

CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held October 5, 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, City Treasurer GERALYN KONRUFF, and CDD Shauna Mashek. Others present included Jeff Kelley.

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 September 21, 2020, claims list and dept head reports. "Yes" Riley, Carlson, Reichman and Johnson. "No" None. Motion carried.

Ashlea Bauer - \$94.30 * Bomgaars - \$84.39 * Cash-Wa Distributing - \$944.31 * Century Link - \$88.40 * Chappell Municipal Utilities - \$5377.47 * Chappell Register - \$418.99 * Chappell Super Foods - \$93.03 * City of Chappell - \$32.12 * Cranmore Pest Control LLC - \$45.00 * Deuel County Treasurer - \$7333.34 * Dutton-Lainson Company - \$1114.23 * Eakes Office Products Center - \$338.33 * EMC Insurance Companies - \$7788.49 * Fidele Home Improvements - \$1590.00 * Good Housekeeping - \$30.99 * Halie Brott - \$600.00 * Ingram Book Company - \$103.85 * League of NE Municipalities-Utilities - \$1420.00 * Maguire Iron, Inc - \$54,693.00 * Matheson Tri-Gas Inc - \$111.20 * Municipal Supply Inc of Nebraska - \$194.80 * Nebraska Rural Water Association - \$150.00 * Olsson Associates - \$16,150.00 * One Call Concepts, Inc - \$54.51 * Pitney Bowes - \$56.45 * Premier Auto Parts & Service, LLC - \$1245.53 * Sedgwick County Sales - \$2843.40 * Southwestern Equipment Co - \$72.97 * The L L Johnson Distributing CO - \$490.54 * Todd Rust - \$135.00 * Todd's Custom Welding - \$450.00 * Turfwerks - \$209.69 * USA Blue Book - \$99.83 * Vistabeam - \$68.95 * WEX BANK - \$895.21 * Wolf Auto Center Ogallala - \$533.59 * Total Payroll - \$37,674.38 *

Unfinished Business:

More revisions were made to the bid from Paul Reed Construction for the Community Gathering Space. The council requested the electric portion be removed and have the City do that part. A motion was made by Council member Johnson, second of Council member Carlson to accept the Bid Section A(Alley) in the amount of \$36,570.62 and Bid Section B(Slab) in the amount of \$281,551.38 for a total of \$318,122.00. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. CDD Mashek is going to look into art grants for the possibility of murals in the gathering space area.

The final pay application for Eric Reichert Construction was presented to the Council. CDD Mashek had requested the final drawings be sent to the City to close out the project. Reichert sent back the original plans that were prepared by Wilson and Company with only markups on the documents, no final plans. The documents were placed in the DTR folder. A motion was made by Council member Riley, second of Council member Johnson to approve and pay the final payment to Eric Reichert in the amount of \$45,145.29. "Yes" Riley, Carlson, Reichman, Johnson. "No" None.

A letter was mailed to Allan Johnson in regards to the invoice amount for the railings at Farm Bureau. This item was tabled until the next meeting.

New Business:

A public hearing was held concerning the completion of the Downtown Revitalization Project which was funded in part by a Community Development Block Grant from the Nebraska Department of Economic Development.

Jeff Kelley with Panhandle Area Development District (PADD) read the following; The City of Chappell received \$350,000 in Community Development Block Grant funds for this project. The CDBG funds were used for downtown revitalization which improved safety and accessibility issues by addressing unsafe pedestrian conditions through street and sidewalk improvements. A total of \$110,250 in matching funds from the City of Chappell were also included in the project. This public hearing is being held to gather public input on the completion of the Downtown Revitalization project.

There were no comments made in regards to the public hearing. Mayor Brott closed the public hearing at 7:13 p.m.

CDD Mashek has applied for grants for the playground equipment at the Swimming Pool Park. The City has been awarded a grant from Game Time to pay for 50% (fifty percent) of the playground equipment. The city has some committed funds from the local trusts. The City will use Keno funds to pay for the remainder of the equipment and if more grants are received, they will reimburse the Keno fund. The City will also pay the surfacing and install of the engineered wood fiber. A motion was made by Council member Reichman, second of Council member Carlson to approve moving forward with the purchase of the equipment and also the purchase of the engineered wood fiber. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. The Streets Department will install a handicap accessible curb on the corner of 5th St and Washington Ave. The wood fiber is also ADA approved and there will be a Zero-G Swing Chair installed along with a new swing-set.

It was suggested by an investor looking at the city property south of the Interstate to have a full feasibility study done for a potential gas station and hotel. Feasibility studies are typically very expensive. Olsson and Associates has multiple contacts with investors and experience with these types of projects. A motion was made by Council member Johnson, second of Council member Reichman to have CDD Mashek move forward contacting Olsson & Associates about a feasibility study of the city property south of Interstate 80. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried. Shauna will have Dave with Olsson's attend a council meeting in November to discuss further.

Council reviewed the three building permit applications. A motion was made by Council member Riley, second of Council member Carlson to approve the following permits: A footer, deck and patio at 1414 Rd 167, a work shop at 451 Ochs, and a garage with a patio cover at 490 Ochs Ave. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

A motion was made by Council member Riley, second of Council member Reichman to approve the 90-day review and rate increase for Aaron Stegeman. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

Communications:

Clerk Bauer mailed out 4 certified letters to nuisance properties in town. The Board of Health will be meeting in the near future to discuss them. Hearings will be placed on a November Council Agenda.

Shaunna and volunteers from the community planted 500 plants in the bump outs in the downtown area. They are native grasses and flowers that were received from a grant.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 7:50 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 October 19, 2020 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 and CDD Shaunna Mashek. Others present included Deputy Mike Cramer.

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 Riley. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

Public Comments:

No public comments.

Consent Agenda:

An additional claim was presented to the council for the final payment of the lake dredge in the amount of \$15,793.71. Council member Johnson asked Deputy Cramer if the sheriff's department was still actively patrolling Vincent Avenue for truck traffic. There seems to be a lot of trucks continuing down that street. A motion was made by Council member Carlson, second of Council member Johnson to approve the consent agenda, minutes of the regular meeting October 5, 2020, claims list, treasurer's list, and sheriff's report. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

All Star Auto Glass - \$295.00 * Arnold Pool Company - \$2930.30 * Black Hills Energy - \$264.39 * Cash-Wa Distributing - \$522.39 * Century Link--Long Distance - \$75.31 * Chappell Lumber - \$568.82 * Contractors Materials - \$46.00 * Davis Equipment Co - \$236.65 * Dutton-Lainson Company - \$712.00 * Eakes Office Products Center - \$568.35 * Eichners Sales & Service - \$1099.99 * Enviro Service Inc - \$20.00 * Frenchman Valley Co-op - \$986.95 * Hometown Leasing - \$116.00 * Ideal Linen Supply - \$650.61 * Merchant JT&S - \$550.00 * Michael Todd & Company Inc - \$504.02 * Municipal Energy Agency of Nebraska - \$32,742.57 * Municipal Supply Inc of Nebraska - \$6150.79 * Nebraska Municipal Power Pool - \$2030.00 * NMC Exchange LLC - \$435.04 * Panhandle Partnership - \$100.00 * Panhandle Regional Development, Inc - \$50.00 * Prince-Empson Agency - \$1749.59 * Public Safety Center, Inc. - \$240.06 * Quick Med Claims - \$588.37 * The L L Johnson Distributing CO - \$147.00 * USA Blue Book - \$204.86 * Verizon Wireless - \$122.19 * Vistabeam - \$306.85 * Western Resources Group Inc. - \$516.00 * Total Payroll - \$36,940.74 *

Unfinished Business:

CDD Mashek presented the final proof for the swimming pool park playground. A motion was made by Council member Reichman, second of Council member Carlson to approve paying the invoice for the playground in the amount of \$39,186.35. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried. The tentative date to install the new playground will be November 20th and 21st.

CDD Mashek received a quote Lauren Olson to do a mural on a wall abutting the Community Gathering Space area. The project would be started in Spring of 2021. Shaunna is researching grants for this.

A motion was made by Council member Johnson, second of Council member Reichman to approve the invoice for the railings at Farm Bureau in the amount of \$1,100.00 to Alan Johnson. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

New Business:

Ordinance 537 was introduced to the council in regards to partially vacating the existing plat of Skyline Addition as petitioned by owners of certain lots. A motion was made by Council member Johnson to designate Ordinance 537. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

A motion was made by Council member Reichman, second of Council member Carlson to waive the three readings of Ordinance 537-Partially vacating the existing plat of Skyline Addition as petitioned by owners of certain lots. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

A motion was made by Council member Carlson, second of Council member Reichman to pass Ordinance 537- Partially vacating the existing plat of Skyline Addition as petitioned by owners of certain lots. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

A motion was made by Council member Carlson, second of Council member Johnson to publish Ordinance 537- Partially vacating the existing plat of Skyline Addition as petitioned by owners of certain lots. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

Clerk Bauer read the title of Ordinance 537 as follows;

ORDINANCE NO 537

AN ORDINANCE OF THE CITY OF CHAPPELL, DEUEL COUNTY, NEBRASKA, PARTIALLY VACATING THE EXISTING PLAT OF SKYLINE ADDITION AS PETITIONED BY OWNERS OF CERTAIN LOTS WITHIN SAID ADDITION; VACATING SPECIFIED PUBLIC HIGHWAYS, STREETS, ALLEYS; AND PROVIDING THAT THIS ORDINANCE BE RECORDED AND REFLECTED ON THE RECORDS OF THE REGISTER OF DEEDS OF DEUEL COUNTY NEBRASKA AS STATED IN NEB. REV. STAT. SECTION 19-917.

BE IT ORDAINED BY THE CITY OF CHAPPELL THAT:

Section 1.

The City of Chappell received a "PETITION TO VACATE PARTS OF SKYLINE SUBDIVISION IN THE CITY OF CHAPPELL, NEBRASKA from owners, Terry B. Livengood and Patricia G. Livengood.

Section 2.

The City deems it advantageous and best for its interests that the Skyline subdivision be partially vacated as stated in the Petition.

Section 3.

The City of Chappell hereby vacates the following in Skyline Subdivision to the City of Chappell:

Lots 1-12, Block 4;
Lots 1-12, Block 5;
Lots 1-12, Block 6;
Lots 1-12, Block 7;
Lot 4, Block 11;
Lots 1-6, Block 12;
Lots 1-6 and Lots 10-12, Block14;
Lots 1-12, block 15;
Washington Avenue North of 7th Street
Lincoln Avenue North of 7th Street
Taylor Avenue North of 6th Street

Section 4.

This ordinance shall be in full force and effect from and after its passage and recording at the Register of Deeds at Deuel County, Nebraska. The expense of this ordinance, its recording, and other costs as identified in Neb. Rev. Stat. Section 19-917 shall be to the Petitioners, Terry B. Livengood and Patricia G. Livengood.

Passed, approved and adopted on this 19th day of October, 2020.

Council member Johnson stated there wasn't any discussion on a fence by a concerned party. The issue had been resolved between neighbors.

A motion was made by Council member Carlson, second of Council member Reichman to approve the building permit for a garage at 834 5th St. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

A motion was made by Council member Carlson, second of Council member Johnson to approve the chicken permit at 1668 1st St. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

Communications:

Shaunna informed Council that Olsson and Associates have some parties potentially interested in the city property south of the Interstate. A rep from Olsson's will be in attending a council meeting in November to discuss further.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 7:24 p.m. "Yes" Carlson, Reichman, Johnson. "No" None. "Absent" Riley. Motion carried.

Steve Brott, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk