

Kimball City Council  
Regular Meeting  
June 3, 2014

A regular meeting of the Mayor and City Council was convened in open and public session at 7:00 p.m. on June 3, 2014 in the City Council Chambers. Mayor Schnell and Council members Warner, Shields, Christensen and Morrison were present. Also present were, City Attorney Hadenfeldt, City Administrator Ortiz, Economic Development Director Bowling, Library Director Sears, City Clerk Russell and City Treasurer Strauch. The public was represented.

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.

Schnell called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

Schnell acknowledged the posted Open Meetings Act poster.

Warner moved and Christensen seconded to remove the discussion and action on manager application from Roy Syrek for Shopko Hometown 700 from table. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Christensen and Morrison. Nay: None. Absent: None. Motion carried.

Schnell opened discussion on the manager application from Roy Syrek for Shopko Hometown 700. Robert Black, Store Manager, indicated that Roy Syrek is the district manager and the store's liquor license is held under his name. Christensen inquired if Mr. Black is aware that there is alcohol training available for the personnel and if they will have the opportunity to participate in that training. Black said they are working with the Liquor Control Commission to set up a training for the entire store personnel. Christensen thanked Black and welcomed him to the community.

There being no further discussion, Christensen moved and Shields seconded to recommend approval of the manager application from Roy Syrek for Shopko Hometown 700. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Christensen and Morrison. Nay: None. Absent: None. Motion carried.

Jan Sears, Library Director, presented the annual update on the Kimball Library. She provided statistical information for the period of October 2012 through September 2013. The total attendance for the summer reading program in 2013 was: 184 youth and 44

preschool. There were 10 teens enrolled and 19 adults. Sears indicated that currently there are close to 70 children registered for this year's summer reading program.

The Library has begun a fund raising campaign to raise money for new carpeting and Sears distributed a brochure explaining the fund raiser.

The Nebraska Library Commission provides grants and this year the Kimball Library received a grant for Financial Literacy Education. The Library has been working through the hospital day care to provide programs. They are also partnering with the high school library to provide programs for the teen groups.

Christensen said that there are a number of avid readers at the Manor and commented on activities for them. Sears said she has been in touch with the Manor personnel and DVD's have been ordered. Sears said the Library will also deliver books as well.

Sears informed the council members that the Nebraska Library Commission has revised their rules for being accredited and the Library is required to do a strategic plan every three years. Corrinne Pedersen from NMPP Energy will be in Kimball in June to facilitate and guide them through the strategic planning process.

Schnell opened discussion on the keno grant application from the City of Kimball for the portable aquatic lift. This keno grant application was approved at the April 15, 2014 meeting; however, it was not made clear that the funds were to be expended from the City's portion. This needs to be clarified for the record.

Ortiz indicated the City is looking at some options on the lift, i.e., a permanent lift or a wrap-type system. Ortiz commented on custom lifts and Shields inquired about storage. Ortiz commented on the possibility of constructing some type of shed to store it. Discussion was held on the metal lip on the pool and the issues with the lifts. Ortiz will meet with Water Superintendent Ford and provide the council members with more information.

There being no further discussion, Christensen moved and Morrison seconded to approve the keno grant application from the City of Kimball for the portable aquatic lift and/or access equipment in the amount of \$7,093 to be from the City's portion of the Keno funds. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Christensen, and Morrison. Nay: None. Absent: None. Motion carried.

Ortiz indicated that preparations are moving forward with the underpass project. This is the information-gathering point and the City is not "in the driver's seat" any more. This project has a lot of moving parts and a lot of individuals who have a say in this. One of the key parts is going to be the historical significance of the rocks and the slopes. An individual from the State was in Kimball a few weeks ago and she will provide a determination as far as the historical significance. It is hoped to have a better idea by the time of the stakeholders meeting next month. The superstructure owned by the

Union Pacific Railroad would not be touched by this project. Ortiz commented on the time line which indicates the stakeholder meeting will be at the Event Center on July 29, 2014. The stakeholder design reviews and selection is planned to be by October 24, 2014.

Inquiries were made about the sidewalk and lighting being renovated and Ortiz indicated it cannot be said for sure until the City moves forward in the process. The City will be reviewing the façade agreement that was entered into a few years ago. If the rocks, slope or any component are considered historical, it will have a financial impact to the City and the added cost will have to come from the City funds in one way or another.

Discussion was held on the possibility of the cost becoming too much once the City is in the middle of the project and what would happen. Ortiz said the City has already started down this process and possibly there may be some costs for reimbursement for services.

Ortiz said this project has had quite a few groups checking on the historical aspect and it is adding to the complexity of this project. This is not on the historical registry; however, it has been deemed as an eligible project. In order for a property to be on the historical registry, the owner has to approve it. A group other than the City of Kimball did a survey and submitted it to the State Historical Society. Ortiz said the rocks are not on the registry currently, and the City can say that they do not want this on the historical registry now or in the future.

Larry Stahla commented that the slopes are not on the historic register but the bridge (the superstructure) is on the register. Ortiz indicated the question is are the slopes part of the superstructure and if they are, this determines if the rocks and slope are historic in nature and the question is if they are to be restored in the same fashion.

Ortiz commented that the July 29<sup>th</sup> meeting will be more of an information briefing. The October 24<sup>th</sup> meeting will be input on the design and at the November 20<sup>th</sup> meeting, the design will most likely be selected.

Schnell opened discussion on the recommendation to the CDA on the Economic Development Committee's recommendation to auction the Goodhand Theater. Ortiz said that a couple of weeks ago, Bowling attended a meeting with Forward Kimball Industries (FKI) where they discussed what to do with the Goodhand Theater. At this point, FKI would like to take the theater off the books and sell it or auction it. They feel it will be difficult to move forward with the renovation efforts and they don't have any desire to be part of the restoration or remodel. The Economic Development Committee's recommendation was to move forward and auction the Goodhand Theater building. At the Economic Development Committee meeting there was some discussion that the City purchase FKI's portion and that has to be discussed by the Community Development Agency.

Morrison said he doesn't want to see the building auctioned and is afraid someone would just buy the building and sit on it. Theaters are a vital part of a downtown and the City should buy out FKI's portion. Shields agreed with Morrison and said he would hate to see the building auctioned off.

Bowling commented that the cost to buy out FKI's portion would be probably about \$26,000 and Morrison inquired if that could be negotiated. Bowling said he hasn't spoken with them.

Warner commented on having some kind of plan to have some type of idea of what the City is going to do with the building, i.e., what are the resources going to be and some kind of a budget. Morrison commented on the other communities and the different options. Warner said another question is if volunteers will run the theater or if the City will hire employees to run it.

Christensen commented that the City Council is trying to make sure that the theater doesn't end up in the hands of someone who is going to use it for storage. Ortiz said if the City does purchase it, there will property taxes assessed on the building and he also commented on safety concerns with the building. Shields commented that the theaters that Bowling reported on earlier in the year were not making a profit. The overall picture is if the City takes the project on, then the City wants to see it open and the City will need some money to accomplish that.

Warner commented on getting community input and volunteers and again stressed that there needs to be some type of plan. Ortiz feels that FKI will probably be willing work with the City on this. He commented on putting some kind of survey in with the utility bills to get citizen input. Warner said there might be more people behind this if the theater is totally remodeled.

Discussion was held on the Midwest Theater and Bowling said the Midwest Theater is run by a non-profit. To his knowledge, they did not get community input. He agreed, however, that a plan needs to be established. Warner said if a non-profit runs the theater, they would be more successful. Bowling agreed with Warner and said there are multiple ways this can be done.

Christensen said there are some funds for the renovation and repair of the City's downtown area and she sees no reason why the City cannot take advantage of some of that money.

Discussion was held on budgeting and Hadenfeldt indicated that the CDA does have funds available and agreed it would be better to be under the guise of the CDA. Discussion was held on the awning and allowing volunteers to replace the awning. Ortiz commented on restrictions of minors working on the project and ADA issues to deal with. If the City Council wants to make it happen with volunteers, there needs to be assurance that the Electric, Building, and Fire Codes are followed and a licensed contractor will need to oversee the project.

There being no further discussion, Christensen moved and Morrison seconded that City Administrator Ortiz meet with Forward Kimball Industries (FKI) for the purpose of negotiating and discussing the price of the Goodhand Theater and report back to the City Council. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Christensen, and Morrison. Nay: None. Absent: None. Motion carried.

Ortiz reported on the Event Center renovation. The City has received \$250,000 in grant funds for renovation on the Event Center and the focus is on using the funds for ADA issues. Ortiz commented that the fire suppression system has driven up the design by \$200,000 to \$250,000. The initial design was a conceptual design and Ortiz explained the new conceptual design plan. He said that it is planned to have a Business After Hours to show the design to the public and receive input.

Warner inquired if there was a difference between an event center and a community center and Ortiz explained that a community center is really more of a public use, there is a subtle difference. Warner inquired if the City would ever want to have more of a community center that would bring in more people and more usage. Ortiz said that it is a good use; however, the Event Center doesn't generate enough revenue to sustain it and if it is used as a community center, there will be even less revenue if no rates are charged. The City has kept the rates low at the Event Center. Ortiz commented on the survey sent out to users from the past year.

Discussion was held on the cost for the meeting rooms. Ortiz said the prices can be reduced but commented on increasing the property tax levy. Schnell said that Dorothy Griffiths has indicated that she has stayed pretty busy. Ortiz said there will be slow periods, but a large portion of the comments received on the survey is that the Event Center is dated. Ortiz said that by moving forward with renovations, the City might see more usage out of it. He added that as a community center, there may also be the need for additional staff for that facility. If there are going to be full-time every day activities there, there will probably be the need for more than one full time person out there.

Morrison indicated it would be interesting to see what the other cities charge.

Ortiz indicated that one of the items included in the renovation is the roof and commented that when it was repaired in 2010, it was not repaired properly. He has been in contact with the roofing contractor.

Warner inquired about the yearly cost for the Event Center and Ortiz said he can bring some information to the next meeting.

The City Council reviewed the following items under the consent agenda:

1. Minutes from the May 20, 2014 regular meeting; and
2. Claims.

Morrison moved and Christensen seconded to approve the consent agenda items except the claims. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Christensen, and Morrison. Nay: None. Absent: None. Motion carried.

Christensen moved and Shields seconded to remove the claim from M. C. Schaff and Associates for \$350.00 and approve the remainder of the claims. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Christensen, and Morrison. Nay: None. Absent: None. Motion carried.

Ortiz reported that Bowling will provide a written Economic Development update report to the City Council members at the first meeting of every month.

Ortiz reported on the electronic kiosk that the Cemetery Board is considering.

Ortiz reported the Electric crew was working on the siren today at the Catholic Church.

The swimming pool is in full swing and Ortiz thinks it might be a good season. He commented on the evergreen trees at the pool and the Fire Department will be spraying the trees to keep the pollen down.

Water Superintendent Ford has received a second opinion on the water tank. The tank is in fairly good shape and it was recommended that the City budget to get it sandblasted and painted.

Ortiz reported on the Board of Public Works meeting and the update on the change in the policy to discontinue the door hangers. Overall, the first few months were a little difficult. Part of the issue is that it has been difficult to maintain a consistent date for billing. The Board of Public Works also discussed the landfill agreement that is being negotiated with the County. The current agreement dates back to 1995. The issue is how to insure that people who use the landfill are county or city residents and have paid their bill. The Board of Public Works is considering adopting a policy mirroring the City of Gering's, where people who use the landfill are required to present their bill. There is no perfect solution. The Board of Public Works also discussed the lift station project and the project will be presented to the Community Development Agency and the City Council at the next meeting. The Planning Commission met and recommended approval of the redevelopment plan.

Schnell reported he has received many compliments on the condition of the Cemetery for Memorial Day. There was a nice ceremony held that day. The employees have installed the new water lines at the Cemetery and the flag pole is now lighted.

Schnell attended the Ports to Plains meeting in Gering with Ortiz, Commissioners Engstrom and Nolting, Jo Caskey and Bowling. It is very important to contact the

senators on this to ensure the continued funding for the streets, county roads and highways.

There will be a Community Development Agency meeting on June 17, 2014 at 6:30 p.m. The next regular City Council meeting is June 17, 2014 at 7:00 p.m.

There being no further business to come before the Council, Shields moved and Morrison seconded to adjourn at 8:34 p.m. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Christensen, and Morrison. Nay: None. Absent: None. Motion carried.

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James Schnell, Mayor

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Rosemarie D. Russell, City Clerk

City of Kimball-City Council Meeting-General Claims-June 3, 2014-Combined Utilities-Utilities-3,046.56; Frenchman Valley Coop-Propane-1,099.46; Ideal Linen Supply, Inc.-Supplies-54.56; Kimball Swimming Pool-Startup Cash-280.00; Nina LaBate-Contract Cleaning-60.00; Leta Liesch-Reimbursement-41.94; MicroMarketing, LLC-Supplies-330.94; Nebraska Library Commission-Registrations-20.00; Quality Books Inc.-Book Purchase-21.96; Shopko Stores Operating Co.-Supplies-11.75; SourceGas, LLC-Gas Service-664.59; Chad Wise-Credit Cards Due-4,111.54; Nebraska Law Enforcement Intelligence-Course-350.00; Bluffs Sanitary Supply, Inc.-Supplies-69.00; CenturyLink-Telephone-90.34; Frenchman Valley Coop-Fuel-2,833.76; Hometown Hardware-Supplies-90.50; Ideal Linen Supply, Inc.-Supplies-114.21; Kimball Auto Parts-Parts-165.43; Kimball Bakery-Supplies-136.80; Kimball Event Center-Rent-500.00; Kimball Insurance- Premium-19,842.00; Kimball Laundry-Supplies-25.60; L.W. Cartage Co.-Lot Rent-100.00; M.C. Schaff & Associates, Inc.- GIS Services-970.00; Napa Auto Parts-Part-0.65; Nebraska Safety & Fire Equipment, Inc.-Inspection-158.00; Norberg Auto & Diesel Inc.-Repairs/Maintenance-1,397.97; Northwest Pipe Fitting, Inc. of S.B.-Parts-76.68; Prairie Animal Hospital-Boarding-156.15; Respond First Aid Systems-Supplies-48.45; Shopko Stores Operating Co.-Supplies-33.97; SourceGas, LLC-Gas Service-259.66; The Smoke-Eater Publications-Publication-203.00; V.F.W. 2243-Flag-40.00; Viaero-Cell Phone-63.50; WPCI-Screening-30.00; Western Nebraska Observer-Meeting Notices-1,321.57; Windstream-Long Distance-11.88; Chad Wise-Golf Pro Compensation-2,916.00; Chad Wise-Credit Cards-3,326.34.

City of Kimball-Economic Development Claims-June 3, 2014-Wilson Bowling-Expense Report-239.80; Kimball County Treasurer-990/995 Split-500.00; Points West Community Bank-Main Street Program-2,000.00; Western Nebraska Observer-Meeting Notices-4.66.