

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held May 2, 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, CDD Shaunna Mashek, and Street Supervisor Jerrod Elms. Others present included Kent Smith, Brad Slaughter, James McCormick, Tracy McCormick, and Ernest Husmann.

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:

Ernest Husmann asked when the white dock at the lake would be fixed.

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 April 18, 2022, claims list, dept head reports, animal control report and sheriff's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Acushnet Company/Titleist - \$1176.25 * Aggressive Industries, Inc - \$3185.00 * American Playground Company - \$7405.00 * Arbor Day Foundation - \$20.00 * Arnold Pool Company - \$254.01 * Arrowhead Country Club - \$1716.30 * Bomgaars - \$1432.74 * Century Link - \$685.14 * Chappell Municipal Utilities - \$4131.17 * Cranmore Pest Control LLC - \$50.00 * Culligan - \$31.00 * Day & Night Plumbing and Heating, LLC - \$196.00 * Dearborn Life Insurance Company - \$13.76 * Deuel County Treasurer - \$7333.34 * Dutton-Lainson Company - \$4026.63 * Eakes Office Products Center - \$3.42 * EMC Insurance Companies - \$8355.51 * Ingram Book Company - \$211.76 * MacQueen Equipment - \$488.14 * Michael Todd & Company Inc - \$2532.05 * Municipal Supply Inc of Nebraska - \$846.94 * NCMA - \$100.00 * Nebraska Public Health Environmental Lab - \$38.00 * Public Safety Center, Inc. - \$731.54 * Quick Med Claims - \$308.02 * RST Enterprises Inc - \$1110.00 * T & R Electric Supply Co. Inc. - \$50.00 * Van Diest Supply Co - \$5221.23 * Vistabeam - \$73.95 * WESCO Distribution Inc - \$8662.36 * Total Payroll - \$36,734.60 *

Unfinished Business:

No unfinished business.

New Business:

Mayor Brott opened the public hearing on the street improvement districts 2022-1 through 2022-4 at 7:02 p.m.

Discussion was held on the street improvement districts 2022-1 through 2022-4. Mr. Husmann asked where A Street was on the street plan project. Clerk Bauer did not receive any written comments or objections on the street improvement districts.

Mayor Brott closed the public hearing on street improvement districts 2022-1 through 2022-4 at 7:05 p.m.

A motion was made by Council member Johnson, second of Council member Carlson to adopt Resolution 2022-06. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

RESOLUTION NO. 2022-06

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

The Mayor and City Council hereby find and determine:

That an Ordinance creating Street Improvement District Nos. 2022-1, 2022-2, 2022-3, and 2022-4 was previously adopted by the Mayor and City Council; that published notice has been given in accordance with law to the owners of record title of the property directly abutting the streets to be improved in said Districts, advising said owners of their right to provide comment and objection regarding the creation of the Districts, and that after such notice and a hearing, it is appropriate for the City to confirm the ordinance creating said Districts.

Accordingly, the City will commence construction of improvements in Street Improvement District No. 2022-1, Street Improvement District No. 2022-2, Street Improvement District No. 2022-3, and Street Improvement District No. 2022-4, and will complete such improvements at public cost without a levy of special assessments on the lots and parcels of land abutting on or adjacent to the streets in the Districts.

PASSED AND APPROVED this 2nd day of May, 2022.

Ordinance 544 was introduced to the council for the issuance of street improvement bond anticipation notes, series 2022. A motion was made by Council member Riley, second of Council member Carlson to designate Ordinance 544. "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 542- issuance of street improvement bond anticipation notes, series 2022. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Riley to pass Ordinance 544- issuance of street improvement bond anticipation notes, series 2022. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Riley, second of Council member Hahn to publish Ordinance 544- issuance of street improvement bond anticipation notes, series 2022. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Clerk Bauer read the title of Ordinance 544 as follows;

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF STREET IMPROVEMENT BOND ANTICIPATION NOTES, SERIES 2022, IN THE AMOUNT OF NOT TO EXCEED ONE MILLION FIVE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$1,525,000) FOR THE PURPOSE OF PAYING THE COSTS OF CONSTRUCTING PAVING IMPROVEMENTS WITHIN THE CITY OF CHAPPELL, NEBRASKA AND NECESSARY APPURTENANCES THERETO; PROVIDING FOR A PAYING AGENT AND REGISTRAR OF THE NOTES; AGREEING TO ISSUE BONDS TO PAY THE NOTES AND ACCRUED INTEREST AT MATURITY; PRESCRIBING THE FORM OF THE NOTES; AUTHORIZING THE SALE AND DELIVERY OF THE NOTES TO THE PURCHASER AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

The first pay request for the street improvement project was submitted to Council for approval. A motion was made by Council member Riley, second of Council member Johnson to approve the first pay request to McAtee Construction, DBA Simon in the amount of \$18,475.20. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Street Supervisor Elms asked the council for permission to advertise for part-time help for the summer. He would like to get help for 3 days a week. Council said he could advertise. An ad will be placed in the paper for two weeks.

A motion was made by Council member Riley, second of Council member Hahn to approve the agreement with NMPP for the financial plan cost of service, rate design study for electric rates for an approximate cost of \$4,985.00. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried

A motion was made by Council member Hahn, second of Council member Carlson to adopt Resolution 2022-07, building permit fees. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

RESOLUTION 2022-07

RESOLUTION OF THE CITY OF CHAPPELL, NEBRASKA UPDATING BUILDING PERMIT FEES AND AUTHORIZING THE MUNICIPAL CLERK TO ISSUE BUILDING PERMITS IF THE STRUCTURE BY APPLICATION, PLANS AND SPECIFICATIONS IS FOUND TO BE IN CONFORMITY WITH THE ORDINANCES APPLICABLE THERETO;

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

RESOLUTION 2022-07

WHEREAS, pursuant to Sections 9-201 of the Municipal Code of the City of Chappell, Nebraska, the City Council of the City of Chappell is hereby empowered to set fees for the issuance of a building or build relocations permit; and

NOW, THEREFORE, BE IT RESOLVED:

1. That if the application, plans, and specifications so filed with the Municipal Clerk have been found to be conformity with the requirements of the ordinances applicable thereto, including but not limited to the requirements of setbacks as set forth in this Code, the Governing Body shall authorize the Municipal Clerk to issue the said applicant a permit upon the payment of the permit fee as outlined below:

Building Cost	Fee
\$1.00 - \$4,999	\$20.00
\$5,000 - \$30,000	\$3.50 Per \$1,000 (+\$20 Base Fee)
\$30,001 and above	\$1.75 Per \$1,000 above \$30,000 (+\$20 Base Fee+ \$3.50 per \$1,000 between \$5,000 - \$30,000)

All project amounts shall be rounded up to the next \$1,000 increments for correct calculations above \$5,000, i.e. \$33,150.25 will be rounded up to \$34,000.00.

2. A late fee of an additional \$10 per \$1000.00 building cost shall be charged if the project is started without approval by the municipal clerk.

3. There shall be no fee for an applicant to demolish a building.

4. City Council finds it is in the best interest of the City that the above Resolution is made.

Passed and approved this 2nd day of May, 2022.

Discussion was held on the options of annexation into the city limits. The council would like to have research done on what the changes would include on property taxes. Attorney Leef is researching the zoning laws. More information will be discussed at a future meeting. This item was tabled.

Attorney Leef has drafted an addendum to the purchase agreement with Stuart Wilson for the triangle property to change the date of closing.

CDD Mashek was asked if there should be a memo of understanding in place for the murals that are being painted on the business walls that face the city gathering space. Attorney Leef said that the city would not need to have a memo in place, it would be between the business owner and the trust providing the funds to paint the murals.

Communications:

Mr. Husmann asked about no swimming at the lake. There is a sign out there that states it's not allowed. Swimming is permitted at the lake. Jerrod will remove the sign.

Council member Riley wanted to say thank you to Deuel County, Willy Franken and a local contractor and the city guys for all the help at Chappell Lake. He'll bring a card to sign at the next meeting.

CDD Mashek stated that the point-of-sale system is up and running at the golf course. She also mentioned that the playground equipment that was donated from the old nursing has been partially installed by the small baseball field. She thanked Dylan Bauer and Doug Mashek for all their help volunteering to put it in. The rest of the equipment should be installed before the first baseball games of the season. Shaunna is also a part of a committee that is planning a celebration on July 23rd to promote the town. There will be events in the pool park and entertainment in the gathering space. More information will be coming.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 8:13 p.m. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

ATTEST:

Ashlea Bauer
City Administrator/Clerk

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held May 16, 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, CDD Shaunna Mashek and City Treasurer Geralyn Konruff. Others present included Kent Smith.

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

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 May 2, 2022, claims list, sheriff's report and treasurer's report. "Yes" Riley, Carlson, Johnson. "Absent". Hahn. "No" None. Motion carried.

Acushnet Company/Titleist - Merchandise - \$246.99 * Bob's Welding - Repair - \$100.00 * Border States Industries, Inc - Supplies - \$1863.22 * Cash-Wa Distributing - Supplies - \$345.01 * Cash-Wa Distributing - Candy/Pop - \$150.51 * Cash-Wa Distributing - Perishables - \$109.60 * Cash-Wa Distributing - Liquor Expense - \$47.70 * Chappell Lumber - Supplies - \$810.26 * Chappell Lumber - Swimming Pool Exp - \$57.39 * Chappell Lumber - Baseball Expense - \$54.83 * Chappell Lumber - Tools - \$28.28 * Chappell Lumber - Repair - \$49.21 * Chappell Register - Ads, Forms & Printing - \$457.82 * Chappell Rotary - Community Improvement - \$600.00 * Chappell Super Foods - Supplies - \$2.69 * Chappell Super Foods - Perishables - \$5.35 * Chappell Super Foods - Liquor Expense - \$10.87 * Crescent Electric Supply Company - Supplies - \$721.21 * Davis Equipment Co - Supplies - \$431.55 * Demco - Supplies - \$87.56 * Dutton-Lainson Company - Supplies - \$6963.17 * Frenchman Valley Co-op - Chemicals & Fertilizer - \$186.80 * Frenchman Valley Co-op - Fuel - \$8.75 * Hansen's Petroleum - Fuel - \$1118.99 * Ideal Linen Supply - Supplies - \$631.89 * Lauren Olson Art - Community Improvement - \$2000.00 * Linda Breazeale - Supplies - \$658.31 * Matheson Tri-Gas Inc - Oxygen - \$111.20 * Municipal Energy Agency of Nebraska - WAPA & MEAN - \$31,305.66 * Nebraska Municipal Power Pool - Maintenance - \$1200.00 * Olsson Associates - Professional Fees - \$3649.60 * Premier Auto Parts & Service, LLC - Supplies - \$1453.52 * Premier Auto Parts & Service, LLC - Baseball Expense - \$39.03 * Public Safety Center, Inc. - Supplies - \$946.53 * Sedgwick County Sales - Trash Hauling/Recycling - \$2524.80 * Shaunna Mashek - Community Improvement - \$98.45 * Vistabeam - Telephone/Communications - \$221.85 * Waste Connections, Inc - Trash Hauling/Recycling - \$1149.06 * WESCO Distribution Inc - Tools - \$118.25 * Western Resources Group Inc. - Trash Hauling/Recycling - \$559.00 * WEX BANK - Fuel - \$1254.34 * WEX BANK - Chappell Lake Exp - \$163.92 * Total Payroll - \$38,117.69 *

Unfinished Business:

No unfinished business.

New Business:

Rusty Bucket submitted Special Designated Liquor Licenses (SDL) for 4 events during summer 2022. A motion was by Council member Riley, second of Council member Johnson to approve the SDLs for Rusty Bucket on 6/10/22, 7/16/22, 8/13/22, 8/20/22, all to be held in the City Gathering Space. "Yes" Riley, Carlson, Johnson. "Absent". Hahn. "No" None. Motion carried.

One application was received for the temporary, part-time help in the street department. A motion was made by Council member Riley, second of Council member Carlson to hire Chase Isenbart at \$11.00 per hour for 3 days per week for the street department. "Yes" Riley, Carlson, Johnson. "Absent". Hahn. "No" None. Motion carried.

Attorney Leef prepared a memorandum of understanding for the City and Virginia Smith Trust for the incentive pay for the Chappell Ambulance Squad. A motion was made by Council member Johnson, second of Council member Riley to approve the memo. "Yes" Riley, Carlson, Johnson. "Absent". Hahn. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Johnson to offer free swimming at the swimming pool on July 23rd, 2022 from 1:00 to 5:00 p.m. during the festivities happening in Chappell. "Yes" Riley, Carlson, Johnson. "Absent". Hahn. "No" None. Motion carried.

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 Riley, second of Council member Johnson to approve the building permit of a storage shed at 48 Lincoln Ave and the building permit for a fence at 566 5th St. "Yes" Riley, Carlson, Johnson. "Absent". Hahn. "No" None. Motion carried.

Communications:

CDD Mashek said she would be asking Jerrod about getting more rock to fill in the bump outs down town.

The city received a dividend check in the amount of \$21, 378.70 from EMC Insurance.

A motion was made by Council member Carlson, second of Council member Riley to adjourn the meeting at 7:15 p.m. "Yes" Riley, Carlson, Johnson. "Absent". Hahn. "No" None. Motion carried.

Mayor, Steve Brott

ATTEST:

Ashlea Bauer
City Administrator/Clerk