Kimball City Council
Regular Meeting
August 19, 2025

EDITED FOR PUBLICATION

A City Council meeting was convened in open and public session at 5:00 p.m. August 19, 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 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.

Jim Cederburg led the room in prayer.

Morrison acknowledge the Open Meetings Act.

Motion by Pike, seconded by Garner to approve the consent agenda items as presented which include the minutes from the Regular Council meeting held on 08-05-2025, the BPW/Council joint meeting held on 08-05-2025, claims and financials. The following votes were recorded: Aye: Garner, Murdoch, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Morrison opened a public hearing at **5:04pm** to receive public comments regarding the request from Ryan Behrend to Rezone a parcel of land from R-1 Medium to High Density Residential to C-2 General Commercial, the following legal description: ANTELOPEVILLE ADD. BLOCK 5 LOTS 11A AND 12A – 311 EAST 2ND STREET – PARCEL ID# 530047136.

No public comment.

Morrison closed the public hearing at **5:05pm.**

Morrison opened a public hearing at **5:05pm** to receive public comments regarding the conditional use permit to allow for storage units on the C-2 General Commercial property with the following legal description: ANTELOPEVILLE ADD. BLOCK 5 LOTS 11A AND 12A – 311 EAST 2ND STREET – PARCEL ID# 530047136.

Carl Salazar – Kimball Senior Center – Added a comment to this topic.

Morrison closed the public hearing at 5:05pm.

Morrison read Ordinance Ordinance #842 – Rezoning ANTELOPEVILLE ADDITION BLOCK 5 LOTS 11A AND 12A (311 E 2ND STREET)KIMBALL, NE PARCEL ID #530047136

AN ORDINANCE AMENDING THE ZONING CERTAIN PARCELS FROM MEDIUM TO HIGH DENSITY RESIDENTIAL (R-1) TO GENERAL COMMERCIAL (C-2) PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND PUBLICATION IN PAMPHLET FORM.

Motion by Murdoch, seconded by Pike to approve and waive the 3 readings on Ordinance #842 – Rezoning ANTELOPEVILLE ADDITION BLOCK 5 LOTS 11A AND 12A (311 E 2ND STREET)KIMBALL, NE PARCEL ID #53004713 AN ORDINANCE AMENDING THE ZONING CERTAIN PARCELS FROM MEDIUM TO HIGH DENSITY RESIDENTIAL (R-1) TO GENERAL COMMERCIAL (C-2) PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND PUBLICATION IN PAMPHLET FORM. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Motion by Murdoch, seconded by Pike to approve the recommendation from the Planning Commission of the application from Ryan Beherend to Rezone a parcel of land from R-2 Medium to High Density Residential to C-2 General Commercial with the following legal description: ANTELOPEVILLE ADD. BLOCK 5 LOTS 11A AND 12A - 311 EAST 2ND STREET – PARCEL ID# 530047136. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Motion by Pike, seconded by Murdoch to approve and ratify Ordinance #841 rezoning Parcel ID 530017326 from Rural to residential to Heavey Commercial. This Ordinance was presented and followed during the construction of this project in the summer, but the board failed to approve it officially. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on the KENO request from Sarah Shropshire with WeeShire Mains. Per Sarah, this is a nonprofit organization located here in Kimball and their goal is to keep a safe and welcoming environment and striving to make family connections for those that might be dealing with neurodiversity challenges. We are expanding and folks are reaching out such as youth program from 11–18-year-old to provide the ability to do community service. ILC in Scottsbluff has also been in contact regarding adults with disabilities and creating a safe space for them. Tonight's request is to help us continue moving forward.

Motion by Garner, seconded by Pike to approve the KENO request from Sarah Shropshire at WeeShire Mains in the amount of $2,000. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on approving the creative crosswalk for 9th at Kingswood to the walking trail. Kimball Area foundation.

Kimball Area Foundation representative Jean Gilbert - This project was started in 2018, there has been public comment about the need of a crosswalk there. This will be a community project and we are looking forward to proceeding quickly.

Motion by Murdoch, seconded by Garner to approve the creative crosswalk for 9th at Kingswood to the walking trail as presented in the packet – Kimball Area Foundation. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Doug Louden with Olsson Engineering joined the meeting virtually via ZOOM and provided an update on the Wastewater Treatment Plant construction. The contractor continues to work their way up the building. Last week we were there. They finished up the walls, they have most of the concrete in place, parallel to that they are working on manufacturing equipment and are expecting some deliveries of additional parts soon. Discussion only, no action taken.

Motion by Pike, seconded by Murdoch to approve the recommendation from Board of Public Works on the Pay app #4 – Hackle Construction for the Kimball WWTP improvements in the amount of $207,461.28. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Doug Louden with Olsson Engineering provided an update on the sewer interceptor improvement project plants – The good news is that pipe is bigger than we originally thought. We had been working off old maps, and thought it was only 6". Two weeks ago, Johnson Services was in town doing camera work, took the robot down to that depth and discovered that it is a 10" instead. Discussion only, no action taken.

Motion by Robinson, seconded by Garner to approve the BPW's recommendation to Council for the Mayor's signature on the Kimball SPP Transmission Facilities Assignment and Credit Agreement with MEAN. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Motion by Pike, seconded by Murdoch to approve the recommendation from BPW for the payment for the invoice for NMC Power Generation Project in the amount of $447,195.33. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on the recommendation from Board of Public Works to purchase a new trash truck from Floyd's with a combination of reserve funds and bank loan. Per BPW Board Member Jim Cederburg, this conversation started about 2 years ago and there is currently $235,000 set aside for this purchase. BPW believes it is time to move forward because prices continue to increase.

Motion by Robinson, seconded by Pike to approve the recommendation from Board of public Works to purchase a new trash truck from Floyd's with a combination of reserve and bank loan. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on approving the recommendation from Board of Public works for the 2025/2026 Fiscal Year Budget for Electric, Water, Wastewater Treatment Plant, Trash Collection, and Landfill.

Morrison allowed public comment after this agenda item:

Spud Rowley from the Kimball Recycling Center – Added ac comment to this topic.

Motion by Robinson, seconded by Garner to approve the recommendation from Board of Public Works for the 2025/2026 Fiscal Year Budget for Electric, Water, Wastewater Treatment Plant, Trash Collection, and

Landfill. The following votes were recorded: Aye: Garner, Murdoch, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on the recommendation from the Loan Advisory Committee and Council decision regarding Workforce Housing Infrastructure Grant for Clean Harbors Lighthouse Subdivision for installation of utilities, or funding of electric utilities from another source.

Paul Whiting – Clean Harbors Representative joined via ZOOM - The project is not focused on making a profit, it is strictly focused on transitioning Clean Harbor employees that are currently living in trailers at Stahla Mobile Park which they leased and subsidized for the workforce that Clean Harbors brough into Kimball. This is not working out as hoped, there is a fair amount of turnover, folks prefer to be in their own home. The piece of land has been acquired, two mobile homes are currently there, and thus far, Clean Harbors has invested roughly $1,000,000 into the property. Thank you to the Loan Advisory Committee for approving this. Board members participated by asking questions and making additional comments.

Morrison allowed public comment after this agenda item:

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

Julia Gehrig - Kimball Citizen – Added a comment to this topic.

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

Taylor Brown – Kimball Citizen – Added a comment to this topic.

Donnie Lonsdale – Kimball Citizen - Added a comment to this topic.

Richard Flores – Commissioner and Kimball Citizen – Added a comment to this topic.

Motion by Robinson, seconded by Pike to approve recommendation from the Loan Advisory Committee and Council decision regarding Workforce Housing Infrastructure Grant for Clean Harbors Lighthouse Subdivision for installation of utilities, or funding of electric utilities from another source, **pending final plat approval**. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

Morrison opened a discussion on considering options for the Economic Development budget and remaining funds. Per Morrison, the goal is to create an Economic Development program separate from the city and to mirror what Keith County does as they are very successful with this. The 2nd goal is to put the LB840 back on the ballot for general election in 2026. Discussion only, no action taken.

Motion by Garner, seconded by Murdoch to approve the Airport Authority Resolution 2025-01, Setting Property Tax Request for Fiscal Year 2025-2026. The following votes were recorded: Aye: Murdoch, Garner, Pike, and Robinson. Nay: None. Absent: None. Motion carried.

The board members discussed a date for a special Council meeting to review final budget after valuations are received on 08/21/2025. The date they agreed on is August 26 at 5:00pm. Discussion only, no action taken.

Board members also discussed a potential date for a Special City-County joint meeting to discuss Economic Development, they will aim for September 2nd and will wait for the County to respond. Discussion only, no action taken.

Reports –

John Morrison – There is a lot going on in Kimball. It is budget time, everyone is working hard, we are in the right track to help Kimball grow. Thank you to Council and LB840 committee for passing the grant request for Clean Harbors. It will all come back to the city.

City Administrator – Annette Brower - Power Plant has had a slight hold up with a contractor but that should be resolved soon. The rate study for the Landfill came in today, we will be looking at that and reviewing further for any changes before budget finalizes. Completion of the city park project should happen within the next couple of weeks, we decided to wait until the kids were back in school for minimal inconvenience. Thank you to the Entighs, Positive Spaces, and Kimball Area Foundation for the new water fountain, it is a great one, that will be installed this week at Gotte Park.

Chief of Police – For the month of July the Kimball PD responded to 288 calls, 85 for August. Parking complaints, alarms, funeral escorts, deceased person call, thefts, noise complaints, and other. Larger calls ranged from narcotics violation, arrest, assault, and other. We have an officer going to the academy this month, another lateral is going through the background process. The officers from the Police Department have participated in several trainings, TMS, and other. The Kimball PD was approved for a $5,000 grant for speed and high visibility across the State, the campaign ran from July 14 to July 31. The Kimball PD conducted a taser instructive course, officers from multiple departments attended the training. Additional updates given.

Public Comment –

Paul Whiting – Clean Harbors Representative – Thank you to all for the thoughtful comments and looking forward to working with the council on the final plat approval.

Next regular meeting is scheduled for Tuesday, September 2, at 5:00pm.

There being no further business, motion by Pike, seconded by Garner, to adjourn the meeting at 6:37 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-August 19, 2025-Benchmark Government Solutions LLC-Services-634.75; Ideal Linen Supply, Incorporated-Supplies-129.25; Visa-Firstier Bank-Charges-2783.74; Black Hills Energy, LLC-Gas Service-45.35; John Heidemann-Reimbursement-150.00; Kimball County Hospital-Drug Screens-532.66; CenturyLink-Telephone-105.08; CenturyLink-Telephone-208.38;

Charter Communications-Internet-237.51; The Potter State Bank-Loan-374.68; The Potter State Bank-Loan-374.68; Alarm Security Technicians-Services-563.00; CNA Surety-Services-100.00; CPS Distributors, Incorporated-Supplies-150.98; Carrot-Top Industries-Supplies-669.97; Chevrolet of Kimball LLC-Services-473.51; Combined Utilities-Utilities-3,356.64; Connecting Point-Services-219.86; DAS State Accounting-Services-110.00; Dollar General Corporation-Supplies-89.98; Galls, LLC-Supplies-109.47; Hometown Leasing-Lease-107.55; Ideal Linen Supply, Incorporated-Services-110.17; Kimball Ace Hardware LLC-Supplies-1,010.60; Kimball Ace Hardware LLC-Supplies-17.98; Kimball Ace Hardware LLC-Supplies-54.37; Kimball Auto Parts-Parts-184.45; Kimball County Register of Deeds-Services-10.00; Kimball Service Center-Supplies-206.06; LARM-Supplies-126.02; League of NE Municipalities-Services-567.00; League of NE Municipalities-Services-378.00; Legacy Cooperative-Fuel-3,565.07; Legacy Cooperative-Supplies-348.41; LifeGuard MD, Incorporated-Supplies-526.89; Irma Mendoza-Contract Cleaning-600.00; Midwest Connect, LLC-Supplies-284.00; Napa Auto Parts-Supplies-63.59; Prairie Animal Hospital-Boarding-46.36; Schadegg Oil Company & Motors Incorporated-Services-1,338.49; Stotz Equipment-Supplies-190.05; The Country Printer-Supplies-120.00; The Right Impression-Services-929.50; Viaero-Cell Phone-132.77; Action Communications-Services-125.00; Acushnet Company-Supplies-1,070.60; Affordable Tree-Services-650.00; Alarm Security Technicians-Services-38.95; Brian Albee-Contract Cleaning-200.00; Black Hills Energy, LLC-Gas Service-95.22; Black Hills Energy, LLC-Gas Service-728.64; Center Point Large Print-Book Purchase-151.02; CenturyLink-Telephone-208.38; Charter Communications-Internet-237.51; Coyote Caller-Subscription-16.00; Crescent Electric Supply Company-Supplies-699.77; DP Electronic LLC/Radio Shack-Services-21.49; Dick's Flooring, LLC-Services-1,656.34; Dollar General Corporation-Supplies-38.05; Jolie Dorrell-Grant-500.00; Eakes Office Solutions-Contract-7.38; Ellison, Kovarik & Turman Law Firm-Professional Services-3,921.75; GreatAmerica Financial Services Corporation-Lease-82.29; Guardian Alliance Technologies, Incorporated-Services-110.00; High West Energy-Utilities-5,536.00; Hometown Leasing-Lease-107.55; Ideal Linen Supply, Incorporated-Supplies-189.49; Ingram Library Services-Book Purchase-545.77; Intralinks, Incorporated-Services-760.26; Intralinks, Incorporated-Services-284.50; Intralinks, Incorporated-Services-990.00; Kimball County Clerk-Services-300.00; Kembel Sand & Gravel Company-Supplies-1,035.81; Kimball Ace Hardware LLC-Supplies-514.47; Kimball Ace Hardware LLC-Supplies-223.55; Kimball Auto Parts-Supplies-269.83; Kimball County Highway Department-Reimbursement-750.00; Kimball County Hospital-Drug Screens-185.24; Kimball County Register of Deeds-Services-10.00; L.L. Johnson Distributing Company-Supplies-421.42; Cheryl Lafollette-Reimbursement-104.95; Legacy Cooperative-Supplies-430.77; Masek Golf Car Company-Supplies-3,779.63; Masters Telecom LLC-Fax Service-15.84; MicroMarketing, LLC-Media Expense-244.90; Nuray Moreno-Expense Report-133.00; Napa Auto Parts-Supplies-265.11; Napa Auto Parts-Supplies-1,314.92; Nebraska Public Health Enviro Lab-Services-16.00; Northwest Pipe Fittings, Incorporated of Scottsbluff-Parts-9.60; OPTK Networks-Internet-35.00; One Source The Background Check Company-Services-44.00; Pack Rat Disposal-Services-150.00; Pine Bluffs Auto Parts-Supplies-9.09; Powerplan-Supplies-365.96; Prairie Animal Hospital-Services-175.00; Praise Windows Incorporated-Services-88.00; R & R Products, Incorporated-Supplies-311.25; Sandberg Implement Incorporated-Supplies-260.34; Smith Psychological Services-Services-400.00; Southwest Advantage-Book Purchase-499.75; Spic and Span Cleaners-Supplies-840.00; Dave Stahla-Grant-500.00; Staples-Supplies-146.00; Stotz Equipment-Supplies-147.56; Tracer Golf Accessories-Supplies-1,216.72; Verizon-Telephone-80.02; Verizon-Telephone-702.26; Verizon-Telephone-62.20; Vermeer High Plains-Supplies-154.20; Viaero-Cell Phone-558.22; Viaero-Cell Phone-38.02; Vince's Corner-Supplies-60.00; Visa-Firstier Bank-Charges-7,951.74; Voyager Fleet Systems-Fuels-620.08; WPCI-Drug Screens-175.00; Westco-Supplies-208.36.