

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held January 4, 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 Cindy Williams and Connie Loos.

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 Johnson, second of Council member Riley to approve the consent agenda, minutes of the regular meeting December 21, 2020, claims list and dept head reports. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Cash-Wa Distributing - \$1099.65 \* Century Link - \$550.09 \* City of Gering - \$77.70 \* CLIA Laboratory Program - \$180.00 \* Dearborn Life Insurance Company - \$17.20 \* Deuel County Treasurer - \$7333.34 \* Dutton-Lainson Company - \$915.79 \* EMC Insurance Companies - \$8069.94 \* Highline Electric Association - \$529.20 \* Nebraska Public Health Environmental Lab - \$32.00 \* Sidney Regional Medical Center - \$70.00 \* Vistabeam - \$68.95 \* Total Payroll - \$37,349.80 \*

**Unfinished Business:**

No unfinished business.

**New Business:**

Mayor Brott nominated the following 2021 Board and City Appointments.

**2021 APPOINTMENTS**

**Board Appointments:**

Library Board	Linda Brezeale
Zoning/Planning Commission	Ernie Husmann, Cindy Williams
Lake & Park Board	Travis Williams, Troy Bayne
Cemetery Board	Amy Broyles, Teresa Green
Housing Authority Board	Lynda Johnson
Ambulance Board	Mark Kepler

**City Appointments:**

Administrator/Clerk	Ashlea Bauer
Treasurer	Geralyn Konruff
Attorney	J. Leef
Physician	Dr. Michael Matthews
Police Chief	Scott DeCoste
Water Commissioner	Mike Criss
Street Overseer	Jerrod Elms
City Engineer	Olsson Associates

A motion was made by Council member Riley, second of Council member Hahn to approve the appointments for 2021. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A conditional use permit was submitted to the Zoning & Planning Commission for 290 Vincent Ave. The commission met prior to the council meeting and they have additional questions on the application. Once the questions have been answered the commission will meet again and give a recommendation to the council. Agenda item was tabled.

A building permit application was submitted for digging a basement, adding a main floor and a garage at 1366 2<sup>nd</sup> St. A motion was made by Council member Hahn, second of Council member Carlson to approve the building permit. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried. The permit will include higher rates due to the work starting before approval of the Council.

**Communications:**

Connie Loos wanted to let the Council know that Buckley Trust and Virginia Smith Trust had some concerns in regards to the grants the city has received for the upcoming street project. Attorney Leef will draft an agreement with each trust stating that they will not be encumbered if for some reason the city would default on the bonds. The City of Chappell will be the only one listed when they obtain the bonds. On a future agenda there will be an item to discuss how to proceed forward for future planning of repairing the rest of the city streets in regards to budgeting.

Council member Johnson inquired about a nuisance property in town.

A motion was made by Council member Carlson, second of Council member Hahn to adjourn the meeting at 7:18 p.m. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held January 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, Utilities Worker Todd Rust and Street Supervisor Jerrod Elms. Others present included Zach Ringer and Adam Hathaway.

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 Johnson, second of Council member Riley to approve the consent agenda, minutes of the regular meeting January 4, 2021, claims list and treasurer's report and sheriff's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Arbor Day Foundation - \$20.00 \* Black Hills Energy - \$692.40 \* Century Link--Long Distance - \$77.05 \* Chappell Lumber - \$581.97 \* Chappell Register - \$290.73 \* City of Chappell - \$512.20 \* Croell Inc - \$727.25 \* Davis Equipment Co - \$944.34 \* Demco - \$85.60 \* Dutton-Lainson Company - \$4117.03 \* Eakes Office Products Center - \$466.72 \* Enviro Service Inc - \$20.00 \* Floyd's Truck Center - \$92.75 \* Frenchman Valley Co-op - \$242.01 \* Hansen's Petroleum - \$431.53 \* Hometown Leasing - \$116.00 \* Ideal Linen Supply - \$781.83 \* Matheson Tri-Gas Inc - \$127.83 \* Municipal Automation & Control - \$289.93 \* Municipal Energy Agency of Nebraska - \$36958.34 \* Municipal Supply Inc of Nebraska - \$1611.97 \* NE Safety & Fire Equipment - \$290.00 \* Olsson Associates - \$300.00 \* One Call Concepts, Inc - \$36.50 \* Premier Auto Parts & Service, LLC - \$991.19 \* Public Safety Center, Inc. - \$840.75 \* Quick Med Claims - \$281.61 \* Sedgwick County Sales - \$2121.84 \* USA Blue Book - \$188.44 \* Valley Repair - \$180.48 \* Verizon Wireless - \$122.33 \* Vistabeam - \$237.90 \* Western Resources Group Inc. - \$344.00 \* Total Payroll - \$74,087.68 \*

**Unfinished Business:**

No unfinished business.

**New Business:**

Zach Ringer, who had received council approval for his building permit at 1366 2<sup>nd</sup> Street at the January 4<sup>th</sup>, 2021 Council meeting, addressed the council in regards to the amount of fees charged for the permit. He started working on the property on December 30, 2020 prior to receiving the City Council's final approval of the building permit. Along with the standard permit fee of \$168.75 for the \$65,000.00 project, he had a fee of \$650.00 for starting before their approval. (The fees are charged in accordance with the City's Resolution 2020-03). City Treasurer Konruff had told Mr. Ringer what the fees would be prior to council's approval. Zoning Inspector Rust inspected the property after the building permit was submitted and gave his approval but told him from the beginning there would be penalties for starting the job early without the Council's approval. Mr. Ringer had the papers with the fees on it and he proceeded anyway. During the meeting, Mr. Ringer felt the penalty fees were very out of line and he stated he would not pay them. Council members stated that the fees are in black and white and the building permit and the resolution clearly state the results of starting without council approval. Attorney Leef stated that the city has the right to stop the permit indefinitely if Mr. Ringer would refuse to pay the fees. A motion was made by Council member Hahn, second of Council member Carlson to setup a payment plan for Mr. Ringer to pay the penalty fees of \$650.00 in monthly increments at \$50.00 per month, beginning on February 1, 2021 with final payment due January 2022. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried. Attorney Leef with draft a formal statement to Mr. Ringer with the requirements for paying the penalty fees.

Street Supervisor Elms has asked Council permission to purchase a 1997 Ford F800 Dump Truck for the City. It is an automatic and has approximately 66,000 miles on it. He has budgeted money between the streets, parks and cemetery for truck. The truck is located in Denver, CO. A motion was made by Council member Hahn, second of Council member Riley to authorize the purchase of the Ford Dump Truck in the amount of \$26,249.00. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Utilities Superintendent Mike Criss submitted to the council a quote for a lease of a bobcat through Titan Rentals out of North Platte. A one-year lease is \$5,000.00. 250 Hour max use for a year. This equipment can be used amongst the departments for various projects. A motion was made by Council member Riley, second of Council member Hahn to approve leasing of the bobcat for \$5,000.00 a year. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Consideration was given to Resolution 2020-10, Signing of the Year-End Certification of City Street Superintendent 2020. A motion was made by Council member Carlson, second of Council member Hahn to approve Resolution 2020-10. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

**RESOLUTION 2020-10**

Resolution for the Signing of the Year-End Certification of City Street Superintendent 2020.

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 31<sup>st</sup> of each year) the appointment of the City Street Superintendent to the NDOT using the Year-End Certification of City Street Superintendent; 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 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 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.

Attorney Leef provided a draft of a Memorandum of Understanding from the local trusts to be used for the 2021 City Street Project. A motion was made by Council member Hahn, second of Council member Johnson to approve the memo of understanding with the presented changes and allow the mayor to sign the document once the changes have been made. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

**Communications:**

Street supervisor Elms mentioned that the city dump was inspected by the State and they found items that had been disposed of illegally at the dump. The city departments are asking for everyone to do their part and only discard trees/grass/branches at the dump so that the dump can remain open.

The office has been informed by Nebraska Safety & Fire that the smoke detectors at the city hall are out of date and they will need to be updated within the next year. The city will work with the company to come up with a plan and quote to replace the detectors.

Utilities Superintendent Criss would like to have an interlocal agreement drafted to be used with a couple surrounding communities in regards to the city helping them out with different electrical issues. Attorney Leef will put something together for a future meeting.

A motion was made by Council member Carlson, second of Council member Hahn to adjourn the meeting at 8:04 p.m. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk