

CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held April 4, 2022, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Carlson, Hahn and Johnson. Staff members present were City Attorney J. Leef, City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, CDD Shaunna Mashek, Utilities Superintendent Todd Rust and Street Supervisor Jerrod Elms. Others present included Kent Smith, Dan Ford and James McCormick.

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 Hahn, second of Council member Carlson to excuse Council member Riley. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Public Comments:

Todd Rust wanted to personally thank Mayor Brott and Council member Johnson for being present during court last week.

Consent Agenda:

A motion was made by Council member Hahn, second of Council member Johnson to approve the consent agenda, minutes of the regular meeting March 21, 2022, claims list, dept head reports and animal control report. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

American Test Center, Inc - \$1575.00 * Andersen Sign Company - \$800.00 * Arnold Pool Company - \$3895.00 * Bomgaars - \$224.99 * Cash-Wa Distributing - \$411.77 * Century Link - \$582.14 * Chappell Door Service - \$425.00 * Comfort Inn-Kearney - \$219.90 * Cranmore Pest Control LLC - \$50.00 * Culligan - \$31.00 * Dearborn Life Insurance Company - \$27.52 * Deuel County Treasurer - \$7333.34 * Dickinson, Friend - \$500.00 * EMC Insurance Companies - \$8355.86 * Leef Law, LLC - \$1409.00 * Matheson Tri-Gas Inc - \$114.44 * McGuire Custom Paint - \$2300.00 * Mitchell Spray Foam Insulation - \$5800.00 * Nebraska Public Health Environmental Lab - \$1492.00 * Nebraska Rural Water Association - \$395.00 * NEMO Locksmith Service - \$177.50 * Northwest Pipe Fittings Inc - \$11.44 * Olsson Associates - \$300.00 * One Call Concepts, Inc - \$43.38 * One Way - \$1750.00 * Page My Cell - \$550.00 * Perry Wackett - \$20.00 * Reichman Construction - \$787.50 * Rod Hanson - \$69.16 * Ron's Chappell Auto Repair - \$576.15 * Sedgwick County Sales - \$2062.20 * Stegeman Services - \$291.98 * Time Magazine - \$20.16 * Vistabeam - \$73.95 * Total Payroll - \$36,588.40 *

Unfinished Business:

CDD Mashek received more information on the point-of-sale systems for the golf course. The Square is very simple to set up and Dan Ford with Toots' Bar & Grill said he would be happy to show Shaunna his system to see how it is set up and ran. A motion was made by Council member Hahn, second of Council member Carlson to proceed forward with the purchase of the Square for the point-of-sale system for the golf course. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

New Business:

Council reviewed a request for a special designated permit for a beer garden from Dan Ford at Toots' Bar & Grill, on May 29th, 2022 for Biker for a Day, Poker Run. A motion was made by Council member Hahn, second of Council member Johnson to approve the special designated permit for the beer garden at Toots'. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried. Mr. Ford will block off 1/2 of the block of Vincent to the alley on the west side of the bar.

Ordinance 542 was introduced to the council for creating street improvement districts. A motion was made by Council member Hahn, second of Council member Carlson to designate Ordinance 542. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Hahn to waive the three readings of Ordinance 542-Creating Street Improvement Districts. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Carlson to pass Ordinance 542-Creating Street Improvement Districts. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Hahn to publish Ordinance 542-Creating Street Improvement Districts. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Clerk Bauer read the title of Ordinance 542 as follows;

ORDINANCE NO. 542

AN ORDINANCE CREATING STREET IMPROVEMENT DISTRICT NOS. 2022-1, 2022-2, 2022-3, AND 2022-4 IN THE CITY OF CHAPPELL, NEBRASKA, AUTHORIZING THE CONSTRUCTION OF STREET IMPROVEMENTS IN SAID DISTRICTS, AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

Council member Carlson introduced Resolution 2022-04 and moves its adoption. Council member Hahn seconded the motion and upon roll call on the passage and adoption of the Resolution. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried. The passage and adoption of said resolution have been concurred in by a majority of the Council, the Mayor declared the resolution adopted. A true, correct, and complete copy of said resolution is as follows:

Consideration was given to Resolution 2022-05, Hazard Mitigation Act. A motion was made by Council member Carlson, second of Council member Hahn to approve Resolution 2022-05. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

RESOLUTION 2022-05

WHEREAS, the Federal Disaster Mitigation Act of 2000 was signed into law on October 30, 2000, placing new emphasis on state and local mitigation planning for natural hazards and requiring communities to adopt a hazard mitigation action plan to be eligible for pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, a Multi-Jurisdictional Hazard Mitigation Plan was prepared by the South Platte Natural Resources District, with assistance from JEO Consulting Group, Inc.

WHEREAS, the purpose of the mitigation plan was to lessen the effects of disasters by increasing the disaster resistance of the counties and participating jurisdictions located within the planning boundary by identifying the hazards that affect the City of Chappell and prioritize mitigation strategies to reduce potential loss of life and property damage from those hazards, and

WHEREAS, FEMA regulations require documentation that the plan has been formally adopted by the governing body of the City of Chappell in the form of a resolution and further requesting approval of the plan at the Federal Level; and

NOW, THEREFORE, the governing body of the City of Chappell does herewith adopt the most recent and FEMA approved version of the South Platte NRD Multi-Jurisdictional Hazard Mitigation Plan Update in its entirety;

A motion was made by Council member Johnson, second of Council member Carlson to hire lifeguard summer help per clerk recommendations. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Building Permits that have been approved are required to begin construction within 90 days of the original approval. A request for an extension on a building permit for a new building at 16722 Hwy 30, Chappell was presented to the Council. A motion was made by Council member Hahn, second of Council member Carlson to approve a 90-day extension for the building permit. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

A building permit for an addition onto a building at 1261 Rd 165 and building permit for a fence at 902 4th St were given to the council. Each permit was approved by Zoning Administrator Rust.

Discussion was held on updating the city's building permit ordinance. Attorney Leef will draft an ordinance to review at the next council meeting.

Communications:

The City Spring Clean-up will be held April 15-25. There will be roll-off dumpsters available to use on the East side of the Street Shop.

Jerrod Elms stated that the parts for the lake dock should be shipping this week.

A motion was made by Council member Hahn, second of Council member Carlson to adjourn the meeting at 7:38 p.m. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "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 April 18, 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, City Treasurer Geralyn Konruff and Utilities Superintendent Todd Rust. Others present included Tracy McCormick, Jim McCormick, Ethan Reichman, and Ethan Naylor.

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 Johnson to approve the consent agenda, minutes of the regular meeting April 4, 2022, claims list, and treasurer's report. There was no sheriff's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Acushnet Company/Titleist - \$247.18 * Black Hills Energy - \$574.91 * Cash-Wa Distributing - \$325.66 * Century Link-- Long Distance - \$73.01 * Chappell Register - \$1086.55 * Chappell Super Foods - \$46.69 * Contractors Materials - \$91.00 * Dutton-Lainson Company - \$595.57 * Eakes Office Products Center - \$367.52 * Enviro Service Inc - \$25.00 * Hansen's Petroleum - \$3018.91 * Ideal Linen Supply - \$744.59 * Kurtzer's - \$197.21 * Municipal Energy Agency of Nebraska - \$37,682.01 * NE Safety & Fire Equipment - \$125.00 * Nebraska Municipal Power Pool - \$2299.16 * Northwest Pipe Fittings Inc - \$230.70 * Premier Auto Parts & Service, LLC - \$1881.88 * Rod Hanson - \$84.19 * Shaunna Mashek - \$1545.85 * Simon East Region NE - \$475.00 * The L L Johnson Distributing CO - \$70.80 * Van Diest Supply Co - \$1769.55 * Vistabeam - \$321.85 * Western Resources Group Inc. - \$344.00 * WEX BANK - \$1502.74 * Total Payroll - \$36,733.83 *

Unfinished Business:

No unfinished business.

New Business:

Ordinance 543 was introduced to the council relating to building permits. A motion was made by Council member Hahn, second of Council member Riley to designate Ordinance 543. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Johnson to waive the three readings of Ordinance 543-Buildng Permits. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Clerk Bauer read the title of Ordinance 543 as follows;

AN ORDINANCE RELATING TO BUILDING PERMITS; TO CLARIFY THE PROCEDURES FOR ACQUIRING A PERMIT; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

A motion was made by Council member Hahn, second of Council member Riley to pass Ordinance 543-Building Permits. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Hahn to publish 543-Building Permits. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

ORDINANCE 543

AN ORDINANCE RELATING TO BUILDING PERMITS; TO CLARIFY THE PROCEDURES FOR ACQUIRING A PERMIT; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CHAPPELL, NEBRASKA THAT:

Section 1. Section 9-201 BUILDING PERMITS of the Municipal Code of Chappell, Nebraska, is amended to read as follows:

9-201 BUILDING PERMITS.

(1) Any person desiring to commence or proceed to erect, construct, enlarge, repair, relocate, or demolish any building or dwelling, or structure, including fences (which is defined as a structure constructed of posts, boards, rails, wire, or similar material serving as an enclosure, barrier, or boundary), and carports, or cause the same to be done shall file with the City Clerk an application for a building permit in writing on a form to be furnished by the City Clerk for that purpose.

(2) Every such application shall set forth the legal description of the land upon which the construction or relocation is to take place, the nature of the use or occupancy, the principal dimensions, the estimated cost, the names of the owner, architect, and contractor, and such other information as may be requested thereon.

(3) The application, plans, and specifications so filed with the City Clerk shall be checked and examined by the Planning and Zoning Administrator or his or her authorized assistant, who shall provide a written recommendation to the Clerk as to whether the application should be approved.

(4) The Clerk shall place the application and recommendation on the next City Council agenda and provide the date of such City Council meeting to the applicant.

(5) If the application meets with the approval of the Planning and Zoning Administrator and the City Council finds the proposed building to be in conformity with the requirements of this chapter and all other ordinances applicable thereto, the Council shall authorize the City Clerk to issue the permit.

(6) Applicant shall post said permit in plain view at the construction or relocation site. Whenever there is a discrepancy between the permit application procedures contained herein and those in any building code adopted by reference, the provisions contained herein shall govern.

(7) The Clerk shall, at the time of the filing of any application for the issuance of any building permit, charge and collect in advance a fee for said permit. The amount of the fee shall be set by resolution of the Council and a copy of the fee schedule shall be kept and made available in the office of the City Clerk. The fee shall be credited to the General Fund for the purpose of defraying administrative costs of the application.

Penalty, see § 10.99

Section 2. Any other ordinance or section passed and approved prior to passage, approval, and publication or posting of this ordinance and in conflict with its provisions is repealed.

Section 3. This ordinance shall take effect and be in full force, following its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this 18th day of April, 2022.

The swimming pool manager that was hired at the last meeting had to decline the position. A motion was made by Council member Johnson, second of Council member Hahn to appoint Grace Greenwood as the Pool Manager and Elizabeth Weimer as the assistant. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Riley, second of Council member Carlson to hire golf course help per golf course superintendent's recommendations. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Council member Hahn presented some potential ideas for a project on the north side of the Chappell Lake in the pasture that is owned by the city. He put together some ideas including a walking trail and trees to be placed on the North side of the lake. He thinks there should be grants to cover a significant portion of a future project. Council would like Hahn to proceed forward with his ideas. He will work the CDD Mashek on finding funding.

Mayor Steve Brott signed the Arbor Day Proclamation declaring April 29th as Arbor Day and urging all citizens to plant trees and promote the well-being of this and future generations. The city will be giving away another 30 free trees for the citizens to enjoy.

A motion was made by Council member Hahn, second of Council member Johnson to accept the resignation of Ed Lutkehus from the Ambulance Board. "Yes" Riley, Carlson, Hahn, Johnson. No" None. Motion carried.

A motion was made by Council member Riley, second of Council member Hahn to appoint Ben Carlson to the vacant position on the Ambulance Board. "Yes" Riley, Carlson, Hahn, Johnson. No" None. Motion carried.

Communications:

Utilities Superintendent Rust informed council that he is in the process of starting rate studies on the electric and water departments. There is a need for increases due to the increased prices of supplies to maintain the systems. More information will be on a future agenda.

Council member Johnson wanted to let the Utility department know that they did a great job during the power outage and they were very efficient in getting the power restored.

Council member Riley wanted to say thank to Deuel County, Willy Franken and a local contractor for hauling and donating loads of sand to the Chappell Lake.

Clerk Bauer informed the Council that the dumpsters that were ordered earlier in the year are on backorder and it could be another two to three months before they will be ready.

Council member Hahn asked Attorney Leef about the possibilities of annexing properties into the city. Leef will research the options and have information at the next meeting

A motion was made by Council member Hahn, second of Council member Carlson to adjourn the meeting at 7:30 p.m. "Yes" Riley, Carlson, Hahn, Johnson. No" None. Motion carried.

Mayor, Steve Brott

ATTEST:

Ashlea Bauer
City Administrator/Clerk