

CITY OF IMPERIAL CITY COUNCIL

July 7, 2025

A Regular meeting of the Mayor and City Council of the City of Imperial was held in the Council Chambers, 740 Court Street, on July 7, 2025 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 and on the City of Imperial's website at <http://www.Imperial-NE.com>. 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, Julie Gockley, John Miller.

Also present: Mayor Craig Loeffler, Anne Strand, Emma Jenkins, Marcia Bauerle, Gina Blocher, Ron Berry, Tricia Moreno, Pam Jensen, Tawna Holmstedt, Becky Carman, Public Works Superintendent Pat Davison, Chief Chad Ostmeyer, City Administrator Tyler Pribbeno, and City Clerk Sarah Hoskovec recording the minutes.

A quorum was declared present, and the meeting continued.

The pledge of allegiance was recited.

The Mayor announced this meeting is being conducted pursuant to the Nebraska Open Public Meetings Act and that a copy of the Open Meetings Act is posted on the east wall of the Chambers.

Motion by Nick Colton: To approve the consent agenda with the Mayoral appointment of Tricia Moreno as City Treasurer/Deputy Clerk, 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.

Jo Leyland and City Attorney Josh Wendell arrived at 6:03 pm.

Motion by Julie Gockley: To accept and approve the engagement letters for auditing services by AMGL, P.C. and authorize the Mayor to sign on behalf of the City, 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.

Ryan Greene arrived at 6:07 pm.

Marcia Bauerle and Emma Jenkins present on behalf of the Chase County Area Arts Council to discuss the application for the Nebraska Arts Council grant to establish a Creative District in Imperial. The areas planned are from 10th St to 4th Street, and Broadway to the Chase County Fairgrounds. Bauerle states the Arts Council is asking the City of Imperial to support the project and needs a letter of agreement from the City. There are 36 creative districts in Nebraska. Bauerle plans to use the grant money to go toward an arts center for Dr. Christensen's art

collection and to display local area art. Bauerle states the Arts Council needs the agreement from the City in order to apply for the grant.

Mayor Craig Loeffler read Resolution R25-07-01 in entirety.

RESOLUTION R25-07-01

WHEREAS, the City of Imperial, Nebraska believes the arts are an economic driver; and
WHEREAS, the Nebraska Legislature created the Creative District Program run by the Nebraska Arts Council; and
WHEREAS, a Creative District is a defined geographic area with a high concentration of creative resources and activities; and
WHEREAS, certification of a Creative District can bolster the creative economy, enhance vitality and improve livability; and
WHEREAS organizations in Imperial, including the Chase County Area Arts Council and Imperial Chamber of Commerce desire to create a Creative District in Imperial; and
WHEREAS, the Mayor and City Council for the City of Imperial desires to support the creation of a Creative District in Imperial.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF IMPERIAL, NEBRASKA:

SECTION 1. That the Mayor and City Council for the City of Imperial declare their support of the development of a Creative District within the City.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

Motion by Jan Elliott: To introduce Resolution R25-07-01 and move for its adoption, 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.

Mayor Craig Loeffler opened the public hearing for the purpose of considering a request from T & S Strategies, LLC for short term rental at 928 Broadway at 6:21 pm.

Administrator Tyler Pribbeno discussed the annual Chase County Fair Car show.

Resolution R25-07-03

A Resolution to provide for the closing of portions of Wellington Street and other side streets, August 16, 2025 for the limited purpose allowing car clubs to conduct car shows in conjunction with the Chase County Fair, and to require that all intersections with other streets or alleyways remain open for passage of emergency vehicles.

WHEREAS, the City of Imperial ("City" hereinafter) desires to close Wellington Street from 8th Street to 6th Street on August 16, 2025 from 5:00 AM until 5:00 PM for the purposes of allowing certain car clubs to conduct displays which shall be open to the public as part of the 2025 Chase County Fair; and

WHEREAS, Chase County Fair Board has requested that the City close certain streets to conduct displays of cars in conjunction with the Chase County Fair;

NOW, THEREFORE, BE IT RESOLVED, that the following streets shall be closed from 5:00 AM until 5:00 PM on August 16, 2025 to permit certain car clubs to display automobiles in conjunction with the Chase County Fair and for the public to be able to view and enjoy the collectible cars:

1. Wellington Street from 6th Street to 8th Street.
2. One-half block either side of Wellington Street on 7th Street.

BE IT FURTHER RESOLVED, that all closed streets must be used in the following manner:

1. All intersections of the closed street with any alleyway must be kept clear to allow passage of emergency vehicles. Any blockages by vehicles or other structures are subject to citation by law enforcement and removal by City employees or agents.

BE IT FURTHER RESOLVED, that the City of Imperial shall permit the Chase County Fair Board President to allocate the closed streets to any applying organizations(s) during the street closure period. All organization(s) seeking to use closed streets during the street closure period should apply to the Chase County Fair Board President. The decision on what organization(s) may use any portion the closed street during the street closure period shall be decided by the Chase County Fair Board.

PASSED THIS 7th DAY OF July, 2025.

Motion by Nick Colton: To introduce Resolution R25-07-03 and move for its adoption, 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.

Public Works Superintendent Pat Davison discussed Miller and Associates would like to advertise for bids for the development of a new C&D site at the transfer station. Davison states the current cell site cannot hold much more. Bidding will end July 31, 2025.

Motion by Nick Colton: To approve Miller & Associates to publish bid specs to seek bid on a new C&D cell site., 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.

Due to no public comment, the Mayor Loeffler closed the public hearing at 6:32 pm.

Mayor Craig Loeffler read Resolution R25-07-02.

RESOLUTION NO 25-07-02

A Resolution by the City of Imperial, Nebraska pursuant to City of Imperial Zoning Code §1405 and §502 to issue a conditional use permit to T & S Strategies, LLC, a Nebraska limited liability company, ("Applicant" hereinafter) for the operation of a residence as a short-term rental on the real estate described as: Lot 6, Block 8, Sander's 3rd Addition to the City of Imperial, Chase County, Nebraska (hereinafter referred to as the "Subject Real Estate").

WHEREAS, Applicant has submitted to the City of Imperial an application for conditional use permit for the operation of a residence as a short term rental on the Subject Real Estate. A copy of said application is attached hereto and incorporated by reference.

WHEREAS, the City of Imperial Planning Commission held a public hearing on the Applicant's application for conditional use permit on June 17, 2025, said public hearing was held after public notice of said hearing; and

WHEREAS, the City of Imperial Planning Commission issued a recommendation that the Applicant's application for conditional use permit be granted for the use of the Subject Real Estate as a short term rental as described in the Application; and

WHEREAS, the City of Imperial Planning Commission did not recommend any following restrictions to reduce or minimize any potential injurious effects of the Applicant's conditional use on the Subject Real Estate upon other property in the neighborhood and to carry out the general purpose and intent of these regulations.

WHEREAS, a public hearing regarding the Applicant's application for conditional use permit was held by the City of Imperial City Council on July 7, 2025, following public notice of said hearing. At said hearing all persons interested in the issuance of the Applicant's requested conditional use permit were permitted to be heard; and

WHEREAS, the City of Imperial City Council and Mayor desire to issue to the Applicant a conditional use permit for the Subject Real Estate as provided herein.

THEREFORE be is resolved the following:

1. The City of Imperial hereby adopts the following findings of fact as require by City of Imperial Zoning Code §1405
 - a. The Applicant's proposed conditional use complies with all applicable provisions of the City of Imperial Zoning Code, including intensity of use regulations, yard regulations and use limitations.
 - b. The Applicant's proposed conditional use Subject Real Estate will not adversely affect the welfare or convenience of the public.
 - c. The Applicant's proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
 - d. The location and size of the Applicant's proposed conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to the streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of the neighboring property in accordance with the applicable zoning district regulations. The City Council has specifically considered the location nature and height of buildings,

- structures, walls and fences on the Applicant's site and the nature and extent of landscaping and screening on the site.
- e. Off-street parking and loading areas will be provided in accordance with the City of Imperial Zoning Code, and such areas will be sufficiently screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.
 - f. The existing utility, drainage, and other necessary facilities are anticipated to be sufficient to support the conditional use granted by this Resolution.
 - g. Adequate access roads or entrance and exit drives will be provided and shall be so designated to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
2. The City of Imperial finds that the Applicant's real estate for which the Applicant is requesting a conditional use permit is located in the City of Imperial, Chase County, Nebraska.
 3. The City of Imperial City Council does hereby grant the Applicant's application for conditional use permit as specifically provided in this Resolution. This issuance of conditional use permit shall be specific to the Applicant and for the Subject Real Estate. This Resolution shall expire automatically in the event title to the Subject Real Estate is transferred from the Applicant.
 4. The City of Imperial has considered the nature of the Applicant's conditional use and the location of the conditional use. The City of Imperial finds it is not necessary to impose any additional requirements for the issuance of the Applicant's conditional use permit.

CITY OF IMPERIAL, NEBRASKA.
Passed this 7th day of July 2025.

Motion by Jan Elliott: To introduce Resolution R25-07-02 and move for its adoption, 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.

Pribbeno discussed the removal of interim Treasurer Jo Leyland from all bank accounts. Pribbeno discussed the new Utility Billing Clerk, Christina Peterson, and Treasurer/Deputy Clerk, Tricia Moreno will need be added as authorized signers to the bank accounts as presented.

CITY OF IMPERIAL ACCOUNTS- Pinnacle		
Checking Account #	Checking Account Title	Signers
7800690388	Debt Services	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
7800690404	Utility Fund	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
7800820662	Transfer Station	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
7800900438	Imperial Community Facilities	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
7800912797	Capitol Projects	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
Savings Account #		
7800135780	Closure/Post Closure Account	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno
Certificate of Deposit Account #	Certificate of Deposit Account Title	Signers
7800xx1227	Utility CD	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno

CITY OF IMPERIAL ACCOUNTS-Adams Bank and Trust		
Checking Account #	Checking Account Title	Signers
20511	Imperial Airport Authority	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2020179	General Fund	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2020187	Payroll Fund	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2183357	Airport Fuel	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2311849	Community Redevelopment	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2402548	Sales Tax Account	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2740184	ARPA Fund	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2599360	Shadow Acct/Option Acct-Payroll	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2599379	Shadow Acct/Option Acct-Airport Fuel	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2599387	Shadow Acct/General Fund	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2599395	Shadow Acct/Sales Tax Acct	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2599408	Shadow Acct/Imperial Airport	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2741881	Shadow Acct/ARPA Fund	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
Certificate of Deposit Account #	Certificate of Deposit Account Title	Signers
2003515	Imperial Volunteer Fire Dept	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
2003625	Imperial Public Library	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
23005441	Car CD	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
	Utilities	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
Loan Account #	Loan Account Title	Signers
1420867	Streets/Sewer New Subdivision	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson
Imperial Manor Parkview Heights Accounts		
Checking Account #	Checking Account Title	Signers
2311806	Manor Operating Fund	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno
2687766	Manor Memorial Account Fund	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno
2344595	Imperial Manor Checking Account	Craig Loeffler, Heather Salmon, Sabrina Hayes, Nick Colton, Tricia Moreno
2600034	Manor Resident Fund	Heather Salmon, Nick Colton, Sabrina Hayes, Tricia Moreno
7686930	Manor Donation Fund	Craig Loeffler, Sarah Hoskovec, Nick Colton, Heather Salmon, Sabrina Hayes
CITY OF IMPERIAL ACCOUNTS- Waypoint		
Checking Account #	Checking Account Title	Signers
Account # 605919	Health account	Craig Loeffler, Tyler Pribbeno, Sarah Hoskovec, Tricia Moreno, Christina Peterson

Motion by Jan Elliott: To remove Jo Leyland as an authorized signer from all bank accounts and add Christina Peterson and Tricia Moreno as authorized signers to accounts as presented in the Council packet, 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.

Discussed the League of Risk Management renewal coverage proposal for the 2025-26 pool year. Pribbeno states LARM has made increased adjustments of +26% for property, +5% adj level rate for liability, and +5% adj for Worker's Compensation. LARM has added minimum deductibles to auto, contractors equipment and other additional properties, and buildings, contents and property in the open. Total annual contribution is \$333,664.00.

Clay Owens arrived at 6:38 pm.
Building Inspector Nick Schultz arrived at 6:40 pm.

Mayor Craig Loeffler read Resolution R25-07-04.

League Association of Risk Management
2025-26 Renewal Resolution

RESOLUTION NO. R25-07-04

WHEREAS, City of Imperial is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

BE IT RESOLVED that the governing body of Imperial, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

☒ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (180 day and 3 year commitment; 5% discount)

☐ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. (180 day and 2 year commitment; 4% discount)

☐ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. (180 day notice only; 2% discount)

☐ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (90 day notice and 3 year commitment only; 2% discount)

☐ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. (2 year commitment only; 1%)

☐ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2026. (90 day Notice only)

Adopted this 7 day of July 2025.



Signature: [Signature]

Title: _____

ATTEST: [Signature]

Title: City Clerk

Motion by Jan Elliott: To introduce and move to adopt R25-07-04 LARM 2025-26 with the 3-year renewal at the 5% discount rate, 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.

Tawna Holmstedt, attorney for Jewel and Pam Jensen, presents to discuss an amendment to the settlement agreement previously accepted by Pam Jensen on May 25, 2025. Part of the previous settlement agreement states "the City of Imperial will issue to Jensen a revised new building permit with included blueprints provided by Imperial Construction, aka Ryan Greene, provided the City determines the blueprints meet all applicable codes. The Building Inspector for the City of Imperial will not approve the revised building permit for the property located at Lots 17 and 18, Wesley subdivision to the City of Imperial, Chase County NE because it is larger than 1,200 square feet." Holmstedt states there was an oversight on the previous agreement regarding the building size of the accessory building being constructed at 1739 Wesley Drive. The Jensen's would now like the City to approve the old building permit. Holmstedt states the size of the building will not change due to the concrete already poured. Ryan Greene states the size of the building is 2,000 sq ft. Becky Carman states that is a violation of the Ordinance and if the Jensen's get their way than nobody within the City should have to follow rules. Nick Schultz states the regulations state the building has to be either 75% up to 1200 sq ft or 1200 sq ft,

whichever is more restrictive. City Attorney Josh Wendell states the stop work order was issued due to the Jensen's building permit not signed by Nick Schultz. Schultz states the new application does not meet code. Jan Elliott states the proper way to proceed would be to apply for a variance but Holmstedt states they are trying to speed up the proceed instead of applying for the variance and would like to go back to the old building permit. Schultz states two residences cannot be on one lot, which the Council approved at an earlier meeting. Holmstedt states Pam Jensen was mislead from issuing a new building permit. Holmstedt states they can litigate the whole process. Nick Colton states the previous settlement agreement states issuing a new building permit was very clear in the documents. Pam Jensen states Attorney Josh Wendell and Attorney Tawna Holmstedt agreed for a new building permit but it was her understanding that was for bookkeeping purposes only since nothing was said about the 1200 sq ft code. Attorney Holmstedt states a variance permit takes a long time and would like any suggestions to move forward. No action was taken at this meeting.

Tawna Holmstedt, Pam Jensen, and Ryan Greene left the meeting at 7:13 pm.

Pribbeno states the wage ordinance presented is for the approval of wages for Christina Peterson and Tricia Moreno. Jan Elliott would like to know what the benefit package costs and if the employees have to punch a timecard. Elliott believes our starting wages are too high for the City positions. City Clerk Sarah Hoskovec states there are no other positions like this in Imperial and there are many moving parts within the City Office, such as, the theater, cemetery, utilities, etc. Jo Leyland states the pay surveys cannot be held to population only. There are bigger populations who don't have control their own electricity, water, trash, airport, manor, etc.

Mayor Craig Loeffler read Ordinance 25-07-01 by title only.

ORDINANCE NO. 25-07-01

AN ORDINANCE OF THE CITY OF IMPERIAL, NEBRASKA, amending established annualized salaries and wages for the fiscal year beginning October 1, 2024 and ending September 30, 2025 of the City Officers and Employees; repealing all prior conflicting ordinances and ordering the publication of this Ordinance in pamphlet form.

Motion by Julie Gockley: To amend Ordinance 25-07-01 to add Office Assistant for a wage of \$15.80 to \$18.80 per hour, second by Jan Elliott. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Nay, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Motion by Nick Colton: To move to waive the second and third readings of Ordinance No. 25-07-01 so that it may be adopted at this meeting, second by John Miller. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Nay, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Motion by Nick Colton: To move to adopt Ordinance No. 25-07-01 as amended, second by John Miller. On call for the vote, the following votes were shown on the voting lights: Nick Colton: Yea, Jan Elliott: Nay, Julie Gockley: Yea, John Miller: Yea. Motion Carried.

Motion by John Miller: To adjourn the meeting at 7:30 pm, 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.

SEAL:

Mayor

Attest: City Clerk