

Kimball City Council
Special Meeting
November 8, 2016

A special meeting of the Mayor and City Council was convened in open and public session at 6:00 p.m. on November 8, 2016 in the City Council Chambers. Mayor Prunty and Council members Warner, Shields, Schnell, and Morrison were present. Also present were Acting Police Chief Bremer, Special Projects Coordinator Sapp, 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.

Prunty called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited and the posted Open Meetings Act poster was acknowledged.

Prunty opened discussion on the Event Center/Fitness Center. Warner commented there have been several committee meetings and thanked Sapp and Regan Hinton for their help. Hinton has been hired part time to help coordinate the events.

Sapp indicated that the Council members were given a preview at the last meeting of the mock website and the current Event Center Facebook page. The rental procedure and contract have been revised. There is now a rental application that will allow staff to have a better understanding of what will be needed for the event. Sapp indicated she would like to have reports after every event to itemize the success of every event. Sapp reported new cash registers have been purchased which will help with inventory control. She commented on marketing and changing the rates and she explained the full day and half day rates. There was a volunteer committee headed by Heather Entingh that cleaned the kitchen. They were able to get the preparation and pantry areas cleaned and organized.

Sapp reported many volunteers painted the Meadowlark Room with more modern colors. The Warner family donated the light fixtures and city crews changed out damaged ceiling tiles. The weekend of the 12th and 13th, there will be a volunteer committee to paint and clean the Fitness Center and change out the ceiling tiles in that area as well.

City Council members were provided a breakdown of the revenue and expenses for the last four years. Warner explained that in 2015/2016, the events were curtailed due to the planned remodeling. She said that after only two committee meetings and some reorganization of responsibilities, progress has already been made. The reorganization of responsibilities has made a vast improvement in accountability and financial

awareness. It has fixed some of the long-term citizen complaints. Additional reservations have been received which cannot be confirmed until a decision is made and interest in privatizing the Event Center.

Warner recommended the City continue to keep the Event/Fitness Center up and running within the approved budget while putting it out for bids to purchase and provide similar services with a minimum bid of \$10,000. Should the person who put in a bid looking to purchase the Event Center want it separate from the Fitness Center, the bid money will be earmarked to the Fitness Center and move the Fitness Center to a new location, which the Council can in the future decide what to do as far as keeping it with the City or privatizing it.

Warner also recommended that while the City is still running the Event/Fitness Center, to continue to have a committee to give input and give the City Administrator the discretion to make changes to the day to day operations without Council approval. In order to be semi-competitive and still be fair, there needs to be protocol but should be able to adjust to the times of the year. All capital improvements and large purchases would still need to follow the current protocol.

Kim Baliman, 704 S. Marian, expressed appreciation for the work the volunteers have done.

Shields inquired about the current budget and Warner indicated \$20,000 that came from the general fund and the \$60,000 in room rent and grant money was budgeted both to receive and spend and came in at a \$3,000 loss.

Discussion was held on the grant and returning the money. Shields asked about other areas of expenses. Warner indicated if the City is not able to sell the building, there has also been some discussion on fundraising and if that were to happen, the grant could be matched. Warner provided an example of seeing if businesses would want to sponsor a room and the room could be renamed after the company that sponsored it.

Prunty indicated that there is a person that expressed interest in purchasing the building. Warner indicated that as part of the recommendation the Council can ask that the bids require the purchaser provide similar services and she feels the \$10,000 minimum is fair.

Regan Hinton commented on people in the community donating to the City. If it is something that the community is passionate about they will put in the time and effort to participate in the fundraiser. She has had people approach her and give her ideas about fundraising. Hinton added that out of the two weeks that she has been in the position, she has really been humbled by the volunteers that have donated their time.

Schnell commented on the minimum bid and said that after two years of business getting rid of the minimum. Warner commented that the building and equipment are all included in the bid and that \$10,000 is reasonable enough to get interest. The reason for the earmark for the Fitness Center is that it may take longer to privatize that portion.

Warner also reminded Council members about the Economic Development money that is available.

Ann Warner, 720 S. Jefferson Street, inquired about including a clause that if the individual that purchases the building is not successful after two years the building reverts back to the City. Discussion was held on the suggestion and Warner said the City has talked about closing the Event Center for at least the past six months. Her recommendation is based on what the citizens have requested and the City wants to be able to continue the service to serve the citizens.

There being no further discussion, Schnell moved and Warner seconded to approve the following resolution with amendments to include like services and \$10,000 minimum sealed bid.

RESOLUTION 2016-14

A RESOLUTION OF THE CITY OF KIMBALL, NEBRASKA, AUTHORIZING THE SALE BY SEALED BID OF CITY-OWNED REAL PROPERTY AS ALLOWED BY NEB. REV. STAT. §17-503 AND KIMBALL MUNICIPAL CODE §94.30.

WHEREAS, Neb. Rev. Stat. §17-503 and Kimball Municipal Code §94.30 allow for the sale and other conveyance of city-owned real property;

WHEREAS, the City of Kimball, Nebraska, owns real property described as follows:

Lockwood's Addition, Block 3, Tract #1 on east side of block, an addition to the City of Kimball, Kimball County, Nebraska, also known as 615 East 3rd Street, Kimball, Nebraska

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Kimball, Nebraska:

1. The city resolves to sell to the highest responsible bidder by sealed bid the real property described herein.
2. A minimum bid amount of \$10,000.00 for the real property has been set.
3. The city now authorizes the sale of the above-described real property via sealed bids to be accepted until 4:00 p.m. on January 2, 2017.
4. Sealed bids will be publicly opened by city staff on January 2, 2017. The City reserves the right to reject any and all bids.
5. The terms of the sale shall be to the highest bidder by cash or cashier's check. All bids shall be designated final on the opening date of the bids. The City Council has determined the property shall be used in a like manner providing like services.
6. Subject to Kimball Municipal Code §94.30 and Neb. Rev. Stat. §17-503,

the Mayor of the City of Kimball, Nebraska, is hereby authorized to execute all documents that may be required to effectuate the transfer of all right, title and interest of the City of Kimball, Nebraska, in the above-described real property.

7. The proceeds of the sale of the above-described real property shall be placed in the City of Kimball, Nebraska general fund to be used for the Fitness Center.

8. Following the passage of the resolution directing sale, notice of the sale of the property and the terms thereof shall be published once each week for three consecutive weeks in a legal newspaper published in or of general circulation in the city.

9. If within 30 days after the third publication of the notice a remonstrance against the sale is signed by registered voters of the city equal in number to 30% of the registered voters of the city voting at the last regular city election held therein and is filed with the City Council, the property shall not then, nor within one year thereafter, be sold.

10. This Resolution shall become effective upon its passage and approval.

Passed and approved on November 8, 2016.

/s/Keith B. Prunty, Mayor

ATTEST:

/s/Rosemarie D. Russell, City Clerk

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

Morrison moved and Shields seconded to continue with the recommendation to keep the Event/Fitness Center open and running within the approved budget. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Shields, Warner, and Morrison. Nay: None. Absent: None. Motion carried.

Morrison moved and Schnell seconded to authorize the City Administrator or Interim City Administrator discretion to make changes to the day to day operations without Council approval except that capital improvements and large purchases would still follow the current protocol. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Shields, Warner, and Morrison. Nay: None. Absent: None. Motion carried.

There being no further business to come before the Council, Warner moved and Shields seconded to adjourn at 6:32 p.m. On roll call vote, the following votes were recorded on the electronic voting board. Aye: Schnell, Shields, Warner, and Morrison. Nay: None. Absent: None. Motion carried.

Keith Prunty, Mayor

Rosemarie D. Russell, City Clerk