

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held June 6, 2022, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Carlson, and Johnson. Staff members present were City Attorney J. Leef, City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, and CDD Shaunna Mashek. Others present included Kent Smith, Dan Ford, Cody Swanson, and Scott DeCoste.

Notice of the meeting was posted as required by law. The Pledge of Allegiance was recited by those present. Mayor Brott informed the public of the location of the Nebraska Open Meeting Act on the back wall of Council room.

A motion was made by Council member Riley, second of Council member Carlson to excuse Council member Hahn. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Public Comments:

Cody Swanson expressed his concerns with the old motel to the north of his property. He is trying to sell his place and the condition of the motel is deterring potential buyers. Mr. Swanson is continually picking up garbage and shingles on his property from the motel and has also mowed it to keep the weeds out of his yard. The property is a nuisance and should be condemned.

Consent Agenda:

A motion was made by Council member Johnson, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting May 16, 2022, claims list, dept head reports, and animal control report. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Acushnet Company/Titleist - Merchandise - \$2512.77 * American Red Cross - Swimming Pool Exp - \$240.00 * Arnold Pool Company - Swimming Pool Exp - \$72.00 * Ashlea Bauer - Supplies - \$53.44 * Atlas Automation LLC - Supplies - \$143.56 * BOKF, NA - Administrative Services - \$9161.25 * Bomgaars - Swimming Pool Exp - \$174.92 * Cash-Wa Distributing - Supplies - \$94.63 * Cash-Wa Distributing - Candy/Pop - \$159.50 * Cash-Wa Distributing - Perishables - \$280.52 * Century Link - Telephone/Communications - \$498.90 * Chappell Lumber-Library Acct - Supplies - \$71.02 * Chappell Municipal Utilities - Utilities - \$5310.85 * Chappell Register - Ads, Forms & Printing - \$320.45 * Chappell Super Foods - Supplies - \$239.46 * Chappell Super Foods - Baseball Expense - \$31.16 * Chappell Super Foods - Candy/Pop - \$54.90 * Chappell Super Foods - Perishables - \$63.28 * Chappell Super Foods - Liquor Expense - \$4.95 * Cranmore Pest Control LLC - Chemicals & Fertilizer - \$145.00 * Creek Valley Schools - Supplies - \$760.54 * Culligan - Supplies - \$15.00 * Davis Equipment Co - Repair - \$1245.35 * Dearborn Life Insurance Company - Life Insurance - \$13.76 * Demco - Supplies - \$2310.46 * Deuel County Treasurer - Law Enforcement - \$7333.34 * Dultmeier Sales - Repair - \$29.66 * Dutton-Lainson Company - Supplies - \$385.29 * Eakes Office Products Center - Supplies - \$385.30 * Eichners Sales & Service - Tools - \$369.99 * EMC Insurance Companies - Insurance & Bonds - \$8355.86 * Enviro Service Inc - Lab Testing - \$25.00 * Fairfield by Marriott - Travel Expense & Per Diem - \$121.95 * Follett School Solutions, Inc - Subscriptions & Dues - \$1419.13 * Garretson's Sport Center - Baseball Expense - \$2193.81 * Halie Brott - Maintenance - \$600.00 * Hansen's Petroleum - Fuel - \$3283.91 * Highline Electric Association - Utilities - \$501.74 * Ingram Book Company - Books/Video - \$528.74 * Jerome Jackson - Repair - \$425.00 * Justin Polk - Baseball Expense - \$1334.00 * Kiefer Aquatics - Swimming Pool Exp - \$105.00 * Linda Breazeale - Supplies - \$133.68 * Masek Golf Car Company - Repair - \$200.00 * Matheson Tri-Gas Inc - Oxygen - \$114.44 * Municipal Supply Inc of Nebraska - Supplies - \$628.88 * NE Safety & Fire Equipment - Maintenance - \$228.00 * Nebraska Notary Association - Licenses, fees and permits - \$150.80 * Olsson Associates - Professional Fees - \$14,603.26 * Premier Auto Parts & Service, LLC - Supplies - \$859.34 * Public Safety Center, Inc. - Supplies - \$17.60 * Quick Med Claims - Collections Expense - \$457.19 * R & R Products Inc - Repair - \$1002.6 * Rick's Auto & Tires - Repair - \$301.49 * Rod Hanson - Supplies - \$24.20 * Rod Hanson - Candy/Pop - \$70.92 * Ron's Chappell Auto Repair - Repair - \$429.50 * RST Enterprises Inc - Chemicals & Fertilizer - \$180.00 * Sedgwick County Sales - Trash Hauling/Recycling - \$2691.36 * T & R Electric Supply Co. Inc. - Maintenance - \$290.00 * Van Diest Supply Co - Chemicals & Fertilizer - \$787.60 * Vistabeam - Telephone/Communications - \$321.85 * WESCO Distribution Inc - Supplies - \$1164.76 * WEX BANK - Fuel - \$1053.59 * Total Payroll - \$39,336.57 *

Unfinished Business:

Council asked Attorney Leef to set up the first steps towards annexation. She will have the first steps to move forward at the next council meeting.

New Business:

There were four special designated liquor licenses(SDL) applications submitted for Council review for July 23, 2022. A motion was made by Council member Riley, second of Council member Johnson to approve the SDLs for the Rusty Bucket, Burgie's Bowling and two for Toots' Bar and Grill. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

A pay request for the street improvement project was submitted to Council for approval. A motion was made by Council member Johnson, second of Council member Riley to approve Pay request #2 to McAtee Construction, DBA Simon in the amount of \$49,896.90. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

A motion was made by Council member Riley, second of Council member Carlson to hire Cooper Michelman as part time help at the Chappell Golf Course at \$9.00/hr. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

An Interlocal Agreement with Lodgepole for Electric Mutual Aid was presented to Council for review. A motion was made by Council member Carlson, second of Council member Johnson to approve the Interlocal agreement. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

An easement for utilities at 16720 Highway 30 was presented to Council. Discussion was held on the process of obtaining an easement and then doing the work to get the utilities to a property. This item was tabled until the next meeting.

Two building permits were submitted to council for review. Zoning Administrator Rust gave his recommendation of

approving each of the permits. A motion was made by Council member Johnson, second of Council member Carlson to approve the building permit to remove a shed and move the fence at 649 6th St and the building permit for an outdoor area that includes moving the fence and concrete at 1617 5th St. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

The Chappell Ambulance Board submitted agreements from One Billing Solutions out of Omaha for the council to review. Currently the ambulance billing is through a company in Pennsylvania and the board would like to switch to the Ambulance Billing Services out of Omaha. Attorney Leef reviewed the agreements and didn't see any issues with them. A motion was made by Council member Riley, second of Council member Carlson to move forward with switching the ambulance billing to One Billing Solutions out of Omaha. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Communications:

Jerrold Elms received a \$.25/hr raise for obtaining his wastewater operator certificate.

There is a resolution the city can pass to allow for the City Clerk to approve the special designated liquor licenses to streamline the process. The liquor commission allows this. A resolution for this will be on the next agenda for council consideration.

CDD Mashek has received complaints from residents about people not cleaning up after their pets messes out at the lake.

A motion was made by Council member Carlson, second of Council member Johnson to adjourn the meeting at 7:55 p.m. "Yes" Riley, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Steve Brott, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held June 21, 2022, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Carlson, Hahn and Johnson. Staff members present were City Attorney J Leef, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer Geralyn Konruff, Utilities Superintendent Todd Rust, and Street Overseer Jerrod Elms. Others present included Kent Smith, Dave Post and Cody Swanson.

Notice of the meeting was posted as required by law. The Pledge of Allegiance was recited by those present. Mayor Brott informed the public of the location of the Nebraska Open Meeting Act on the back wall of Council room.

Public Comments:

No public comments.

Consent Agenda:

A motion was made by Council member Hahn, second of Council member Riley to approve the consent agenda, minutes of the regular meeting June 6, 2022, claims list, sheriff's report and treasurer's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

American Red Cross - Swimming Pool Exp - \$ 433.00 * Black Hills Energy - Utilities - \$ 2668.74 * Bomgaars - Supplies - \$ 327.88 * Cash-Wa Distributing - Supplies - \$ 284.46 * Cash-Wa Distributing - Candy/Pop - \$ 230.28 * Cash-Wa Distributing - Perishables - \$ 2287.58 * Cash-Wa Distributing - Liquor Expense - \$ 72.49 * Chappell Lumber - Supplies - \$ 369.55 * Chappell Lumber - Repair - \$ 202.07 * Chappell Lumber - Maintenance - \$ 752.7 * Chappell Lumber - Swimming Pool Exp - \$ 177.92 * Chappell Lumber - Baseball Expense - \$ 93.54 * Chappell Lumber - Chappell Lake Exp - \$ 1003.77 * Davis Equipment Co - Chemicals & Fertilizer - \$ 200.34 * Dutton-Lainson Company - Supplies - \$ 3056.71 * Enviro Service Inc - Lab Testing - \$ 25.00 * Frenchman Valley Co-op - Chemicals & Fertilizer - \$ 1046.25 * Frenchman Valley Co-op - Baseball Expense - \$ 80.00 * HireRight, LLC - Subscriptions & Dues - \$ 500.00 * Hometown Leasing - Leases - \$ 108.67 * Ideal Linen Supply - Supplies - \$ 654.67 * Kurtzer's - Supplies - \$ 66.86 * Municipal Energy Agency of Nebraska - WAPA & MEAN - \$ 30014.71 * Northwest Pipe Fittings Inc - Baseball Expense - \$ 31.17 * Prairie Mountain Media - Ads, Forms & Printing - \$ 50.00 * Quick Med Claims - Collections Expense - \$ 109.21 * Rod Hanson - Perishables - \$ 22.52 * Rod Hanson - Liquor Expense - \$ 14.96 * Rod Hanson - Misc Expense - \$ 802.48 * Sedgwick County Hospital - Drug Testing - \$ 163.50 * Simon East Region NE - Gravel & Concrete - \$ 1882.50 * Simon East Region NE - Swimming Pool Exp - \$ 503.75 * Stotz Equipment - Repair - \$ 172.26 * Titan Machinery - Repair - \$ 513.63 * Vistabeam - Telephone/Communications - \$ 321.85 * WESCO Distribution Inc - Supplies - \$ 150.50 * Western Resources Group Inc. - Trash Hauling/Recycling - \$ 559.00 * Total Payroll - \$47,025.73 *

Unfinished Business:

Discussion was held on an easement for utilities at 16720 Highway 30. The water line has been put in on the property to get water to Dollar General. Once the project for Dollar General is complete and all the equipment isn't driving on the property, the utility department will seed over where the water line is. A motion was made by Council member Hahn, second of Council member Carlson to approve the easement at 16720 Highway 30 with an amount of \$200.00 (Two Hundred Dollars) be paid to the owner John Riley. "Yes" Carlson, Hahn, Johnson. "Abstain" Riley. "No" None. Motion carried. Mayor Brott will contact John Riley.

Attorney Leef discussed the steps that have to be taken for annexation with the council. The first step would be to get a proposed annexation map that can be submitted to the City Planning Commission. The council asked Dave Post with Olsson & Associates to get quote for a map made of the proposed annexation site. This item was tabled to the next meeting.

New Business:

Dave Post with Olsson and Associates discussed Change Order #1 on the street project with Council. When the contactors were milling the blocks from Thompson Avenue to Lincoln Avenue on 6th and 5th streets, they found that the roads were in very bad condition and putting overlay over the millings would not hold up. The blocks referenced need to have a full depth reclamation to be fixed the right way. A motion was made by Council member Hahn, second of Council member Johnson to approve the change order to proceed forward with a full depth reclamation of the blocks from Thompson Avenue to Lincoln Avenue on 6th and 5th streets at \$6.00 a square yard. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Discussion was held on a nuisance property in town. The city has sent a certified letter referencing the nuisances on the property. If the nuisances haven't been removed after the deadline, a City Board of Health meeting will be scheduled. This item will put on the next agenda.

Consideration was given to Resolution 2022-08, designated City Clerk to approve or deny special designated liquor license. A motion was made by Council member Riley, second of Council member Johnson to approve Resolution 2022-08, designated City Clerk to approve or deny special designated liquor license. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

RESOLUTION 2022-08

THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF CHAPPELL, DEUEL COUNTY, NEBRASKA, AS FOLLOWS:

Sec 1. That by virtue of §53-124.11 of the Nebraska statutes, the City Administrator/Clerk is the designated agent for the City of Chappell, NE to determine whether a special designated liquor license is to be approved or denied.

Sec 2. If the applicant for a special designated liquor license has not previously applied for a special designated liquor license, the designated agent shall refer the application to the City Council to determine if the application should be approved or denied.

Sec 3. In determining if the special designated liquor license should be approved or denied, the above-designated agent shall determine that all statutes, rule and requirements affecting said special designated liquor license is complied with and fulfilled prior to approving said license.

Sec 4. In the event the designated agent is out of the City of Chappell for an extended period of time, the City Treasurer shall be the designated agent to determine if said license is to be approved or denied.

Sec 5. In the event the designated agent determines that unusual or special circumstances are involved in approving or denying said license, the designated agent shall refer said application to the City Council for approval or denial of said license.

Sec 6. In approving or denying said license, the designated agent shall consider all established criteria that has been followed by the City Council previous to this resolution in determining if the license should be granted or denied, shall follow any criteria established by the City Council following the passage of this resolution.

Sec 7. An applicant for a special designated liquor license that has had the license denied by the designated agent may appeal the determination of the designated agent to the City Council.

Sec 8. The notice of approval or denial of the license shall be forwarded to the Nebraska Liquor Control Commission in the same manner as if the approval or denial was issued by the City Council.

A building permit was submitted to demolish a house located at Lots 21-22-23-24, Block 1, Eastside Park Addition. Zoning Administrator Rust gave his approval. A motion was made by Council member Hahn, second of Council member Carlson to approve the building permit to demolish a house at Lots 21-22-23-24, Block 1, Eastside Park Addition. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Communications:

The Lake Board had a meeting and they will be doing a lake clean up on Saturday, June 25th. They will have Parks Superintendent Elms order signs asking to clean up after your pets and will have bags for pet waste removal near the signs. They have a few other things they would like changed at the lake and will provide Attorney Leef the information. They also discussed the dredge the city had purchased with grant funds. The dredge will not be able to keep up with the size of the lake. CDD Mashek will be contacting the trusts secretary to discuss the dredge further.

Council member Riley would like the council to continue working on other nuisance properties in town.

Utilities Superintendent Rust has been looking for an upgraded pickup for the utility department. He has found one in Colorado that he will go look at. Todd is working on cost information for future projects for the electric department. The city is currently working on an electric cost study with NMPP. Nebraska Rural Water did a cost study of the water rates and that information will be on the next agenda.

Attorney Leef was notified by Thalken Title Company that they need a resolution that states the triangle property was put up for sale before closing on the property. There isn't a resolution on file. J. will research the steps that need to be taken next.

A motion was made by Council member Carlson, second of Council member Hahn to adjourn the meeting at 8:05 p.m. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Mayor, Steve Brott

ATTEST:

Ashlea Bauer
City Administrator/Clerk