

Kimball City Council
Regular Meeting
March 15, 2022

A regular meeting of the Mayor and City Council was convened in open and public session at 6:01 p.m. on March 15, 2022, held at the Kimball County Transit building, 233 S. Chestnut St. Council members Pike, Bright, Ingram and Warner were present. Also, present was Mayor Prunty, City Administrator Brower, City Attorney Turman, City Clerk Barnwell, and City Treasurer Klassen. 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 except as otherwise indicated.

Prunty called the meeting to order at 6:01 p.m. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried. The Pledge of Allegiance was recited. Prunty acknowledged the posted Open Meetings Act.

Prunty opened public hearing at 6:02 p.m. for application for rezoning located at Lot 2, Lockwood Subdivision NE ½ of the SW ¼ of Section 29 (#2 Stahla Drive), Kimball, NE from Residential Rural to Residential Mobile Home Park, Ordinance 803, second reading. No public discussion. Prunty closed the public hearing at 6:02 p.m.

Prunty opened discussion for Linda Stahla's request for change to Conditional Permit for RV Park as it pertain to the fencing requirements. Linda Stahla was present and asked the council if a living fence, tress/bushes would be permitted in place of an actual fence around property. After discussion, the council decided that the condition of the Conditional Permit for the RV Park was an actual fence so the living fence would not be accepted. No motion required.

Due to late arrival of attendees for the public hearing, Prunty reopened the public hearing at 6:06 p.m. for application for rezoning located at Lot 2, Lockwood Subdivision NE ½ of the SW ¼ of Section 29 (#2 Stahla Drive), Kimball, NE from Residential Rural to Residential Mobile Home Park, Ordinance 803, second reading. Dar Stahla and Marshall Mossberg spoke regarding their concerns on the rezoning and the fencing issues. Prunty closed the public hearing at 6:09 p.m.

Prunty opened discussion on the approval of the application for request Keno request from the Potter-Dix Post Prom Committee. The committee had a couple of representatives speak to the council and request \$400.00 to purchase gift cards from local businesses. Bright motioned and seconded by Pike to approve the application for request of Keno Funds request from the Potter-Dix Post Prom for the amount of \$400.00 to purchase gift cards. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on the mayor's appointment of Kirk Evertson to the Kimball Housing Agency. Ingram motioned and seconded by Bright to approve the mayor's appointment of Kirk Evertson to the Kimball Housing Agency. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on the mayor's appointment of Paula Tarango to the Planning Commission. Pike motioned and seconded by Ingram to approve the mayor's appointment of Paula Tarango to the Planning Commission. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on the Nebraska Affordable Housing Trust Fund Grant, down payment assistance program for income qualifying households. Amy Sapp with Twin Cities Development (TCD) was present and presented to the board. Amy stated that this was a down payment assistant program (DPA Program) in conjunction with Western Nebraska Housing Opportunities. An application for the Nebraska Affordable Housing Trust Fund (NAHTF) for \$326,000.00 has been submitted with no matching funds required. The funds are a resource to help increase the supply and improve the quality of affordable housing in Nebraska. The 2022 grant cycle is open and TCD would like to add the City of Kimball to the region with the long-term goal of the City of Kimball to manage their own funds. Amy continued with a few key points which included all home buyers applying for assistance would be required to take a six-hour home buyers' class, have an inspection of the home before grant funds would be issued. Twin Cities Development is asking for approval/verification that the City of Kimball would participate in the DPA program through Twin Cities Development and Western Nebraska Housing Opportunities with the assistance of one employee to assist with the home inspections with training provided. Ingram motioned and seconded by Warner to approve that the City of Kimball would participate in the DPA program through Twin Cities Development and Western Nebraska Housing Opportunities with the assistance of one employee to assist with the home inspections with training provided. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on changing speed limit on Chestnut between 7th and 9th and 6th at the request of the PPDH and the Kimball Active Living program. Jim Shoup was present and stated that he was proposing to lower the speed limit by five miles per hour: 9th to 6th to 35;30 from to 6th to 4th and 25 from 4th to the stoplight. After discussion, the Council wanted to begin the slow down at the top of hill on Chestnut between FVC and Jehovah's Witness building. Bright motioned and seconded by Warner to lower the speed limit by five miles per hour on Chestnut beginning at the top of the hill through to the stoplight. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Prunty opened discussion and approval on the Interlocal Agreement Establishing the Western Nebraska Regional Land Bank Interlocal. City Attorney Turman stated that the landbank would be a separate entity from the City. They would take rundown properties and rehabilitate them. After rehabilitation, the properties would be sold, and the City of Kimball would be reimbursed for any expenses and the remaining funds would be put back into the landbank. Ingram

motioned and seconded by Warner to approve the Interlocal Agreement Establishing the Western Nebraska Regional Land Bank Interlocal with Kimball. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on the Power Plant/Electrical Distribution. City Administrator Brower updated the board on the status and proposed plans for the power plant. Brower stated that there will be a joint meeting with the Board of Public Works in the near future. She stated that Exponential Engineering will be submitting a proposal to complete a full assessment of the City-wide electric infrastructure including the Power Plant. Power Tech has submitted a proposal for the generator needs to update the Power Plant in order to continue to generate power. Generators will be available January 2023 and a 10 percent deposit will hold them. A representative from both companies will attend the joint meeting. No action needed, information only.

Prunty opened the discussion to approve the change to the employee handbook changing probation period from 6 months to 1 year. City Administrator Brower stated that the Federal government has approved that all CDL licenses will be required to complete a CDL course before licenses are allowed. This course is approximately \$4,600.00 and lasts 6 weeks. Warner motioned and seconded by Pike to approve the change to the employee handbook changing probation period from 6 months to 1 year. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Prunty opened discussion and updates on the Housing Study. City Administrator Brower informed the board that the study was to gather information for funds for housing in Kimball. She encouraged everyone to please do the study.

Prunty opened the discussion on the STAR meeting for all businesses interested in the GBSD Project. City Administrator Brower stated that all businesses interested in being a vendor with the GBSD project must register and that the STAR meetings will guide them through the process. The live webinar will be held quarterly, and all businesses must register for the meetings.

Prunty opened for motion that Ordinance # 803 to rezone Lot 2, Lockwood Subdivision NE ½ of the SW ¼ of Section 29 (#2 Stahla Drive), Kimball, NE from R-R (Residential Rural) to R-4 (Residential Mobile Home Park) be read by title only, pass second reading and extend passage to a future meeting. Ordinance # 803 was ready by title only. Pike motioned and Warner seconded for Ordinance # 803 to rezone Lot 2, Lockwood Subdivision NE ½ of the SW ¼ of Section 29 (#2 Stahla Drive), Kimball, NE from R-R (Residential Rural) to R-4 (Residential Mobile Home Park) be read by title only, pass second reading and extend passage to a future meeting. On roll call the following votes were recorded. Aye: Ingram, Pike, and Warner. Nay: Bright. Absent: None. Motion carried.

The City Council reviewed the following items under the consent agenda: (1) Minutes from February 15, 2022 (2) Claims; (3) Financial Statements. Bright motioned and seconded by

Ingram to approve consent agenda items as presented. On roll call the following votes were recorded. Aye: Bright, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Mayor Prunty updated that the Four Winds Golf Course would be opening for the season on Saturday, March 19, 2022, as weather permitted.

City Administrator Brower thanked Jim Shoup for his contribution to the speed limit proposal and assisting PPHD. The 2022 fuel bids were locked in during February, the cemetery will be moving forward with the sprinkler system. The rate study is in the process and moving forward. She updated that the auditor has issued a draft of the audit, the Recycle Center had the new door installed and the painting will be completed in Spring. The old WWTP has had the abatement completed and all asbestos has been removed. The Police Department remodel is almost complete. And there will be a planned outage for a WAPA upgrade on April 11 from 8:00 am to 10:00 am and on April 14 from 7:00 am to 5:00 pm during this time the High West 2nd feed will be energized and tested.

The next regular schedule meeting will be April 19, 2022, at 6:00 p.m.

Mayor Prunty opened the floor for any public comments. There being no further business, Bright motioned and seconded by Ingram to adjourn the meeting at 6:56 p.m. On roll call the following votes were recorded. Aye: Bright, Ingram, Warner, and Pike. Nay: None. Absent: None. Motion carried.

Keith B. Prunty, Mayor

Kim Barnwell, City Clerk