

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held February 5, 2024, at the Chappell City Hall at 7:00 P.M. The following members were present; Riley, Carlson, Hahn, Johnson. Staff members present were City Attorney J. Leef, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer GERALYN KONRUFF, Golf Superintendent Rod Hanson, Utilities Superintendent Todd Rust and Street Supervisor Jerrod Elms. Others present included Brenna Isenbart, Dave Post, Roger Steinberg, Bill Gray, Brian Pilkington, Jim & Tracy McCormick, and Jeff & Brenda Parsons.

Notice of the meeting was posted as required by law. The Pledge of Allegiance was recited by those present. Mayor Riley 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 Hahn to approve the consent agenda, minutes of the regular meeting January 16, 2024, Dept Head Reports and Sheriff's December report. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Black Hills Energy - Utilities - \$1509.23 * Cable Connection & Supply - Supplies - \$1110.23 * Central Nebraska Bobcat - Supplies - \$30.85 * Century Link - Telephone/Communications - \$1131.35 * Century Link--Long Distance - Telephone/Communications - \$153.24 * Chappell Golf Course - EMS - \$672.00 * Chappell Lumber - Supplies - \$1131.93 * Chappell Municipal Utilities - Utilities - \$5920.32 * Chappell Register - Ads, Forms & Printing - \$360.95 * Chappell Super Foods - Liquor Expense - \$2.55 * Chappell Super Foods - Perishables - \$320.94 * Chappell Super Foods - Supplies - \$23.57 * Cornhusker Press - Pet Tags - \$88.73 * Culligan - Supplies - \$46.00 * Deuel County Treasurer - Law Enforcement - \$8166.66 * Dutton-Lainson Company - Supplies - \$969.18 * Dutton-Lainson Company - Tools - \$503.22 * Eakes Office Products Center - Supplies - \$101.98 * EMC Insurance Companies - Insurance & Bonds - \$8593.80 * Enviro Service Inc - Lab Testing - \$25.00 * Fairfield by Marriott - Travel Expense & Per Diem - \$259.90 * Hansen's Petroleum - Fuel - \$850.06 * Highline Electric Association - Utilities - \$522.79 * Hometown Leasing - Bobcat Lease - \$6000.00 * Hometown Leasing - Leases - \$108.67 * Ideal Linen Supply - Supplies - \$785.99 * Ingram Book Company - Books/Video - \$374.47 * Kali Mason - EMS Supplies - \$120.00 * Matheson Tri-Gas Inc - Oxygen - \$124.48 * Municipal Energy Agency of Nebraska - Licenses, fees and permits - \$500.00 * Municipal Supply Inc of Nebraska - Supplies - \$302.15 * NE Safety & Fire Equipment - Licenses, fees and permits - \$255.00 * NE Safety & Fire Equipment - Subscriptions & Dues - \$135.00 * Nebraska Public Health Environmental Lab - Lab Testing - \$30.50 * Nebraska Rural Water Association - Continuing Education - \$150.00 * NEMSA - Continuing Education - \$280.00 * Premier Auto Parts & Service, LLC - Fuel - \$75.82 * Premier Auto Parts & Service, LLC - Repair - \$81.65 * Premier Auto Parts & Service, LLC - Supplies - \$1572.34 * Premier Auto Parts & Service, LLC - Tools - \$202.98 * Public Safety Center, Inc. - Supplies - \$134.30 * RJ Meyer & Associates - Budget & Audit - \$9170.00 * RVW, Inc - Professional Fees - \$3440.00 * S & W Auto Supply - Tools - \$104.99 * Sedgwick County Sales - Trash Hauling/Recycling - \$2057.20 * Stryker Sales, LLC - Supplies - \$2795.72 * Union Pacific Railroad - Leases - \$100.00 * USA Blue Book - Supplies - \$472.92 * Vistabeam - Telephone/Communications - \$275.70 * WEX BANK - Fuel - \$1198.41 * Wheat Belt Public Power District - Utilities - \$54.62 * Total Payroll - \$41,642.86 *

Unfinished Business:

No unfinished business.

New Business:

Mayor Riley nominated Michele Ortgies to fill the council vacancy. A motion was made by Council member Johnson, second of Council member Carlson to accept the nomination of Michele Ortgies. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried. Mayor Riley thanked the applicants who had applied and encouraged those that are interested to file to be on the next election ballot.

Mayor Riley opened the public hearing for revisions to accessory buildings of zoning ordinances at 7:04 p.m.

Discussion was held on the revisions to the code. There were no public comments.

Mayor Riley closed the public hearing at 7:09 p.m.

Ordinance 555 was introduced to the council relating to revisions to accessory buildings of zoning ordinances. A motion was made by Council member Hahn, second of Council member Carlson to designate Ordinance 555. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Clerk Bauer read the title of Ordinance 555 as follows;

Ordinance 555: AN ORDINANCE TO AMEND ARTICLE 8, SECTION 8.1 "ACCESSORY BUILDING" OF THE ZONING ORDINANCES OF THE MUNICIPAL CODE OF THE CITY OF CHAPPELL, NEBRASKA, PERTAINING TO ACCESSORY BUILDINGS.

A motion was made by Council member Johnson, second of Council member Carlson to waive the three readings of Ordinance 555. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Johnson to pass Ordinance 555. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Hahn to publish Ordinance 555. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Mayor Riley opened the public hearing for the One & Six Year Plan at 7:11 p.m.

Dave Post with Olsson & Associates was present to discuss the plan. There were no public comments.

Mayor Riley closed the public hearing at 7:14 p.m.

A motion was made by Council member Hahn, second of Council member Carlson to approve Resolution 2024-02 to approve the One & Six Year Street plan. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

RESOLUTION 2024-02

Whereas, In accordance with the statutes of the State of Nebraska and as prescribed by the Board of Public Roads Classifications and Standards, Notice of Hearing has been given publication in the legal newspaper of Chappell, Nebraska, and by posting in three public places within the City, of a Hearing on the One and Six Year Plans of Street Improvements of Chappell, to be held at the City Office on the 5th day of February, 2024, at 7:15 p.m. M.T. for the purpose of hearing comments and objections to said plans.

Whereas, upon said Hearing, the City Council finds that the plans submitted are adequate for the purpose prescribed by law and that the same should be approved.

Now therefore, be it resolved by the Mayor and City Council of Chappell, Nebraska that the One and Six Year Plan for specific improvements during the current year are hereby approved and adopted.

Brian Pilkington with Vistabeam presented a proposal to upgrade 4 of the city landlines from Century Link to a voice-over IP through Vistabeam. There is a one-time fee to upgrade the phones and to have the equipment installed. The city will own the property. There would be a good size savings to switch to Vistabeam along with excellent customer service. A motion was made by Council member Hahn, second of Council member Johnson to approve the Vistabeam phone proposal. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Golf Superintendent, Rod Hanson spoke with the council about upgrading the city's rental golf carts. He has received a quote from Masek Golf Car Company for the upgrades. There are currently 15 rental carts and Rod plans to purchase 20 new ones. He could sell the current golf carts outright to interested parties or he could trade them. If sold outright, the carts would have to be paid for soon so the funds could go towards the purchase of new carts. Rod will talk with Masek about more options. Points West Bank will give quotes for financing after the city decides which route to go with the cart. This item was tabled until the next agenda.

Utilities Superintendent, Todd Rust spoke with the council about concerns with the city animal control dog pound. The building has black mold in it. He would like to talk with Adopt-A-Dog to see about temporary housing for any dogs the city would capture in town and need to impound. He is going to look for options of putting up a new building for the dog pound and will get quotes for the next meeting. This item was tabled until the next meeting.

Ordinance 557 was introduced to the council relating to fireworks. A motion was made by Council member Hahn, second of Council member Johnson to designate Ordinance 557. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Clerk Bauer read the title of Ordinance 557 as follows;

Ordinance 557: AN ORDINANCE RELATING TO PERMITTED FIREWORKS; TO MODIFY TITLE IX "GENERAL REGULATIONS", CHAPTER 92 "FIRE REGULATIONS" OF THE CITY OF CHAPPELL CODE OF ORDINANCES TO MODIFY SECTION 92.51 "PERMITTED FIREWORKS" TO EXTEND THE HOURS FIREWORKS MAY BE IGNITED; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; TO PROVIDE AN EFFECTIVE DATE.

A motion was made by Council member Hahn, second of Council member Carlson to waive the three readings of Ordinance 557. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Hahn to pass Ordinance 557-Fireworks. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Hahn to publish Ordinance 557-Fireworks. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Ordinance 558 was introduced to the council relating to golf carts. A motion was made by Council member Hahn, second of Council member Johnson to designate Ordinance 558. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Clerk Bauer read the title of Ordinance 558 as follows;

Ordinance 558: AN ORDINANCE RELATING TO VEHICLES; TO MODIFY TITLE VII "TRAFFIC CODE", CHAPTER 71 "TRAFFIC REGULATIONS" OF THE CITY OF CHAPPELL CODE OF ORDINANCES TO CREATE SECTION 71.10 "GOLF CART VEHICLES; REGULATIONS."; TO REPEAL CONFLICTING ORDINANCES AND SECTIONS; TO PROVIDE AN EFFECTIVE DATE.

A motion was made by Council member Hahn, second of Council member Carlson to waive the three readings of Ordinance 558. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Hahn to pass Ordinance 558-Golf Carts. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Hahn to publish Ordinance 558-Golf Carts. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Communications:

Clerk Bauer informed the council that the city received \$5,090.00 for the City of Chappell's share of the ACE distribution for 2023-2024. NMPP awarded the city for an energy conservation grant in the amount of \$959.20.

Jerrod has got the signs ready to order for the camping regulations at Chappell Lake. Council member Hahn reviewed they prior to Jerrod submitting. Tucker Graeff received his learner's permit for the CDL License.

CDD Mashek updated the council on the grants that she is waiting to hear back on. The clinic should be opening within the next few weeks.

Council member Amie Carlson introduced Brenna Isenbart to the group. She was in attendance for one of her classes in school.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 7:55 p.m. "Yes" Carlson, Hahn, Johnson. "No" None. Motion carried.

Dan Riley, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk

CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held February 20, 2024, at the Chappell City Hall at 7:00 P.M. The following members were present; Riley, Ortgies, Carlson, Johnson. Staff members present were City Attorney J. Leef, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer Geralyn Konruff, Utilities Superintendent Todd Rust, Golf Superintendent Rod Hason and Street Supervisor Jerrod Elms. Others present included Bob Meyer and Scott DeCoste.

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

Michele Ortgies recited the Oath of Office and was sworn in as the new council member.

A motion was made by Council member Johnson, second of Council member Carlson to excuse Council member Hahn. "Yes" Ortgies, 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 Carlson to approve the consent agenda, minutes of the regular meeting February 5, 2024 and Treasurer's Report. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried

Black Hills Energy - Utilities - \$ 955.01 * Demco - Supplies - \$ 51.69 * Dutton-Lainson Company - Supplies - \$ 1255.89 * Eakes Office Products Center - Supplies - \$ 694.44 * EMC Insurance Companies - Insurance & Bonds - \$ 8438.47 * Enviro Service Inc - Lab Testing - \$ 25.00 * Frenchman Valley Co-op - Fuel - \$ 353.50 * Hometown Leasing - Leases - \$ 108.67 * Ingram - Books - \$ 158.90 * Kacey Huff - Subscriptions & Dues - \$ 271.96 * Kurtzer's - Supplies - \$ 330.79 * Municipal Supply Inc of Nebraska - Supplies - \$ 1452.24 * NDEE-Public Water Operators - Swimming Pool Exp - \$ 40.00 * NE Safety & Fire Equipment - Licenses, fees and permits - \$ 175.00 * Nebraska Liquor Control Commission - Licenses, fees and permits - \$ 45.00 * Northwest Pipe Fittings Inc - Supplies - \$ 161.80 * One Billing Solutions, LLC - Collections Expense - \$ 989.41 * Our Town Pharmacy - Postage - \$ 141.44 * Petty Cash - Postage - \$ 156.98 * Rlawn - Lawn Services - \$ 603.45 * Ron's Chappell Auto Repair - Repair - \$ 1761.49 * RVW, Inc - Professional Fees - \$ 1851.00 * Todd's Custom Welding - Repair - \$ 50.00 * Verizon Wireless - Telephone/Communications - \$ 100.46 * Vistabeam - Telephone/Communications - \$ 282.65 * Western Resources Group Inc. - Trash Hauling/Recycling - \$ 559.00 * Total Payroll - \$41,260.23 *

Unfinished Business:

Attorney Leef filed the documents to transfer the triangle property back to the city. A motion was made by Council member Carlson, second of Council member Johnson to pay Stuart Wilson \$3,500.00 to purchase back the property he had bought in 2022.

Attorney Leef gave an update on the nuisance properties. The gentleman who is buying the motel will be at the next meeting. The current owners did not inform him of all the issues they have been notified about.

The gentleman who bought the dredge paid for half of it in May 2023 and still hasn't come to pick up the dredge and pay the remainder. Attorney Leef will work with CDD Mashek to draft a letter to him. If it isn't paid for and picked up in the near future, Shaunna will relist it for sale.

New Business:

Mayor Riley asked for nominations for council president. Council member Johnson nominated Jerod Hahn. A motion was made by Council member Johnson, second of Council member Carlson that nominations cease and Jerod be elected council president. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Bob Meyer with RJ Meyer and Associates presented the City with a copy of the audit for fiscal year 2022 – 2023. Meyer reviewed the audit with the Council. A motion was made by Council member Carlson, second of Council member Ortgies to accept the 2022-2023 audit as presented by RJ Meyer and Associates. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Rod Hanson presented updated numbers from Masek for new golf carts. He would like to sell the current rental carts and take the profit from that and use towards the purchase of the new carts. A motion was made by Council member Johnson, second of Council member Carlson to sell the current rental carts, first come first served basis at \$3,500.00 per cart. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Rod is waiting to hear back from Points West on financing options of the new carts. He also has a quote to finance through Masek. This will be placed on the next agenda.

A motion was made by Council member Carlson, second of Council member Ortgies to approve the proposed golf course rates for 2024, effective March 1, 2024. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried. The new rates are as follows: Family: \$640.00 Single: \$460.00 Senior: \$440.00 Senior Couple: \$560.00 Student: \$120.00 Cart Storage: \$275.00 Yearly Cart Rental: Single Seat: \$380.00 Couple: \$5000.00 Green Fees: 9 Holes: \$27.00 18 Holes: \$40.00 Cart Rental: 9 Holes: \$13.00/seat 18 Holes: \$20.00/seat Building Rental: \$400.00.

Todd Rust spoke about the dog pound. He will be reviewing the agreement that J put together for temporary housing. He is waiting for a quote from a local contractor to put up a new building. He is going to explore options for housing dogs that are impounded.

Todd presented a quote for a reel trailer. A motion was made by Council member Johnson, second of Council member Carlson to approve the purchase of the I-60 Reel Trailer from Slabach Enterprises. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Todd discussed Well #4. He has spoke with the water rep for the State and there are a series of water tests the city can do and then they can proceed forward with getting the well back online. He will keep the council updated on the tests.

Jerrod Elms asked the council for permission to cut the bushes out at the south end of the cemetery. J is going to review the current ordinance on the cemetery board and their duties and changes to the ordinance will be at the next meeting. This item was tabled.

Jerrod presented council with quotes for 3 new walker mowers. He would like to trade in the current walker mowers. They will be used at the city parks, the baseball fields, cemetery. A motion was made by Council member Carlson, second of Council member Johnson to approve the quote in the amount of \$30,168.00 from Kurtzer's for three new 2024 walker mowers, trading in the current mowers and to finance the mowers through them for 24 months at 2.75 percent interest for 24 months. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried. Council asked Shaunna to apply for a grant through Buckley Trust.

A motion was made by Council member Carlson, second of Council member Johnson to list the city's 1995 Ford F150 Long Box, 4x4 pickup for sale by sealed bids in the Chappell Register. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried. The bids will be opened at the March 18th meeting.

Consideration was given to Resolution 2024-03 RBDG Funds. A motion was made by Council member Johnson, second of Council member Carlson to approve Resolution 2024-03 RBDG Funds. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

RESOLUTION 2024-03

WHEREAS, pursuant to 19-1201 of the Nebraska Revised Statutes, a City of the Second Class is authorized to apply for Revitalize Rural Nebraska Grants; and

WHEREAS, The City of Chappell, Nebraska (hereinafter called Grantee) intends to apply for a Rural Business Development Grant in the amount of \$95,000 from the United States of America, acting through Rural Development ("the agency"), United States Department of Agriculture, acting under the provisions of the Rural Business Development Grant Program (7 C.F.R. Part 4280, Subpart E) for the purpose of a revolving loan fund for the City of Chappell business district (herein referred to as the Facility).

NOW, THEREFORE, BE IT RESOLVED: The Chappell Community Development Director is hereby authorized and directed to apply for and take all actions necessary to obtain and administer the requirements of the Rural Business Development Grant under the terms offered by the agency.

Passed and approved this 20th day of February, 2024.

Consideration was given to Resolution 2024-04 Camping Permit Fees. A motion was made by Council member Carlson second of Council member Johnson to approve Resolution 2024-04 Camping Permit Fees as amended. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

RESOLUTION 2024-04

RESOLUTION OF THE CITY OF CHAPPELL, NEBRASKA ESTABLISHING CAMPING PERMIT FEES AND AUTHORIZING THE MUNICIPAL CLERK TO ISSUE CAMPING PERMITS IF REQUESTED 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:

WHEREAS, pursuant to Section 90.40 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 camping permits;

NOW, THEREFORE, BE IT RESOLVED:

1. That the fees for camping permits pursuant to Section 90.40 shall be Fifteen Dollars (\$15.00) per night, as set out in the Master Fee Schedule, and shall be necessary for anyone at a lake location after the hours of 11:00 p.m. and before the hours of 6:00 a.m. Hereafter, any changes to the cost of said Permit shall be made by Resolution.

Communications:

CDD Mashek is waiting to hear back on a few electrical grants she applied for, for the utility department and a few others she has applied for, for the sewer department.

Mayor Riley asked about the painting of the pool bathhouse. The parks department has the paint and will plan to start the project once the weather stays warm. Riley also said he spoke with the gentleman who will do the dredging again at Chappell Lake. He would like to meet with the lake board on February 27th to discuss the plan. Shaunna will email the board to see who could meet. Riley asked about the old painting that used to be out by the lake that was painted by Curtiss Routh. Clerk Bauer will be in touch with the Routh family to make sure it's ok to have the artwork repainted and posted back out by the lake.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 9:00 p.m. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Dan Riley, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk