet to a point of curvature; thence on a curve to the right with a radius of 233.00 feet, a

distance of 81.84 feet, with a long chord bearing of S 86°46'49" E, a chord distance of 81.42 feet to a point; thence S 76°43'02" E 227.84 feet to a point of curvature; thence on a curve to the left with a radius of 167.00 feet, a distance of 100.63 feet, with a long chord bearing of N 86°01'11" E, a chord distance of 99.12 feet to a point; thence N 68°45'24" E 319.36 feet to a point of curvature; thence on a curve to the right with a radius of 221.54 feet, a distance of 71.54 feet, with a long chord bearing of N 77°32'58" E, a chord distance of 71.23 feet to a point; thence N 86°20'33" E 27.62 feet; thence S 00°42'58" E 63.08 feet to a point on the Northerly line of a tract of land surveyed by Wayne M. Dietz L.S. #441 dated July 15th, 2020; thence S 00°43'00" E 302.71 feet on the West Line of said surveyed tract to a point; thence S 25°55'37" E 1321.95 feet on the West Line of said surveyed tract to a point on the South line of the SW 1/4 of the SE 1/4 of said Section 20; thence S 88°11'58" W 565.29 feet on said south line to the Point of Beginning. Said tract containing 59.69 +/- acres. Subject to any R.O.W. and easements of record. South line of the SW 1/4 of the SE 1/4 of said Section 20; thence S 88°11'58" W 565.29 feet on said south line to the Point of Beginning. Said tract containing 59.69 +/- acres. Subject to any R.O.W. and easements of record.

### **Passed and approved this 20<sup>th</sup> Day of June 2022.**

#### **d. Ordinance No. 802 –**

1. Zoning change Williams Addition from "A-1" Agriculture to "R-1" Residential. Motion was made to waive three readings. Vernita Saylor stated the motion, seconded by Derek Raburn to move forward and waive three readings. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present.
2. Ordinance No. 802 Zoning Change Williams Addition from "A-1" Agriculture to "R-1" Residential. Vernita Saylor stated the motion, seconded by Tony Groshong to approve final reading of Ordinance No. 802. Voting yes were Tony Groshong, Vernita Saylor, Mike Harris, Derek Raburn and Kevin Banzhaf, absent and not voting was Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present to approve Ordinance No. 802 as follows:

#### **ORDINANCE NO. 802**

**(Zoning Williams Addition from Agricultural "A-1" to Residential "R-1")  
(Block 1, Lots 1-5, Block 2, Lots 1-6 and Block 3, Lots 1-4, Williams Addition)**

**AN ORDINANCE OF THE CITY OF CAMBRIDGE, NEBRASKA, TO CHANGE SPECIFIED PORTIONS OF THE BOUNDARY OF AG DISTRICT, AGRICULTURAL DISTRICT "A-1" TO RESIDENTIAL "R-1"; TO PROVIDE FOR CHANGES IN THE ZONING MAP ACCORDINGLY; TO REPEAL ALL ORDINANCES AND RESOLUTIONS OR PARTS THEREOF IN CONFLICT HERewith; AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM BY AUTHORITY OF THE CAMBRIDGE CITY COUNCIL AND EFFECTIVE DATE OF THIS ORDINANCE.**

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

**Section 1.** Lots 1-5, Block 1; Lots 1-6 Block 2; and Lots 1-4, Block 3, Williams Addition, Furnas County, Nebraska.

**Section 2.** That the City Council is hereby directed to cause the zoning map to be changed and amended accordingly.

**Section 3.** That all ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed.

**Section 4.** This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law and by authority of the City Council.

**Section 5.** The City Clerk is hereby authorized to file this Ordinance with the Furnas County Clerk.

e. Ordinance No. 805 – An Ordinance approving the final plat; of property in Furnas County, Nebraska: Williams Addition and Williams First Addition; providing for certification to the County Clerk of Furnas County, Nebraska; establishing an effective date after approval and publication according to law. Council reviewed Ordinance No. 805 and is not able to make any recommendation at this time due to the fact that Planning Commission had tabled approval of the final plat at the June 8, 2022 Planning Commission Meeting. According to the following: Zoning Regulations: Chapter 12: Subdivision Regulations: O. Planning Commission Recommendations. The Planning Commission shall reject or approve the final plat and have prepared a recommendation to the City Council recommending rejection or approval. All reasons for recommending rejection shall be clearly stated. Notification of approval or rejection by the Planning Commission or City Council shall be given the sub divider within sixty (60) days after submission of the final plat to the Planning Commission. Also, the Council was not able to make any recommendations per advice of lawyer, due to lack of information regarding streets. Mayor Gunderson suggested to Brad Williams that he fill out paper work for variations to streets and submit to the Board of Adjustments. Public hearing will be published and Board of Adjustments meeting will be held July 11, 2022.

f. Williams and Williams First Subdivision Agreement – Subdivision Agreement was not presented due to lack of information regarding streets. Subdivision Agreement will be completed after paperwork is submitted to the Board of Adjustments and approved variations are clearly stated.

g. Next meeting date has been set for Wednesday July 6, 2022 due to holiday falling on the first Monday of the month.

Citizen Comments: Mark Harpst was present to voice concerns about the recent fires and dry conditions with the upcoming 4<sup>th</sup> of July holiday and wanted the City Council to consider a city ban on fireworks this year. He commended City Council's efforts on the completion of the pool project.

ADJOURNMENT:

Mike Harris stated the motion, seconded by Derek Raburn, to adjourn the City Council meeting at 7:57 p.m. voting yes were Tony Groshong, Vernita Saylor, Mike Harris and Kevin Banzhaf, Derek Raburn; absent and not voting were Jeff Ommert; none voted no. Motion carried unanimously by City Council Members present.

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

\_\_\_\_\_  
David Gunderson, Mayor