

## CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held April 5, 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, CDD Shaunna Mashek, and Street Overseer Jerrod Elms. Others present included Edmund Davidsen, Mariah Koenen, Savannah Wolford, Karen Kalb, Dan Ford and Adam Greenman. Dave Post was present by phone.

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 Hahn to approve the consent agenda, minutes of the regular meeting March 15, 2021, claims list and dept head reports. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

American Test Center, Inc - \$1480.00 \* Bomgaars - \$149.99 \* Bound Tree Medical, LLC - \$726.66 \* Cash-Wa Distributing - \$626.13 \* Century Link - \$698.08 \* Chappell Auto Repair & Services - \$393.45 \* Chappell Municipal Utilities - \$4693.75 \* Chappell Register - \$518.00 \* Chappell Super Foods - \$121.95 \* Comfort Inn-Kearney - \$209.90 \* Cranmore Pest Control LLC - \$45.00 \* Dearborn Life Insurance Company - \$17.20 \* Deuel County Treasurer - \$7333.34 \* Dutton-Lainson Company - \$24.23 \* Eakes Office Products Center - \$41.14 \* EMC Insurance Companies - \$8206.62 \* Fairfield by Marriott - \$288.00 \* Fidele Home Improvements - \$239.44 \* Kurtzer's - \$16.15 \* Matheson Tri-Gas Inc - \$114.44 \* Municipal Supply Inc of Nebraska - \$1752.12 \* Nebraska Public Health Environmental Lab - \$474.00 \* Nebraska Rural Water Association - \$395.00 \* Northwest Pipe Fittings Inc - \$161.07 \* Olsson Associates - \$425.00 \* One Call Concepts, Inc - \$180.28 \* RJ Meyer & Associates - \$8,650.00 \* Rod Hanson - \$893.99 \* Sargent Drilling - \$500.00 \* Sedgwick County Sales - \$2204.28 \* Simon East Region NE - \$1249.00 \* Verizon Wireless - \$122.35 \* Vistabeam - \$237.90 \* Total Payroll - \$38,129.79 \*

### **Unfinished Business:**

Discussion was held on an unpaid building permit fee for a permit that was approved in January 2021. Clerk Bauer sent out notices in February and March for the unpaid fees and received no communication back. A motion was made by Council member Hahn, second of Council member Johnson to revoke the building permit issued at 1366 2<sup>nd</sup> St until the issues have been rectified. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried. Council asked City Attorney Leef to draft a final notice to revoke the building permit until the issues have been rectified.

### **New Business:**

Council reviewed a request for a special designated permit for a beer garden from Dan Ford at Toots' Bar & Grill, on May 30<sup>th</sup>, 2021 for Biker for a Day, Poker Run. A motion was made by Council member Riley, second of Council member Hahn to approve the special designated permit for the beer garden at Toots'. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried. Mr. Ford will block off 1/2 off the block of Vincent to the alley on the west side of the bar.

A motion was made by Council member Hahn, second of Council member Carlson to approve the transfer of the KENO license from Rusty Bucket, LLC to Rockin5T, LLC. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Brandon Hixon was not present to discuss his agenda item in regards to time limits of parking on streets. The council stated the streets are for public parking and at this time there isn't a need to update the current parking time limit ordinances. Council Hahn will speak with Mr. Hixon.

Karen Kalb spoke to the council about her idea of starting up a new business in town. She is currently looking for a building to house her business. She would like to offer items that the current businesses do not. She is open to any ideas or suggestions the council may have. She is looking for a new opportunity and thanked the council for listening to her presentation. The City office will be in touch with Mrs. Kalb if they are made aware of any open spaces in the future.

Dave Post with Olsson and Associates spoke with the council via the phone to discuss the 2021 Street Improvement Plans. The plans are 90% complete. The final plans will be presented at the next council meeting, once approved they will go out for bids. Bids will be opened May 13, 2021 and awarded at the May 17<sup>th</sup> meeting. If bids are received, the potential start date will be early July. The plan is to have the project completed by 2022.

CDD Mashek received an estimate from Reichman Construction to repair the west wall of the Rusty Bucket in the Community Gathering Space area. The range is \$2,500 - \$3,000 to repair it. The City plans to have a mural painted on the wall once repaired. A motion as made by Council member Riley, second of Council member Hahn to approve the price range Reichman Construction submitted for repairs. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried. The owner of the Rusty Bucket, Edmund Davidsen will be in touch with Reichman Construction to determine what will be the best to repair it.

A motion was made by Council member Riley, second of Council member Johnson to approve the building permits for a front porch at 489 Cutler Ave and for a fence 1218 2<sup>nd</sup> St. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Carlson to hire lifeguard summer help per clerk recommendations and to hire golf course help per golf course superintendent's recommendations. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

### **Communications:**

The City received an insurance dividend check from their EMC Insurance Company in the amount of \$17,571.94.

The Water Department was notified by NE Drinking Water Program that the city water system has been reliably and consistently below the maximum contaminant level for Arsenic and will now only have to test annually for arsenic levels rather than quarterly.

Council member Riley inquired about a nuisance property. Attorney Leef stated a complaint will be filed with the court to require demolition.

CDD Mashek was interviewed by a local news station to highlight the new playground that was recently installed and opened.

Park Superintendent Elms updated council on the playground. There is one more concrete section that will be poured and then they will finish seeding the grass and it will be complete.

Council member Riley told Elms he would assist with the dredge at the Lake when they are ready to install it. They are going to order small hay bales for the ground where the debris will be put from the dredge.

Clerk Bauer and CDD Mashek attended a webinar for information on the COVID funds the city will be receiving.

A motion was made by Council member Carlson, second of Council member Johnson to adjourn the meeting at 7:45 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 April 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, CDD Shaunna Mashek, Street Overseer Jerrod Elms, and Utilities Worker Todd Rust. Others present included Edmund Davidsen, Ryan Cheleen and Seth Kendrick.

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 Hahn, second of Council member Riley to approve the consent agenda, minutes of the regular meeting April 5, 2021, claims list and treasurer's report and sheriff's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

American Button Machine - \$110.07 \* Arnold Pool Company - \$853.20 \* Arrowhead Country Club - \$2319.45 \* Black Hills Energy - \$527.30 \* Border States Industries, Inc - \$1500.33 \* Century Link--Long Distance - \$77.82 \* Chappell Lumber - \$633.25 \* Contractors Materials - \$511.48 \* Culligan - \$31.00 \* Davis Equipment Co - \$363.50 \* DHHS, Licensure Unit - \$200.00 \* Dutton-Lainson Company - \$1769.88 \* Eakes Office Products Center - \$430.87 \* Enviro Service Inc - \$20.00 \* Frenchman Valley Co-op - \$784.70 \* Hansen's Petroleum - \$949.12 \* Hometown Leasing - \$232.00 \* Ideal Linen Supply - \$1100.04 \* Kurtzer's - \$6.09 \* Municipal Automation & Control - \$1605.32 \* Municipal Energy Agency of Nebraska - \$33116.02 \* Municipal Supply Inc of Nebraska - \$3419.24 \* Nebraska Municipal Power Pool - \$832.31 \* NMC Exchange LLC - \$22.37 \* Northwest Pipe Fittings Inc - \$235.38 \* Olsson Associates - \$16650.00 \* Simon East Region NE - \$695.70 \* Stotz Equipment - \$1175.28 \* The L L Johnson Distributing CO - \$387.44 \* USA Blue Book - \$349.42 \* Vistabeam - \$375.80 \* Western Resources Group Inc. - \$516.00 \* WEX BANK - \$1207.25 \* Total Payroll - \$39,270.58 \*

#### **Unfinished Business:**

No unfinished business.

#### **New Business:**

Mayor Brott opened the public hearing for a new Class C liquor license for Rockin5T, LLC dba The Rusty Bucket Pub & Grub. At 7:01 p.m.

Mayor Brott closed the public hearing for the new Class C liquor license at 7:02 pm.

A motion was made by Council member Hahn, second of Council member Johnson to approve the new liquor license for Rockin5T, LLC dba The Rusty Bucket Pub & Grub. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

No discussion on a conditional use permit, party requesting to be on the agenda wasn't present.

Street Overseer Elms is requesting temporary part-time help while two of his employees will be out on medical leave. A motion was made by Council member Hahn, second of Council member Carlson to advertise for temporary part-time help. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

An additional application for golf course clubhouse help was submitted. A motion as made by Council member Johnson, second of Council member Hahn to hire Jordin Nail as summer 2021 clubhouse help at \$9.00/hr. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

The 2021 Street Improvement plans are 100% completed and were submitted by Olsson & Associates to the council to review for approval. A motion was made by Council member Riley, second of Council member Hahn to approve the completed plans. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried. The bids for the project will be advertised for three weeks, bid opening will be scheduled for May 13, 2021 and bids will be reviewed and approved pending Olsson's reviews at the May 17, 2021 council meeting.

A revision to a building permit at 360 Hayward Ave was submitted to the council in regards to a fence. Zoning Inspector Rust reviewed the changes to the fence and recommended to the council approving the changes. The original permit was issued July 7, 2020. The fence on the north side of the house must be in line with the neighbor's fence to the east of the residence and the northwest corner of the fence needs to be set back 30 feet in order to comply with the city code for corners. A motion was made by Council member Hahn, second of Council member Johnson to approve the revisions to the permit for a fence at 360 Hayward Ave with the stipulations presented by Zoning Inspector Rust. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Johnson to approve the building permit for a storage building at 501 4<sup>th</sup> St. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Consideration was given to Resolution 2021-02 Angle Parking. A motion was made by Council member Hahn, second of Council member Carlson to approve Resolution 2121-02. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

## **RESOLUTION NO. 2021-02**

**WHEREAS**, the City Council of the City of Chappell, Nebraska has the authority under City Ordinances to designate certain portions of streets in the City upon which vehicles shall be parked at an angle of approximately forty-five degrees from the curb or pavement; and

**WHEREAS**, designating areas where angle parking may occur promotes the orderly flow of traffic in the City of Chappell;

**NOW, THEREFORE**, be it resolved by the City Council of the City of Chappell, Nebraska, that the following street location shall be designated as permitting angled parking: On the West side Vincent Avenue, between Third and Fourth Streets, north of the alleyway, maximum of 10 (ten) parking stalls.

Pursuant to 72.02 and 72.03 of the Codified Ordinances of the City of Chappell, Nebraska, no person shall park a vehicle in any manner other than parallel with an adjacent to the curb or pavement except where designated by resolution.

Mayor Steve Brott signed the Arbor Day Proclamation declaring April 30<sup>th</sup> as Arbor Day and urging all citizens to plant trees and promote the well-being of this and future generations. The city will be giving away another 30 free trees for the citizens to enjoy.

### **Communications:**

Hahn inquired about the status of the building permit that was to be revoked. Attorney Leef drafted a revocation of permit and planned to have the party served. Once received, the party must file for a new permit due to failure to pay.

Attorney Leef updated council on the status of nuisance property. She has filed the paperwork and is awaiting paper confirmation that the papers were served. Once the 30 days from receipt of papers served is received the next step will be taken.

Utilities Worker Rust mentioned to council that in the near future it would be beneficial to have a rate study done on the current water rates.

Rust also mentioned that Terry Duffield has a few more new locations where she will be trapping, neutering and releasing cats.

Council member Riley mentioned that the elevator has plans in the near future for adding more services. He would like to see the city have the services ready to handle the new electric loads the new services would require. Rust stated that the city engineers had already looked into that when the last new building was installed for the elevator. The city should be able to handle the new loads that would be installed. The Utilities department will check more into this to double check.

Council member Hahn asked CDD Mashek if there had been anything decided on the how to repair the wall of the west side of the Rusty Bucket. Mashek will reach out to the owner and Reichman Construction to get an update.

A motion was made by Council member Carlson, second of Council member Hahn to adjourn the meeting at 7:34 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