Kimball City Council
Regular Meeting
July 15, 2025

EDITED FOR PUBLICATION

A City Council meeting was convened in open and public session at 5:00 p.m. July 15, 2025, held at the City Council Chambers, 223 S. Chestnut St. Council members present were, Greg Robinson, Jamie Murdoch, Creg Pike, and Austin Garner. Also, present was Mayor John 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.

The Pledge of Allegiance was recited.

The room was led in prayer.

Motion by Robinson, seconded by Pike to approve the consent agenda items as presented which include claims, financials, and the minutes from the previous City Council meeting held on June 17, 2025. The following votes were recorded: Aye: Robinson, Pike, Garner, and Murdoch. Nay: None. Absent: None. Motion carried.

Morrison opened a public hearing at **5:03pm** Hearing to receive public comments regarding a preliminary plat for a subdivision application creating the Lighthouse Subdivision with the Legal Description: **A part of the Southeast Quarter of Section 31, Township 15 North, Range 55 West of the 6th Principal Meridian, Kimball County, Nebraska, more particularly described as follows: With reference to the southwest corner of said Southeast Quarter (SE1/4); thence, on the west line of said SE1/4 of said Section, N03°03'41"E (basis of bearing) a**

distance of 1250.69 feet, to the POINT OF BEGINNING of this description; thence continuing on said west line, N03°03'24" a distance of 1352.06 feet to the northwest corner of said SE1/4; thence on the north line of said SE1/4 S88°14'19"E a distance of 1634.78 feet to the westerly corner of Big Sky Addition; thence on the southerly line of said Addition S69°03'05"E a distance of 53.67 feet; thence continuing on said southerly line S63°46'02"E a distance of 73.83 feet; thence continuing on said southerly line S56°43'58"E a distance of 56.85 feet; thence continuing on said southerly line S50°41'37"E a distance of 147.19 feet; thence continuing on said southerly line S50°15'38"E a distance of 38.24 feet; thence S3°00'17"W a distance of 1160.84 feet; thence N88°14'19"W a distance of 1953.35 feet to the point of beginning, containing 60.00 acres, more or less.

Deb Evertson – BPW Board Member and Kimball Citizen – Requested additional information during the discussion on the easement agreements on alleys with this preliminary plat as well as utilities. Kimball has not had any new subdivisions built for a very long time and would like to request that Ordinances are followed accordingly. We are setting a precedence for any/all future developments.

Board member Creg Pike – Currently, there are notes on these preliminary plats presented regarding the City of Kimball being responsible for the cost of all power, water, and sanitary sewer, this is something that Pike is not in favor of. The City has met with Lighthouse and Clean Harbors several occasions, and Pike wants to ensure that the subdivision has curb, gutters, driveways, and that this subdivision is a good representation of what we want Kimball to be.

Legal Counsel Matt Turman explained that when this property was annexed by the City, we entered into an annexation agreement where it states that the power, water, and sanitary sewer are not the responsibility of the city and that they will not be unless and/or until there is a development agreement approved by the city and the developer.

Board member Jamie Murdoch – The naming of the streets can be confusing for emergency services and responders. Murdoch also had a question about the retention pond and the future and the vision for it.

Scott Larson with Benchmark Engineers – the retention pond will only be used to hold water when it rains.

Board member Austin Garner – As far as the road service, there were changes made to the plat a couple of times where they went from a 6" base to a 4"asphalt. There is significant concern with not having gutters and with the corrosion on the side of it. The roads standards could get us into an issue with longevity for future development. High traffic and heavy trucks might cause damage to the roads that the city will ultimately be responsible for. To eliminate any future issues and ease liability, it is suggested that these roads are maintained by an HOA. There is also concern about the retention ponds at each culvert for the house's driveways.

Paul Whiting – Clean Harbors – We are trying to keep the Lighthouse Subdivision more of a rural setting versus having it look more like a cluster. Clean Harbors is not doing this for profit, we are not a developer, we have never done this before, but we need to provide housing for our employees. We understand the next phase is a development agreement between the city and Clean Harbors to where everyone agrees.

Morrison closed the public hearing at **5:20pm.**

Motion by Robinson, seconded by Murdoch to approve for a subdivision application creating the Lighthouse Subdivision with the Legal Description: **A part of the Southeast Quarter of Section 31, Township 15 North, Range 55 West of the 6th Principal Meridian, Kimball County, Nebraska, more particularly described as follows: With reference to the southwest corner of said Southeast Quarter (SE1/4); thence, on the west line of said SE1/4 of said Section, N03°03'41"E (basis of bearing) a distance of 1250.69 feet, to the POINT OF BEGINNING of this description; thence continuing on said west line, N03°03'24" a distance of 1352.06 feet to the northwest corner of said SE1/4; thence on the north line of said SE1/4 S88°14'19"E a distance of 1634.78 feet to the westerly corner of Big Sky Addition; thence on the southerly line of said Addition S69°03'05"E a distance of 53.67 feet; thence continuing on said southerly line S63°46'02"E a distance of 73.83 feet; thence continuing on said southerly line S56°43'58"E a distance of 56.85 feet; thence**

continuing on said southerly line S50°41'37"E a distance of 147.19 feet; thence continuing on said southerly line S50°15'38"E a distance of 38.24 feet; thence S3°00'17"W a distance of 1160.84 feet; thence N88°14'19"W a distance of 1953.35 feet to the point of beginning, containing 60.00 acres, more or less. Contingent upon the utilities of view subject to a development agreement that MUST be approved by the City of Kimball. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Motion by Robinson, seconded by Pike to approve the recommendation from Loan Advisory for 15% loan forgiveness for The Sagebrush – Dawn Moeser. Per City Administrator Annette Brower, they have made all their payments on time and meet all the requirements for this request. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Motion carried.

Motion by Pike, seconded by Murdoch to approve the Business Improvement Grant for Clothes Minded Laundromat (Beer and Loathing) – Heather & Nate Entingh in the amount of $5000 (Five thousand). Per City Administrator Annette Brower, this does not need a building permit due to being strictly the brick façade of the building (front and back) The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Motion by Pike, seconded by Garner to approve the recommendation from Board of Publics Works Board on the Pay app # 3 – Hackle Construction for the Kimball WWTP Improvements. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Motion carried.

Reports –

John Morrison – Mayor – July 4th weekend was a success with the All-Class reunion as well as the traditional events, and as Kimball grows events like this make Kimball even better. There will be a Sentinel Public Scoping meeting on August 28 at 5:30pm in the High School auditorium. Everyone is encouraged to attend if interested.

Annette Brower – City Administrator – Thank you to the All-Class Reunion who hosted all the games and prizes along with Kimball Family Dentistry on the

quarter drive. Thank you to Kimball FM for donating dogs and chips. Thank you to the Tarango family for offering their grill and their help for the day and KCTS as well. It turned out to be a great event. Extended Thank you to Kimball County Community for kids, they are going to be hosting a free family swim on July 20 at the city pool. Big Thank you to Mike Downey and his team of paramedics for helping with ongoing crucial safety training for our pool lifeguards. Working with NEMA and FEMA on a grant for new tornado sirens, additional discussion to be held during our next council meeting. Jean Klassen has started on budget. WWTP project is moving along great. The Power Generation Plant is nearly complete; we are going to do a planned power outage on Thursday at 3:00am for minimal impact to the public. We are sending out unsafe property letters. Thank you legal and thank you Rodney for helping throughout this process.

Board members discussed possible dates for budget workshop meetings as needed. Per Brower, the budget is due September 16, that is the formal budget hearing, it will fall on Council Date meeting.

Lanny Little – Added a comment regarding the Ordinance #814 pertaining to Semi-truck parking and presented questions in regard to such.

There being no further business, motion by Robinson, seconded by Pike, to adjourn the meeting at 5:43 p.m. The following votes were recorded: Aye: Pike, Robinson, Garner, and Murdoch. Nay: None. Absent: None. Motion carried.

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John Morrison, Mayor City Clerk

City of Kimball-City Council Meeting-General Claims-July 15, 2025-Irma Mendoza-Contract Cleaning-750.00; CenturyLink-Telephone-105.17; CenturyLink-Telephone-208.38; Kimball Ace Hardware LLC-Supplies-205.00; Kimball Auto Parts-Supplies-659.86; Kimball County Hospital-Drug Screens-694.65; Kimball Service Center-Repairs-45.00; Legacy Cooperative-Fuel-4,567.37; Mid-American Research Chemical-Supplies-243.93; Napa Auto Parts-Supplies-123.73; Northern Safety Company Incorporated-Supplies-256.92; Powerplan-Supplies-154.46; Westco-Supplies-52.09; John Morrison-Expense Report-179.56; Combined Utilities-Utilities-704.12; Cash-Coins July Pool Party-300.00; Reynold (Ray) Bosn-Grant-1,231.86; Hometown Leasing-Lease-107.55; The Potter State Bank-Loan-374.68; Acushnet Company-Supplies-10,241.70; Alarm Security Technicians-Security-172.95; Brian Albee-Contract Cleaning-200.00; American Legal Publishing Corporation-Services-399.00; Black Hills Energy, LLC-Gas Service-89.93;

Black Hills Energy, LLC-Gas Service-1,026.85; Board Tronics-Supplies-3,662.89; CPS Distributors, Incorporated-Supplies-1,438.94; Center Point Large Print-Book Purchase-145.02; City of Cheyenne-Services-233.03; Climate Control Heating & Air Conditioning-Repairs-442.60; Combined Utilities-Utilities-4,132.47; Combined Utilities-Utilities-7,084.74; Connecting Point-Copy Usage-252.71; Crescent Electric Supply Company-Supplies-99.21; DAS State Accounting-Services-110.00; DP Electronic LLC/Radio Shack-Security-21.49; Dollar General Corporation-Supplies-127.55; Eakes Office Solutions-Supplies-182.46; Ellison, Kovarik & Turman Law Firm-Professional Services-1,836.00; Flood Communications West-Services-200.00; Grainger-Equipment-882.30; GreatAmerica Financial Services Corporation-Lease-82.29; Guardian Alliance Technologies, Incorporated-Services-720.00; Gumdrop Books-Book Purchase-90.19; High West Energy-Utilities-3,726.00; Horn Lock Company-Repairs-105.00; Ideal Linen Supply, Incorporated-Services-427.91; Ingram Library Services-Book Purchase-709.82; Intralinks, Incorporated-Services-308.81; Intralinks, Incorporated-Services-955.98; Intralinks, Incorporated-Services-284.50; Intralinks, Incorporated-Services-697.50; Intralinks, Incorporated-Services-1,180.80; Intralinks, Incorporated-Services-800.80; Kimball Ace Hardware LLC-Supplies-875.20; Kimball Ace Hardware LLC-Supplies-167.71; Kimball Auto Parts-Parts-85.78; Kimball County Register of Deeds-Services-80.00; Kimball Public Schools-Rental-50.00; Legacy Cooperative-Supplies-701.66; Linda's Monograms & Beyond-Services/Supplies-245.10; Masek Golf Car Company-Services-3,697.04; Masters Telecom LLC-Fax Service-15.83; Irma Mendoza-Contract Cleaning-600.00; MicroMarketing, LLC-Media Expense-126.87; Napa Auto Parts-Supplies-541.75; OPTK Networks-Internet-35.00; One Source The Background Check Company-Services-88.00; Plummer Insurance, Incorporation-Premium-2,965.00; Powerplan-Services-70.60; Prairie Animal Hospital-Services-254.98; Praise Windows Incorporation-Services-88.00; R & R Products, Incorporated-Supplies-530.40; Revelyst Sales LLC-Supplies-3,054.53; Sandberg Implement Incorporated-Repairs-3,333.83; Sargent Drilling Company-Services-10,000.00; Smith Psychological Services-Services-400.00; Staples-Supplies-81.45; TaylorMade Golf Company, Incorporated-Supplies-291.14; The Right Impression-Services/Supplies-90.00; Nichelle Thompson-Contract Cleaning-180.00; Turfwerks-Supplies-483.05; United States Liability Insurance Company-Services-278.00; V.F.W. Post 2243-Supplies-210.00; Verizon-Telephone-80.02; Verizon-Telephone-702.26; Verizon-Telephone-62.20; Vermeer High Plains-Supplies-291.20; Viaero-Cell Phone-38.02; Viaero-Cell Phone-322.15; Vince's Corner-Supplies-379.91; Voyager Fleet Systems-Fuel-536.39; WPCI-Drug Screens- 175.00; Westco-Supplies-92.89; Western Nebraska Observer-Meeting Notices-2,591.64; Connecting Point-Services-692.30.