

## CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held October 7, 2019, 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, Utilities Worker Todd Rust and Street Overseer Jerrod Elms. Others present included Jeff Ortgies and Cody Sellhorst.

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 Riley, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting September 16, 2019, special meeting September 23, 2019, claims list and Dept Head reports and Sheriff's report. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

Best Plumbing - \$783.75 \* Border States Industries, Inc - \$320.35 \* Britt Miller - \$264.07 \* Cash-Wa Distributing - \$1172.57 \* Century Link - \$676.16 \* Chappell Auto Repair & Services - \$752.21 \* Chappell Lumber - \$1033.16 \* Chappell Municipal Utilities - \$4136.39 \* Chappell Register - \$442.95 \* Chappell Super Foods - \$183.70 \* Cobra Golf Inc - \$237.79 \* Cranmore Pest Control LLC - \$45.00 \* Culligan - \$15 \* Dearborn National Life Insurance Co. - \$13.76 \* Deuel County Treasurer - \$7333.34 \* Dutton-Lainson Company - \$2228.20 \* Eakes Office Products Center - \$550.09 \* Eric Reichert Insulation & Construction - \$139164.43 \* Follett School Solutions, Inc - \$103.21 \* Good Housekeeping - \$29.97 \* Halie Brott - \$600.00 \* Hansen's Petroleum - \$1895.26 \* Highline Electric Association - \$304.36 \* Ideal Linen Supply - \$650.31 \* Ingram Book Company - \$72.24 \* Matheson Tri-Gas Inc - \$105.20 \* Michael Todd & Company Inc - \$1890.74 \* Municipal Supply Inc of Nebraska - \$11674.07 \* NE Safety & Fire Equipment - \$247.70 \* Nebraska Rural Water Association - \$150.00 \* NMC Exchange LLC - \$720.00 \* One Call Concepts, Inc - \$49.86 \* Pitney Bowes - \$234.08 \* Premier Auto Parts & Service, LLC - \$1649.51 \* Public Safety Center, Inc. - \$214.50 \* Sedgwick County Sales - \$3107.90 \* Simon East Region NE - \$708.50 \* Sonntag, Goodwin & Leef, P.C. - \$1101.50 \* Stegeman Services - \$828.26 \* USDA Wildlife service - \$35.00 \* Vistabeam - \$127.90 \* Western Resources Group Inc. - \$344.00 \* WEX BANK - \$1078.63 \* Wheat Belt Public Power District - \$42.65 \* Wilson & Company, Inc. - \$1882.08 \* Total Payroll - \$37,162.69 \*

### **Unfinished Business:**

CDD Miller informed Council that representatives from the State of Nebraska were in contact with her in regards to the contract they have with the City for their portion of the DTR Project. They will be meeting with City representatives on Friday, October 18<sup>th</sup> to discuss the costs for the State NDOT portion of the DTR Project.

A motion was made by Council member Johnson, second of Council member Riley to fix the sidewalk at Matlock and Highway 30 as needed per ADA standards, giving a 10-day time extension to Eric Reichert Construction to complete the repairs. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried. Attorney Jay will be in contact with Reichert Construction to discuss the costs associated with the repairs.

CDD Miller stated that a representative from Olsson and Associates came and did a survey of the City's lot for the Community Gathering Space. Olsson's will have a final report to the City by the end of the month.

### **New Business:**

Frenchman Valley Coop is requesting a zoning change from Agricultural to Industrial at the new property they purchased located at 16364 Road 10. A meeting needs to be scheduled with the Zoning and Planning Commission in regards to this request and then their recommendation will be sent to Council for approval.

A motion was made by Council member Riley, second of Council member Johnson to approve a new electrical service outside of city limits for Terry Livengood north of 1000 Lincoln Ave, with Livengood being responsible for the costs associated with the new service. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Reichman to approve a new electrical service for the State of Nebraska at 1450 Road 165, with the State being responsible for the costs associated with the new service. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Riley to approve a building permit for a fence at 1133 4<sup>th</sup> St. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried. Fee is \$40 due to the fence being installed prior to Council approval.

A motion was made by Council member Riley, second of Council member Carlson to approve a building permit for a fence at 1633 2<sup>nd</sup> St. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

Street Overseer Jerrod Elms informed Council that the loader needs to be sent in for repairs. It will need to be sent to Scottsbluff. The estimated cost for the repairs is \$10,000.00. Money has been budgeted in this new fiscal year to have it repaired. A motion was made by Council member Johnson, second of Council member Riley to send the loader in for repairs. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

Jerrod has requested from Council their approval to spend the \$3,000.00 budgeted in the new fiscal year for a new box scraper. A motion was made by Council member Riley, second of Council member Johnson to approve Elms purchasing the new box scraper. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

A motion was made by Council member Reichman, second of Council member Carlson to appoint Helen Lechman to the Library Board. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

**Communications:**

Council member Riley is working to get materials for the piers at the lake and he will pay for the materials up front and then submit a claim for reimbursement at the next meeting.

CDD Miller stated that Travis Williams with the Lake Board has had to start the process over with the NDEQ on the soil testing at the lake. The gentleman he was working with has retired.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 7:48 p.m. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Geralyn Konruff  
City Treasurer

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held on October 21, 2019, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Carlson, and Reichman. Staff members present were City Attorney J Leef, City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, CDD Britt Miller, Utilities Superintendent Mike Criss, Utilities Worker Todd Rust and Street Overseer Jerrod Elms.

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 Johnson. "Yes" Riley, Carlson, Reichman. "Absent" Johnson. "No" None. Motion carried.

**Public Comments:**

No public comments.

**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 October 7, 2019 claims list and treasurer's report. "Yes" Riley, Carlson, Reichman. "Absent" Johnson. "No" None. Motion carried.

Cash-Wa Distributing - \$888.82 \* Chappell Chamber of Commerce - \$5000.00 \* Dutton-Lainson Company - \$1126.47 \* EMS Billing Services Inc - \$787.76 \* Enviro Service Inc - \$20.00 \* Hometown Leasing - \$116.00 \* MacQueen Equipment - \$59.75 \* Matheson Tri-Gas Inc - \$91.15 \* Michael Todd & Company Inc - \$176.52 \* Municipal Energy Agency of Nebraska - \$31788.56 \* Municipal Supply Inc of Nebraska - \$3248.46 \* NDEQ - Fiscal Services - \$150.00 \* NE Safety & Fire Equipment - \$360.00 \* Northwest Pipe Fittings Inc - \$389.72 \* Positive Promotions, Inc. - \$99.00 \* Prince-Empson Agency - \$824.00 \* Public Safety Center, Inc. - \$94.96 \* Ramada by Wyndham Inn - \$89.00 \* Simon East Region NE - \$550.25 \* Turfwerks - \$35.46 \* USA Blue Book - \$379.17 \* Valley Repair - \$466.81 \* Vistabeam - \$291.85 \* Western Resources Group Inc. - \$320.00 \* Total Payroll - \$32,903.56 \*

**Unfinished Business:**

The Zoning/Planning Commission met to discuss the request to change the new location at 16364 Road 14 from Agriculture Zone to Industrial Zone on October 15<sup>th</sup>, 2019. They approved the request. A motion was made by Council member Reichman, second of Council member Riley to approve the Zoning/Planning Commission's recommendation of the zone change at 16364 Road 14 from Agriculture to Industrial. "Yes" Riley, Carlson, Reichman. "Absent" Johnson. "No" None. Motion carried.

Utilities Superintendent Criss gave an update to Council in regards to the new electrical service at 1450 Rd 165. The plans were to take the primary lines from the alley on 6<sup>th</sup> and Wheatland across the road over to the State's new building. The property owner where the pole is located stated the city could not run the wire across his property. The Electric department believed the city had an easement for what they understood was an alley according to the city's map. If the electricity has to come from a different pole there will be a bigger expense for adding more poles for the new service. Attorney Leef will look into if the city has an easement. This item was tabled.

Eric Reichert Construction is requesting an additional 12 working days be added to the DTR Project. This request is due to the bad curb stops, time and weather delays. A motion was made by Council member Carlson, second of Council member Riley to approve the 12 additional working days for the project. "Yes" Riley, Carlson, Reichman. "Absent" Johnson. "No" None. Motion carried.

Attorney Leef will be in contact with Eric Reichert Construction in regards to the discussion on the Matlock Ave and Highway 30 area. She will discuss sharing the costs to remove and replace the sidewalks not in compliance at Matlock Ave and Highway 30. This item was tabled.

An old fuel tank was found during the concrete removal on the south side of the highway near the corner of Vincent Avenue and Highway 30. A permit was obtained from the state and a fee was paid to have it removed.

Discussion was held with Doug Hoevet with Nebraska Department of Transportation (NDOT) and the city on Friday, October 18, 2019 in regards to the contract they have with the city for their portion of the DTR Project. The contract was approved prior to the engineering designs. Now that the project is in construction, there are more costs that need to be requested from the State for their portion. It is not uncommon to request more funds from NDOT once the project has begun. An amendment to the contract will be made.

**New Business:**

An application for new electrical service for Frenchman Valley Coop at 16515 Road 14 was submitted to Utilities Superintendent Criss and the council to review. FVC is wanting to have three phase and possibly a 1200-amp service. The city's representative with MEAN suggested getting the city's electrical engineer to review the project. FVC would be responsible for the costs associated with the new service. Superintendent Criss will be meeting with the MEAN rep and a member from FVC this week to discuss the project further. In the meantime, Attorney Leef will be in contact with Olsson and Associates to determine who to contact for their electrical engineering department. The plan is to coordinate with Olsson's to do a study of the project. The item was tabled until more information can be provided.

A motion was made by Council member Riley, second of Council member Reichman to approve a building permit for a carport at 602 Hayward Ave. "Yes" Riley, Carlson, Reichman. "Absent" Johnson. "No" None. Motion carried.

Mr. Hernandez an investor who has had discussions with CDD Miller and the hotel committee asked Miller about any leases that may be on the city's south property of 40 acres. There is currently a lease on the property. Any changes or termination to the agreement have to be made by February 1<sup>st</sup> of each year. Miller will be scheduling a meeting with the hotel committee prior to meeting with Mr. Hernandez. More discussion will be held at a future meeting. Item was tabled.

**Communications:**

It was asked where the city was at on creating a non-truck route on Vincent Avenue. Information on the streets that need to be included in the ordinance will be sent to Attorney Leef and she will work on the ordinance for the next meeting.

A motion was made by Council member Reichman, second of Council member Carlson to adjourn the meeting at 7:57 p.m. "Yes" Riley, Carlson, Reichman. "Absent" Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk

