

CITY OF IMPERIAL CITY COUNCIL

December 2, 2024

A Regular meeting of the Mayor and City Council of the City of Imperial was held in the Council Chambers, City Council Chambers, 740 Court Street, Imperial, NE 69033 on December 2, 2024 at 6:00 PM.

Notice of this meeting was given in advance thereof by notice of meeting being published in the Imperial Republican and posted at the Imperial Lied Library, City Office and Imperial Post Office. Notice of this meeting was communicated in advance notice to the Mayor and Council. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Mayor Craig Loeffler called the meeting to order and instructed the Administrator to call the roll, with the following results:

Present: Nick Colton, Jan Elliott, Doug Gaswick, John Miller. Others present: Mayor Craig Loeffler, Council member-elect Julie Gockley, Anne Strand, Ron Berry, Gina Blocher, Chief Chad Ostmeier, City Attorney Josh Wendell, City Administrator Tyler Pribbeno, and City Clerk Sarah Hoskovec recording the minutes.

A quorum was declared present, and the meeting continued.

Council President Doug Gaswick led in the pledge of allegiance.

The Mayor announced the posting of a copy of the Open Meetings Act on the east wall of the Chambers.

Motion by John Miller: To approve the consent agenda as presented, second by Doug Gaswick. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Yea, Doug Gaswick: Yea, John Miller: Yea. Motion Carried.

Mayor Loeffler led the newly appointed elected officials John Miller and Julie Gockley in the oath of office.

Former Council President Doug Gaswick left the meeting at 6:07 pm.

Motion by John Miller: To nominate Nick Colton as the new Council President, second by Jan Elliott. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Abstain (Without Conflict), Jan Elliott: Yea, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Julie Gockley, manager of the Imperial Housing Authority, has requested the Council to consider waiving the Payment in Lieu of Taxes (PILOT) for the Imperial Housing Authority for 2024. The taxes have been waived annually for a number of years. The Housing Authority has unable and thus failed to pay said PILOT in the amount of \$8,045.30. It is in the best interest of the City of Imperial and the Housing Authority that said PILOT be waived and forgiven. The City of Imperial and the Housing Authority previously entered into a Cooperation Agreement where the Housing Authority agreed to make Payment in Lieu of Taxes (PILOT) including real and personal property taxes.

Mayor Craig Loeffler read Resolution R24-12-01 by title.

RESOLUTION NO. R24-12-01 RESOLUTION FOR WAIVER & FORGIVENESS OF HOUSING AUTHORITY PAYMENT IN LIEU OF TAXES

The Mayor and Council of the City of Imperial (hereinafter the City), in regular session on this 2nd day of December, 2024, hereby resolve as follows:

WHEREAS, the City of Imperial and Housing Authority previously entered into a Cooperation Agreement where the Housing Authority agreed to make Payment In Lieu Of Taxes (PILOT) including real and personal property taxes as the City may levy against the Housing Authority; and

WHEREAS, the Housing Authority has been unable and thus failed to pay said PILOT in the amount of **\$8,045.30** for the year 2024; and

WHEREAS, it is in the best interests of the City of Imperial and the Housing Authority that the PILOT be waived and forgiven for the fiscal year 2024.

NOW THEREFORE:

BE IT RESOLVED by the City of Imperial that Payment In Lieu Of Taxes of Imperial Housing Authority are hereby waived and forgiven for the fiscal year 2024 in the total amount of **\$8,045.30**;

BE IT FURTHER RESOLVED, this Resolution shall take effect and be in full force from and after its passage and approval.

Motion by Nick Colton: To introduce and move to adopt Resolution R24-12-01 Payment in Lieu of Taxes for the Imperial Housing Authority in the amount of \$8,045.30, second by John Miller. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Yea, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Mayor Craig Loeffler announced his appointments to City Appointed Officials, Depositories, Boards, Commissions, and Committees as follows:

Library Board: Julie Gockley, Council Liaison, term to expire 2029

Cemetery Board: Julie Gockley, Council Liaison, term to expire 2029, Reappointment of Mallory Oxford, term to expire 2029

Planning Commission: Jan Elliott, Council Liaison, term to expire 2028, Reappointment of Jeff Dickey, term to expire 2027

Variance Board: Jan Elliott, Council Liaison, term to expire 2028, Reappointment of Launey Ringleman, term to expire 2028

Imperial Airport Authority: Josh Burke, term to expire 2031

Imperial Community Redevelopment Authority: Reappointment of Hillary True, Doug Gaswick, and Russ Pankonin, terms ending in 2028

Position	Name
Administrator/Comm. Dev. Director	Tyler Pribbeno
City Clerk/Deputy Administrator	Sarah Hoskovec
Utility Clerk/Deputy Clerk	Tricia Moreno
City Treasurer	Hillary Mundt
City Attorney	McQuillan & Wendell Law Office
City Street Superintendent	Reed Miller
City Physician	
Zoning Officer/Building Inspector	Nick Schultz
Chief of Police	Chad Ostmeyer
Superintendent of Public Works	Steven P. Davison
Fire Chief	Doug Mitchell
City Engineer	Miller & Associates
DEPOSITORIES	
General Fund, Sales Tax	Adams Bank & Trust
Payroll Fund, Imperial Manor	Adams Bank & Trust
Utility Fund, Imperial Manor	Pinnacle Bank & Adams Bank & Trust
Debt Service	Pinnacle Bank
Health Insurance Fund	Waypoint Bank

Mayor Craig Loeffler stated there are other Board members to appoint, which will be announced at a later date.

Motion by Jan Elliott: To approve the mayoral appointments of officials, depositories, boards and commissions as presented, second by Nick Colton. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Yea, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Attorney Josh Wendell stated there is new information regarding the Murillo litigation and recommended moving into executive session to protect the reputation of an individual with the Mayor, City Council, City Attorney Josh Wendell, Administrator Tyler Pribbeno and Deputy Administrator Sarah Hoskovec.

Motion by Jan Elliott: To enter executive session to discuss potential litigation and to protect the reputation of an individual, with City Attorney Josh Wendell, Mayor Craig Loeffler, Council members, Administrator Tyler Pribbeno and Deputy Administrator Sarah Hoskovec, second by John Miller. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Yea, Julie Gockley: Yea, John Miller: Yea. Motion carried.

Attorney Wendell states the Mayor, City Council, Attorney, Administrator and Deputy Administrator will be moving into executive session to discuss potential litigation and to protect the reputation of an individual.

Executive session commenced at 6:18 pm.

Returning to the Council chambers is Ron Berry, Chief Chad Ostmeier, Gina Blocher and Ann Strand.

Motion by Nick Colton: To exit executive session and return to the open public meeting, second by Jan Elliott. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Yea, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Executive session ended at 6:36 pm.

Motion by Nick Colton: To approve the Mayor to sign the proposed settlement agreement between the City of Imperial and Ray Murillo proposed by the League of Risk Management Association, second by John Miller. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Yea, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Council President Nick Colton discussed the financial position of the Imperial Manor Parkview Heights. States the Manor will raise rates for Parkview Heights and Imperial Manor in January 2025. Manor Administrator Heather Salmon mailed notices on November 26, 2024. Colton states the facility has been losing approximately \$50,000.00 a month for several months, even with two rate increases in 2024. Colton states the City utility department has loaned over \$400,000.00 to the facility. Colton would like guidance from the Council and explore options to keep the facility open. Mayor Loeffler states the City cannot throw money at the facility just to fix the issue without changes to improve the financial condition. Discussed selling the facility or close if there is not a solution. The facility has approximately \$240,000.00 in overdue accounts payable with approximately \$400,000.00 in revenue a month. City Clerk Sarah Hoskovec states she is worried about loaning the money to the facility when there is no for sure yes from the auditors the City is allowed to make these financial transactions and is afraid of losing a million dollars and never recouping the money, once the City makes the decision and if it is wrong, the City cannot go back on their decision. Jan Elliott would like the community to be aware of the situation to get the community support. Colton states Nebraska is #2 in the nation for the closure of nursing homes. Mayor Loeffler does not want the current staff to be worried about losing their jobs. Gina Blocher is concerned the message will not be publicly announced since the Imperial Republican is not in attendance of the meeting to report the issue. Council discussed loaning the facility \$220,000.00 to cover payroll and some outstanding accounts payable.

Council considered using ARPA funds for the Manor, replacing them for the City square project with Community Development funds.

Motion by Jan Elliott: To direct the expenditure of \$220,000.00 from ARPA funds to the Imperial Manor Parkview Heights, second by John Miller. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Yea, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Motion by Nick Colton: To adjourn the meeting at 8:20 pm, second by John Miller. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Yea, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Seal:

Mayor

Attest: City Clerk