

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held July 1, 2019, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Carlson, Reichman, and Johnson. Staff members present were City Attorney J Leef, City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, CDD Britt Miller, and Street Overseer Jerrod Elms. Others present included Dustin & Kendra Frank, Willie Franken, Fred McCalla, Cody Sellhorst, and Ernie Hussmann.

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:

Ernie Hussmann addressed the council with his concerns about the downtown project. He was concerned that the sidewalk from Cabela's furniture to the driveway to the east did not meet the ADA requirements. Street Overseer Elms mentioned that it was checked by the contractors doing the work and it met the requirements.

A motion was made by Council member Reichman, second of Council member Carlson to excuse Council member Riley. "Yes" Carlson, Reichman, Johnson. "Absent" Riley. "No" None. Motion carried.

Consent Agenda:

A motion was made by Council member Carlson, second of Council member Johnson to approve the consent agenda, minutes of the regular meeting June 17, 2019, claims list and Dept Head reports. "Yes" Carlson, Reichman, Johnson. "Absent" Riley. "No" None. Motion carried.

Acushnet Company/Titleist - \$ 369.52 * American Red Cross - \$ 304.00 * Arrowhead Distributing, Inc - \$ 671.60 * Bomgaars - \$ 583.15 * Border States Industries, Inc - \$ 2880.36 * Britt Miller - \$ 206.52 * Cash-Wa Distributing - \$ 1440.11 * Century Link - \$ 606.14 * Century Link - \$ 50.53 * Chappell Feedlot - \$ 75.65 * Chappell Municipal Utilities - \$ 5229.53 * Cobra Golf Inc - \$ 800.50 * Cranmore Pest Control LLC - \$ 125.00 * Croell Concrete - \$ 1495.13 * Dearborn National Life Insurance Co. - \$ 20.64 * Deuel County Treasurer - \$ 7333.34 * Dietrich Distributing - \$ 568.60 * Eichners Sales & Service - \$ 444.44 * Dutton-Lainson Company - \$ 3821.51 * EMC Insurance Companies - \$ 22270.27 * Enviro Service Inc - \$ 20.00 * Eric Reichert Insulation & Construction - \$ 79271.36 * Graduate/Lincoln - \$ 228.00 * Halie Brott - \$ 600.00 * High Plains Budweiser - \$ 184.50 * Highline Electric Association - \$ 309.11 * Ingram Book Company - \$ 409.57 * Justin Polk - \$ 62.00 * Justin Polk (Rec) - \$ 1334.00 * Livengood Backhoe Service - \$ 477.60 * Nebraska Public Health Environmental Lab - \$ 38.00 * NEMSA - \$ 300.00 * Northwest Pipe Fittings Inc - \$ 74.01 * Optimum Threads Embroidery - \$ 244.00 * Panhandle Area Development District - \$ 2100.00 * The L L Johnson Distributing CO - \$ 682.93 * Turfwerks - \$ 2844.25 * US Bank - \$ 105.80 * Valley Repair - \$ 63.75 * Van Diest Supply Co - \$ 2019.60 * Vistabeam - \$ 227.90 * Western Resources Group Inc. - \$ 160.00 * Wilson & Company, Inc. - \$ 12007.67 * Total Payroll - \$41,606.71 *

Unfinished Business:

Street Overseer Elms gave an update on the DTR Project. The meter pits were being installed and they were pouring the new bases for the street lights. The first bulb out is planned to be put in next week. There will be an inspector from the state in town to survey the progress. CDD Miller informed the council of the locations of the designated handicap parking spaces. Attorney Leef will be drafting an ordinance for the spaces. Elms also stated there was some concern with the visibility at the intersections. In the City's code it states regulations for visibility at the intersections. This will be looked into before it's time for the landscaping.

CDD Miller updated the council on the downtown benches. Some of the benches have been removed during the downtown renovations so they are not in the way of the work being done. They are being stored at the city shop until the project is complete. It was noted that the benches are starting to deteriorate. They are showing rust on the legs and are fading. It was suggested to look into getting the benches refinished. There are 16 benches. They would need sand blasted and black powder coated. Miller was able to get estimates from three companies to refinish the benches. A motion was made by Council member Johnson, second of Council member Carlson to apply for a grant from Buckley Trust to help with the costs to refinish the benches. "Yes" Carlson, Reichman, Johnson. "Absent" Riley. "No" None. Motion carried. Any amount over what the grant would cover will be covered by the city.

A survey was done on the property for the Community Gathering Space. It should be received back by July 5th. Attorney Leef will be able to complete the quit claim deed for the space. It will be less 20 feet next to the east side of the Cabela's furniture building. Bid letting will be advertised for 4 weeks. A completion date of October 11, 2019 is listed in the bid information.

CDD Miller stated that there were four spots tested at the lake for sludge. She is working on the proposal for the Army Corp of Engineers. The proposal would be to slowly start digging out the lake to make it deeper. There were some issues with the tentative disposal site of the sludge that would be removed from the lake with this project. The city would be able to dispose of it on its own property by digging a hole and covering with dirt once complete. There is approximately 3 ½ feet of sludge to be removed. This would help make the lake deeper. There is a mini dredge that sits on a pontoon that the city would use to do the project. This will be a long term effort. The council suggested pumping the sludge onto the grass of the lake property. A motion was made by Council member Reichman, second to Council member Johnson to authorize CDD Miller to proceed forward with the site disposal of the sludge on city property. "Yes" Carlson, Reichman, Johnson. "Absent" Riley. "No" None. Motion carried.

New Business:

Dustin and Kendra Frank informed the council of prairie dog issues on the city's south 40 acres. Deuel County's designated exterminator can exterminate the prairie dogs for a fee. Attorney Leef stated that the council would need a motion to move forward and she would contact the exterminator to get on the list. Jerrod Elms will be the point of contact for the City. A motion was made by Council member Reichman, second of Council member Carlson to approve City Attorney Leef to contact the county's designated exterminator to get on the list to exterminate the prairie dogs. "Yes" Carlson, Reichman, Johnson. "Absent" Riley. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Reichman to approve the building permit for a fence at 1149 3rd St. "Yes" Carlson, Reichman, Johnson. "Absent" Riley. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Johnson to approve the building permit for a fence at 1002 1st St. "Yes" Carlson, Reichman, Johnson. "Absent" Riley. "No" None. Motion carried.

Communications:

Council member Johnson commented that Liberty Park looks great. Mrs. Brott is doing a fantastic job.

Clerk Bauer told council that there will be an agenda item regarding cats on the next agenda. Attorney Leef will review the city's current ordinances on the animals.

Parks Superintendent Elms updates council that there is a leak at the swimming pool. They will plan to fix it once the pool is drained for the season.

Attorney Leef updated council on the property that Rick Vogt was purchasing from the city. He was informed that a survey will have to be done to complete the purchase.

A motion was made by Council member Carlson, second of Council member Johnson to adjourn the meeting at 7:45 p.m. "Yes" Carlson, Reichman, Johnson. "Absent" Riley. "No" None. Motion carried.

Steve Brott, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk

**SPECIAL CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A special meeting of the Chappell City Council was held on July 8, 2019, 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, City Treasurer Geralyn Konruff, CDD Britt Miller, and Street Overseer Jerrod Elms. Others present included Pat Ningen.

The purpose of the meeting was to discuss the current city streets, review the current budget for the streets and come up with a plan for future repairs to the city streets. Currently the city is repaying back a street bond for the repairs that were completed in 2011. The bond will be paid back in full in 2021.

Various topics were discussed in regards to the streets. Council asked Street Overseer Elms to prioritize the streets that need the most repairs and the city will come up with a plan to work on a few blocks and streets each year. There are a lot of repairs that need to be done to the streets but the city does not have the equipment to fix them properly. The city will budget around \$45,000 in addition to the amount that is being paid for the current street bonds annually. These additional funds will help in hiring to get the streets fixed. Grants will be applied for with the local trusts but a long-term plan needs to be developed to present to the local trusts. The City does have a 1 & 6 year street plan that is updated annually. Elms will be in contact with Jess at Olsson and Associates who is the City's Street Superintendent. He will update him on the city's plan to start fixing the streets. Elms will ask that Jess come to town to look over the streets and then attend a council meeting to discuss the repairs further.

A motion was made by Council member Johnson, second of Council member Riley to adjourn the meeting at 7:39 p.m. "Yes" Riley, Carlson, Reichman, 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 on July 15, 2019, 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, City Treasurer Geralyn Konruff, CDD Britt Miller and Street Overseer Jerrod Elms. Others present were Cody Sellhorst and Kamy Jeppson-Haugestuen.

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 Riley, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting July 1, 2019 claims list, treasurer's report and sheriff's report. "Yes" Riley, Carlson, Reichman, Johnson. "No" None.

Acushnet Company/Titleist - \$370.46 * American Red Cross - \$320.00 * Arnold Pool Company - \$45.66 * Britt Miller - \$99.33 * Bytes Computer & Network Solutions - \$190.00 * Cash-Wa Distributing - \$607.22 * Chappell Lumber - \$819.60 * Chappell Register - \$366.85 * Chappell Super Foods - \$312.12 * Cobra Golf Inc - \$98.50 * Culligan - \$15.00 * Eakes Office Products Center - \$193.01 * EMS Billing Services Inc - \$357.46 * Enviro Service Inc - \$20.00 * Frenchman Valley Co-op - \$1230.00 * Hansen's Petroleum - \$1780.04 * Hodges Rock & Landscape Services - \$100.00 * Hometown Leasing - \$116.00 * Ideal Linen Supply - \$627.68 * Kurtzer's - \$28.79 * Matheson Tri-Gas Inc -

\$103.30 * Municipal Energy Agency of Nebraska - \$26904.52 * NE Safety & Fire Equipment - \$218.00 * Nebraska Municipal Power Pool - \$295.81 * Nebraska Power Review Board - \$119.33 * One Call Concepts, Inc - \$60.61 * Panhandle Concrete Products - \$4900.00 * Pitney Bowes - \$56.45 * Premier Auto Parts & Service, LLC - \$389.35 * Sedgwick County Sales - \$3167.24 * The L L Johnson Distributing CO - \$1259.02 * Sonntag, Goodwin & Leef, P.C. - \$1430.60 * Verizon Wireless - \$64.30 * Vistabeam - \$191.85 * Wheat Belt Public Power District - \$42.65 * WEX BANK - \$1404.20 * Total Payroll - \$42,373.89 *

Unfinished Business:

CDD Miller gave an update on the DTR Project. She is waiting to hear back from Adam with Wilson & Associates in regards to the contract the city has with Nebraska Department of Transportation (NDOT) for a portion of the work being done on the DTR project. There are some questions that have been asked in regards to the current contract. A meeting will be scheduled soon.

Street Overseer Elms had the state road inspector that was in the area come and look at the project. He doesn't see any issues with the work done so far. The first concrete wall that had been poured for the DTR project was the wrong color. Street Overseer Elms asked the council how they would like to proceed. They can have the contractors pull it out and re-pour it or leave it. A motion was made by Council member Reichman, second of Council member Carlson to have the wall that has the wrong color removed and re-poured. "Yes" Riley, Carlson, Reichman, Johnson. "No" None.

There have been some business owners express their concerns with the parking issues in regards to the DTR Project. There are concerns how some of the elderly customers will be able to access the businesses on the south side of Highway 30 and Vincent Ave. CDD Miller was asked by an individual if the city could provide a golf cart to take the customers to the buildings. Attorney Leef said the City would be liable if a city owned golf cart was used. The city won't allow the use of the city owned golf carts. Council member Riley suggested finding a wheelchair to assist those who may need help getting to the businesses after they have parked further south on Vincent Ave. There have also been some concerns from some businesses with the timeframe of how long the sidewalks will be closed.

Elms has asked the council for permission to close Vincent Ave at the intersection of 2nd Street so the contractors can do the repairs there in a timely manner. A motion was made by Council member Carlson, second of Council member Reichman to allow for the closure while the repairs are being made. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. The businesses in this area will be notified personally so they can notify their customers of the temporary closure.

CDD Miller stated that the bids for the Community Gathering Space will be accepted until August 2nd, 2019 and will be on the agenda August 5th. No bids have been received thus far. Kamy Jeppson-Haugestuen with the Rusty Bucket at 650 2nd Street asked the council about installing a pick-up window on the west side of her building. The city owns the property up to her wall. The city would be liable for anything that could happen on the city's property where the customers accessing the pick-up window would be. The city would be interested in deeding a portion of the property to Kamy and having a lifetime easement for the city if she purchased a portion of the land. Attorney Leef will speak to the City's insurance agent to determine if this could be done. A motion was made by Council member Johnson, second of Council member Carlson to start the process of deeding a portion of the property to Kamy with a lifetime easement to the city, as long as the insurance approves. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Kamy agrees to pay for a survey of the property.

Park Superintendent Elms will be taking samples out at the Chappell Lake to determine where the sludge ends and the soil begins. CDD Miller stated that they are still waiting on the approval letter from NDEQ so they can proceed forward with the application to the Army Corps of Engineers for the lake dredging project. Deputy Sellhorst inquired about the time limit of camping out at the lake. Currently there is no time limit in the city code. Attorney Leef will work on an updated ordinance with time limits.

New Business:

Shelly Tynan had requested to be on the agenda in regards to the cats in town. She was not in attendance. The council had some discussion on the current feral cat issues in town. Attorney Leef will be working on adding more specifications to the current cat ordinances in regards to feral cats and licensing issues.

A motion was made by Council member Riley, second of Council member Reichman to approve the change of location for a liquor license for the Rusty Bucket from 657 2nd St to 650 2nd St. "Yes" Riley, Carlson, Reichman, Johnson. "No" None.

A motion was made by Council member Johnson, second of Council member Carlson to approve the building permit for a fence at 650 2nd St. "Yes" Riley, Carlson, Reichman, Johnson. "No" None.

A motion was made by Council member Reichman, second of Council member Riley to approve the building permit for a garage at 351 Matlock Ave. "Yes" Riley, Carlson, Reichman, Johnson. "No" None.

A motion was made by Council member Reichman, second of Council member Johnson to approve the building permit for a fence at 351 Cutler Ave. "Yes" Riley, Carlson, Reichman, Johnson. "No" None.

Communications:

Council member Carlson discussed her concerns with the some of the lifeguards at the swimming pool. Clerk Bauer has talked to the pool manager about the concerns.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 8:31 p.m. "Yes" Riley, Carlson, Reichman, Johnson. "No" None.

Steve Brott, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk