

Kimball City Council
Regular Meeting
January 6, 2015

A regular meeting of the Mayor and City Council was convened in open and public session at 7:00 p.m. on January 6, 2015 in the City Council Chambers. Mayor Prunty and Council members Warner, Shields, Morrison and Schnell were present. Also present were City Attorney Hadenfeldt, City Administrator Ortiz, Police Chief Huff, Electric Utilities Superintendent Hinton, City Treasurer Sisk and City Clerk Russell. 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.

Sixth graders Scott Hunsaker and Brooklin Golding lead the Pledge of Allegiance.

Prunty called the meeting to order at 7:01 p.m. and acknowledged the posted Open Meetings Act poster.

Schnell moved and Shields seconded to remove the manager application for James E. Larson, Jr. for Shopko Hometown #700 from table. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Morrison and Schnell. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on the manager application for James E. Larson, Jr. for Shopko Hometown #700. Schnell indicated the biggest concern was it seemed like Shopko is not providing any education regarding the sale and handling of alcohol. Ortiz commented on the training program materials provided by Shopko. Shopko utilizes an interactive training module. Ortiz said Larson had informed him that part of the confusion is that they are in the process of changing store management. Larson also told him that Shopko employees will be going through several weeks of training.

Hadenfeldt indicated that the training module is an acceptable form of training and that the council can require they take the training. Ortiz said that the requirements for a manager application are less than those for a liquor license.

There being no further discussion. Schnell moved and Warner seconded to approve the manager application for James E. Larson, Jr. for Shopko Hometown #700. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Morrison and Schnell. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on his appointment of Pat O'Brien to replace Bruce Gilliland on the Park and Recreation Operating Board. There being no discussion, Shields moved and Warner seconded to approve the Mayor's appointment of Pat O'Brien on the Park and Recreation Operating Board. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Morrison and Schnell. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on the bid received for the replacement of the Event Center's roof. Ortiz said that one bid was received from B & C Steel in the amount of \$98,034.00. He has spoken with B & C Steel and they indicated they will fully complete the project by the end of March. However, if weather cooperates, they do hope to complete the project by the end of February as specified in the bid documents.

With having to navigate the roof issues, this has put a time crunch on the Event Center renovation. The City is still waiting on Fire Marshal approval. Ortiz commented on maximum occupancy of the building and that the Fire Marshal feels that the Event Center should accommodate 1,300 patrons. Ortiz has forwarded to him the lease which indicates the number of rooms, etc. He plans to bring this forward to the next meeting to get this moving forward and setting a time frame.

Ortiz recommended that council approve the bid and authorize the Mayor to sign the agreement. Morrison commented on the bid being substantially lower than the previous quote received. Ortiz said this bid is to replace the roof, the quote received was to re-coat the roof. Shields commented on penalties due to inclement weather and Ortiz said he can work with Hadenfeldt on this. Warner inquired if there is a chance to do the roof and renovation at the same time and Ortiz said that it is not feasible.

There being no further discussion, Schnell moved and Warner seconded to accept the bid for the replacement of the Event Center roof from B & C Steel in the amount of \$98,034.00, to be funded through the Keno trust fund. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Morrison and Schnell. Nay: None. Absent: None. Motion carried.

Ortiz provided information regarding MEAN and utility rates. He attended MEAN's Finance and Budget Ad Hoc committee meeting last month. MEAN is trying to address some of the structural flaws and they will want to be sure they collect enough revenue to pay for the fixed costs of the organization. MEAN experienced a net revenue shortfall of \$6 million. Council members were provided with the MEAN summary for fiscal year 2015-2016 and Ortiz said the structural changes are not going to occur in a single year; it will have to be a multi-year change. Communities are going to be hit with a customer charge, which means an 8 to 10% increase on the MEAN bill for the next four to five years.

MEAN has to address their structural issues. The most ideal situation is the 8% increase in rates for the next four to five years. Ortiz said he will know more after he attends the January 22nd MEAN Board meeting.

Ortiz commented on some of the electric projects that need to be funded and on the substation project plan scheduled and having to generate for two to three days. Ortiz said Ameritas Investment will be attending the next Board of Public Works meeting and a future council meeting. The City needs to ensure there is adequate revenue to address issues.

Ortiz commented on consultants doing a rate study on all the City's utilities and coming back with a rate structure and what should be implemented. Ortiz said it is easy to blame MEAN for some of the flaws they have created but this is something that is occurring in the industry as a whole. There are a lot of changes and quite a bit of uncertainty. It is important to make sure that the City is re-investing in the community not only for the present but also for the future.

Discussion was held on the rate increases and Ortiz commented that it is going to be a sizeable increase over time.

Discussion was held on the south substation tentative schedule and Shields inquired about the Power Plant generation and Ortiz said the generation will be in eight-hour increments. Ortiz said the new Power Plant manager has been tasked with doing everything he can to make sure the engines are maintained. The Electric crew has been cross-trained and the Power Plant operator vacancy has been advertised. Ortiz said the Power Plant will generate for a full day beforehand to make sure there are no issues. Morrison recommended contacting the major businesses and schools and hospitals beforehand.

Ortiz reminded council that one of the key issues when the rate study is done is that the City needs to move in the direction that all utilities be as self-sufficient as possible.

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

1. Minutes from the December 16, 2014 regular city council meeting; and
2. Claims.

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

Ortiz reminded everyone to take proactive measures to keep their pipes from freezing. It is less expensive to keep a faucet running than to repair broken pipes. Ortiz extended compliments to the Street Department for their work on the snow removal. They do a good job.

Prunty reported that the Board of Health has been set up and he hopes to begin the process on cleaning up abandoned buildings. Prunty reported he has visited with a number of businesses and plans to sit down with Ortiz to discuss the feedback he has received.

The next City Council meeting will be on January 20, 2015 at 7:00 p.m.

There being no further business to come before the Council, Shields moved and Warner seconded to adjourn at 7:29 p.m. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Warner, Shields, Morrison and Schnell. Nay: None. Absent: None. Motion carried.

Keith Prunty, Mayor

Rosemarie D. Russell, City Clerk

City of Kimball-City Council General Claims-January 6, 2015-Laura Bateman-Certifications-100.00; City of Kimball-Health Ins. Contributions-577.80; City of Kimball-Health Ins. Contributions-577.80; Combined Utilities-Utilities-3,576.26; Frenchman Valley Coop-Bulk Diesel-884.52; Kimball County Treasurer-Real Estate Taxes-139.62; SourceGas, LLC-Gas Service-1,131.38; Kimball County Treasurer-Real Estate Taxes-139.62; ABDO-Spotlight-Magic Wagon-Book Purchase-436.80; Action Communications-Install Cameras-1,342.00; Bluffs Sanitary Supply, Inc.-Supplies-246.98; Center Point Large Print-Book Purchase-127.02; Combined Utilities-City Utilities-2,155.70; Connecting Point-Copy Usage-195.02; Creative Product Source, Inc.-Supplies-316.78; Decor Store-Chairs-200.00; Dollar General Corporation-Supplies-40.60; GCSSA -Membership-365.00; GreatAmerica Financial Services-Lease-124.12; Hometown Hardware-Supplies-175.97; Ideal Linen Supply, Inc.-Supplies-75.61; Kimball Auto Parts-Parts-240.24; Kimball Bakery-Supplies-27.00; Kimball Event Center-Rent-500.00; Kimball Handyman Project-Handyman Project-935.80; Kimball Service Center-Tire Repair-15.00; L.L. Johnson Distributing Co.-Supplies-162.00; L.W. Cartage Co.-Lot Rent-100.00; MidAmerica Books-Book Purchase- 211.69; Miller Office Supply-Supplies-90.74; Napa Auto Parts-Parts-568.52; NGCSA-Membership-125.00; NMC Exchange LLC-Repairs-6,141.79; Nebraska Environmental Products-Parts-241.20; Off Broadway Business Products-Supplies-7.23; PRW-Rental-225.00; Panhandle Coop-Propane-971.43; Powerplan-Repair-134.47; Prairie Animal Hospital-Boarding-319.00; Quality Books Inc.-Book Purchase-1,067.80; Quill Corporation-Supplies-150.88; Southern Uniform & Equipment-Supplies-108.64; Staples-Charges-275.88; Star-Herald Newspaper-Advertising-32.21; The Right Impression-Dog Tags- 102.00; The Thompson Company-Supplies-304.56; United Rotary Brush Corporation-Brushes-1,607.20; Western Nebraska Observer-Meeting Notices-184.89.

City of Kimball-Economic Development Claims-January 6, 2015-Connecting Point-Copy Usage-4.39; Kimball County Treasurer-990/995 Split-1,000.00; Viaero-Cell Phone Charges-36.44; Western Nebraska Observer-Meeting Notices-3.33.