

Board of Public Works  
Regular Meeting (rescheduled)  
November 9, 2021

A regular meeting of the Board of Public Works was convened in open and public session at 5:00 p.m. on November 9, 2021, in the City Council Chambers 223 S Chestnut St. Board members Porter, Evertson, Coleman, Fossand and Brown were in attendance. Absent: None. Also attending were Wastewater Treatment Operator Wagner, Electric Superintendent Hinton, Water Department Operator Casey Hottell, Landfill Superintendent Schulte, Deputy Treasurer/Utility Office Manager Jean Klassen, Deputy Clerk Kim Barnwell, and City Administrator Brower. The public was represented.

Notice of the meeting was given in advance by publication in the Western Nebraska Observer. Notice of the meeting was given to the members and a copy of their acknowledgement of receipt of notice and the agenda is on record at the office of the City Clerk. Availability of the agenda was communicated in advance notice and in the notice to the members. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. Chairperson Porter called the meeting to order at 5:01 p.m. and acknowledged the posted Open Meetings Act poster.

Motion by Coleman and seconded by Brown to approve the consent agenda items as presented for October 2021. The following votes were recorded. Aye: Brown, Coleman, Evertson, Fossand and Porter. Nay: None. Absent: None. Motion passed.

Discussion held on Power Plant repair needs and new boiler bids. Electric Superintendent Hinton updated the board stating that Farris will be out next week. He also informed the board that a new boiler would range from \$100-150 thousand dollars. Currently there is no heat at the plant and little insulation. There will be a need to run the quarterly exercise for MEAN in November. After discussion, the Board gave direction to Hinton to update the board at the next meeting on the boiler repair visit and the required run.

Power Plant Operator Nate Lousberg updated the board on the Power Plant Generation meeting that he attended. He stated there were many vendors there and options for the power plant to consider once a decision is made on the Power Plant repairs.

Discussion held on the Power Plant FY 2020-2021 financials. It was noted that the financials continued to be in the arrears. Porter expressed that the MEAN capacity payments may no longer be a deciding factor and that the Power Plant was not generating the necessary revenue. City Administrator Brower spoke on the few options that the city may have and recommended that a MEAN representative attend a board meeting in a month or two in order to answer all questions from the board.

Discussion held on costs and payment options for electric upgrades/purchases for new commercial builds. The board discussed the current situation with receiving costs upfront versus offering a monthly payment option attached to the monthly statements. Porter asked that Ordinance 780 be reviewed and interpreted to stay in compliance and not

violating the current Ordinance. City Administrator Brower said that she would look at other cities and contact High West Energy to see what they were offering.

Discussion held on changes needed to the current Bulk Water Procedure. City Administrator Brower indicated that there have been multiple violations of the current Bulk Water Procedure in the ways of Theft of Services. Fire Hydrants are being accessed for bulk water with no notification to the city. Therefore, there is no back flow preventer report on file and the water is not being metered for billing purposes. Water Department Operator Casey Hottell recommended an "Access Point" be used with a meter and a back flow meter attached in order to limit liability. Operator Hottell said that this type of self-contained skid building would cost approximately \$30 thousand dollars. The board had multiple questions and the discussion ended with directing Hottell and City Administrator Brower to conduct research into the options, revise the Bulk Water Procedure and report back to the board at the next meeting.

Porter opened the floor for Superintendent updates.

Electric Superintendent Hinton updated on the project for Trevor Brown with home west of Kimball; working with Family Dollar; still waiting on NDOR for easement report on the West Territory Changeover project; and spoke with Shane Hayes on the power plant roof project who will be out next week.

Landfill superintendent Schulte advised the board that a load of rebuilt dumpsters were received; he will be taking an additional 20 dumpsters down to have rebuilt; the brush pile has finally burnt down; checking on a quote on 10 new dumpsters; grass will be done the end of December. The Landfill will need a new gas monitor for the landfill gas which will be \$2,595.00 for a KRI model; Trash truck will be going into the shop to have the pick arm repaired.

Water Operator Hottell then updated that the water department has been assisting with the water side of the Family Dollar and replaced new pipe, etc.

Wastewater Operator Wagner advised the board that TriState Carport will be completing the carport at the Plant; Mixer went to Golden to be repaired which is under warranty. The engineers from Olsson were out to look at the Plant. They are concerned about disinfection. Treatment will need to be discussed and purchase of an UV system. The future of Lodgepole will need to be looked at as well with all the upcoming changes.

City Administrator Brower updated the board that once the study is completed for the Wastewater treatment plant, there are options of grants for 5 to 10 years. The study will cost approximately \$30,000.00. She continued to advise the board that engineers are contacting the city to assist in infrastructure updates; there may be an issue with the sewers for the Family Dollar. She will visit the site to see what the situation entails for the city if required to extend. She advised the board that she will be looking at ordinances on a one-by-one basis to revise or update as needed. She then updated on the Clean Harbors extension project. A meeting with Clean Harbors relayed that the Castronics property was purchased by Clean Harbors. Plans were shown to the board for County Roads 45 and 47. The property will be used as a Rail Spur and a trucking hub for

nationwide operations. Manual switches will be used. A full trucking operation and driver facility will be constructed as well. Fall 2022 is the expected date for full operations. 2023 is the starting date for the Rail Spur. State of Nebraska was contacted to begin discussions for a truck route. Clean Harbors will be needing sewer installed within the infrastructure which is the only utility missing. The ARP funds payment of \$418k will be coming in and can be used towards the project. Clean Harbors will be using 20 acres for housing needs. Brower has been in touch with developers for this project as well.

City Administrator Brower continue to update the board on the racetrack/casino which is still in the works. She attended a meeting Lincoln and as soon as some details are resolved, the project will hopefully begin soon.

She continued to update the board on the approved infrastructure bill that was passed that will be available for some funding on projects; GBSD has an upcoming meeting, and more details will be discussed at that time; COVID mandates are an issue with the federal government for the project advancing and Elyse Schlake will be leaving the City of Kimball on November 19, 2021.

Porter requested a motion to excuse the absence of board member Brown for the next meeting on December 14, 2021. Motion by Evertson and seconded by Fossand to excuse Brown's absence. The following votes were recorded. Aye: Coleman, Evertson, Fossand and Porter. Nay: None. Absent: None. Brown abstained from voting. Motion passed.

Next regular meeting will be December 14, 2021, at 5:00 p.m. There being no further business, Evertson moved and seconded by Coleman to adjourn the meeting at 6:57 p.m. The following votes were recorded. Aye: Brown, Coleman, Evertson, Fossand and Porter. Nay: None. Absent: None. Motion passed.

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Sonny Porter, Chairperson

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Kim Barnwell, Deputy Clerk