

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held July 6, 2021, at the Chappell City Hall at 7:00 P.M. The following members were present; Riley, Carlson, Hahn and Johnson. Staff members present were City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, CDD Shaunna Mashek and Golf Course Superintendent Rod Hanson. Others present included Leonard Littlejohn and Adam Greenman.

Notice of the meeting was posted as required by law. The Pledge of Allegiance was recited by those present. Council President Carlson 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 June 21, 2021, claims list and dept head reports. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

American Red Cross -\$160.00 \* Arnold Pool Company -\$1,316.00 \* Bomgaars -\$108.24 \* Century Link -\$587.94 \* Chappell Lumber -\$51.21 \* Chappell Municipal Utilities -\$5,898.98 \* Chappell Register -\$221.64 \* Cranmore Pest Control LLC -\$50.00 \* Dearborn Life Insurance Company -\$17.20 \* Deuel County Treasurer -\$7,333.34 \* Dultmeier Sales - \$292.75 \* Dutton-Lainson Company -\$5,560.54 \* EMC Insurance Companies -\$8206.56 \* Floyd's Truck Center -\$194.29 \* Halie Brott -\$600.00 \* Justin Polk Rec -\$1,334.00 \* Matheson Tri-Gas Inc -\$236.68 \* Michael Todd & Company Inc - \$240.22 \* Municipal Supply Inc of Nebraska -\$91.85 \* Northwest Pipe Fittings Inc -\$245.15 \* One Call Concepts, Inc - \$51.44 \* Sedgwick County Sales -\$2,757.84 \* Shaunna Mashek -\$120.36 \* ULINE -\$1,142.63 \* Van Diest Supply Co - \$1,217.45 \* Vistabeam -\$68.95 \* WESCO Distribution Inc -\$613.29 \* Total Payroll - \$47,992.72 \*

**Unfinished Business:**

No unfinished business.

**New Business:**

Discussion was held on setting the starting bid price for the city's triangle property. A motion was made by Council member Riley, second of Council member Hahn to set the starting price at \$15,000.00 and put the property out for bid. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Discussion was held with Rod on various recommendations the golf advisory committee gave to the Council. The golf course and the council are open to suggestions on ways to bring in more revenue.

**Communications:**

Ashlea stated the final 2011 street bond payment was made on July 1<sup>st</sup>. The office received a quote to replace the outdated sprinklers in city hall and will be working with Nebraska Safety & Fire to get them replaced. The city received a thank you from the Chappell Chamber for letting the groups have the dinners in the park through the month of July.

Council member Johnson inquired about the payment arrangement on a building permit. The payment was due July 1<sup>st</sup> and has not been received as of today. Council wants Attorney Leef to contact the court in regards to this.

A special meeting will be held Friday July 9<sup>th</sup> to discuss a building permit application that was submitted to the office.

Shaunna is waiting for a quote from a company from Sidney to install the baseball field lights on the small ballfield.

Paul Reed Construction is waiting for the steel for the structures and tree grates to come in for the gathering space. The project should be complete by July 30<sup>th</sup>. Lauren has started the mural on the east wall.

A motion was made by Council member Hahn, second of Council member Riley to adjourn the meeting at 7:53 p.m. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

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Amie Carlson, Council President

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk

**SPECIAL  
CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A special meeting of the Chappell City Council was held on July 9, 2021, at 12:00 P.M. The following members were present; Brott, Riley, Carlson, Hahn and Johnson. Staff member present was City Administrator/Clerk Ashlea Bauer.

The purpose of the meeting was to review a building permit at 650 2<sup>nd</sup> St for concrete work at the rear of the building and for replacing a section of the alley behind the building.

A motion was made by Council member Riley, second of Council member Hahn to approve the building permit for concrete at 650 2<sup>nd</sup> St and also for replacing a portion of the alley behind the location. It was stated that there will be no costs to the city for replacing the portion of the alley and there will be no liability to the city. All expenses will be covered by the Edmund Davidsen. "Yes" Riley, Carlson, Hahn and Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Johnson to adjourn the meeting at 12:08 p.m. "Yes" Riley, Carlson, Hahn and Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

Ashlea Bauer  
City Administrator/Clerk

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held July 19, 2021, at the Chappell City Hall at 7:00 P.M. 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 CDD Shaunna Mashek. Others present included Anna Collins, Helen Lechman, Bonnie & Ernest 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:**

Helen Lechmen and Bonnie & Ernest Hussmann addressed the council with their concerns with the amount of children swimming during the pool's scheduled adult swim times. In the recent weeks there have been so many children in the pool it interferes with the adult time. They would like to see something done about this. Private lessons are offered during the swimming pool hours but there should never be so many that it disrupts the adult swim times. Council asked Clerk Bauer to address the concerns with the pool manager.

**Consent Agenda:**

A motion was made by Council member Riley, second of Council member Hahn to approve the consent agenda, minutes of the regular meeting July 6, 2021, special meeting July 9, 2021, claims list, treasurer's report and sheriff's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

All Star Pro Golf, Inc - \$751.94 \* Arnold Pool Company - \$46.75 \* Black Hills Energy - \$2381.42 \* Cash-Wa Distributing - \$775.97 \* Century Link--Long Distance - \$77.05 \* Chappell Super Foods - \$558.75 \* City of Chappell - \$5905.67 \* Contractors Materials - \$65.00 \* Crescent Electric Supply Company - \$369.46 \* Dutton-Lainson Company - \$374.22 \* Eakes Office Products Center - \$424.75 \* Enviro Service Inc - \$20.00 \* Frenchman Valley Co-op - \$1131.86 \* Garretson's Sport Center - \$731.46 \* Hansen's Petroleum - \$2238.07 \* Hometown Leasing - \$116.00 \* Ideal Linen Supply - \$1005.82 \* Kurtzer's - \$288.43 \* Leef Law, LLC - \$3004.90 \* MacQueen Equipment - \$667.00 \* Mike Criss - \$15.00 \* Municipal Energy Agency of Nebraska - \$33,643.11 \* Municipal Supply Inc of Nebraska - \$5462.38 \* Musco Sports Lighting, LLC - \$57,000.00 \* Nebraska Power Review Board - \$124.84 \* Northwest Pipe Fittings Inc - \$492.44 \* Page My Cell - \$550.00 \* Premier Auto Parts & Service, LLC - \$698.50 \* Quick Med Claims - \$134.01 \* Rick's Auto & Tires - \$94.42 \* Ron's Chappell Auto Repair - \$425.88 \* Simon East Region NE - \$474.75 \* USA Blue Book - \$98.71 \* Valley Repair - \$486.02 \* Vistabeam - \$375.80 \* WESCO Distribution Inc - \$406.35 \* Western Resources Group Inc. - \$516.00 \* WEX BANK - \$1139.43 \* Total Payroll - \$46,529.91 \*

**Unfinished Business:**

No unfinished business.

**New Business:**

The first payment request from Paul Reed Construction in the amount of \$193,386.37 for the Community Gathering Space. Treasurer Konruff provided council with a sheet detailing where the funds would be transferred from the following funds to pay the amount. NFIT-DTR: \$110,210.17, NFIT-Keno: \$33,123.09, NFIT-LB840: \$50,053.11. A motion was made by Council member Carlson, second of Council member Hahn to approve the payment in the amount of \$193,386.37 from the accounts presented by Treasurer Konruff. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried. Ernest Hussmann inquired about the sidewalk that was removed and repoured by Paul Reed Construction. He has concerns that it's not handicap accessible. Mayor Brott stated that the State is reviewing that area from a prior issue and the city will address that in the future if required by the State.

Olsson & Associates sent the contract documents for the council to review for the street project with McAtee Construction, DBA Simon. Attorney Leef is reviewing the contract and has a few things that she needs to discuss with the engineers. This item was tabled until the next meeting.

A motion was made by Council member Hahn, second of Council member Riley to approve the building permit for a garage at 351 Washington Ave and a building permit at 949 5<sup>th</sup> St for a fence. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

**Communications:**

CDD Mashek said that Jeff Ortiges had asked that the city would donate the old small ballfield lights to the fairgrounds when they are replaced later this year. Council stated that would be a good option. Shaunna also had concerns from some people in regards to the amount that is being asked for the city's triangle property. The bid requests for the property will run through the end of July and will be discussed at the next meeting.

Council member Hahn asked Attorney Leef about the research into ordinances to allow for seasonal hunting at Chappell Lake. J is looking for more information from other towns who have already done this. She needs to be in contact with the state in regards to the state statutes.

Council member Johnson asked about unpaid late building permit fees. Attorney Leef stated that it can't be discussed in open session.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 7:23 p.m. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

Ashlea Bauer  
City Administrator/Clerk