

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held November 5, 2018, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Reichman, and Johnson. Staff members present were City Attorney Joel Jay, City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, CDD Britt Miller. Others present included Cody Sellhorst and Dan Ford.

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 Reichman, second of Council member Johnson to approve the consent agenda, minutes of the regular meeting October 15, 2018, claims list, dept head reports, animal control report and sheriff's report. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried.

Bill Wilber - \$25.00 \* Cash-Wa Distributing - \$235.90 \* Catie Koenen - \$15.00 \* Central States Wire Products, Inc - \$659.00 \* Century Link - \$511.50 \* Channing Bete Company, Inc. - \$125.34 \* Chappell Chamber of Commerce - \$5000.00 \* Chappell Municipal Utilities - \$3956.01 \* Chappell Register - \$160.00 \* City of Chappell - \$244.95 \* Clint Koenen - \$45.00 \* Cranmore Pest Control LLC - \$45.00 \* Dearborn National Life Insurance Co. - \$20.64 \* Deuel County Treasurer - \$7333.34 \* Dutton-Lainson Company - \$465.71 \* Eakes Office Products Center - \$4.29 \* Emma Schneider - \$30.00 \* Floyd's Truck Center - \$186.56 \* Frenchman Valley Co-op - \$87.80 \* Highline Electric Association - \$282.20 \* Holiday Inn - Kearney - \$99.95 \* Joe Kupper - \$40.00 \* Kriz-Davis Company/BSE - \$41.85 \* Mariah Koenen - \$15.00 \* Matheson Tri-Gas Inc - \$194.16 \* Michael Smith - \$30.00 \* Missy Koenen - \$150.00 \* Municipal Supply Inc of Nebraska - \$2248.79 \* Nebraska Municipal Clerks Association - \$35.00 \* Nebraska Municipal Power Pool - \$4475.00 \* Oakley Hodges - \$40.00 \* Premier Auto Parts & Service, LLC - \$2165.44 \* Public Safety Center, Inc. - \$574.80 \* Sam Grabowski - \$240.00 \* Sami Schmid - \$60.00 \* Sedgwick County Sales - \$2808.60 \* Shawna Vrbas - \$60.00 \* Sidney Feed & Supply, LLC - \$149.70 \* T&R Electric - \$150.00 \* Verizon Wireless - \$53.88 \* Vistabeam - \$456.00 \* Total Payroll - \$31,826.76 \*

**Unfinished Business:**

The engineers for the downtown project have been in contact with Dan Ford, owner of Toots' Bar and Grill about some modifications Mr. Ford would like to make to the city engineer's downtown revitalization sidewalk plan along the west side of the business in order to accommodate his business alterations. The council reviewed the contract with Dan Ford/Toots' Bar and Grill. A motion was made by Council member Reichman, second of Council member Riley to approve the contract with Mr. Ford in the amount of Sixteen Hundred Dollars. (\$1600.00). Mr. Ford will pay this estimated amount of the construction costs for his alterations. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried.

CDD Miller is applying for the Civic and Community Center Financing Fund Grant (CCCF) again for the downtown community gathering space. Mayor Brott signed a letter of intent to apply for the grant.

Attorney Jay has drafted notices to declare four properties within Chappell and it's one mile jurisdiction as nuisance properties. The notices will be sent certified and hearings on the properties will be scheduled.

**New Business:**

CDD Miller has been in contact with the Army Corp in regards to the dredging of portions of Chappell Lake. A proposal of what the plans are for the lake will need to be submitted to the Army Corp. Miller will be working with Council member Riley and the Lake Board to get the information needed for the proposal.

A motion was made by Council member Riley, second of Council member Johnson to sell the electric/water pickup topper to Al Smith in the amount of \$100.60. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried

A motion was made by Council member Riley, second of Council member Johnson to go into executive session at 7:42 p.m. to discuss employee reviews. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried

A motion was made by Council member Johnson, second of Council member Riley to come out of executive session at 7:48 p.m. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried

A motion was made by Council member Riley, second of Council member Johnson to approve employee increases per the recommendations. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried

**Communications:**

Utilities Worker Todd Rust will be the new zoning inspector for permits for the City.

Liberty Park will be decorated for the Christmas season beginning this year. The tree at the library is becoming more difficult to decorate. Council is looking forward to seeing the new decorations.

The water department will be having Well # 5 pulled to make sure it's working properly. They are also looking into getting Well #4 off emergency status so the city would have a backup in the future if problems would arise with the other 2 city wells.

A resident inquired about being notified to move a trailer off of the street. The council would like it to be moved off the street, they don't want to make exceptions.

One candidate filed as a write-in for the Council vacancy.

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

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Steve Brott, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk

### **CITY COUNCIL MINUTES CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held on November 19, 2018, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Reichman and Johnson. Staff members present were City Attorney Joel Jay, , 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. Others present were Dale Fornander, Cindy Williams, Chad Svoboda, Adam Schart, Doug Goetz, Ben Schmitt, Mark Mazour, Deputies Sellhorst and Holloway. Attending by phone were Ryan and Michael with Kirkham Michael.

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 Johnson, second of Council member Riley to approve the consent agenda, minutes of the regular meeting November 5, 2018, claims list and treasurer's report. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried.

All Star Auto Glass - \$42.80 \* Black Hills Energy - \$451.71 \* Dutton-Lainson Company - \$1164.68 \* Eakes Office Products Center - \$107.97 \* Enviro Service Inc - \$25.00 \* Fidele Home Improvements - \$639.98 \* Floyd's Truck Center - \$529.51 \* Hometown Leasing - \$116.00 \* Jay Law Office, LLC - \$580.00 \* Kriz-Davis Company/BSE - \$216.34 \* Miller Office Products - \$38.00 \* Municipal Energy Agency of Nebraska - \$30890.48 \* NDEQ - Fiscal Services - \$58458.46 \* Nebraska Municipal Power Pool - \$1650.00 \* Verizon Wireless - \$53.88 \* Public Safety Center, Inc. - \$399.90 \* Vistabeam - \$128.00 \* Wilson & Company, Inc. - \$4700.80 \* Total Payroll - \$32,314.23 \*

#### **Unfinished Business:**

No unfinished business.

#### **New Business:**

Chad Svoboda with Svoboda Benefit Solution presented the new insurance rates for January 2019. The city will be switching from Aetna to Blue Cross Blue Shield. There is approximately a 2.7% increase. The deductible for an individual employee will be \$2000.00 and Family will be \$5400.00 per calendar year. The city will continue to contribute to the employees' health savings accounts. A motion was made by Council member Riley, second of Council member Reichman to approve the new health insurance rates as presented by Mr. Svoboda. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried.

A broker has been in contact with CDD Miller in regards to potential development on the city owned 46.06 acres south of Interstate 80. Over the past several months a group has come together to discuss the possibilities of future commercial development on the property. The broker has a group of investors who are looking at the land for a truck stop, motel and a fast food restaurant. The city would need to provide infrastructure to the property for the development to happen. Three engineer firms submitted proposals for the design and the construction of services for the City of Chappell. Two of the engineer firms were selected to be interviewed by the Council. The council interviewed the engineers with Wilson and Company and the engineers with Kirkham & Michael, along with their partners from Farris Engineering during the meeting.

The first interviewed firm was Wilson & Company. Adam Schart and Doug Goetz explained the costs that would be incurred for getting the city utilities to the property. They provided information on the process of developing the infrastructure for the land. They explained the options available for all the utilities including electric, water and wastewater. They answered questions that were asked by the Council.

The second interview was with Ryan and Michael from Kirkham and Michael. They were in attendance over a conference call. They had Ben Schmitt and Mark Mazour with Farris Engineering from Sidney on site to help answer questions. They plan to evaluate all options of providing the infrastructure to the site. They went over some of the questions that were asked in regards to the preliminary engineering costs.

Discussion was held on the interviews with both engineer firms. A motion was made by Council member Reichman, second of Council member Riley to hire Wilson & Company as the Engineer Firm for the Engineering Design and Construction Services of Water, Wastewater and Electrical to the land development. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried. CDD Miller and Attorney Jay will be attending a Buckley Trust meeting to apply for a grant to aid in the costs of the engineering fees.

An estimate from Livengood Backhoe Service was given to the council in August for graveling the roads at the cemetery. The council would like to have the asphalt removed and gravel brought in to replace the roads. The current roads are beyond repair. A motion was made by Council member Johnson, second of Council member Reichman to have the roads repaired by Terry Livengood in the amount of \$36,900.00. The city will pay for the repairs with the Cemetery CD. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried.

A motion as made by Council member Riley, second of Council member Johnson to approve the permit for Nebraska Link to bore fiber optic in for Points West Bank. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried.

**Communications:**

Whiskeyboard Construction has a tentative date of December 10<sup>th</sup> to start on the demolishing of the Old Stuart Ranch Building.

Kim Wilson with the UNL engineering department will have a few of her master grad students with her on December 1<sup>st</sup> to come and look at the location of the outdoor gathering space. They will prepare designs for the council to review free of charge after they have looked at the location.

A motion was made by Council member Johnson, second of Council member Reichman to adjourn the meeting at 9:14 p.m. "Yes" Riley, Reichman, Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk