

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held June 7, 2021, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Carlson, Hahn by phone and Johnson. Staff members present were City Attorney J Leef, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek and Golf Course Superintendent Rod Hanson. Others present included Scott DeCoste, Jesse Medina and Jessica Medina.

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.

Attorney Leef stated that Hahn wouldn't be able to have a vote during the action items due to attending the meeting by phone and a Zoom call-in number had not been set up for the regular meeting.

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 May 17, 2021, minutes of the special meeting May 20, 2021, claims list and dept head reports. "Yes" Riley, Carlson, Johnson. "No" None. Motion carried.

All Star Pro Golf, Inc - \$50.25 * Arnold Pool Company - \$576.80 * Bomgaars - \$367.96 * Cash-Wa Distributing - \$946.47 * Century Link - \$674.31 * Chappell Lumber - \$1043.65 * Chappell Municipal Utilities - \$4871.72 * Chappell Register - \$345.54 * Chappell Super Foods - \$519.75 * Cranmore Pest Control LLC - \$45.00 * Culligan - \$39.00 * Davis Equipment Co - \$61.78 * Dearborn Life Insurance Company - \$17.20 * Deuel County Treasurer - \$7333.34 * Dultmeier Sales - \$164.75 * Eakes Office Products Center - \$623.61 * Eichners Sales & Service - \$165.56 * EMC Insurance Companies - \$8206.62 * Frenchman Valley Co-op - \$2231.72 * Halie Brott - \$600.00 * Hansen's Petroleum - \$2276.76 * Highline Electric Association - \$462.80 * Ingram Book Company - \$192.04 * Justin Polk (Rec) - \$1334.00 * Kollyn Weimer - \$71.47 * Kurtzer's - \$603.54 * League of NE Municipalities-Utilities - \$420.00 * Matheson Tri-Gas Inc - \$114.44 * Northwest Pipe Fittings Inc - \$640.80 * Olsson Associates - \$10,125.00 * Our Town Pharmacy - \$17.48 * Pitney Bowes Global Financial Services, - \$176.19 * Premier Auto Parts & Service, LLC - \$1843.06 * Public Safety Center, Inc. - \$89.94 * Pitney Bowes - \$2400.00 * Rod Hanson - \$327.75 * Sedgwick County Sales - \$2685.84 * Simon East Region NE - \$1270.00 * The L L Johnson Distributing CO - \$319.37 * Van Diest Supply Co - \$47.50 * Van Diest Supply Co - \$162.50 * Vistabeam - \$206.85 * WEX BANK - \$1714.75 * Total Payroll - \$41,835.92 *

Unfinished Business:

Discussion was held on different options of advertising to sell the city's property south of the interstate. CDD Mashek received two quotes for signs from Andersen Sign Company. A 4' x 8' sign is \$2,224.35 and a 8'x16' sign is \$4,372.70. The council would like to wait and explore different options for getting signs placed out at the property. There has been some interest in selling sections of the property separately and a gentleman will be at the next meeting to discuss this more.

Council member Hahn presented a goose management plan for Chappell Lake to the council. He met with two members of the Lake Board earlier in the week and they were in agreeance to move forward with the plan. Attorney Leef will work on ordinances to put in place to allow for special hunting privileges at the Chappell Lake. This item will be placed on a future agenda.

New Business:

A motion was made by Council member Carlson, second of Council member Johnson to have Mayor Brott open the public hearing for a new Class C K liquor license for Burgies Bowling, LLC at 7:15 p.m. "Yes" Riley, Carlson, Johnson. "No" None. Motion carried.

A motion was made by Council member Riley, second of Council member Carlson to have Mayor Brott close the public hearing for a new Class C K liquor license for Burgies Bowling, LLC at 7:16 p.m. "Yes" Riley, Carlson, Johnson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Riley to approve the new liquor license for Burgies Bowling LLC. "Yes" Riley, Carlson, Johnson. "No" None. Motion carried.

Sheriff DeCoste asked the council to assist with the costs of the cameras being placed around the town. He's requesting \$3,500.00. He explained where the cameras were being placed and showed them images of the ones that are currently installed. The council would like Clerk Bauer to review the budget and place the amount requested to aide with the cameras on the next agenda.

Golf Superintendent Hanson asked the council to increase the wages of the golf course part-time help that works year-round. They are currently making \$10.00 per hour. A motion was made by Council member Riley, second of Council member Johnson to give an increase of \$.50 per hour to Michelle LaMore, Rocky Timm and Cyd Hanson and include them on the increases each year hereafter. "Yes" Riley, Carlson, Johnson. "No" None. Motion carried.

Olsson & Associates provided Council with a Construction services amendment for the street improvement project. A motion was made by Council member Carlson, second of Council member Riley to approve the amended contract with Olsson & Associates for the street improvement project. "Yes" Riley, Carlson, Johnson. "No" None. Motion carried.

A motion was made to approve the following buildings permits, Fence & Concrete Pad at 870 2nd St, Deck & Porch at 982 5th St and a Fence at 959 3rd St. "Yes" Riley, Carlson, Johnson. "No" None. Motion carried.

Communications:

Council member Riley would like to have a lake clean-up day prior to the 3rd of July Celebration. Shaunna will get a flyer made to help get volunteers to come and help. The clean-up day is set for Sunday, June 27th at 9 a.m. Council member Riley will talk to Parks Superintendent Elms about a date to get the dredge in the lake since the last scheduled date was rained out. The dredge process will be ongoing and it will take a group of volunteers to run as time and schedules allow. Shaunna and Jerrod Elms built and installed fishing line recycle bins by the docks at the lake. Once they are full, she will

empty and put back up. Council member Hahn has received a lot of compliments on the recycle bins and he stated that Shaunna has done a great job. There will be a kayak essential class held at the Chappell Lake on June 27th in the early afternoon, any age is able to sign up. There is a fee associated with it that is paid to the instructor of the class.

Shaunna showed the council the draft pictures for the murals in the community gathering space.

Shaunna was approached about the possibility of adding a walking path along the viaduct when the state starts construction on it. Shaunna reached out to the district's regional manager for the state and he stated he would need a formal request from the City to begin discussion on the possibility of adding the walking path. Shaunna will send a request.

Council member Johnson asked Attorney Leef about the status on a revoked building permit. She stated that court was the next morning for the restraining order on the property.

Council member Riley shared that the fire nuisance house was being planned to be torn down in the upcoming week.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 8:08 p.m. "Yes" Riley, Carlson, 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 June 21, 2021, at the Chappell City Hall at 7:00 P.M. A zoom link was also provided for the meeting. The following members were present; Brott, Riley, Carlson, Hahn via Zoom 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 Howard Horner, Connie Loos, Cindy Williams and Brent with Frenchman Valley.

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 Carlson to approve the consent agenda, minutes of the regular meeting June 7, 2021, claims list, treasurer's report and sheriff's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

American Red Cross - \$720.00 * Black Hills Energy - \$2417.71 * Cash-Wa Distributing - \$3222.47 * Century Link--Long Distance - \$77.65 * Davis Equipment Co - \$21.94 * Display Sales Company - \$1442.00 * Dutton-Lainson Company - \$2244.63 * Eakes Office Products Center - \$11.97 * Enviro Service Inc - \$20.00 * Frenchman Valley Co-op - \$581.75 * Hometown Leasing - \$116.00 * Ideal Linen Supply - \$788.82 * Ingram Book Company - \$262.56 * Junior Library Guild - \$48.90 * Kurtzer's - \$53.12 * MCR Medical Supply, Inc - \$609.85 * Municipal Energy Agency of Nebraska - \$24,469.36 * Municipal Supply Inc of Nebraska - \$1716.99 * NE State Fire Marshal Agency - \$36.00 * Northwest Pipe Fittings Inc - \$201.97 * OxyMagic - \$205.00 * Public Safety Center, Inc. - \$159.92 * Verizon Wireless - \$122.36 * Vistabeam - \$306.85 * Western Resources Group Inc. - \$344.00 * Total Payroll - \$46,929.99 *

Unfinished Business:

Discussion was held on options for the city's property south of I-80. Brent with Frenchman Valley Coop was in attendance to present some ideas their company may be interested in. They are looking at the possibility of purchasing around 5 acres to use to put in stand-alone fuel pumps. They would put in concrete pads for the pumps, good lighting, and a canopy. There could be a possibility of expansion in the future. There is currently single-phase electric out there and that would be enough to power the pumps. The council felt like this would be a good step forward and could possibly get more traffic out there for future endeavors. The city would make sure that they leave accessibility to the acres not sold for any future plans of growth. Mayor Brott stated that the money the city made from the purchase of any acres would be put into a separate account for future engineering fees for future development.

Discussion was held the on the city assisting with the costs with the sheriff's department for the security cameras in Chappell. Clerk Bauer provided council with an income statement from the general fund and recommended paying the amount of \$3,500.00 out of the Community Improvement fund. A motion was made by Council member Riley, second of Council member Hahn to approve paying \$3,500.00 to assist with the costs associated with the cameras. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried. If the city would like to add a camera inside city hall in the future, the office staff will look for something to install in-house.

New Business:

Howard Horner is looking into the possibility of purchasing the old nursing home. He is looking for a warehouse type setting where he could unload products, move into the building and ship out the next day. The products do not contain chemicals and there wouldn't be a noise issue. He's looking into options of turning the old assisted living portion of the nursing home into apartments of some sort, possibly for senior living. He's researching if the updates and repairs to the building would make financial sense before he proceeds forward with the purchase. Mr. Horner wanted to present his ideas to council to see if they would be ok with any of the possibilities he mentioned with the building. The council as a whole was happy to see someone have interest in the building. Mr. Horner is in the early stages of planning and will be in touch in the future.

A motion was made by Council member Johnson, second of Council member Carlson to approve the building permits for the following: A Fence at 1050 1st and a fence at 1365 3rd St. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Carlson to approve the building permit for a fertilizer dry storage building at 16515 Road 14. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Communications:

The swimming pool heater is out of commission, the parks department have taken it apart to fix and will get it back up and running early this week.

Reminder of the lake clean-up day on June 27th at 9 a.m. CDD Mashek will look to see if the docks need painted, if so; she'll get them painted during the day of the clean-up.

Council member Riley stated they tried the dredge out and there were a few issues that arose. They are fixing the minor repairs and will get it back out soon.

Mosquito spraying has begun in town.

Shaunna will buy perennials for the planter boxes in the gathering space. Mike Maguire has already power washed the East wall in the area and will have the base coat painted by Tuesday. It will be ready for Lauren Olson to start on the mural the next week. Ashlea will add an agenda item to next meeting to discuss options for a shed or enclosed carport for the north side of the gathering space.

Shaunna will reach out to MEAN to see if they have a crew in the area that would be available to help install the new small baseball field lights. The city's equipment won't reach the top of the poles. The electric department will be budgeting for a taller bucket truck for the next fiscal year.

Ashlea will place an item on the next agenda for council to discuss setting a price to sell the city's triangle property.

The old empire motel has been purchased and the new owners have plans to renovate and turn back into a functioning motel.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 8:11 p.m. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Steve Brott, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk