

Kimball City Council
Regular Meeting
August 4, 2015

A regular meeting of the Mayor and City Council was convened in open and public session at 7:00 p.m. on August 4, 2015 in the City Council Chambers. Mayor Prunty and Council members Schnell, Warner, Shields, and Morrison were present. Also present were City Attorney Hadenfeldt, City Administrator Ortiz, Landfill Superintendent Schulte, Police Chief Huff, and City Treasurer Sisk. 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.

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

Prunty acknowledged the posted Open Meetings Act poster.

Prunty opened discussion on the Airport Authority property tax request. Jason Lockwood, Airport Authority Chair, indicated they are requesting more this year to help with the bond funding for the new hangar project. They are doing a fairly sizeable expansion of the hangars and have received monies from the FAA's Airport Improvement Program. They are building six new hangars. They will be quite large and will be big enough to handle a little bit bigger aircraft than what is normally out at the airport. Two of the six hangars will be large enough for a twin engine Cessna. Three of the six hangars are spoken for. The Airport will receive \$740,000 from the FAA and the hangars will cost \$971,000. M.C. Schaff is the engineer for the project.

Lockwood said the bond for the taxi-way will be paid off this year so there will be just one payment. The new bond will be \$240,000 for 12 years.

Lockwood indicated that 50 to 60 aircraft come into the airport per month. The Air Force is the biggest buyer of jet fuel and a helipad was poured for them a few years ago near the fuel pumps. About 95% of the fuel sales are from pilots outside the area.

Lockwood invited council members to tour the airport, especially after the hangars are built. There are a number of projects planned for the future. Five years from now, they are due to get a new beacon and a new runway in about 15 years. Lockwood indicated that the runway is large enough to accommodate a 747 aircraft.

Josh Enevoldsen inquired about the insurance for the hangars. Lockwood indicated the contractor is required to carry their own insurance that covers them on-site. Russell will contact Enevoldsen about insuring the hangars once the contractor is finished.

As stated in the Airport Authority Resolution 2015-03, they are requesting \$25,355.26 for funding the new bond and \$20,000 for operations and capital projects. Lockwood said they felt very comfortable lowering the asking for operations (previous years \$34,000) due to the fact that they capitalize on a lot of the resources they have at the airport, i.e. they swath the grass and sell the hay. They also bring in revenue from the fuel sales and hangar rent. That helps them take care of their maintenance without asking the City taxpayers to do that.

There being no further discussion, Schnell moved and Shields seconded to authorize the Airport Authority Property Tax Request (Airport Authority Resolution 2015-03). On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Warner, Shields, and Morrison. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on bids for the Landfill cell closure. Ortiz indicated one bid was received from Z & S Construction for the excavation and placement of cover soil, installation of geosynthetic cover and related construction for the final cover on Landfill cell #1. The bid price of \$492,925 is within the engineer's estimate and what was anticipated for the closure of the cell. Ortiz commented on the change in this project as opposed to the original Landfill expansion in which the liner and earthmover contracts were split out. In this project the contractor is responsible for the management of the subcontractors. Ortiz spoke with Dave Haack last week and he indicated he was trying to get things lined up to start work the end of this week.

Ortiz said due to the short time table for receipt of the bids, Haack was not able to include the bid bond in the bid packet. The Board of Public Works has recommended approval subject to placement of the bid bond.

Shields inquired if the material to cap is all on-site and Ortiz said it is. Ortiz indicated that whenever a new cell is permitted or opened, NDEQ requires a financial assurance, which is a calculation that is done by the engineers and approved by NDEQ. The City has to set aside money each year to put into the closure CD account. There is roughly \$1.45 Million set aside for the closure and post closure for the Landfill solid waste and construction and demolition.

Ortiz said when the cell is capped, it is also seeded and landscaped.

There being no further discussion, Warner moved and Morrison seconded to accept the bid for the Landfill cell closure from Z & S Construction in the amount of \$492,925 subject to the placement of the bid bond. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Warner, Shields, and Morrison. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on the amended street sweeper quote. Ortiz commented that at the last meeting he presented two quotes for the street sweeper. The quote

approved by the council was the quote from Nebraska Environmental Products for \$188,045 for a 2015 Elgin Pelican street sweeper, with \$30,000 for a trade in, for a total of \$158,045. Ortiz received a follow up email indicating the price is actually \$197,627 with \$30,000 for a trade in, for a total of \$167,527. Ortiz informed the representative that this change would have to be ratified by the City Council. Ortiz was also informed the demo unit was available and in discussion with Street Superintendent Shoup, it was decided the demo unit would serve the City's needs. The demo unit is a 2015 Elgin Pelican for \$188,045, with a \$30,000 trade in, for a total of \$158,045. The down payment is \$125,000 and the remaining would be financed. Ortiz said he has spoken with the local banks for the financing portion and commented on the financing for the track loader and garbage truck.

After further discussion on the budget and financing, Schnell moved and Shields seconded to approve the quote for the street sweeper in the amount of \$158,045 and authorize the City Administrator to secure financing. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Warner, Shields, and Morrison. Nay: None. Absent: None. Motion carried.

Prunty opened discussion on the Landfill track loader quote. Ortiz presented a picture of the current track loader which is an open air cabin and offers no protection. A quote was received from Murphy Tractor and Equipment Co. for a 2007 John Deere 755C crawler loader for \$94,500, with 6,800 hours. The Board of Public Works recommended approval on the condition that Landfill Superintendent Schulte and Ortiz test drive it. They traveled to Des Moines, Iowa and did the test drive. There were a few issues, one was an oil leak close to the radiator. Murphy Tractor is willing to fix the issues noted on the machinery and change all the fluids. The machine will have a rear ripper and a new undercarriage installed.

Schulte said they will be replacing the rollers. The motor is good and everything has been well-greased. Discussion was held on the old equipment and Ortiz indicated that they thought about trading it in; however, it is really only good for scrap.

There being no further discussion, Shields moved and Morrison seconded to accept the quote from Murphy Tractor and Equipment Co. for a 2007 John Deere 755C crawler loader for \$94,500 and authorize the City Administrator to secure financing. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Warner, Shields, and Morrison. Nay: None. Absent: None. Motion carried.

Ortiz indicated delivery will be mid-September.

Prunty opened discussion on the Landfill garbage truck quote. Ortiz indicated the current garbage truck is from 2001 and is starting to show its age. It has been in for service four to six times in the last few months. The repair costs for the truck have been approximately \$23,000 since Schulte returned to the City.

Two quotes for the body and chassis were received, one from Southwestern Equipment Company for \$168,950 and one from Kois Brothers that was close to \$200,000 and did not include the chassis.

Ortiz commented that with the new truck, it would provide the option to transition to a different size container if needed. Shields asked about the capacity for a single axle as quoted. Schulte indicated 30 yard for a single axle and the current truck capacity is 38 yard. Schulte indicated the 30 yard single axle will save on tires and maintenance. The eight yards is not that much difference.

Schnell inquired about the FOB: Justin Texas and Ortiz and Schulte said they will deliver. Shields inquired about the warranty. Ortiz said the chassis will be the manufacturer's warranty. The body warranty is one year. Discussion was held on the size for storing and Schulte said it is shorter in height and length.

There being no further discussion, Warner moved and Schnell seconded to accept the quote from Southwestern Equipment Company for \$87,250 for the 2015 Champion Body and \$81,700 for the 2016 Freightliner Chassis for a total of \$168,950 and authorize the City Administrator to secure financing. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Warner, Shields, and Morrison. Nay: None. Absent: None. Motion carried.

Ortiz indicated he has received quotes of two to three percent interest on all loans.

Prunty opened discussion on the agreement for the sale of the 50 foot vacated right-of-way. Ortiz indicated this right-of-way runs diagonally by the Challenger building. He added that the agreement indicates that the boundary survey costs will be split with half payable by the seller and half payable by the buyer. Prunty inquired about the proceeds from the sale and further discussion was held. Schnell suggested the \$4,500 sale proceeds be designated as to what fund at a later date.

There being no further discussion, Schnell moved and Shields seconded to approve the following resolution.

RESOLUTION 2015-06

WHEREAS, the City of Kimball is the owner of the following described real estate, along with other real estate, to-wit:

Vacated Fifty (50) Foot Right of Way at Lots 1, 5, 6, 7, Ideal Addition to the City of Kimball, Kimball County, Nebraska

More commonly known as Ideal Way.

WHEREAS, said real estate is not used in the operation of public utilities, and

WHEREAS, it is in the best interest of the City of Kimball to convey said real estate under the terms and conditions set forth in the Agreement for Quit Claim Deed attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council that:

1. The above-described property be sold to Challenger Industries, Inc. under the terms and conditions set forth in the attached Agreement for Quit Claim Deed.

2. Mayor Keith B. Prunty is hereby authorized to execute for and on behalf of the City of Kimball, Nebraska, the agreement between Challenger Industries, Inc. and the City of Kimball.

Dated this 4th day of August, 2015.

/s/Keith B. Prunty, Mayor

ATTEST:

/s/Laurie Sisk, Deputy City Clerk

On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Warner, Shields, and Morrison. Nay: None. Absent: None. Motion carried.

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

1. Minutes from the July 17, 2015 regular city council meeting; and
2. Claims; and
3. Ratify the Kimball Volunteer Fire Department members.

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

Ortiz reported on the pool maintenance once it closes for the season and trying to pinpoint the water leak.

Ortiz reported there have been water leaks in the alley at Webster and Howard and commented on shut-off valves.

Ortiz reported on the electric substation and the power plant.

Bids are being received for the Event Center renovation and are due August 14th. It is anticipated that the construction will take place October through January.

Ortiz reported 107 dead tree notices were distributed and indicated there are no grant funds remaining. There are still a number of people that have called regarding the grant. He commented on the dead trees in Gotte Park.

Ortiz is working on the budget and hopes to have finalized and to the City Council no later than Friday. He indicated that the budget is more negative than in previous years and commented on the decrease in sales tax.

Prunty reported on the pigeons in the underpass and he has been in contact with Union Pacific, and they indicated they might try to fence it off to deter the pigeons.

Prunty distributed a copy of a letter of commendation for Captain Bremer.

The next City Council meeting will be on August 18, 2015 at 7:00 p.m.

There being no further business to come before the Council, Shields moved and Warner seconded to adjourn at 7:50 p.m. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Warner, Shields, and Morrison. Nay: None. Absent: None. Motion carried.

Keith Prunty, Mayor

Laurie Sisk, Deputy City Clerk

City of Kimball-City Council Meeting-General Claims-August 4, 2015-A & L Sales and Service-Contract-559.68; Affordable Tree-Tree Removal-3,500.00; Brown Pump and Septic-Supplies-48.80; C. W. Golf Management, LLC-Management Fees- 4,735.00; CPS Distributors, Inc.-Parts-61.00; Certified Laboratories-Insecticide-142.03; Combined Utilities-Utilities-1,314.00; Consolidated Management Company-Meals-377.25; Croell Redi-Mix-Concrete-238.75; Dollar General Corporation-Supplies-6.00; Ferguson Title Services, LLC-Title Insurance-100.00; FirstTier Bank-Payment-8,488.40; Frenchman Valley Coop-Fuel-3,922.40; GreatAmerica Financial Services-Lease-124.12; Hanna:Keelan Associates, P.C.-Fees-9,000.00; Hometown Hardware-Supplies-108.03; Ideal Linen Supply, Inc.-Mats-125.50; Kimball County Clerk-Filing Fee-19.00; Kimball County Register of Deeds-Recording Fees-70.00; Kimball Event Center-Rent-763.00; Kimball Handyman Project-Handyman Project-742.70; Kimball Service Center-Repair-611.90; L.L. Johnson Distributing Co.-Parts-51.88; L.W. Cartage Co.-Lot Rent-100.00; Linda's Monograms & Beyond-Uniforms-527.60; Masek Golf Car Company-Parts-150.05; Mobius Communications Company-Monitoring-68.00; Napa Auto Parts-Parts-502.29; Pack Rat Enterprises-Garbage Disposal-100.00; Prairie Animal Hospital-Boarding- 306.00; R & R Products, Inc-Parts-373.75; Rod's Fix-A-Flat-Tires-270.00; Sandberg Implement Inc.-Parts-71.52; Shopko Stores Operating Co.-Supplies-25.24; SourceGas, LLC-Gas Service-2,106.13; Staples-Supplies-379.59; Stotz Equipment - Parts-694.21; The Right Impression-Lettering-110.00; Autumn Uglow-Contract Cleaning-75.00; Van Diest Supply Company-Fertilizer-1,946.50; Viaero-Cell Phone-43.15; Vince's Corner-Fuel-173.96; Western Nebraska Observer-Meeting Notices-1,053.02.

City of Kimball-Economic Development Claims-August 4, 2015-Chamber of Commerce-Monthly rent-450.00; Arnie Christensen-Kimball Main Street Design Grant-1,300.00; Kimball County Treasurer-Funds 990/995-1,000.00; Kimball Visitor's Committee-Grant-500.00; Sin Easy LLC-Beer & Loathing-Kimball Main Street Design Grant-508.25; Western Nebraska Observer-Meeting Notices-65.38.