

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held November 7, 2022, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Carlson, Hahn, Johnson. Staff members present were City Attorney J. Leef, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer Geralyn Konruff, Street Supervisor Jerrod Elms and Utilities Superintendent Todd Rust. Others present included Rick & Teresa Vogt, Jim & Tracy McCormick, Kent Smith and 2 engineers from Olsson & Associates.

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

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 October 17, 2022, claims list, dept head reports, and animal control report. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Action Communications, Inc - Equipment - \$4078.82 * Black Hills Energy - Utilities - \$383.90 * Bomgaars - Supplies - \$74.99 * Cash-Wa Distributing - Perishables - \$435.97 * Century Link - Telephone/Communications - \$533.81 * Century Link--Long Distance - Telephone/Communications - \$74.71 * Chappell Chamber of Commerce - Chamber Bucks Contribution - \$5000.00 * Chappell Lumber - Baseball Expense - \$12.45 * Chappell Lumber - Supplies - \$647.87 * Chappell Lumber - Repair - \$424.41 * Chappell Lumber - Tools - \$219.99 * Chappell Lumber-Library Acct - Supplies - \$6.28 * Chappell Municipal Utilities - Utilities - \$3924.33 * Chappell Register - Ads, Forms & Printing - \$321.44 * Chappell Super Foods - Liquor Expense - \$2.37 * Chappell Super Foods - Perishables - \$30.96 * Chappell Super Foods - Supplies - \$84.47 * Cranmore Pest Control LLC - Chemicals & Fertilizer - \$60.00 * Culligan - Supplies - \$23.00 * Dearborn Life Insurance Company - Life Insurance - \$13.76 * Demco - Supplies - \$128.64 * Deuel County Treasurer - Law Enforcement - \$7333.34 * Dietrich Distributing - Beer Expense - \$175.35 * Dutton-Lainson Company - Supplies - \$4024.47 * Eakes Office Products Center - Supplies - \$53.96 * Highline Electric Association - Utilities - \$171.73 * HireRight, LLC - Drug Testing - \$39.10 * Holiday Inn Express-North Platte - Hotel Expense - \$196.00 * Ideal Linen Supply - Supplies - \$685.36 * Ingram Book Company - Books/Video - \$332.33 * La Quinta Inn & Suites - Hotel Expense - \$119.95 * Leef Law, LLC - Legal Fees - \$1837.50 * Logan Criswell - Ambulance Driver Rate - \$20.00 * MacQueen Equipment - Repair - \$1096.90 * Masek Golf Car Company - Repair - \$165.00 * Matheson Tri-Gas Inc - Oxygen - \$114.44 * Municipal Supply Inc of Nebraska - Repair - \$16822.70 * Municipal Supply Inc of Nebraska - Supplies - \$2884.46 * NCMA - Subscriptions & Dues - \$100.00 * Nebraska Library Commission - Subscriptions & Dues - \$500.00 * Nebraska Municipal Power Pool - Professional Fees - \$2492.50 * Nebraska Municipal Power Pool - Subscriptions & Dues - \$306.00 * Nebraska Municipal Power Pool - Training - \$1530.00 * NMC Exchange LLC - Supplies - \$743.60 * Our Town Pharmacy - Supplies - \$154.11 * Perry Wackett - Ambulance Driver Rate - \$60.00 * Petty Cash - Licenses, fees and permits - \$145.44 * Polly Olson - CPR Training - \$325.00 * Premier Auto Parts & Service, LLC - Repair - \$63.12 * Premier Auto Parts & Service, LLC - Supplies - \$1125.20 * Public Safety Center, Inc. - Supplies - \$432.00 * Rick's Auto & Tires - Repair - \$49.00 * Rocky Timm - Liquor Expense - \$33.28 * Rod Hanson - Candy/Pop - \$108.90 * Rod Hanson - Supplies - \$40.06 * Ron Cathcart - Licenses, fees and permits - \$98.00 * Samantha Hahn - Licenses, fees and permits - \$98.00 * Sargent Drilling - Repair - \$6251.73 * Sedgwick County Hospital - Licenses, fees and permits - \$170.00 * Simon East Region NE - Gravel & Concrete - \$1056.00 * Stacie Ward - Licenses, fees and permits - \$98.00 * Valley Repair - Repair - \$371.74 * Verizon Wireless - Telephone/Communications - \$101.68 * Vistabeam - Telephone/Communications - \$469.75 * WESCO Distribution Inc - Supplies - \$1679.04 * WESCO Distribution Inc - Tools - \$20.43 * Western Resources Group Inc. - Trash Hauling/Recycling - \$838.50 * WEX BANK - Fuel - \$1191.46 * Wheat Belt Public Power District - Utilities - \$50.09 * Total Payroll - \$37,189.34 *

Unfinished Business:

No unfinished business.

New Business:

Street Supervisor Elms provided options and quotes for repairing the orange trash truck or financing a different truck through DTI Trucks. The truck could have a refurbished engine put in but there is no guarantee how long it would last. Parts are hard to come by for the current truck. There would only be a 90-day warranty. The council was in agreement to have Jerrod move forward with DTI trucks. Jerrod will contact them and get the details for financing the truck and what they would take for trade-in for the orange truck. This item will be placed on the next agenda.

Utilities Superintendent Rust spoke with the council about the current conditions of the electrical system of the city. The switch gear in the city building is very outdated and parts are very hard to come by. Engineers with Olsson & Associates looked at the system that is attached to the city hall. They presented their preliminary findings to the council. The Switch Gear is very old and is very dangerous. Todd will work with Olsson's on putting together a plan so it can be ready to go when the infrastructure funding is ready to be applied for. This will be an ongoing project.

A motion was made by Council member Hahn, second of Council member Carlson to not renew the city's membership with Western Nebraska Economic Development (WNED). "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

The City's Electric CD at Points West Bank matures on November 23, 2022 and Treasurer Konruff asked to move it to the City NFIT account at Union Bank & Trust. The current interest rate on the CD is 2% and the current rate with the NFIT accounts is 2.74%. A motion was made by Council member Hahn, second of Council member Carlson to put the funds into the city NFIT account. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Discussion was held on the strip of land that Rick & Teresa Vogt were supposed to purchase from the City in 2018. An ordinance needs to be passed and published for a certain time frame to allow for the sale of city property. The original bid that was published stated that the property would be delivered by warranty deed. The Vogt's and the Council were both in agreement that a quit claim deed would be the better route to go. A motion was made by Council member Hahn, second

of Council member Johnson to go through the steps to sell the property through a quick claim deed, not a warranty deed. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Ordinance 549 was introduced to the council relating to sale of property to Rick & Teresa Vogt. A motion was made by Council member Hahn, second of Council member Johnson to designate Ordinance 549 as amended. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Johnson to waive the three readings of Ordinance 549-Sale of Property to Rick & Teresa Vogt as amended. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Attorney Leef read the title of Ordinance 549 as follows;

ORDINANCE 549

AN ORDINANCE OF THE CITY OF CHAPPELL, NEBRASKA, AUTHORIZING THE SALE OF ALL RIGHT, TITLE AND INTEREST OF THE CITY OF CHAPPELL, NEBRASKA, IN AND TO A TRACT OF LAND LOCATED IN THE N 1/2 OF THE NE 1/4 OF SECTION 22, T.13 N., R.45W. OF THE 6TH PM, DEUEL COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE INTERSECTION OF THE SOUTH LINE OF 1ST STREET, A STREET IN CHAPPELL, DEUEL COUNTY, NEBRASKA AND THE EAST LINE OF BLOCK 1, EAST SIDE PARK ADDITION TO CHAPPELL, DEUEL COUNTY NEBRASKA; THENCE S 88°23'21" E ON THE SOUTH LINE OF 1ST STREET, 136.40 FEET TO THE NE CORNER OF A 0.35 ACRE TRACT OF LAND SURVEYED BY RONALD G. RIDGWAY, LS568, DATED MAY 29, 2002, ALSO BEING THE POINT OF BEGINNING; THENCE S 88°23'24" E ON SAID SOUTH LINE OF SAID 1ST STREET, 10.50 FEET; THENCE S 01°39'03" W 92.23 FEET; THENCE N 87°41'28" W 10.50 FEET TO THE SE CORNER OF SAID 0.35 ACRE TRACT; THENCE N 01°39'00" E ON THE EAST LINE OF SAID 0.35 ACRE TRACT, 92.20 FEET TO THE POINT OF BEGINNING CONTAINING 0.02 ACRES, MORE OR LESS.;

A motion was made by Council member Hahn, second of Council member Johnson to pass Ordinance 549- Sale of Property to Rick & Teresa Vogt as amended. "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 549-Sale of Property to Rick & Teresa Vogt as amended. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Mayor Brott recommended approving Jeff Palk with Olsson & Associates for the street superintendent for 2023. A motion was made by Council member Hahn, second of Council member Johnson to appoint Jeff Palik from Olsson Associates as the City Street Superintendent for year 2023, from January 1, 2023 through December 31, 2023. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Consideration was given to Resolution 2022-16, Signing of the Year-End Certification of City Street Superintendent 2022. A motion was made by Council member Hahn, second of Council member Carlson to approve Resolution 2022-16. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

RESOLUTION 2022-16

Resolution for the Signing of the Year-End Certification of City Street Superintendent 2022.

Whereas: State of Nebraska Statutes, sections 39-2302, and 39-2511 through 39-2515, details the requirements that must be met in order for a municipality to qualify for an annual Incentive Payment; and

Whereas: The State of Nebraska Department of Transportation (NDOT) requires that each incorporated municipality must annually certify (by December 31st of each year) the appointment of the City Street Superintendent to the NDOT using the Year-End Certification of City Street Superintendent form; and

Whereas: The NDOT requires that such certification shall also include a copy of the documentation of the city street superintendents appointment, i.e., meeting minutes; showing the appointment of the City Street Superintendent by their name as it appears on their License (if applicable), their License Number and Class of License (if applicable), and type of appointment, i.e., employed, contract (consultant , or interlocal agreement with another incorporated municipality and/or county), and the beginning date of the appointment; and

Whereas: The NDOT also requires that such Year-End Certification of City Street Superintendent form shall be signed by the Mayor or Village Board Chairperson and shall include a copy a resolution of the governing body authorizing the signing of the Year-End Certification of City Street Superintendent form by the Mayor or Village Board Chairperson.

Be it resolved that the Mayor of the City of Chappell is hereby authorized to sign the Year-End Certification of City Street Superintendent completed form(s).

A motion was made by Council member Hahn, second of Council member Carlson to approve the annual employee Cost-of-Living Adjustment (COLA) rate recommendations as presented. "Yes" Carlson, Hahn, Johnson. "Absent" Riley. "No" None. Motion carried.

Communications:

Shaunna is working with the Chappell Ambulance to apply for grants. She also had someone reach out to her who was possibly interested in the dredge.

A motion was made by Council member Hahn, second of Council member Carlson to adjourn the meeting at 8:01 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 at 7:00 p.m. on November 21, 2022. 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 Street Supervisor Jerrod Elms. Others present were Kent Smith, Jim and Tracy 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.

Public Comments:

No public comments.

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 November 7, 2022, claims list, treasurer's report, and sheriff's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Accelerated Receivables Solutions - Collections Expense - \$193.22 * All Star Auto Glass - Maintenance - \$180.00 * Black Hills Energy - Utilities - \$1065.51 * BOKF, NA - Professional Fees - \$750.00 * BOKF, NA - Administrative Services - \$200.00 * BOKF, NA - Debt Service - \$95,000.00 * BOKF, NA - Interest Expense - \$8961.25 * Century Link--Long Distance - Telephone/Communications - \$78.11 * Contractors Materials - Tools - \$164.00 * Contractors Materials - Supplies - \$156.00 * Courtney Johnson - Deposit Refund - \$68.07 * Cranmore Pest Control LLC - Chemicals & Fertilizer - \$60.00 * Dutton-Lainson Company - Supplies - \$17.20 * Eakes Office Products Center - Supplies - \$249.64 * EMC Insurance Companies - Insurance & Bonds - \$7849.61 * Frenchman Valley Co-op - Fuel - \$40.00 * Hansen's Petroleum - Fuel - \$1358.73 * Harold K Scholz, Co - Repair - \$3060.60 * Hometown Leasing - Copier Lease - \$108.67 * Municipal Energy Agency of Nebraska - WAPA & MEAN - \$33,199.90 * Nebraska Municipal Power Pool - Subscriptions & Dues - \$1650.00 * Perry Wackett - Ambulance Driver Rate - \$80.00 * Quick Med Claims - Collections Expense - \$145.35 * Rembolt Ludtke LLP - Professional Fees - \$3890.00 * Southwestern Equipment Co - Supplies - \$69.26 * Todd's Custom Welding - Maintenance - \$1118.72 * Vistabeam - Telephone/Communications - \$495.80 * Total Payroll - \$41,052.28 *

Unfinished Business:

Discussion was held on the financing options to purchase the truck from DTI Trucks in Colorado. The quote received to finance the truck through DTI was 11.5% Interest for 60 months, with a monthly payment and penalties for early pay-off. Points West Bank in Chappell can give the financing at 5.25% interest for a 3 or 4 year loan with annual payments. A motion was made by Council member Hahn, second of Council member Carlson to approve getting a loan through Points West Bank at an interest rate of 5.25% for 4 years with approximate annual payments of \$13,370.00. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

New Business:

A motion was made by Council member Riley, second of Council member Johnson to approve the Professional Services Agreement with Olsson & Associates for the 2023 Municipal Street Improvements Project. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Communications:

The Chamber Downtown Christmas Celebration will be held Monday evening, November 28th.

The City received their annual member certificate from Nebraska Rural Water Association. The city has been a member for 40 years.

Council member Johnson asked if Shaunna had heard anything back from the person possibly interested in the dredge. She hasn't had any correspondence yet.

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

Steve Brott, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk