Kimball City Council
Regular Meeting
May 5, 2026

A City Council meeting was convened in open and public session at 5:00 p.m. on May 5, 2026, at the City Council Chambers, 223 S. Chestnut St. Council members present were, Jamie Murdoch, Austin Garner, and Greg Robinson. Also, present was Mayor John Morrison, City Administrator Annette Brower, City Treasurer Jean Klassen, and Deputy City Clerk Rosa-Ellen Williams. City Attorney Matt Turman was available via Zoom. 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.

Randy Bohac led the room was in prayer.

Morrison called the meeting to order at 5:01 p.m. On roll call the following votes were recorded: Aye: Robinson, Garner, Murdoch, and Morrison.

Morrison acknowledge the Open Meetings Act.

Motion by Garner, seconded by Murdoch to excuse the absence of board member James Shields due to prior commitments. The following votes were recorded: Aye: Murdoch, Garner, and Robinson. Nay: None. Absent: Shields. Motion carried.

Motion by Garner, seconded by Murdoch to approve the consent agenda items as presented which include corrections to the April 21, 2026, minutes. The following votes were recorded: Aye: Robinson, Garner, and Murdoch. Nay: None. Absent: Shields. Motion carried.

Morrison opened a public hearing at 5:03 pm, to receive public comments on Ordinance No. 847, regarding a proposed change to the City of Kimball Zoning Ordinance. The proposed change will incorporate Military Facilities and Military Support Facilities District (MIL) zoning into the Zoning Ordinance

Brower stated that adding this would allow the city to be in a good place for when the military work hub discussions are held regarding the Sentinel project. The MIL zoning follows the current MUDD zoning and has been reviewed by the city attorney.

Brower pointed out a change that the Planning Commission recommends.

Marcello Moreno – Kimball Resident - Added a comment to this topic.

Morrison closed the public hearing at 5:07 pm

Morrison opened public hearing at 5:08 pm to receive public comments on Ordinance No. 851, regarding a request to rezone the following properties **from R-T Residential District to C-2 General Commercial** for property legally described as follows:

Antelopeville Addition Block 6 West 100' of Lot 9

Parcel ID#530047187; 303 East 3rd St, Kimball, NE 69145

Robert Muench - spoke on behalf of his father. Potential buyers would like to sell trailers and need the zoning to be commercial.

No public comments.

Morrison closed the public hearing at 5:09 pm.

Motion by Garner, seconded by Robinson to approve the adoption of and waive the three readings for Ordinance No. 847AN ORDINANCE OF THE CITY OF KIMBALL, KIMBALL COUNTY, NEBRASKA, TO AMEND ARTICLE 5 "ZONING DISTRICTS" OF THE CITY OF KIMBALL ZONING ORDINANCE; ADDING "MIL = MILITARY FACILITIES AND MILITARY SUPPORT FACILITIES DISTRICT" BE ADDED TO THE LIST OF AVAILABLE ZONING DISTRICTS AND "MIL" BE ADDED AS AN ADDITONAL COLUMN OF AVAILABLE ZONING DISTRICTS. REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF. The following votes were recorded: Aye: Robinson, Garner, and Murdoch. Nay: None. Absent: Shields. Motion carried.

Motion by Robinson, seconded by Garner to approve the adoption of and waive the three readings for ORDINANCE NO. 851 AN ORDINANCE AMENDING THE ZONING OF A CERTAIN PARCEL FROM RESIDENTIAL DISTRICT (R-T) TO GENERAL COMMERCIAL DISTRICT (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: Robinson, Garner, and Murdoch. Nay: None. Absent: Shields. Motion carried.

Adam Vath, M.C. Schaff & Associates, Inc., was present to review the next stages of the city's chip seal project. Vath indicated that by adding oil & rock to the streets helps to preserve the foundation. Brower stated that last year the city decided not to do any streets and set that $50,000 aside for it. This year we have budgeted another $50,000 to work on this project. The current bid of $130,500 - $132,010 is over this amount and the remainder could be taken from capital improvements. Vath stated that the price could be reduced with the removal of a street or two. Robinson asked for a rough estimate of cost difference of the chip seal approach and completely tearing out and replacing. The chip seal is about $6.00 per square yard and will last 7-10 years. Removing is about $18.00 and to replace between $50 - $100, hence why the chip seal is the economical choice. It was stated that the Council is not making the decision for the Cemetery, it's board will do that when they meet next, they have just been bidding together to get the best price. It was also stated that Sidney was able to do concrete on 10th St due to their sales tax revenue that goes to infrastructure. Council requested that this be tabled and moved to the next meeting and Vath to work with the Street Dept on suggestions of which streets could wait and not be done at this time.

Morrison addressed concerns about the council agenda being amended after it had been sent out originally. Agendas routinely are sent out the Friday before the next meetings. Agendas can then be amended up to 24 hours before the actual meeting. When the city was contacted about the Victory Garden not being able to go into the spot originally proposed due to the Housing Authority insurance, the mayor requested the agenda be amended to add it, as time is of the essence. There were no laws broken.

David Burton, representing Victory Gardens Inc., appeared before the Council to request use of City-owned property for a public community garden and thanked the City for amending the agenda. Burton stated there has been significant positive feedback regarding the community garden initiative and clarified that the Housing

Authority Board itself did not oppose the project; rather, the Housing Authority's insurance provider declined coverage.

Burton noted the current planting season presents a limited window to begin work this year. He stated the garden would operate organically using compost methods.

Three City-owned properties were proposed as possible garden locations:

The first property is the lot at the south end of Evergreen Street and 9th Street near the walking trail. Burton stated the lot is adequately sized with plenty of sunshine but would require installation of water service.

The second location is 101 S. Nadine Street, the former Church of Christ property, currently owned by the Community Redevelopment Authority following demolition of the building. Brower stated this location would require a lease agreement with the CRA and installation of water service.

The third property on S. Chestnut Street near the welcome sign, north of the Kingdom Hall of Jehovah's Witnesses. Burton noted this property already has water service available.

Council members and Burton discussed the advantages and concerns associated with each property. Discussion included the possibility that two of the properties may eventually be sold by the City, as well as concerns regarding parking and access at the Chestnut Street location. Burton stated the garden could begin at one temporary location while a permanent site is developed, including preparation work such as tilling and soil preparation for future planting seasons.

Brower stated water service could be installed at the Evergreen St & 9th Street location for approximately $2,000 and eight hours of labor. Discussion was held regarding funding for water installation and meter costs, including possible from BPW donating the work or through a KENO funds request.

City Attorney Matt Turman questioned the zoning classifications of the proposed properties. Brower confirmed the Chestnut St is zoned R-1. Additional discussion was held regarding the storage building located on the Chestnut Street property, which is used by the City Street Department, and concerns about potential obstruction from parked vehicles during garden workdays.

Motion by Robinson to locate the Victory Garden at 818 S. Chestnut Street for 2026. The motion died for lack of a second.

Motion by Garner, seconded by Murdoch, to locate the Victory Garden at the south end of Evergreen Street and 9th Street and the city to provide water service. Voting Aye: Robinson, Garner, and Murdoch. Nay: None. Absent: Shields. Motion carried.

The agenda item regarding a potential lease option between the CRA and Vicory Garden Inc. was withdrawn due to selection of an alternate location.

Reports:
Mayor Morrison - KIMB hosted candidate forums the past two weeks that were very good. Concerns about the oversight of LB840 is done at the council level. This program is a loan just like you would get from a bank thus only certain info is allowed to be seen. Information on loans is kept confidential, even from the council. The Board of Public Works is an appointed board who adopts their own budget. Purchases over $25,000 must also be approved by the Council. Increase in rates are also approved by the Council. Our rates are not the highest in the area, nor the lowest. Our auditors require us to increase rates as necessary. We do have a new wastewater treatment plant going in as well as the four new generators at the power plant which we are now receiving payments for.

Robinson – Attended the commissioners meeting this morning, nothing earth shattering they are preparing for the elections next week. Took a tour of the old hospital and inside has been gutted and work is moving along.

Garner – Explained that he uses Facebook as a means of communication across multiple-generations and is not trying to create more work for the city staff. Commented that if anyone has questions on the LB840 loans to ask him as he took one for his business.

Murdoch – Nothing

Administrator Brower – Working with American Legal Publishing to get the municipal code updated, adding the zoning ordinance. Both will be searchable online. The new water fountain as City Park has been installed, next will be updating the lights. Baseball fields have a new score board, and the old score board has been stored until we can locate a new home. I'm currently working with a museum who is interested in getting the old missile out of the landfill. Opening date for the pool has not been determined. We do have several trained lifeguards coming back. The pool will be filled before the water tank is emptied for repairs. While that is down, we do

have three wells that will continue to supply water to the town. We have ordered flags for the 250th anniversary of our country.

Public Comment – No public comment.

Next regular meeting is scheduled for Tuesday, May 19, 2026, at 5:00pm. There being no further business, motion by Murdoch, seconded by Robinson, to adjourn the meeting at 5:34 p.m. The following votes were recorded: Aye: Murdoch, Garner, Shields, and Robinson. Nay: None. Absent: None. Motion carried.

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John Morrison, Mayor City Clerk