

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

The 2020-2021 Fiscal Year Budget Hearing was held at 7:00 p.m. on September 8, 2020. The following members were present; Brott, Riley, Carlson, Reichman and Johnson. Staff members present were City Administrator/Clerk Ashlea Bauer, CDD Britt Miller and Street Overseer Jerrod Elms. Others present Shaunna Mashek, Bob Meyer, Joe Kupper and Brad Slaughter.

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.

Mayor Brott opened the 2020-2021 Budget Hearing at 7:00 P.M.

Mayor Brott opened the floor for public comments. No public comments were made on the budget hearing.

City auditor Bob Meyer was present to answer any questions on the 2020-2021 Budget. No public comments were made on the budget.

A motion was made by Council member Riley, second of Council member Johnson to close the budget hearing at 7:14 p.m. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Mayor Brott opened the Hearing for the Final Tax Request at 7:15 p.m. A motion was made by Council member Carlson, second of Council member Reichman to accept the final tax. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried. the Governing Body of the City of Chappell, resolves that 2020-2021 property tax request be set at \$136,855.00. The total assessed value of property differs from last year's total assessed value by 3%. The new tax rate which would levy the same amount of property taxes last year, when multiplied by the new total assessed value of property, would be \$0.381797 per \$100 of assessed value. The City of Chappell proposes to adopt a property tax request that will cause its tax rate to be \$0.381797 per \$100 of assessed value. Based on the proposed property tax request and changes in other revenue, the total operating budget of \$4,055,269 of The City of Chappell will exceed last year's by 3%.

A motion was made by Council member Carlson, second of Council member Reichman to close the hearing for the final tax request at 7:18 p.m. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Total tax requirement for the 2020-2021 budget is \$136,855.00. A motion was made by Council member Riley, second of Council member Carlson to adopt the 2020-21 budget with additional 1% increase in restricted funds. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

A regular meeting of the Chappell City Council was held September 8, 2020, at the Chappell City Hall after the Budget Hearing for the 2020-2021 Fiscal Year.

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 August 17 and special meeting August 24, 2020, claims list and dept head reports. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Acushnet Company/Titleist - \$498.98 * Bomgaars - \$471.37 * Britt Miller - \$150.60 * Cash-Wa Distributing - \$847.31 * Century Link - \$707.21 * Chappell Lumber - \$621.91 * Chappell Municipal Utilities - \$7313.97 * Chappell Register - \$614.66 * Chappell Super Foods - \$279.03 * Cranmore Pest Control LLC - \$45.00 * Culligan - \$23.00 * Dearborn Life Insurance Company - \$17.20 * Deuel County Treasurer - \$7333.34 * Dultmeier Sales - \$29.30 * Dutton-Lainson Company - \$2996.83 * EMC Insurance Companies - \$8068.51 * Enviro Service Inc - \$20.00 * Garden County News - \$81.20 * Halie Brott - \$600.00 * Hansen's Petroleum - \$512.79 * Highline Electric Association - \$247.84 * Ideal Linen Supply - \$597.79 * Ingram Book Company - \$297.64 * Ingram Electric Motor Repair - \$68.78 * Keith County News - \$115.50 * Kimball County Transit Service - \$1000.00 * League of NE Municipalities-Utilities - \$681.00 * MacQueen Equipment - \$835.55 * Matheson Tri-Gas Inc - \$114.44 * Municipal Supply Inc of Nebraska - \$3204.66 * Nebraska Department of Agriculture - \$175.00 * NMC Exchange LLC - \$42.62 * Northwest Pipe Fittings Inc - \$232.94 * Olsson Associates - \$7919.39 * Our Town Pharmacy - \$141.69 * Pitney Bowes - \$161.48 * Premier Auto Parts & Service, LLC - \$1135.56 * Public Safety Center, Inc. - \$559.84 * Quick Med Claims - \$189.13 * Ron Nordyke - \$3044.25 * Sedgwick County Sales - \$2952.48 * Sidney Sun Telegraph - \$33.60 * T & R Electric Supply Co. Inc. - \$45.00 * Todd Rust - \$135.00 * USDA Wildlife service - \$50.00 * Van Diest Supply Co - \$878.50 * Vistabeam - \$206.85 * Wilson & Company, Inc. - \$4792.11 * Total Payroll - \$39,393.52 *

Unfinished Business:

A final bill has been received from Eric Reichert Construction for the Downtown Revitalization Project. There were items missing from the final pay application. Attorney Leef has drafted a letter to Reichert in regards to the final pay application. A motion was made by Council member Riley, second of Council member Carlson to approve the letter requesting more documentation. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried. CDD Miller did inform the council that Al Johnson completed the railings for Farm Bureau Insurance and they have been installed. The invoice will be at the next council meeting.

There was one bid received from Paul Reed Construction & Supply in the amount of \$532,237.41 for the Gathering Space and \$37,852.81 for the Alley for a total of \$570,090.22. A motion was made by Council member Johnson, second of Council member Carlson to table this until the next meeting to discuss with City Attorney Leef. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Terry Duffield has trapped, neutered and released more cats throughout the community. Attorney Leef is working on a separate cat issue in town. More information will be at a future meeting.

New Business:

Joe Kupper with Creek Valley Schools brought the idea of doing a job shadowing program with students from the school to observe different jobs within the city. The council thought this would be a very good program to be a part of.

Consideration was given to Resolution 2020-07, Calling NDEE Waste Water Loan. A motion was made by Council member Riley, second of Council member Carlson to approve Resolution 2020-07. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

2020-07 CALL RESOLUTION

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CITY OF CHAPPELL, NEBRASKA (THE "CITY"), IN THE STATE OF NEBRASKA, as follows:

Section 1. The following bonds, in accordance with their option provisions, are hereby authorized to be called for redemption and payment on a date to be determined pursuant to a Call Direction (defined below), after which date interest on the bonds will cease:

Sewer Revenue Bond, Series 2015, dated March 24, 2015 (the "2015 Bonds"), issued in the original principal amount of \$2,440,000 to Nebraska Department of Environment and Energy ("NDEE").

Said 2015 Bonds are subject to redemption at any time at the principal amount thereof plus accrued interest to date fixed for redemption, and said interest is payable semiannually.

Section 2. The 2015 Bonds, as determined by an Authorized Officer in the Call Direction (defined in Section 4 below) are hereby authorized to be irrevocably called for redemption on such date as determined by an Authorized Officer (the particular 2015 Bonds called for redemption as set forth in the Call Direction are referred to as the "Refunded Bonds").

Section 3. The Refunded Bonds are to be paid off at the office of the City Treasurer of the City of Chappell, Nebraska, in its capacity as paying agent and registrar for the Refunded Bonds (the "Paying Agent").

Section 4. The Mayor or the City Clerk (each, an "Authorized Officer") are each individually hereby authorized at any time on or after the date of this resolution to direct the call of the Refunded Bonds on behalf of the City and such direction, when made in writing (the "Call Direction"), shall constitute the action of the City without further action of the Council. The Call Direction shall include a description of that portion of the Refunded Bonds called for redemption as determined appropriate by the Authorized Officers. The Call Direction shall be made by an Authorized Officer not later than June 30, 2021, after which date the Authorized Officers shall have no authority to make any such determination hereunder without further action of the City and this resolution shall be of no further force and effect.

Section 5. An executed Call Direction shall be filed with Paying Agent, which delivery is necessary in order for the call of the Refunded Bonds as called for redemption in the Call Direction to be effective hereunder. The Paying Agent shall be directed in the Call Direction to mail notice to all registered owners of the Refunded Bonds as called for redemption to be redeemed in accordance with the terms of the Refunded Bonds and to take all other actions deemed necessary in connection therewith.

Council Member Johnson introduced Ordinance No 536 entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF COMBINED UTILITIES REVENUE REFUNDING BONDS, SERIES 2020, OF THE CITY OF CHAPPELL, NEBRASKA, IN THE PRINCIPAL AMOUNT NOT TO EXCEED ONE MILLION FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$1,575,000) TO REFINANCE CERTAIN OUTSTANDING BONDS OF THE CITY WHICH WERE INCURRED TO PAY THE COSTS OF CONSTRUCTING A SEWER RETENTION LAGOON; AUTHORIZING OFFICERS OF THE CITY TO DESIGNATE FINAL TERMS FOR SAID BONDS WITHIN STATED PARAMETERS; PRESCRIBING THE FORM OF SAID BONDS; PLEDGING AND HYPOTHECATING THE REVENUES AND EARNINGS OF THE WATERWORKS PLANT AND DISTRIBUTION SYSTEM, SANITARY SEWER SYSTEM AND ELECTRIC DISTRIBUTION SYSTEM OWNED BY THE CITY FOR THE PAYMENT OF SAID BONDS; ENTERING INTO A CONTRACT ON BEHALF OF THE CITY WITH THE HOLDERS OF SAID BONDS; PROVIDING FOR THE SALE OF THE BONDS; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER; PROVIDING FOR THE DISPOSITION OF THE BOND PROCEEDS AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM

and moved that the statutory rule requiring reading on three different days be suspended. Council member Carlson seconded the motion to suspend the rules and upon roll call vote on the motion the following Council Members voted YEA: Riley, Carlson, Reichman, Johnson. The following vote NAY: None. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule was declared suspended for consideration of said ordinance.

Said ordinance was then read by title and thereafter Council Member Riley moved for final passage of the ordinance, which motion was seconded by Council Member Carlson. The Mayor then stated the question was "Shall Ordinance No. 536 be passed and adopted?" Upon roll call vote, the following Council Members voted YEA: Riley, Carlson, Reichman, Johnson. The following voted NAY: None. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor in the presence of the Council signed and approved the ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto and ordered the Ordinance to be published in pamphlet form as provided therein.

Olsson and Associates submitted a draft plan for the council to review for a street study plan. Olsson's and Street Overseer Elms worked together to prioritize the repairs of the streets. A motion was made by Council member Johnson, second of Council member Carlson to approve the street evaluation study draft plan prepared by Olsson & Associates. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried. The formal draft plan will be presented at the October 5th meeting.

Council reviewed seven building permits that were listed on the agenda. A motion was made by Council member Carlson, second of Council member Riley to approve the following permits: a fence at 1202 6th St, addition on the house at 1261 Road 165, concrete at 589 Babcock Ave, a fence at 351 Hayward Ave, a shed at 1601 2nd St, a shed at the North 40, and concrete at 480 Hayward Ave. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Council reviewed the upcoming Class C liquor license renewals for Burgie's, Chappell Super Foods, Toots' Bar & Grill and The Rusty Bucket. The licenses will automatically renew on November 1st. A motion was made by Council member Johnson, second of Council member Carlson to approve the automatic renewals of Burgie's, Chappell Super Foods, Toots' Bar & Grill and The Rusty Bucket liquor licenses. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

Communications:

CDD Miller informed the Council that the grant application for the Kaboom Grant for the playground equipment was denied. She is looking at different avenues for more funding. She also stated that the Deuel County Tourism Committee was reviewing the grant applications she submitted on behalf of the city for funds for the playground equipment and funds for the dredging equipment for the lake. She hopes to have information for the next council meeting.

Council member Riley said the handrails are done on the new dock at the lake and the new project looks great. Parks supervisor Elms will be working pouring the concrete to make the dock ADA compliant.

The Council would like to see about forming a Golf Advisory Committee to bring new ideas to the golf course. Council member Riley asked that Golf Course Superintendent Hanson come to the next meeting to discuss the new ideas. Riley also asked for ideas of names who would be interested in serving on the new committee.

A motion was made by Council member Johnson, second of Council member Riley to adjourn the meeting at 8:42 p.m. "Yes" Riley, Carlson, Reichman and Johnson. "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 September 21, 2020, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Carlson, Reichman and Johnson. Staff members present were City Attorney J. Leef, City Administrator/Clerk Ashlea Bauer, and CDD Shaunna Mashek. Others present included Dave Post, Randy Strom, Mr. & Mrs. Tom Pierce and Terry Duffield.

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:

Tom Pierce addressed the council with his concerns of a property located near the high school that is a nuisance and wondered what the process was to get something resolved with it. Clerk Bauer will mail out a nuisance letter and contact the City's Board of Health to discuss further.

Consent Agenda:

A motion was made by Council member Riley, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting September 8, 2020, claims list, treasurer's list, and sheriff's report. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

All Star Auto Glass - \$249.70 * Allan Schultz - \$303.90 * Black Hills Energy - \$269.78 * Border States Industries, Inc - \$991.75 * Cash-Wa Distributing - \$572.04 * Century Link - \$655.08 * Century Link--Long Distance - \$75.08 * Contractors Materials - \$276.50 * Cranmore Fire Protection - \$510.00 * Croell Inc - Paving Division - \$1344.38 * Dutton-Lainson Company - \$690.84 * Enviro Service Inc - \$20.00 * Fairfield by Marriott - \$581.90 * Floyd's Truck Center - \$119.32 * Frenchman Valley Co-op - \$1224.46 * Hometown Leasing - \$116.00 * Ideal Linen Supply - \$211.97 * Jeppson Services - \$1575.00 * Kurtzer's - \$60.94 * Municipal Automation & Control - \$1704.92 * Municipal Energy Agency of Nebraska - \$38889.43 * Municipal Supply Inc of Nebraska - \$833.11 * Nebraska Public Health Environmental Lab - \$38.00 * Northwest Pipe Fittings Inc - \$43.54 * Our Town Pharmacy - \$5.00 * Par-Kan MWC - \$16,420.00 * Pitney Bowes - \$56.45 * Simon East Region NE - \$393.50 * Valley Repair - \$63.75 * Verizon Wireless - \$122.40 * Vistabeam - \$306.85 * Western Resources Group Inc. - \$344.00 * Wheat Belt Public Power District - \$45.11 * Total Payroll - \$41,154.59 *

Unfinished Business:

Randy Strom was available for questions in regards to the bid Paul Reed Construction submitted at the previous meeting for the Community Gathering Space. There have been some changes in the bid to reduce the prices. The council was in consensus they would like to review the plans one more time to see what other changes could be made before they approve or deny the bid. A motion was made by Council member Riley, second of Council member Johnson to table the bid until the next meeting. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried. Council members will submit their ideas to Clerk Bauer prior to the next meeting.

The final street study report was presented to the council. Dave Post with Olsson and Associates was present at the council meeting to answer any questions that the board may have in regards to the study. The next steps will be to look at the funding options for a project of larger quantity and to also take the plans to the local grant foundations. CDD Mashek will submit the grants and plans to the local trusts and ask to be able to present to the groups. This will be an ongoing project.

Terry Duffield updated on the project she is working on reducing the number of cats in town. She has captured and rehomed a lot of cats already and will continue to work on the project.

There was nothing to report on the final bill of the DTR Project. CDD Mashek will be in contact with Eric Reichert again to get a status update. The railings for Farm Bureau were installed and the bill was received for them from Alan Johnson. The amount is higher than what Mr. Johnson stated to former CDD Britt Miller. The council asked City Attorney Leef to contact Mr. Johnson in regards to the invoice that was submitted.

New Business:

CDD Mashek updated council on the lake dredge. The city was awarded a grant from the Deuel County Tourism Committee so there are now enough funds secured to proceed forward with the purchase of the dredge. A motion was made by Council member Riley, second of Council member Carlson to pay for half (1/2) the cost of the dredge and pay the final amount once the

dredge is picked up. Amount to be paid is \$15,793.71. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried. Council member Riley will travel to New Mexico to pick up the dredge to save on the freight costs.

Consideration was given to Resolution 2020-08 Setting Property Tax Request. A motion was made by Council member Carlson, second of Council member Johnson to pass Resolution 2020-08 Setting Property Tax Request. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

**SETTING THE PROPERTY TAX REQUEST
2020-08**

WHEREAS, Nebraska Revised Statute 77-1601.02 provides that the Governing Body of the City of Chappell passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning tax request;

NOW, THEREFORE, the Governing Body of the City of Chappell, resolves that:

1. The 2020-2021 property tax request be set at \$136,855.00.
2. The total assessed value of property differs from last year's total assessed value by 3%.
3. The new tax rate which would levy the same amount of property taxes last year, when multiplied by the new total assessed value of property, would be \$0.381797 per \$100 of assessed value.
4. The City of Chappell proposes to adopt a property tax request that will cause its tax rate to be \$0.381797 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of \$4,055,269 of The City of Chappell will exceed last year's by 3%.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 1, 2020.

Consideration was given to Resolution 2020-09 Signing of Municipal Annual Certification of Program Compliance Form 2020. A motion was made by Council member Carlson, second of Council member Reichman to pass Resolution 2020-09 Signing of Municipal Annual Certification of Program Compliance Form 2020. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

RESOLUTION 2019-07

Resolution for the Signing of the Municipal Annual Certification of Program Compliance Form 2020.

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and Standards; and

Whereas: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include a copy of a resolution of the governing body of the municipality authorizing the signing of the certification form.

Be it resolved that the Mayor of the City of Chappell is hereby authorized to sign the Municipal Certification of Program Compliance Form.

Council reviewed the two building permit applications. A motion was made by Council member Johnson, second of Council member Carlson to approve the following permits: A front deck at 1101 3rd St and a fence at 501 4th St. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

Communications:

City Attorney Leef gave an update on a nuisance property in town that she has been working on getting resolved. She sent a letter to the property owner and tenant requesting an inspection of the property. The sheriff and city building/zoning inspector went to the property. It was found to be in better condition than it had been less than 24 hours after receiving the notice to inspect. Leef cited the tenant for having more than the allowed limits of cats and Clerk Bauer sent a letter in regards to applying for a building permit for various items being built or added on to without the proper permits.

Clerk Bauer played a message received in the city office in regards to a customer's concerns about a neighbor throwing trash on the ground. Clerk Bauer also informed the Council that the LB840 Sales Tax Funds received this month from July was \$12,803.58.

CDD Mashek informed Council that she has applied for 3 more grants for the playground equipment at the pool park. She also stated that the plants for landscaping downtown are scheduled to be planted on October 5th.

Council member Riley inquired about the status of forming an advisory committee for the golf course. An ad will be put in the paper through October looking for volunteers to form the group.

A motion was made by Council member Carlson, second of Council member Johnson to adjourn the meeting at 8:11 p.m. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

Steve Brott, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk