

CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held July 6, 2020, at the Chappell City Hall at 7:00 P.M. The following members were present; Riley, Carlson, Reichman and Johnson. Staff members present were Attorney J. Leef, City Treasurer GERALYN KONRUFF, CDD Britt Miller and Utilities Worker Todd Rust. Others present included Terry Duffield, Cindy Williams, Scott DeCoste and Adam Greenman.

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

Public Comments:

Sheriff DeCoste commented that David Johnson, owner of the old Texaco Station south of town verbally attacked him outside the courtroom today about the City's case that was dismissed in the court today. He stated that Mr. Johnson said it would have been nice of the city to inform him that they would be dismissing the case so he didn't have to drive all the way to Chappell.

Consent Agenda:

A motion was made by Council member Riley, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting June 15, 2020, claims list, treasurer's report and dept head reports. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

All Star Auto Glass - \$39.95 * American Button Machine - \$244.54 * Arnold Pool Company - \$376.00 * Bomgaars - \$410.94 * Cash-Wa Distributing - \$277.14 * Century Link - \$593.22 * Chappell Municipal Utilities - \$6502.88 * Chappell Register - \$289.01 * Chappell Super Foods - \$817.57 * Cranmore Pest Control LLC - \$140.00 * Culligan - \$31.00 * Davis Equipment Co - \$564.16 * Dearborn Life Insurance Company - \$17.20 * Demco - \$470.33 * Deuel County Treasurer - \$7333.34 * Dutton-Lainson Company - \$654.89 * Eakes Office Products Center - \$118.13 * EMC Insurance Companies - \$8053.47 * Frenchman Valley Co-op - \$994.34 * Halie Brott - \$600.00 * Ingram Book Company - \$267.09 * Johnson Brothers of Nebraska - \$160.00 * Justin Polk - \$1334.00 * Masek Golf Car Company - \$56.27 * Matheson Tri-Gas Inc - \$111.20 * Municipal Supply Inc of Nebraska - \$761.97 * NE Statewide EMS Conference - \$200.00 * Nebraska Public Health Environmental Lab - \$38.00 * NMC Exchange LLC - \$146.68 * Northwest Pipe Fittings Inc - \$409.02 * Olsson Associates - \$2406.89 * On The Water - \$5771.04 * One Call Concepts, Inc - \$49.13 * Pitney Bowes - \$56.45 * Premier Auto Parts & Service, LLC - \$471.67 * Randy's Auto Care LLC - \$111.32 * RNDC-Eagle/Falcon Division - \$307.51 * Rod Hanson - \$78.53 * Sedgwick County Sales - \$3135.00 * Simon East Region NE - \$505.75 * Southern Glazer's of NE - \$1196.20 * Southwestern Equipment Co - \$958.60 * Stegeman Services - \$114.26 * The L L Johnson Distributing CO - \$146.97 * Tom's Delivery Service, Inc - \$135.00 * US Bank - \$240.00 * Van Diest Supply Co - \$1802.50 * Vistabeam - \$237.90 * Total Payroll - \$40,738.55 *

Unfinished Business:

CDD Miller along with Attorney Leef joining the meeting by phone, discussed the communication from Adam with Wilson and Associates, Inc about his email that was received today with no communication for a final completion of the DTR project from Eric Reichert. Since they are not finishing the punch list items the city can go ahead and receive a few bids for the items needing fixed. Britt will request 5 quotes from local contractors to get an estimate of the costs so the city can tell ERC the amount of the costs. ERC will also be notified they no longer have access to the site.

The designs for the Community Gathering Space were reviewed by the council and there was a Motion made by Council Member Johnson, second of Council Member Carlson to accept the design proposal from Olsson & Associates. "Yes" Riley, Carlson, Reichman, and Johnson. "No" None. Motion Carried.

New Business:

Terry Duffield made a presentation about the number of feral cats in town. She stated she was asked to help a resident in the NW part of town that has been feeding several cats lately and with her health failing she needed help to reduce the number of cats. Terry assisted her with removing 19 cats from the neighborhood. Among these were three pregnant ones. She was able to take them to the Adopt-A-Dog shelter where they will be evaluated and placed in homes eventually. This however has caused a shortage of room for more. Terry is proposing that the city help her finance along with Buckley and a Trap Neuter Release program grant to trap, neuter, and release as many cats as possible over the next year to try to get control of the feral cats. The city does have an ordinance in place for residents to own and register a limit of 5 cats per household and they must not be running loose in the city. If a licensed cat is trapped and the owner can prove it is up-to-date on shots it will be given back to the owner with a warning. If it is trapped again there is a fine. Terry has asked for \$2,000 to get started and the Treasurer Konruff will find the funding for the project from Keno or ACE funds. GERALYN will report back to the council at the next meeting when the funds will be available and coordinate with Mrs. Duffield and the Animal Control Personnel, along with the sheriff's dept to get this program into place. The city will be putting in the paper the areas where the trapping of cats will start.

There is a chance that a new business could be coming to town, however they are needing 10 acres of land to either revamp a building or new construction. There is a possibility that the city land owned north of the lake could be used, however the city would have to trade an equal amount of land to use for recreational activity because this land is part of the Land and Water Conservation Land project that was available to the city in the 1990's. There were a few ideas talked about as far as a swap or just using other land instead. There is a sense of urgency so Chappell doesn't lose this opportunity. Cindy Williams has offered to speak with a couple of land owners to get an idea if any would be interested in the project. The council is onboard with any opportunities to bring more business to town. Motion made by Council Member Riley, second of Council Member Johnson to proceed forward with the proposal presented by Britt, and to seek quotes for infrastructure to which ever property ends up being the best location for this new business. "Yes" Riley, Carlson, Reichman, and Johnson. "No" None. Motion Carried.

There was some confusion on the handrails for the new dock at the lake. Geralyn presented the original quote from March that included them in the quote. She will contact the company, On the Water, to see why they were not included with the materials for the dock when it was installed. She will also hold payment of the last half of the invoice until it is completed.

A motion was made by Council member Carlson, second of Council member Riley to approve both the building permits for a patio at 750 5th St and a fence at 360 Hayward Ave. "Yes" Riley, Carlson, and Johnson. "Abstain" Reichman "No" None. Motion carried.

Communications:

Council is concerned with several nuisance properties around town and would like Clerk Bauer and Attorney Leef to proceed forward with the next steps to deal with the issues.

There was a concern brought forward again about the railing at Farm Bureau's new curb and sidewalk. It will be put on the agenda for next meeting to finalize the cost of the railing and what the city's portion of those costs might end up being.

It was reported to the council there was another neighbor complaint made about an ongoing issue with a property in town. A report of an over-abundance of items being stacked on and near the city dumpsters and these neighbors adjoining property. The council has asked if the Trash dept could speak with them about the city right-of-way issue. The other matters are a civil issue.

Geralyn stated that the Generation money that the city receives from NMPP will decrease each month due to a new comprehension test that was conducted on the generator. The amount will change from \$2200.00 to \$1700.00 per month.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 8:35 p.m. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Jim Reichman
Council President

ATTEST:

Geralyn K Konruff
City Treasurer

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held July 20, 2020, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Carlson, Reichman and Johnson. Staff members present were City Attorney J. Leef, City Treasurer Geralyn Konruff, CDD Britt Miller and Street Overseer Jerrod Elms. Others present included Cindy Williams and Adam Greenman.

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:

Council member Johnson questioned Deputy Greenman about the parking violations in the county on the sheriff's report, he stated these are construction parking violations for safety issues. A motion was made by Council member Riley, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting July 6, 2020, claims list, treasurer's report and Sheriff's reports. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Accelerated Receivables Solutions - \$26.70 * Black Hills Energy - \$2525.61 * Britt Miller - \$45.30 * Century Link--Long Distance - \$75.08 * Contractors Materials - \$144.00 * Dutton-Lainson Company - \$669.90 * Eakes Office Products Center - \$411.07 * Enviro Service Inc - \$108.00 * Fidele Home Improvements - \$6440.00 * Frenchman Valley Co-op - \$3.99 * Hansen's Petroleum - \$483.51 * Hometown Leasing - \$116.00 * Jerrod Elms - \$94.78 * Kurtzer's - \$100.02 * League of NE Municipalities - \$420.00 * Municipal Energy Agency of Nebraska - \$34884.51 * Municipal Supply Inc of Nebraska - \$3280.37 * NE Safety & Fire Equipment - \$352.50 * Nebraska Power Review Board - \$120.10 * Northwest Pipe Fittings Inc - \$87.16 * Our Town Pharmacy - \$4.85 * Pro Sports - \$527.14 * USA Blue Book - \$733.16 * Valley Repair - \$85.00 * Van Diest Supply Co - \$460 * Verizon Wireless - \$131.70 * Vistabeam - \$375.80 * Waste Connections, INC - \$430.84 * Western Resources Group Inc. - \$344.00 * WEX BANK - \$1005.78 * Total Payroll - \$43,415.78*

Unfinished Business:

CDD Miller along with Attorney Leef reported that the letter sent to Eric Reichart stating they no longer have access to the site was sent but had not been confirmed that they received it yet. Britt reported that there were no inquires or estimates received from anyone on the punch list items that needed fixed. Adam with Wilson and Associates sent an email with the contract value of items to be fixed and an estimate of the cost to fix those items that both Jerrod and Jim Reichman agreed were correct. Jerrod stated that he could go ahead and fix the items. A motion was made by Council member Reichman and second by Council member Riley to accept the estimate of costs. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Council was presented the cost for the two-bar railing at Farm Bureau in the amount of \$1100, the same as all the other railings and the additional cost of \$400 to add slants to the railing for safety issues. The additional costs issue died for a lack of motion.

The final designs for the Community Gathering Space were reviewed by all present. A Motion was made by Council Member Johnson, seconded by Council Member Carlson to accept the final designs. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

The bid documents were presented to the council with an ending date of November, 15, 2020. A Motion was made by Council Member Riley, seconded by Council Member Reichman to accept the Notice of Public Letting. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Tom and Cindy Williams have agreed to donate 10 acres of land north of the Hughes Subdivision for the new business venture that wants to come to Chappell. The hope is they want to build a facility that will house fresh shrimp and want access to the highways and interstate traffic for shipping their product to the front range. The city's utilities and sewer departments will be getting estimates of the infrastructure costs to this donated piece of land. Further details will be discussed at a future meeting when all information is received.

CDD Miller gave the council the guidelines and letter of intent for the Kaboom Grant for the playground equipment. A motion was made by Council Member Carlson, seconded by Council Member Johnson to agree with the guidelines and letter of intent. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

New Business:

Deuel County Sheriff Decoste was not able to attend the meeting so Deputy Greenman informed the council that the sheriff wanted clarification on the Interlocal agreement with the department. This agreement states that under the Placement of Officers it will have three deputies residing within a 5-mile radius of Chappell. The sheriff has an opportunity to hire an officer that will be residing between Chappell and Big Springs. He is asking that if approved by the council this deputy may be offered employment and until such employment and residence outside Chappell exists the agreement can be modified. A Motion was made by Council Member Johnson, second of Council Member Riley to modify the Interlocal Law Enforcement Cooperation Agreement until employment with this potential officer ceases. "Yes" Riley, Carlson, Reichman, and Johnson. "No" None. Motion Carried.

Jerrod informed the council he was looking on Big Iron at a Dump Truck that could possibly replace one of the Street Departments older vehicles. He is asking for permission to go look at the truck in Lindsey, NE to make sure it is what they need. Council gave him the blessing to go and look at the truck and it has already been put into the budget for the department so he can proceed with possible options without needing a motion from the council.

Communications:

The swimming pools last day will be August 12th.

Nuisance properties are being dealt with by Clerk Bauer and Attorney Leef it just takes time to follow all procedures. The property owned by Century Link is a concern and the council would like Ashlea to send a letter concerning it, if this has not already been done.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 8:45 p.m. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Steve Brott, Mayor

ATTEST:

Geralyn K Konruff
City Treasurer