Kimball City Council
Regular Meeting
January 7, 2025

A City Council meeting was convened in open and public session at 5:00 p.m. January 7, 2025, held at the City Council Chambers, 223 S. Chestnut St. Council members present were, Austin Garner, Greg Robinson, Creg Pike, and Jamie Murdoch. Absent: None. Also, present was Mayor Morrison, City Administrator Annette Brower, City Clerk Paula Tarango and City Treasurer Jean Klassen. The public was represented at 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.

Motion by Robinson, seconded by Pike to approve the consent agenda items as presented, this includes the minutes from the meeting held on December 17 of 2024. The following votes were recorded: Aye: Garner, Murdoch, Pike and Robinson. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on the intention of the City of Kimball to file an application with USDA Rural Development for financial assistance in the amount of $5,736,000 to finance the Wastewater Treatment facility improvement project. Doug Louden – Olsson Engineering gave an overview of the goal and the proposed upgrade project at the Kimball Wastewater Treatment Plant. Olsson put together a preliminary engineering report that was issued in 2022 with the attempt to get funding for such. There are a few issues at the plant, and the intent is to get all of them addressed with one upgrade project. There are current capacity issues and with the expected growth in Kimball, we estimate that the plant will not be able to withstand so much additional use. The plant has not had a major upgrade in at least 25 years. There have also been issues with items that are coming down the sewer that we were not experiencing in the past. This also includes some improvements to the downtown interceptors, and undersized pipes that are carrying a huge load, this will cause the system to overload in the future. Olsson also put together a water and sewer report and the only funding that we could get was rural development. Possible future funding might be possible from other avenues such as SRF. All of this has

been discussed in the past with previous board members. Additional information provided. Discussion only, no action taken.

Jim Cederburg – Board of Public Works Chair – We can have a 40-year loan and still pay as if it was a 25-year loan, the issue is that utility rates must be increased to meet that higher payment. There was a rate study done by Randy from Rural Water Association for free and he states that rates must be increased. We would do it gradually. $2.25 next year $2.50 the following year, and $2.25 in 2027. We've had discussions for over 4 years now and have looked at several alternatives and after all the research, this will be the most practical solution. If we don't do it this year it will cost more next year, we are trying to do the best for the City of Kimball in estimating what our population will be. Board members participated by adding comments and asking questions. Discussion only, no action taken.

Public Comment –

Gabriel Miller – Kimball Citizen added a comment to this topic.

Julia Garret – Kimball Citizen added a comment to this topic.

Motion by Robinson, seconded by Pike to adopt and approve Resolution **#01-2025**. **RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND/OR CITY ADMINISTRATOR, AND THE CITY CLERK TO SIGN ALL DOCUMENTS AS MAY BE REQUIRED IN PROCESSING OR COMPLETING THE USDA, RURAL DEVELOPMENT WATER AND ENVIRONMENTAL LOAN FOR THE SANITARY SEWER SYSTEM.**
The following votes were recorded: Aye: Robinson, Garner, Pike, and Murdoch. Nay: None. Motion carried.

Morrison opened a discussion on updated Building Permit form, new Roofing Permit and new Fence Permit.

Rodney Sterkel – City of Kimball Building Inspector – There have been some changes implemented to our building permits, several insurance companies are requiring permits for roofing to ensure that all the materials and the installation is being done per code. Fencing permits, there are instructions for the homeowner to review the different requirements, we've added required inspections. Additional updates and information given.

Annette Brower - City Administrator – the goal is to protect our local contractors and our residents when insurance claims come in, we are helping them do what is needed per code. Additional information given.

Motion by Murdoch, seconded by Garner to approve updated Building Permit form, new Roofing Permit and new Fence Permit. The following votes were recorded: Aye: Robinson, Garner, Pike, and Murdoch. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on approving the updated Building Permit Fee Schedule. Per City Administrator Brower – in previous discussions with other council members as well as recent chats with the new members, it was agreed that we did not want the rates to be higher than any of our neighbor towns/cities in the Panhandle. The city of Sidney is the lowest at approximately $7.00 (Seven dollars) every $1000 (Thousand) in value. We want to be competitive, so folks want to build in Kimball. Additional information provided. Board member Murdoch suggested waving the plan review fees on the residential side.

Motion by Murdoch, seconded by Robinson to approve the updated Building Permit Fee Schedule with the condition of removing the plan review fee on the residential side. The following votes were recorded: Aye: Murdoch and Robinson. Nay: Pike and Garner. Tie breaker: Morrison (Aye) Absent: None. Motion carried.

Motion by Pike, seconded by Robinson to approve Resolution **#02-2025**
RESOLUTION ESTABLISHING FEES FOR BUILDING, ROOFING, AND FENCING PERMITS.
Subject to making the change of waiving the plan review fees on the residential side. The following votes were recorded: Aye: Robinson, Pike, and Murdoch. Nay: Garner. Absent: None. Motion carried.

Motion by Robinson, seconded by Garner to approve the payment of invoice to NMC/CAT for building erection and installation of switchgear per Power Generation project agreement. The following votes were recorded: Aye: Robinson, Garner, Pike, and Murdoch. Nay: None. Absent: None. Motion carried.

Motion by Robinson, seconded by Pike to approve the Mayor's appointment of Gabe Ingram to the Planning Commission Board. The following votes were recorded: Aye: Robinson, Murdoch, and Pike. Nay: Garner. Absent: None. Motion carried.

Motion by Robinson, seconded by Garner to approve the Mayor's signature on the Master Agreement for Communications Cable and Facilities between the City of Kimball and Inventive Wireless of Nebraska LLC dba Vista Beam. The following votes were recorded: Aye: Robinson, Garner, Pike, and Murdoch. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on creating Study Committees. There should be two members from the Council and two Kimball Citizens. These committees will strictly focus on gathering information and data research.

Motion by Garner seconded by Murdoch to create Study Committees as follows: Light house subdivision (Robinson-Garner) Property Ownership Committee (Garner and Murdoch) The following votes were recorded: Aye: Robinson, Garner, Pike, and Murdoch. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on assignation of individuals to various Boards and Committees, the idea is to have Council board members participate and attend these meetings with the intent to be more involved. Board members volunteered as follows: (Library Board – Murdoch) (State Racing and Gaming Commission – Robinson) (Hospital – Garner) (CRA – Garner) (Housing Authority – Murdoch) (Loan Advisory – Garner) (Swimming Pool – Murdoch) (School Board – Murdoch) (Sentinel – Robinson to replace previous board member Warner) (TCDRW – Morrison) (County Commissioners – Robinson. Garner will cover as needed for Robinson).

Public Comment prior to executive closed session on – Potential real estate purchase/tax sale of the Church of Christ located at 101 S. Nadine Street.

Gabriel Miller – Added a comment to this topic.

Jim Cederburg – Kimball Citizen and BPW member – Added a comment to this topic.

Reports -

Mayor Morrison – A new year is here, we got the new Electric Generation plant started, we are also moving forward on the WWTP. There will be many opportunities to get issues addressed this year. Hope the council will study each issue for opportunity and make decisions that will help Kimball grow and become a better place to live.

Annette Brower – City Administrator – We are still working on snow removal, due to a snowplow being down at this time it is taking us a bit longer to get the task done. The Power Generation plant is near completion, there are a few minor details being worked on, the anticipated start date for operation is June 2025. The next step for the WWTP construction project will be a Notice of Hearing on Resolution of Necessity, this will be included in our January 21 meeting. Utility staff is working with our Software team to revise the format of our current bills. Starting the next billing cycle, there will be a full breakdown in detail on usage. The new bills will be two sided with graphs on both sides. Additional updates given.

Jose Ruiz - Chief of police – The last time that I spoke to the city council was on the 3rd of December. We have received 143 calls for service since then, for 2024 we took 1871 in total. As a whole there were 7,045 calls, they range from parking complaints, civil standbys, medical assist, funeral escorts, alarms, 911 hang up calls, welfare checks, shoplifting, DHHS Intakes, trespass, vandalism, suspicious person, suspicious vehicle, noise complaints, narcotics violations, and assisting State Patrol. Larger calls received ranged from missing person, terroristic threat calls, suicidal person, injury accidents, deceased person calls, and others. 3 people have been arrested for felony warrants, possession of controlled substance. Kimball has also assisted in several search warrants, 3 subjects were arrested, Cheyenne county requested mutual aid from our agency to assist on search warrants, these are much higher on risk, where there are drugs there are weapons. 15 people were contacted, 9 were arrested in total with 17 law enforcement officers involved. Agencies worked well together to put these people in jail. In other information from the past month, we had the privilege of participating in the Shop-with -a-Cop event. Board member Murdoch expanded on the history of the program, Shop with A Cop started 19 years ago, kids are given $100 gift certificate and breakfast is provided at the firehall, each family also gets gift certificates for the Main Street Market to help offset the cost for the holiday meals. Kids are chosen based off need first, then behavior if there are any additional open spots.

Board member Garner pointed out utility trailers and RVs still parked on the Street this late in the year and obstructing snow removal process. Per Chief and Garner, they will get together to discuss this further in detail. Discussion only, no action taken.

Public Comment –

Don Lonsdale – Kimball Citizen - Added a comment on this topic.

Motion by Robinson, seconded by Pike to enter executive session at **6:29pm** pursuant to Neb.Rev.Stat.§84-1410 for the protection of the public interest and to discuss the potential real estate purchase/tax sale of the Church of Christ located at 101 S Nadine Street. The following votes were recorded: Aye: Robinson, Garner, Pike, and Murdoch. Absent: None. Nay: None. Motion carried.

Motion by Robinson, seconded by Garner to exit executive closed session at **6:46pm** The following votes were recorded: Aye: Robinson, Garner, Pike, and Murdoch. Nay: None. Absent: None. Motion carried.

The next regular scheduled meeting will be on Tuesday, January 21, 2025, at 5:00pm

There being no further business, motion by Robinson, seconded by Pike, to adjourn the meeting at 6:51 p.m. The following votes were recorded: Aye: Garner, Murdoch, Pike and Robinson. Nay: None. Absent: None. Motion carried.

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John Morrison, Mayor City Clerk