

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held May 6, 2019, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Reichman, and Johnson. Staff members present were City Administrator/Clerk Ashlea Bauer, City Treasurer GERALYN KONRUFF, CDD Britt Miller, Utilities Worker Todd Rust, and Street Overseer Jerrod Elms. Others present included J Leef, Jeff Ortgies, Cindy Williams and Dale Fornander.

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 Riley, second of Council member Johnson to excuse Council member Carlson. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried

**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 April 15, 2019, claims list and dept head reports. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried.

Adopt-A-Dog Animal Rescue, Inc - \$259.94 \* Arnold Pool Company - \$165.4 \* Bomgaars - \$1512.11 \* Cash-Wa Distributing - \$1042.14 \* Century Link - \$629.64 \* Chappell Municipal Utilities - \$4441.92 \* Chappell Register - \$468 \* Chappell Super Foods - \$115.09 \* CISM Conference - \$150 \* Cranmore Pest Control LLC - \$45 \* Culligan - \$15 \* Dearborn National Life Insurance Co. - \$20.64 \* Deuel County Treasurer - \$7483.34 \* Dultmeier Sales - \$26.53 \* Dutton-Lainson Company - \$563.7 \* Eakes Office Products Center - \$45.98 \* Eichners Sales & Service - \$413.97 \* Frenchman Valley Co-op - \$30 \* HTM Sales, Inc - \$927.15 \* Ideal Linen Supply - \$506.68 \* Ingram Book Company - \$227.11 \* Jay Law Office, LLC - \$1390 \* Jirdon Agri Chemicals Inc - \$1256.78 \* Kriz-Davis Company/BSE - \$988.01 \* Matheson Tri-Gas Inc - \$258.15 \* Matt Friend Truck Equipment, Inc - \$207.65 \* Miller Office Products - \$38 \* Municipal Supply Inc of Nebraska - \$441.58 \* Nebraska Municipal Power Pool - \$873.73 \* Northwest Pipe Fittings Inc - \$560.24 \* Pitney Bowes - \$112.9 \* Premier Auto Parts & Service, LLC - \$1035.88 \* Sedgwick County Sales - \$2832.54 \* Southwestern Equipment Co - \$266.14 \* The L L Johnson Distributing CO - \$911.28 \* Turfwerks - \$17.77 \* Valley Repair - \$42.5 \* Van Diest Supply Co - \$4192.95 \* Verizon Wireless - \$78.44 \* Vistabeam - \$291.85 \* WEX BANK - \$1296.71 \* Total Payroll - \$33,314.27\*

**Unfinished Business:**

CDD Miller gave an update on the Downtown Project. Work is to begin on May 9<sup>th</sup>, they plan to begin on the corner of Matlock and 2<sup>nd</sup> street, doing one block at a time. Street Overseer Elms will be the project manager representative. The plan is to have the project done no later than October 11, 2019.

There was no new information to discuss on the old gas station out by the Interstate. Item was tabled until the next meeting.

CDD Miller updated Council on the Community Gathering Space. The project is delayed. She has been asked if an engineer will be needed before the city puts out bids for the project. Clerk Bauer will provide Miller with the contact information of Jess Hurlbert with Olsson and Associates, the city's engineer.

**New Business:**

City Attorney Joel Jay provided a letter to the Mayor and City stating his resignation as the city attorney. A motion was made by Council member Riley, second of Council member Reichman to accept with regret Jay's resignation. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried. J. Leef sent a letter to the City stating her interest in being the new City Attorney. She gave a list of references. She would charge \$150 an hour for her services. Mayor Brott would like to appoint J. Leef as the new City Attorney. A motion was made by Council member Johnson, second of Council member Reichman to accept Mayor Brott's appointment of new City Attorney J. Leef. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried.

Dale Fornander with Prince Empson Insurance presented a dividend check to the Council in the amount of \$13,421.70. The check was for participating with EMC Insurance. He thanked the city for being a long-term customer.

A motion was made by Council member Riley, second of Council member Johnson to approve Resolution 2019-03, designating the MEAN Representative and Alternate Representative. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried. A copy of the Resolution is on file at the City office which may be viewed during normal business hours.

Jeff Ortgies with Frenchman Valley Coop presented a copy of a quote for propane to the council. It would be a savings to the city to prepay for the propane and get it at a cheaper price. A motion was made by Council member Reichman, second of Council member Riley to prepay for propane at the Golf Course. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried. Jeff will give a copy of the contract to the city office and it will be placed on the next agenda to approve.

A motion was made by Council member Johnson, second of Council member Riley to approve a building permit for a fence at 933 2<sup>nd</sup> St. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Riley to approve a building permit for a fence at 959 2<sup>nd</sup> St. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Riley to approve a building permit for a shed at 959 2<sup>nd</sup> St. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Riley to approve a building permit for a concrete driveway at 645 Matlock Ave. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion

carried. The fee for this permit will be \$40.00 since the work was done before the permit was applied for and approved.

Park overseer Elms updated council on the swimming pool. A diving board needs to be replaced. The estimated cost is \$4000.00. A motion was made by Council member Reichman, second of Council member Johnson to approve the purchase of the new diving board. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "No" None. Motion carried. Elms will be in contact with the state to determine if a permit needs to be applied for to replace the board.

**Communications:**

Elms updated the council on a few things. He stated the pool has been painted and once the weather warms up, they will begin to fill it. Weather permitting the pool will open, Sunday, May 27<sup>th</sup>. Elms is also working on getting an estimate for street repairs on 6<sup>th</sup> street. He also said the new recycle roll-off dumpsters have arrived and they are working on getting city signs made for them.

CDD Miller stated that there is going to be a lake board meeting on May 10<sup>th</sup>.

Utilities Superintendent stated their department would like to budget for a third person for the next budget year.

A motion was made by Council member Reichman, second of Council member Johnson to adjourn the meeting at 7:53 p.m. "Yes" Riley, Reichman, Johnson. "Absent" Carlson. "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 May 20, 2019, 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 Treasurer Geralyn Konruff, CDD Britt Miller, Attorney J Leef, Utilities Worker Todd Rust, and Street Overseer Jerrod Elms. Others present included Dustin Palmer, George Zeilinger, Mickel Winemiller, Stephanie Winemiller, Sheldon Giesbrecht, Eli Lloyd, Jonah Pflugsten, and Thad Anderson.

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 May 6, 2019, claims list and Treasurer's report. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

Acushnet Company/Titleist - \$279.99 \* American Test Center, Inc. - \$1543.00 \* Arnold Pool Company - \$682.85 \* Black Hills Energy - \$439.63 \* Border League - \$500.00 \* Century Link--Long Distance - \$72.23 \* Chappell Lumber - \$335.12 \* Community First National Bank - \$34205.45 \* Croell Concrete - \$2088.70 \* Dultmeier Sales - \$113.53 \* Dutton-Lainson Company - \$1182.08 \* EMS Billing Services Inc.- \$673.41 \* Enviro Service Inc. - \$20.00 \* Hansen's Petroleum - \$1841.34 \* Hometown Leasing - \$116.00 \* Jirdon Agri Chemicals Inc. - \$143.58 \* Mike Criss - \$122.70 \* Municipal Energy Agency of Nebraska - \$28404.26 \* Municipal Supply Inc of Nebraska - \$1063.22 \* Nebraska Municipal Power Pool - \$1125.00 \* Pro-Tainer, Inc. - \$17344.00 \* Public Safety Center, Inc. - \$219.99 \* R & R Products Inc. - \$210.70 \* Reserve Account - \$2400.00 \* Sidney Roofing & Construction - \$12582.00 \* Simon East Region NE - \$513.75 \* Stotz Equipment - \$654.22 \* The L L Johnson Distributing CO - \$230.21 \* Total Payroll - \$34,021.14

**Unfinished Business:**

CDD Miller gave an update on the Downtown Project. Work begin on May 9<sup>th</sup>, the plan to begin on the corner of Matlock and 2<sup>nd</sup> street was changed to filling in the coal chutes first. They have run into problems with this, there are more chutes than originally thought. There will need to be a change order for the additional cost to fill in these additional chutes. A motion was made by Council member Riley, second of Council member Reichman to approve the additional cost of \$32,000 for this change order that will be submitted to the contractor. "Yes" Riley, Carlson, Reichman, and Johnson. "No" None. Motion Carried.

Discussion was held on what procedures would need to take place for an alternate Truck Route once the construction project progresses to the intersection of Vincent and Hwy 30. The Frenchman Valley Elevator will need to make sure signage for the harvest vehicles is in place and followed this year. There will no longer be truck traffic allowed on Vincent Ave turning south from Hwy 30.

J Leef updated filing progress on the Texaco Station south of town. She learned that Mr. & Mrs. Reitz needed to be served notice also, since they are still listed as owners of the property. Mr. Reitz can be served in person, however Mrs. Reitz no longer lives in Nebraska and will need to be served by way of mail service which can be a lengthy process. We can hope that we get a response back from both of them quickly.

Britt Miller gave an update on the Community Gathering Place and found out that our City Engineer, Jess Hurlbert with Olson & Associates has stated that we don't need to engineer it ahead of selecting a contractor, you can ask the contractor if he is fine working off the sketch or if you need some engineering design completed on the pavement, seat walls, or shade structures. You may be able to select pre-engineered shade structures. They could also assist with the landscape design off the design concept that we have if the contractors are willing to put in bids. It was discussed that we would have two different bidding processes, one for contractors and another for landscapers.

We received the contract from Jeff Ortgies with Frenchman Valley Coop for prepaid propane to the Golf Course. Attorney J Leef looked over the contract and has given the ok to sign. A Motion to accept the contract was made by Council Member Carlson and second by Council Member Johnson "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

**New Business:**

There was some discussion on the building permit at 1382 3<sup>rd</sup> St that was previously approved by the council. Stephanie Winemiller wanted it known that the plan that was presented to them prior to the council's approval of the permit was different than the work that was done to the fence. The fence has been moved further back on the owners property and now they don't know where the property line is. The city council followed the proper procedures for issuing the permit and if the neighbors have a problem with the location of the fence or the property lines that needs to be dealt with by them and their attorneys, the city will not be involved with a dispute between private parties.

Eli Lloyd with Colonial Life presented the options for supplemental insurance benefits for full time employees, the council agreed to give the employees that want to compare the rates with Allstate and Aflac that option.

Street overseer Elms presented a proposal for the repairs that are needed on 6<sup>th</sup> Street and had a contractor, Sheldon Giesbrecht talk about what needs done to the street to repair the damage. This will ultimately need to be put out for bid and find some funding sources for it.

Jerrold Elms also spoke with council about a problem with the tractor that is used to mow the ditches and the sewer plant. The clutch system has gone out and it will be costly and time consuming to fix it, so he is looking for options. The council did discuss having Jerrold talk with the county to see if leasing their equipment would be an option or just going ahead and getting it fixed. Jerrold will report back to the council what he finds out at the next meeting.

A motion was made by Council member Johnson, second of Council member Reichman to approve a building permit for a deck at 881 5<sup>th</sup> St. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

The next item of business was the communication procedures the have been followed lately. Mayor Steve Brott believes that with the new Attorney J Leef on board all communication needs to be held by email from her, she will include both Ashlea and Geralyn on all emails and include the council when information needs to be shared, but will follow the open meetings act and no decisions or will be made in these communications.

**Communications:**

CCD Miller stated there will be a Luncheon of Nebraska Diplomats, Inc. Celebrating Economic Development and Diplomat Communities which will be held on June 5<sup>th</sup> in Sidney. She will be presenting for the City of Chappell. There will also be another Vendor Fair held at the Swimming Pool Park again this year on June 15<sup>th</sup> and free swimming will be offered again.

A motion was made by Council member Riley, second of Council member Carlson to adjourn the meeting at 8:32 p.m. "Yes" Riley, Carlson, Reichman, Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Geraldyn K Konruff  
City Treasurer