Kimball City Council
Regular Meeting
April 16, 2024

A regular meeting of the Mayor and City Council was convened in open and public session at 5:00 p.m. April 16, 2024, held at the City Council Chambers, 223 S. Chestnut St. Council members, Ingram, Muench, Pike and Warner. Also, present was Mayor Morrison, City Administrator Annette Brower, City Clerk Paula Tarango, and Attorney Matt Turman. The public was represented in the meeting.

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.

Morrison called the meeting to order at 5:00 p.m. On roll call the following votes were recorded. Aye: Ingram, Warner, Muench, and Pike. Nay: None. Absent: None. Motion carried. Morrison acknowledged the posted Open Meetings Act.

The Pledge of Allegiance was recited.

Alvin Koski led the room in Prayer.

Motion by Warner, seconded by Pike to approve the consent agenda items as presented which include the minutes from March 2024, claims from March of 2024, and the financials from March 2024. The following votes were recorded: Aye: Warner, pike, Ingram, and Muench. Nay: None. Absent: None. Motion carried.

Mayor Morrison opened the Public Hearing at 5:03pm on the **SUBDIVISION of - A tract of land located in Section 31 Township 15 Range 55W Legal Description as 31 15 55 A Part of SE ¼ of 31 15 55 "Tract 1" Parcel ID #530164011 A tract of land situated in the SE1/4 of Section 31, Township 15 North, Range 55 West of the 6th P.M, Kimball County, Nebraska, more particularly described as follows: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, N03°03'30"E FOR A DISTANCE OF 1,250.72 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE SIAD WEST LINE, N03°03'30"E, TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, BEING A DISTANCE OF 1,352.09 FEET; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, S88°14'15"E TO THE NORTHWESTERLY CORNER OF BIG SKY ADDITION, TO THE CITY OF KIMBALL, NEBRASKA, BEING A DISTANCE OF 1,616.59 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BIG SKY ADDITION, S73°50'37"E FOR A DISTANCE OF 71.06 FEET, S63°43'35"E FOR A DISTANCE OF 73.82 FEET, S56°46'30"E FOR A DISTANCE OF 56.84 FEET, S50°43'03"E FOR A DISTANCE OF 147.22 FEET, S50°09'21"E FOR A DISTANCE OF 38.28; THENCE, DEPARTING FROM SAID SOUTHERLY BOUNDARY, S03°00'13"W FOR A DISTANCE OF 1,160.79 FEET; THENCE, N88°14'15"W FOR A DISTANCE OF 1,953.40 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 60.00 ACRES, MORE OR LESS.**

Public Comment -

Austin Gardner – An opportunity was missed to put a park in the subdivision as well as a walking trail.

The public was represented.

Mayor Morrison closed the Public Hearing at 5:05pm on the **SUBDIVISION of - A tract of land located in Section 31 Township 15 Range 55W Legal Description as 31 15 55 A Part of SE ¼ of 31 15 55 "Tract 1" Parcel ID #530164011 A tract of land situated in the SE1/4 of Section 31, Township 15 North, Range 55 West of the 6th P.M, Kimball County, Nebraska, more particularly described as follows: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, N03°03'30"E FOR A DISTANCE OF 1,250.72 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE SIAD WEST LINE, N03°03'30"E, TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, BEING A DISTANCE OF 1,352.09 FEET; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, S88°14'15"E TO THE NORTHWESTERLY CORNER OF BIG SKY ADDITION, TO THE CITY OF KIMBALL, NEBRASKA, BEING A DISTANCE OF 1,616.59 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BIG SKY ADDITION, S73°50'37"E FOR A DISTANCE OF 71.06 FEET, S63°43'35"E FOR A DISTANCE OF 73.82 FEET, S56°46'30"E FOR A DISTANCE OF 56.84 FEET, S50°43'03"E FOR A DISTANCE OF 147.22 FEET, S50°09'21"E FOR A DISTANCE OF 38.28; THENCE, DEPARTING FROM SAID SOUTHERLY BOUNDARY, S03°00'13" W FOR A DISTANCE OF 1,160.79 FEET; THENCE, N88°14'15" W FOR A DISTANCE OF 1,953.40 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 60.00 ACRES, MORE OR LESS.**

Mayor Morrison opened the Public Hearing at 5:05pm on the **REZONE from R-1 Single Family Residential to R-1 Single Family Residential with an overlay of R-3 Multi-Family Residential.** A **tract of land located in Section 31 Township 15 Range 55W Legal Description as 31 15 55 A Part of SE ¼ of 31 15 55 "Tract 1" Parcel ID #530164011A tract of land situated in the SE1/4 of Section 31, Township 15 North, Range 55 West of the 6th P.M, Kimball County, Nebraska, more particularly described as follows: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, N03°03'30"E FOR A DISTANCE OF 1,250.72 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE SIAD WEST LINE, N03°03'30"E, TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, BEING A DISTANCE OF 1,352.09 FEET; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, S88°14'15"E TO THE NORTHWESTERLY CORNER OF BIG SKY ADDITION, TO THE CITY OF KIMBALL, NEBRASKA, BEING A DISTANCE OF 1,616.59 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BIG SKY ADDITION, S73°50'37"E FOR A DISTANCE OF 71.06 FEET, S63°43'35"E FOR A DISTANCE OF 73.82 FEET, S56°46'30"E FOR A DISTANCE OF 56.84 FEET, S50°43'03"E FOR A DISTANCE OF 147.22 FEET, S50°09'21"E FOR A DISTANCE OF 38.28; THENCE, DEPARTING FROM SAID SOUTHERLY BOUNDARY, S03°00'13"W FOR A DISTANCE OF 1,160.79 FEET; THENCE, N88°14'15"W FOR A DISTANCE OF 1,953.40 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 60.00 ACRES, MORE OR LESS.**

The public was represented.

Mayor Morrison closed the Public Hearing at 5:05pm on the **REZONE from R-1 Single Family Residential to R-1 Single Family Residential with an overlay of R-3 Multi-Family Residential.** A **tract of land located in Section 31 Township 15 Range 55W Legal Description as 31 15 55 A Part of SE ¼ of 31 15 55 "Tract 1" Parcel ID #530164011A tract of land situated in the SE1/4 of Section 31, Township 15 North, Range 55 West of the 6th P.M, Kimball County, Nebraska, more particularly described as follows: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, N03°03'30"E FOR A DISTANCE OF 1,250.72 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE SIAD WEST LINE, N03°03'30"E, TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, BEING A DISTANCE OF 1,352.09 FEET; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, S88°14'15"E TO THE NORTHWESTERLY CORNER OF BIG SKY ADDITION, TO THE CITY OF KIMBALL, NEBRASKA, BEING A DISTANCE OF 1,616.59 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BIG SKY ADDITION, S73°50'37"E FOR A DISTANCE OF 71.06 FEET, S63°43'35"E FOR A DISTANCE OF 73.82 FEET, S56°46'30"E FOR A DISTANCE OF 56.84 FEET, S50°43'03"E FOR A DISTANCE OF 147.22 FEET, S50°09'21"E FOR A DISTANCE OF 38.28; THENCE, DEPARTING FROM SAID SOUTHERLY BOUNDARY, S03°00'13"W FOR A DISTANCE OF 1,160.79 FEET; THENCE, N88°14'15"W FOR A DISTANCE OF 1,953.40 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 60.00 ACRES, MORE OR LESS.**

Mayor Morrison opened the Public Hearing at 5:06pm on the SUBDIVISION Of - **A tract of land measuring 104.5 acres located in Section 6 Township 14 Range 55W Legal Description as 6 14 55 S ½ 6-14-55 less tracts Parcel ID #53001041** Part of Government lots 5,6, & 7, and part of the Southeast Quarter (SE1/4), and part of the East Half of the Southwest Quarter (E1/2SW1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4NW1/4), and part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 6, Township 14 North, Range 55 West of the 6th Principal Meridian, Kimball County, Nebraska, more particularly described as follows: Beginning at the SW corner of said Section 6, said point being the POINT OF BEGINNING of this description; thence on the west line of said Section N2°46'52"E a distance of 2502.93 feet to the intersection of said west line with the southerly right-of-way (ROW) line of the Interstate 80; thence on said southerly ROW line N84°17'21"E a distance of 26.27.28 feet to the intersection of said southerly ROW line with the west line of said SW1/4NE1/4; thence continuing on said southerly ROW line S87°38'19"E a distance of 993.81 feet; thence S3°12'18"W a distance of 223.89 feet; thence S3°13'26"W a distance of 166.01 feet; thence S87°13'07"E a distance of 1026.74 feet; thence S3°11'29"W a distance of 99.99 feet; thence S87°12'17"E a distance of 373.39 feet; thence S87°13'06"E a distance of 74.67 feet to a point of the westerly ROW line of Hwy 71; thence on said westerly ROW line S3°16'29"W a distance of 167.56 feet; thence continuing on said westerly ROW line S20°22'40"E a distance of 218.36 feet; thence continuing on said westerly ROW line S3°15'27"W a distance of 651.84 feet; thence N86°45'18"W a distance of 65.89 feet; thence S77°06'34"W a distance of 289.66 feet; thence S3°14'42"W a distance of 60.03 feet to the northeast corner of Lot 2, Tower Subdivision: thence on the north line of said Lot 2 N87°14'02"W a distance of 501.42 feet to the northwest corner of

said Lot 2, said point being the northeast corner of Lot 1, Tower Subdivision: thence on the north line of said Lot 1 N87°28'33"W a distance of 1019.70 feet to the northwest corner of said Lot 1, S2°31'27"W a distance of 485.80 feet to the southwest corner of said Lot1; thence on the south line of said Lot 1 S87°28'33"E a distance of 776.00 feet to a point of the westerly line of said Lot 2; thence on the westerly line of said Lot 2 S0°07'45"E a distance of 70.16 feet; thence continuing of said westerly line of said Lot 2 S4°17'37"W a distance of 74.95 feet: thence continuing of said westerly line of said Lot 2 S17°56'12"E a distance of 273.97 feet; thence continuing of said westerly line of said Lot 2, S21° 06' 39"E a distance of 354.70 feet to a point on the south line of said section 6; thence on said South line N87°43'24"W a distance of 1232.97 feet; thence N2°47'27"E a distance of 769.00 feet; thence North 87°43'20"W a distance of 1700.00 feet; thence S2°47'28"W a distance of 769.00 feet to a point on said South line of said section 6; thence on said south line N87°43"19"W a distance of 1363.58 feet to the point of beginning.

Public Comment -

Dixie Smith Kimball County resident – We have a lot of water drainage, what will happen when all the houses are built? Will there still be that natural drainage so I don't get flooded? Construction trash, I get trash blown into my yard, id like to make sure it is not a problem during the construction phase.

Michael MCS Associates – to answer drainage questions, there is provisions in there to where we cannot drain any more water than existing amount. Michael provided additional information on the plan to not allow not allow any of that water to flow onto people's properties.

Mayor Morrison – Asked about storm water drains. Per Michael Olson, they will use the goalies as the storm water retention areas, there will be some piping that will have to be put in. We don't want to drain through anyone's property. We will keep everything the exact same way.

Board member Muench – What type of guarantees is in place in case their property does get flooded due to the builder's fault? Per Michael Olson (MCS) If there is damage to anyone's property and/or anything is disturbed or impacted they must be resolved or restored to equal to or better condition.

Don Zwonitzer – Kimball resident - The Landfill might not be equipped for so much trash. Per Michael from MCS There are multiple options that residents can explore.

Darla Klinkhammer – Construction entrance/Traffic concern.

Mayor Morrison closed the Public Hearing at 5:33 on the SUBDIVISION of - **A tract of land measuring 104.5 acres located in Section 6 Township 14 Range 55W Legal Description as 6 14 55 S ½ 6-14-55 less tracts Parcel ID #53001041** Part of Government lots 5,6, & 7, and part of the Southeast Quarter (SE1/4), and part of the East Half of the Southwest Quarter (E1/2SW1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4NW1/4), and part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 6, Township 14 North, Range 55 West of the 6th Principal Meridian, Kimball County, Nebraska, more particularly described as follows: Beginning at the SW corner of said Section 6, said point being the POINT OF BEGINNING of this description; thence on the west line of said Section N2°46'52"E a distance of 2502.93 feet to the intersection of said west line with the southerly

right-of-way (ROW) line of the Interstate 80; thence on said southerly ROW line N84°17’21”E a distance of 26.27.28 feet to the intersection of said southerly ROW line with the west line of said SW1/4NE1/4; thence continuing on said southerly ROW line S87°38’19”E a distance of 993.81 feet; thence S3°12’18”W a distance of 223.89 feet; thence S3°13’26”W a distance of 166.01 feet; thence S87°13’07”E a distance of 1026.74 feet; thence S3°11’29”W a distance of 99.99 feet; thence S87°12’17”E a distance of 373.39 feet; thence S87°13’06”E a distance of 74.67 feet to a point of the westerly ROW line of Hwy 71; thence on said westerly ROW line S3°16’29”W a distance of 167.56 feet; thence continuing on said westerly ROW line S20°22’40”E a distance of 218.36 feet; thence continuing on said westerly ROW line S3°15’27”W a distance of 651.84 feet; thence N86°45’18”W a distance of 65.89 feet; thence S77°06’34”W a distance of 289.66 feet; thence S3°14’42”W a distance of 60.03 feet to the northeast corner of Lot 2, Tower Subdivision: thence on the north line of said Lot 2 N87°14’02”W a distance of 501.42 feet to the northwest corner of said Lot 2, said point being the northeast corner of Lot 1, Tower Subdivision: thence on the north line of said Lot 1 N87°28’33”W a distance of 1019.70 feet to the northwest corner of said Lot 1, S2°31’27”W a distance of 485.80 feet to the southwest corner of said Lot1; thence on the south line of said Lot 1 S87°28’33”E a distance of 776.00 feet to a point of the westerly line of said Lot 2; thence on the westerly line of said Lot 2 S0°07’45”E a distance of 70.16 feet; thence continuing of said westerly line of said Lot 2 S4°17’37”W a distance of 74.95 feet: thence continuing of said westerly line of said Lot 2 S17°56’12”E a distance of 273.97 feet; thence continuing of said westerly line of said Lot 2, S21° 06’ 39”E a distance of 354.70 feet to a point on the south line of said section 6; thence on said South line N87°43’24”W a distance of 1232.97 feet; thence N2°47’27”E a distance of 769.00 feet; thence North 87°43’20”W a distance of 1700.00 feet; thence S2°47’28”W a distance of 769.00 feet to a point on said South line of said section 6; thence on said south line N87°43”19”W a distance of 1363.58 feet to the point of beginning.

Mayor Morrison Opened the Public Hearing at 5:34pm on the **REZONE Subdivision from A -Agricultural District to R-R Rural Residential District, A - Agricultural District to R-1 Single Family Residential District, I-1 Light Industrial District to R-1 Single Family Residential District, C-4 Travelers Services District to R-1 Single Family Residential, C-4 Travelers Services District to R-3 Multi-Family Residential District, I-1 Light Industrial District to C-4 Traveler’s Services District, I-1 Light Industrial District to R-3 Multi-Family Residential District, A tract of land measuring 104.5 acres located in Section 6 Township 14 Range 55W Legal Description as 6 14 55 S ½ 6-14-55 less tracts Parcel ID #530010410** Part of Government lots 5,6, & 7, and part of the Southeast Quarter (SE1/4), and part of the East Half of the Southwest Quarter (E1/2SW1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4NW1/4), and part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 6, Township 14 North, Range 55 West of the 6th Principal Meridian, Kimball County, Nebraska, more particularly described as follows: Beginning at the SW corner of said Section 6, said point being the POINT OF BEGINNING of this description; thence on the west line of said Section N2°46’52”E a distance of 2502.93 feet to the intersection of said west line with the southerly right-of-way (ROW) line of the Interstate 80; thence on said southerly ROW line N84°17’21”E a distance of 26.27.28 feet to the intersection of said southerly ROW line with the west line of said SW1/4NE1/4; thence continuing on said

southerly ROW line S87°38’19”E a distance of 993.81 feet; thence S3°12’18”W a distance of 223.89 feet; thence S3°13’26”W a distance of 166.01 feet; thence S87°13’07”E a distance of 1026.74 feet; thence S3°11’29”W a distance of 99.99 feet; thence S87°12’17”E a distance of 373.39 feet; thence S87°13’06”E a distance of 74.67 feet to a point of the westerly ROW line of Hwy 71; thence on said westerly ROW line S3°16’29”W a distance of 167.56 feet; thence continuing on said westerly ROW line S20°22’40”E a distance of 218.36 feet; thence continuing on said westerly ROW line S3°15’27”W a distance of 651.84 feet; thence N86°45’18”W a distance of 65.89 feet; thence S77°06’34”W a distance of 289.66 feet; thence S3°14’42”W a distance of 60.03 feet to the northeast corner of Lot 2, Tower Subdivision: thence on the north line of said Lot 2 N87°14’02”W a distance of 501.42 feet to the northwest corner of said Lot 2, said point being the northeast corner of Lot 1, Tower Subdivision: thence on the north line of said Lot 1 N87°28’33”W a distance of 1019.70 feet to the northwest corner of said Lot 1, S2°31’27”W a distance of 485.80 feet to the southwest corner of said Lot1; thence on the south line of said Lot 1 S87°28’33”E a distance of 776.00 feet to a point of the westerly line of said Lot 2; thence on the westerly line of said Lot 2 S0°07’45”E a distance of 70.16 feet; thence continuing of said westerly line of said Lot 2 S4°17’37”W a distance of 74.95 feet: thence continuing of said westerly line of said Lot 2 S17°56’12”E a distance of 273.97 feet; thence continuing of said westerly line of said Lot 2, S21° 06’ 39”E a distance of 354.70 feet to a point on the south line of said section 6; thence on said South line N87°43’24”W a distance of 1232.97 feet; thence N2°47’27”E a distance of 769.00 feet; thence North 87°43’20”W a distance of 1700.00 feet; thence S2°47’28”W a distance of 769.00 feet to a point on said South line of said section 6; thence on said south line N87°43”19”W a distance of 1363.58 feet to the point of beginning.

Public Comment -

Michael from MCS explained the rezoning/areas/lots by proving a copy of the document, answering questions from both the public and board members.

Don Zwonitzer – He opposes the rezoning 100%, would like to go back to AG, and does not approve the rezoning at this time.

Dixie Smith - Dixie Smith – I am surrounded by three sides, would like to state facts not opinions. Kimball is full of empty lots, abandoned houses, etc., why are we taking so much open land elsewhere? Most people are coming in from other cities. We live in the great plains; we should be proud of that, and we should protect it. 2.6 million acres of grass land has been lost due to building structures. We have the same number of cattle as 1951, back then there were about 1.5 million people nationwide, that has doubled up. How are we going to feed America? If people want to move here, let them find their own little place. Clean up the city, we love this place, town, the people, but I want to keep that area rural. Additional information given.

Mayor Morrison closed the Public Hearing at 5:38pm for the - **REZONE Subdivision from A -Agricultural District to R-R Rural Residential District, A - Agricultural District to R-1 Single Family Residential District, I-1 Light Industrial District to R-1 Single Family Residential District, C-4 Travelers Services District to R-1 Single Family Residential, C-4 Travelers Services District to R-3 Multi-Family Residential District, I-1 Light Industrial District to C-4 Traveler’s Services District, I-1 Light Industrial District to R-3 Multi-Family Residential District, A tract of land measuring 104.5**

acres located in Section 6 Township 14 Range 55W Legal Description as 6 14 55 S ½ 6-14-55 less tracts Parcel ID #530010410 Part of Government lots 5,6, & 7, and part of the Southeast Quarter (SE1/4), and part of the East Half of the Southwest Quarter (E1/2SW1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4NW1/4), and part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 6, Township 14 North, Range 55 West of the 6th Principal Meridian, Kimball County, Nebraska, more particularly described as follows: Beginning at the SW corner of said Section 6, said point being the POINT OF BEGINNING of this description; thence on the west line of said Section N2°46'52"E a distance of 2502.93 feet to the intersection of said west line with the southerly right-of-way (ROW) line of the Interstate 80; thence on said southerly ROW line N84°17'21"E a distance of 26.27.28 feet to the intersection of said southerly ROW line with the west line of said SW1/4NE1/4; thence continuing on said southerly ROW line S87°38'19"E a distance of 993.81 feet; thence S3°12'18"W a distance of 223.89 feet; thence S3°13'26"W a distance of 166.01 feet; thence S87°13'07"E a distance of 1026.74 feet; thence S3°11'29"W a distance of 99.99 feet; thence S87°12'17"E a distance of 373.39 feet; thence S87°13'06"E a distance of 74.67 feet to a point of the westerly ROW line of Hwy 71; thence on said westerly ROW line S3°16'29"W a distance of 167.56 feet; thence continuing on said westerly ROW line S20°22'40"E a distance of 218.36 feet; thence continuing on said westerly ROW line S3°15'27"W a distance of 651.84 feet; thence N86°45'18"W a distance of 65.89 feet; thence S77°06'34"W a distance of 289.66 feet; thence S3°14'42"W a distance of 60.03 feet to the northeast corner of Lot 2, Tower Subdivision: thence on the north line of said Lot 2 N87°14'02"W a distance of 501.42 feet to the northwest corner of said Lot 2, said point being the northeast corner of Lot 1, Tower Subdivision: thence on the north line of said Lot 1 N87°28'33"W a distance of 1019.70 feet to the northwest corner of said Lot 1, S2°31'27"W a distance of 485.80 feet to the southwest corner of said Lot1; thence on the south line of said Lot 1 S87°28'33"E a distance of 776.00 feet to a point of the westerly line of said Lot 2; thence on the westerly line of said Lot 2 S0°07'45"E a distance of 70.16 feet; thence continuing of said westerly line of said Lot 2 S4°17'37"W a distance of 74.95 feet: thence continuing of said westerly line of said Lot 2 S17°56'12"E a distance of 273.97 feet; thence continuing of said westerly line of said Lot 2, S21° 06' 39"E a distance of 354.70 feet to a point on the south line of said section 6; thence on said South line N87°43'24"W a distance of 1232.97 feet; thence N2°47'27"E a distance of 769.00 feet; thence North 87°43'20"W a distance of 1700.00 feet; thence S2°47'28"W a distance of 769.00 feet to a point on said South line of said section 6; thence on said south line N87°43"19"W a distance of 1363.58 feet to the point of beginning.

Mayor Morrison opened the Public Hearing at 5:38pm for the **SUBDIVISION Of - A tract of land located in Block 3, Lockwood's Addition to the City of Kimball, Kimball County, Nebraska, 611 E 3rd Street, more particularly described as follows: Beginning at the northwest corner of said Block 3, said point being the POINT OF BEGINNING of this description; thence on the north line of said Block 3 S86°53'54''E (basis of bearing) a distance of 196.83 feet to the intersection of said north line with the west line of a tract described in Deed Book 81, Pages 300-303; thence on said west line S2°30'14''W a distance of 140.09 feet; thence continuing on said west line S2°28'18''W a distance of 53.51 feet; thence continuing on said west line S87°53'22''E a distance of 25.14 feet; thence continuing on said west line S2°11'03''W a distance of 256.73 feet to a point on the south line of said Block 3; thence on said south line N86°54'30''W a distance of 98.00 feet to the intersection of said south line with the east line of a tract described in Deed Book 83, Page 10; thence on said east line N2°25'23''E a distance of 170.00 feet to the northeast corner of said tract; thence on the north line of said tract N86°54'18''W a distance of**

125.00 feet to the intersection of said north line with the west line of said Block 3; thence on said west line N2°27'46"E a distance of 279.91 feet to the point of beginning, containing 1.7 acres, more or less.

No public comment, the public was represented.

Mayor Morrison closed the Public Hearing at 5:38pm for the **SUBDIVISION Of - A tract of land located in Block 3, Lockwood's Addition to the City of Kimball, Kimball County, Nebraska, 611 E 3rd Street, more particularly described as follows: Beginning at the northwest corner of said Block 3, said point being the POINT OF BEGINNING of this description; thence on the north line of said Block 3 S86°53'54"E (basis of bearing) a distance of 196.83 feet to the intersection of said north line with the west line of a tract described in Deed Book 81, Pages 300-303; thence on said west line S2°30'14"W a distance of 140.09 feet; thence continuing on said west line S2°28'18"W a distance of 53.51 feet; thence continuing on said west line S87°53'22"E a distance of 25.14 feet; thence continuing on said west line S2°11'03"W a distance of 256.73 feet to a point on the south line of said Block 3; thence on said south line N86°54'30"W a distance of 98.00 feet to the intersection of said south line with the east line of a tract described in Deed Book 83, Page 10; thence on said east line N2°25'23"E a distance of 170.00 feet to the northeast corner of said tract; thence on the north line of said tract N86°54'18"W a distance of 125.00 feet to the intersection of said north line with the west line of said Block 3; thence on said west line N2°27'46"E a distance of 279.91 feet to the point of beginning, containing 1.7 acres, more or less.**

Mayor Morrison opened the Public Hearing at 5:39pm on the **REZONE application from C-2 Light Commercial District to R-3 Multi-Family District subject to approval of a variance by the Board of Adjustment. Lots 1 – 4, Block 3, Lockwood's Addition to the City of Kimball, Kimball County, Nebraska, 611 E 3rd Street, more particularly described as follows: Beginning at the northwest corner of said Block 3, said point being the POINT OF BEGINNING of this description; thence on the north line of said Block 3 S86°53'54"E (basis of bearing) a distance of 100.00 feet; thence S2°27'46"W a distance of 279.90 feet, to a point on the north line of a tract described in Deed Book 83, Page 10; thence on the north line of said tract N86°54'18"W a distance of 100.00 feet to the intersection of said north line with the west line of said Block 3; thence on said west line N2°27'46"E a distance of 279.91 feet to the point of beginning, containing 0.64 acres, more or less.**

Public Comment –

Dixie Smith – Kimball County resident – The question was if there was a particular reason why it couldn't not be houses instead of apartments or duplexes?

Mayor Morrison closed the Public Hearing at 5:39pm on the **REZONE application from C-2 Light Commercial District to R-3 Multi-Family District subject to approval of a variance by the Board of Adjustment. Lots 1 – 4, Block 3, Lockwood's Addition to the City of Kimball, Kimball County, Nebraska, 611 E 3rd Street, more particularly described as follows: Beginning at the northwest corner of said Block 3, said point being the POINT OF BEGINNING of this description; thence on the north line of said Block 3 S86°53'54"E (basis of bearing) a distance of 100.00 feet; thence S2°27'46"W a distance of 279.90 feet, to a point on the north line of a tract described in Deed Book 83, Page 10; thence on the**

north line of said tract N86°54'18"W a distance of 100.00 feet to the intersection of said north line with the west line of said Block 3; thence on said west line N2°27'46"E a distance of 279.91 feet to the point of beginning, containing 0.64 acres, more or less.

Current Business –

Michael Hoback, CPA/Auditor AMGL 22/23 Fiscal Year Audit. Went over in detail on the report.

Motion by Ingram, seconded by Muench to approve Olsson Engineering to begin advertising for bids for 7th Street and Nadine Apartments. The following votes were recorded: Aye: Muench, Ingram, Pike, and Warner. Nay: None. Absent: None. Motion carried.

Motion by Ingram, seconded by Warner to approve the recommendation from Planning Commission to SUBDIVIDE Subject to a Development agreement of - **A tract of land located in Section 31 Township 15 Range 55W Legal Description as 31 15 55 A Part of SE ¼ of 31 15 55 "Tract 1" Parcel ID #530164011 A tract of land situated in the SE1/4 of Section 31, Township 15 North, Range 55 West of the 6th P.M, Kimball County, Nebraska, more particularly described as follows: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, N03°03'30"E FOR A DISTANCE OF 1,250.72 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE SIAD WEST LINE, N03°03'30"E, TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, BEING A DISTANCE OF 1,352.09 FEET; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, S88°14'15"E TO THE NORTHWESTERLY CORNER OF BIG SKY ADDITION, TO THE CITY OF KIMBALL, NEBRASKA, BEING A DISTANCE OF 1,616.59 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BIG SKY ADDITION, S73°50'37"E FOR A DISTANCE OF 71.06 FEET, S63°43'35"E FOR A DISTANCE OF 73.82 FEET, S56°46'30"E FOR A DISTANCE OF 56.84 FEET, S50°43'03"E FOR A DISTANCE OF 147.22 FEET, S50°09'21"E FOR A DISTANCE OF 38.28; THENCE, DEPARTING FROM SAID SOUTHERLY BOUNDARY, S03°00'13"W FOR A DISTANCE OF 1,160.79 FEET; THENCE, N88°14'15"W FOR A DISTANCE OF 1,953.40 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 60.00 ACRES, MORE OR LESS.**
The following votes were recorded: Aye: Warner, Ingram, Pike, and Muench. Nay: None. Absent: None. Motion carried.

Motion by Warner, seconded Ingram to approve the recommendation from Planning Commission to **REZONE from R-1 Single Family Residential to R-1 Single Family Residential with an overlay of R-3 Multi-Family Residential.** A **tract of land located in Section 31 Township 15 Range 55W Legal Description as 31 15 55 A Part of SE ¼ of 31 15 55 "Tract 1" Parcel ID #530164011 A tract of land situated in the SE1/4 of Section 31, Township 15 North, Range 55 West of the 6th P.M, Kimball County, Nebraska, more particularly described as follows: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, N03°03'30"E FOR A DISTANCE OF 1,250.72 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE SIAD WEST LINE, N03°03'30"E, TO THE NORTHWEST CORNER OF SAID QUARTER SECTION, BEING A DISTANCE OF 1,352.09 FEET; THENCE, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, S88°14'15"E TO THE**

NORTHWESTERLY CORNER OF BIG SKY ADDITION, TO THE CITY OF KIMBALL, NEBRASKA, BEING A DISTANCE OF 1,616.59 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BIG SKY ADDITION, S73°50'37"E FOR A DISTANCE OF 71.06 FEET, S63°43'35"E FOR A DISTANCE OF 73.82 FEET, S56°46'30"E FOR A DISTANCE OF 56.84 FEET, S50°43'03"E FOR A DISTANCE OF 147.22 FEET, S50°09'21"E FOR A DISTANCE OF 38.28; THENCE, DEPARTING FROM SAID SOUTHERLY BOUNDARY, S03°00'13" W FOR A DISTANCE OF 1,160.79 FEET; THENCE, N88°14'15"W FOR A DISTANCE OF 1,953.40 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINING 60.00 ACRES, MORE OR LESS.
The following votes were recorded: Aye: Warner, Pike, Muench, and Ingram. Nay: None. Absent: None. Motion carried.

Motion by Warner, seconded by Ingram to approve the recommendation from Planning Commission to approve the SUBDIVISION of - **A tract of land measuring 104.5 acres located in Section 6 Township 14 Range 55W Legal Description as 6 14 55 S ½ 6-14-55 less tracts Parcel ID #530010410** Part of Government lots 5,6, & 7, and part of the Southeast Quarter (SE1/4), and part of the East Half of the Southwest Quarter (E1/2SW1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4NW1/4), and part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 6, Township 14 North, Range 55 West of the 6th Principal Meridian, Kimball County, Nebraska, more particularly described as follows: Beginning at the SW corner of said Section 6, said point being the POINT OF BEGINNING of this description; thence on the west line of said Section N2°46'52"E a distance of 2502.93 feet to the intersection of said west line with the southerly right-of-way (ROW) line of the Interstate 80; thence on said southerly ROW line N84°17'21"E a distance of 26.27.28 feet to the intersection of said southerly ROW line with the west line of said SW1/4NE1/4; thence continuing on said southerly ROW line S87°38'19"E a distance of 993.81 feet; thence S3°12'18"W a distance of 223.89 feet; thence S3°13'26"W a distance of 166.01 feet; thence S87°13'07"E a distance of 1026.74 feet; thence S3°11'29"W a distance of 99.99 feet; thence S87°12'17"E a distance of 373.39 feet; thence S87°13'06"E a distance of 74.67 feet to a point of the westerly ROW line of Hwy 71; thence on said westerly ROW line S3°16'29"W a distance of 167.56 feet; thence continuing on said westerly ROW line S20°22'40"E a distance of 218.36 feet; thence continuing on said westerly ROW line S3°15'27"W a distance of 651.84 feet; thence N86°45'18"W a distance of 65.89 feet; thence S77°06'34"W a distance of 289.66 feet; thence S3°14'42"W a distance of 60.03 feet to the northeast corner of Lot 2, Tower Subdivision: thence on the north line of said Lot 2 N87°14'02"W a distance of 501.42 feet to the northwest corner of said Lot 2, said point being the northeast corner of Lot 1, Tower Subdivision: thence on the north line of said Lot 1 N87°28'33"W a distance of 1019.70 feet to the northwest corner of said Lot 1, S2°31'27"W a distance of 485.80 feet to the southwest corner of said Lot1; thence on the south line of said Lot 1 S87°28'33"E a distance of 776.00 feet to a point of the westerly line of said Lot 2; thence on the westerly line of said Lot 2 S0°07'45"E a distance of 70.16 feet; thence continuing of said westerly line of said Lot 2 S4°17'37"W a distance of 74.95 feet: thence continuing of said westerly line of said Lot 2 S17°56'12"E a distance of 273.97 feet; thence continuing of said westerly line of said Lot 2, S21° 06' 39"E a distance of 354.70 feet to a point on the south line of said section 6; thence on said South line N87°43'24"W a distance of 1232.97 feet; thence N2°47'27"E a distance of 769.00 feet; thence North 87°43'20"W a distance of 1700.00 feet; thence S2°47'28"W a distance of 769.00 feet to a point on said South line of said section 6; thence on said south line N87°43"19"W a distance of 1363.58 feet to the point of beginning. The following votes were recorded: Aye: Warner, Muench, Ingram, and Pike. Nay: None. Absent: None. Motion carried.

Motion by Pike, seconded by Ingram to approve the recommendation from Planning Commission to approve the **REZONE Subdivision from A -Agricultural District to R-R Rural Residential District, A - Agricultural District to R-1 Single Family Residential District, I-1 Light Industrial District to R-1 Single Family Residential District, C-4 Travelers Services District to R-1 Single Family Residential, C-4 Travelers Services District to R-3 Multi-Family Residential District, I-1 Light Industrial District to C-4 Traveler's Services District, I-1 Light Industrial District to R-3 Multi-Family Residential District, A tract of land measuring 104.5 acres located in Section 6 Township 14 Range 55W Legal Description as 6 14 55 S ½ 6-14-55 less tracts Parcel ID #530010410** Part of Government lots 5,6, & 7, and part of the Southeast Quarter (SE1/4), and part of the East Half of the Southwest Quarter (E1/2SW1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4NW1/4), and part of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 6, Township 14 North, Range 55 West of the 6th Principal Meridian, Kimball County, Nebraska, more particularly described as follows: Beginning at the SW corner of said Section 6, said point being the POINT OF BEGINNING of this description; thence on the west line of said Section N2°46'52"E a distance of 2502.93 feet to the intersection of said west line with the southerly right-of-way (ROW) line of the Interstate 80; thence on said southerly ROW line N84°17'21"E a distance of 26.27.28 feet to the intersection of said southerly ROW line with the west line of said SW1/4NE1/4; thence continuing on said southerly ROW line S87°38'19"E a distance of 993.81 feet; thence S3°12'18"W a distance of 223.89 feet; thence S3°13'26"W a distance of 166.01 feet; thence S87°13'07"E a distance of 1026.74 feet; thence S3°11'29"W a distance of 99.99 feet; thence S87°12'17"E a distance of 373.39 feet; thence S87°13'06"E a distance of 74.67 feet to a point of the westerly ROW line of Hwy 71; thence on said westerly ROW line S3°16'29"W a distance of 167.56 feet; thence continuing on said westerly ROW line S20°22'40"E a distance of 218.36 feet; thence continuing on said westerly ROW line S3°15'27"W a distance of 651.84 feet; thence N86°45'18"W a distance of 65.89 feet; thence S77°06'34"W a distance of 289.66 feet; thence S3°14'42"W a distance of 60.03 feet to the northeast corner of Lot 2, Tower Subdivision: thence on the north line of said Lot 2 N87°14'02"W a distance of 501.42 feet to the northwest corner of said Lot 2, said point being the northeast corner of Lot 1, Tower Subdivision: thence on the north line of said Lot 1 N87°28'33"W a distance of 1019.70 feet to the northwest corner of said Lot 1, S2°31'27"W a distance of 485.80 feet to the southwest corner of said Lot1; thence on the south line of said Lot 1 S87°28'33"E a distance of 776.00 feet to a point of the westerly line of said Lot 2; thence on the westerly line of said Lot 2 S0°07'45"E a distance of 70.16 feet; thence continuing of said westerly line of said Lot 2 S4°17'37"W a distance of 74.95 feet: thence continuing of said westerly line of said Lot 2 S17°56'12"E a distance of 273.97 feet; thence continuing of said westerly line of said Lot 2, S21° 06' 39"E a distance of 354.70 feet to a point on the south line of said section 6; thence on said South line N87°43'24"W a distance of 1232.97 feet; thence N2°47'27"E a distance of 769.00 feet; thence North 87°43'20"W a distance of 1700.00 feet; thence S2°47'28"W a distance of 769.00 feet to a point on said South line of said section 6; thence on said south line N87°43"19"W a distance of 1363.58 feet to the point of beginning. The following votes were recorded: Aye: Warner, Ingram, Pike, and Muench. Nay: None. Absent: None. Motion carried.

Motion by Ingram, seconded by Muench to approve the recommendation from Planning Commission to approve the **SUBDIVISION Of - A tract of land located in Block 3, Lockwood's Addition to the City of Kimball, Kimball County, Nebraska, 611 E 3rd Street, more particularly described as follows: Beginning at the northwest corner of said Block 3, said point being the POINT OF BEGINNING of this description; thence on the north line**

of said Block 3 S86°53'54''E (basis of bearing) a distance of 196.83 feet to the intersection of said north line with the west line of a tract described in Deed Book 81, Pages 300-303; thence on said west line S2°30'14''W a distance of 140.09 feet; thence continuing on said west line S2°28'18''W a distance of 53.51 feet; thence continuing on said west line S87°53'22''E a distance of 25.14 feet; thence continuing on said west line S2°11'03''W a distance of 256.73 feet to a point on the south line of said Block 3; thence on said south line N86°54'30''W a distance of 98.00 feet to the intersection of said south line with the east line of a tract described in Deed Book 83, Page 10; thence on said east line N2°25'23''E a distance of 170.00 feet to the northeast corner of said tract; thence on the north line of said tract N86°54'18''W a distance of 125.00 feet to the intersection of said north line with the west line of said Block 3; thence on said west line N2°27'46''E a distance of 279.91 feet to the point of beginning, containing 1.7 acres, more or less. The following votes were recorded: Aye: Warner, Ingram, Pike, and Muench. Nay: None. Absent: None. Motion carried.

Motion by Pike, seconded by Ingram to approve the recommendation from Planning Commission to approve the **REZONE application from C-2 Light Commercial District to R-3 Multi-Family District subject to approval of a variance by the Board of Adjustment. Lots 1 – 4, Block 3, Lockwood's Addition to the City of Kimball, Kimball County, Nebraska, 611 E 3rd Street, more particularly described as follows: Beginning at the northwest corner of said Block 3, said point being the POINT OF BEGINNING of this description; thence on the north line of said Block 3 S86°53'54''E (basis of bearing) a distance of 100.00 feet; thence S2°27'46''W a distance of 279.90 feet, to a point on the north line of a tract described in Deed Book 83, Page 10; thence on the north line of said tract N86°54'18''W a distance of 100.00 feet to the intersection of said north line with the west line of said Block 3; thence on said west line N2°27'46''E a distance of 279.91 feet to the point of beginning, containing 0.64 acres, more or less.** The following votes were recorded: Aye: Muench, Pike, Warner, and Ingram. Nay: None. Absent: None. Motion carried.

Reports –

Mayor – Kimball is trying to add and improve housing for the city. We will hear from a company on vacant properties and our options for handling such moving forward.

Annette – The power generation plant moving toward 100% 4 engineers were out here last week, walked the project for the lighthouse, sub master plan electric as well as the power generation project, lots of details for moving forward. WWTP is just about 100% of the build specs for the design. Currently working on two different options for funding. Further information soon.

Motion by Muench, seconded by Ingram to reschedule the next City Council meeting to May 15th per the Mayor's request. The following votes were recorded: Aye: Muench, Ingram, Warner, and Pike. Nay: None. Absent: None. Motion carried.

Public comment- The public was represented.

There being no further business, motion by Ingram, seconded by Pike, to adjourn the meeting at 6:08 p.m. The following votes were recorded: Aye: Ingram, Muench, Pike, and Warner. Nay: None. Absent: None. Motion carried.

John Morrison, Mayor	City Clerk