

City of Cambridge
City Council Meeting
Monday June 5, 2023
6:30 P.M.
Cambridge Community Building
722 Patterson St

Pursuant to notice published in the Valley Voice on Thursday May 18, 2023, the Cambridge City Council convened in open public meeting at 6:30 P.M. on June 5, 2023 at the Cambridge Community Building, 722 Patterson Street. Present were Mayor David Gunderson, City Council Members Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf. City Councilman Mike Harris was absent. City Staff present were City Clerk/Treasurer Courtney Stanton and Utility Supervisor Dave Houghtelling. Visitors present were Jessica Fisher, Kristi Shoemaker, Leroy Hayes, and Genny Kubik. 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 Roger and Kathleen Seymour for a Short Term Rental at 914 Niobrara St.

Mayor Gunderson opened the public hearing at 6:31 P.M. and read by title the purpose of the public hearing. Conditional Use Permit Application for Roger and Kathleen Seymour for Short-term Rental at 914 Niobrara. There were no public comments. Mayor Gunderson closed the public hearing at 6:33 P.M.

Mayor Gunderson read aloud the findings of fact. City Council discussed and was in agreement that the findings of fact support the minimum requirements as stated below. The seven minimum requirements were provided in writing by the Owner and attached to the application as "Exhibit 1".

A conditional use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the Minimum Requirements.

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
City Council agreed that the conditional use permit complies with the zoning regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.
City Council agreed that the conditional use at 914 Niobrara will not adversely affect the welfare or convenience of the public.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
City Council agreed conditional use will not cause substantial injury to the value of other properties in the neighborhood in which it is to be located.
4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so

as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

- a. The location, nature and height of buildings, structures, wall and fences on the site, and,
- b. The nature and extent of landscaping and screening on the site.

City Council agreed conditional use at 914 Niobrara will not dominate the immediate neighborhood, with consideration to the location, nature and height of buildings, structures, wall and fences on the site, and nature and extent of landscaping and screening on the site.

5. Off-street parking and loading areas will be provided in accordance with the standards set forth, in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

City Council agreed with the information provided by Roger and Kathleen Seymour that off-street parking and loading areas have been addressed and will be provided in accordance with these regulations.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

City Council agreed property at 914 Niobrara has established adequate utility, drainage, and other necessary facilities.

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

City Council agreed the property at 914 Niobrara has adequate access roads or entrance and exit drives.

John Kutnink stated the motion, seconded by Vernita Saylor, to approve the Conditional Use Permit for Roger and Kathleen Seymour for a Short Term Rental at 914 Niobrara. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.

Consent Agenda: The City Council received a copy of the minutes May 15, 2023 and May 24, 2023 Special Meeting and claims #1-#70. Jeff Ommert stated the motion, seconded by Nora McGowen, to approve Minutes of May 15, 2023, May 24, 2023 and claims #1-#70. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present. John Kutnink stated the motion, seconded by Vernita Saylor, to approve claims #71. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; abstaining and not voting was Jeff Ommert; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.

Reports of Officers, Boards and Committees

A. Miller and Associates – Nothing to report

B. Economic Development Director Report – Nothing to report

C. Ambulance/Fire Reports – John Kutnink reported Cambridge Rescue Services received the ARPA grant for the Lucas Device in the amount of \$18,827.48. John Kutnink stepped down as Chief of Cambridge Rescue Services. Mike Hotchiss will be Chief and Nick Vargas will be assistant. Cambridge Rescue Service minutes of April 24, 2023 were reviewed. Vernita Saylor stated the motion, seconded by Nora McGowan, to approve the Cambridge Rescue Service minutes of April 24, 2023. Voting yes were Vernita

Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.

D. Planning Commission Reports – Nothing to report

E. Cemetery Report – Nothing to report

F. Library Report – Library Board minutes of May 11, 2023 were reviewed. Vernita Saylor stated the motion, seconded by Jeff Ommert, to approve Library Board minutes of May 11, 2023. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.

G. Museum Report – Museum Board minutes of April 19, 2023 were reviewed. Jeff Ommert stated the motion, seconded by John Kutnink, to approve Museum Board minutes of April 19, 2023. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.

H. Park Board Report – Nothing to report

I. Utility Supervisor Report – Dave Houghtelling reported he will be attending a class in Minden and the mosquito sprayer is ready to go for the season. Dave will take the X Mark mower to get fixed as it is not working. The baby pool is still not working and will hopefully get looked at this week to see what the issue is. Twin Valley Public Power has started marking poles for replacement. Dave Houghtelling will be gone for the next council meeting on June 19, 2023.

J. City Clerk/Treasurer Report – Courtney Stanton included Line Loss Reports for period ending 4/17/2023. She will be attending Budget and Finance Conference in Lincoln on June 21-23.

New Business:

- A. Jeff Ommert stated the motion, seconded by Vernita Saylor, to approve the Special Designated Liquor Permit for HOJO's Hideaway for July 8, 2023. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.
- B. Kevin Banzhaf stated the motion, seconded by Vernita Saylor, to approve the Agreement for the Comprehensive Plan Update for the City of Cambridge will Miller & Associates. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.
- C. Kristi Shoemaker and Leroy Hayes were present to discuss a lease agreement with the City of Cambridge for a 2022 John Deere Compact Utility Tractor and a 2023 Kawasaki Mule. The purchase price for the 2022 John Deere Compact Utility Tractor was \$48,500.00 and the purchase price for the 2023 Kawasaki Mule was \$9,033.00. The Council advised for 2 separate lease agreements with total payment of \$800.00 per month. Payment for the mule would be \$120.00 per month and payment for the tractor would be \$680.00 per month. The city will have Lisa Shifflet, City Attorney draft a lease agreement with the terms stated above. Vernita Saylor stated the motion, seconded by John Kutnink, to approve moving forward with lease agreement between Golf Course and City of Cambridge for a 2022 John Deer Compact Utilitiy Tractor and a 2023 Kawasaki Mule. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora

McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.

- D. City Council reviewed the Proposal to Provide Professional Services to the City of Cambridge from AMGL. Vernita Saylor stated the motion, seconded by Nora McGowan, to approve the Proposal to Provide Professional Services to the City of Cambridge from AMGL. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting was Mike Harris. Motion carried unanimously by City Council members present.

Adjournment:

Vernita Saylor stated the motion, seconded by John Kutnink, to adjourn at 7:14 P.M. Voting yes were Vernita Saylor, John Kutnink, Jeff Ommert, Nora McGowen and Kevin Banzhaf; absent and not voting Motion carried unanimously by City Council members present.

Attest: _____
Courtney Stanton, City Clerk/Treasurer

David Gunderson, Mayor

December 17, 2022

City of Cambridge,
We, Roger Seymour & Kathleen J. Seymour,
owners of 914 Niobrara are asking
for a Conditional Use under Code 2-20:
letter J. Bed and Breakfast homes for
our property.

We plan on renting our two bedroom
house for short term rental to people
who want a place to stay with
the convenience private sleeping
conditions, place for pets to stay,
large off-street parking that can
easily park boats, hunting trailers,
RV's, pick-ups and cars. with no inter-
ference to local traffic.

Our 650 sq. foot single story house
is 27' from closet street (Niobrara)
and 20' from closet lot line. The
property has 140' of 6' high privacy fence
when rented out there will 2 to 4
people staying for 2-3 days
hopefully 2-3 times a month.

The 914 structure was built in 2019.
It has adequate 200 AMP electrical
service, new plumbing and sewer lines.
It has 100' driveway.

MY WIFE AND I SEE THE Bed & Breakfast
as an asset to Cambridge. Renters
will buy groceries, eat at restaurants, golf,
gasoline, swimming, and other amenities
We will hire yard care, snow removal, and
house cleaning jobs.

Thank You,

Ray P. [Signature]
Katherine [Signature]