

## CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held May 3, 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 Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, CDD Shaunna Mashek, and Utilities Worker Todd Rust. Others present included Adam Greenman.

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 19, 2021, claims list and dept head reports. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Bell Lumber & Pole - \$6020.00 \* BOKF, NA - \$11,282.64 \* Bomgaars - \$1451.70 \* Cash-Wa Distributing - \$285.71 \* Century Link - \$644.65 \* Chappell Municipal Utilities - \$3736.48 \* Cranmore Pest Control LLC - \$45.00 \* Davis Equipment Co - \$33.74 \* Dearborn Life Insurance Company - \$17.20 \* Deuel County Treasurer - \$7333.34 \* Eakes Office Products Center - \$17.98 \* Game Time - \$921.81 \* Ingram Book Company - \$132.57 \* Leef Law, LLC - \$1425.00 \* Nebraska Municipal Power Pool - \$1000.00 \* NMC Exchange LLC - \$2767.58 \* Olsson Associates - \$16,875.00 \* Quick Med Claims - \$398.49 \* Sedgwick County Sales - \$2725.2 \* Simon East Region NE - \$912.60 \* Southwestern Equipment Co - \$221.49 \* Spic and Span Cleaners - \$3274.50 \* Texoma Golf - \$297.96 \* The L L Johnson Distributing CO - \$1511.34 \* Todd Rust - \$75.00 \* Van Diest Supply Co - \$5602.04 \* Verizon Wireless - \$122.36.00 \* Vistabeam - \$68.95 \* Total Payroll - \$37,373.95 \*

**Unfinished Business:**

CDD Mashek gave an update on the gathering space. Randy with Paul Reed was down and looked at the gathering space. They had some concerns with a portion of the concrete on the north edge of the sidewalk. There is a hump in the concrete and will potentially cause problems with water drainage. Reichman Construction submitted an invoice in the amount of \$2,125.00 to repair the east wall of the Rusty Bucket in the gathering space area. A motion was made by Council member Hahn, second of Council member Carlson to approve Paul Reed Construction to fix the concrete in the gathering space during the project and they also approve paying the Reichman Construction invoice. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

**New Business:**

No discussion on sewer repair. Party requesting to be on agenda asked for the discussion to be removed from the agenda after the deadline passed.

A motion was made by Council member Johnson, second of Council member Carlson to approve the building permits for a fence at 599 Dana Ave and a porch at 1733 2<sup>nd</sup> St. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Discussion was held on the building permit submitted to add an additional mobile home onto the property at 502 5<sup>th</sup> St. There is already a mobile home located on the lot and the new one would be attached at an "L" to the current mobile home at the Northeast Edge. Zoning Inspector Rust stated that the owner has enough lot space to add the addition. A motion was made by Council member Johnson, second of Council member Hahn to approve the additional mobile home at 502 5<sup>th</sup> St. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

City Treasurer Konruff asked the council if she could transfer funds from the LB840 account into the general fund to cover the expenses of the engineers' fees for the 2021 street project. A motion was made by Council member Carlson, second of Council member Hahn to transfer \$75,000.00 from the City's LB840 account to the City General Account. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

**Communications:**

CDD Mashek gave updates on happenings in Chappell for the last few weeks. She received 8 free trees from the SPNRD. The trees will be planted in the center and pool parks. She has gotten the weeds pulled in the bulb outs downtown. She will be meeting with Lieutenant Governor Mike Foley this week. He has scheduled visits with a few new businesses in the downtown area. She has received more funding for the ball field lights and has been invited to apply for another grant for them. Shaunna and Council member Johnson met with Connie Loos and Cindy Williams after the last council meeting to answer some questions in regards to the dredge at the lake and the interstate property the city has.

A motion was made by Council member Carlson, second of Council member Hahn to adjourn the meeting at 7:28 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 May 17, 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 Hunter Bailey.

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 May 3, 2021, claims list, treasurer's report and sheriff's report. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

Acushnet Company/Titleist - \$2,047.00 \* Altec Industries, Inc - \$3,041.60 \* Black Hills Energy - \$493.53 \* Cash-Wa Distributing - \$376.35 \* Chappell Lumber - \$777.10 \* Chappell Register - \$523.20 \* Chappell Super Foods - \$180.39 \* City of Chappell - \$5,207.47 \* Community First National Bank - \$34,205.45 \* Contractors Materials - \$135.00 \* Culligan - \$39.00 \* Davis Equipment Co - \$703.44 \* Dutton-Lainson Company - \$5,399.91 \* Eakes Office Products Center - \$12.00 \* Enviro Service Inc - \$20.00 \* FERNO-WASHINGTON, INC - \$526.00 \* Fidele Home Improvements - \$2,794.50 \* Frenchman Valley Co-op - \$365.00 \* Garretson's Sport Center - \$317.05 \* Hansen's Petroleum - \$2469.26 \* Hometown Leasing - \$116.00 \* Ideal Linen Supply - \$774.74 \* Iowa Pump Works, Inc - \$231.17 \* Jeppson Services - \$3,400.00 \* Kacey Huff - \$2,860.06 \* Kurtzer's - \$420.12 \* Matheson Tri-Gas Inc - \$111.20 \* Michael Todd & Company Inc - \$1,881.24 \* Municipal Energy Agency of Nebraska - \$30,016.06 \* Municipal Supply Inc of Nebraska - \$1,181.81 \* NE Safety & Fire Equipment - \$216.00 \* Nebraska Municipal Power Pool - \$1,200.00 \* Northwest Pipe Fittings Inc - \$267.01 \* Polly Olson - \$650.00 \* Premier Auto Parts & Service, LLC - \$1,008.16 \* Prestige Flag - \$700.00 \* Quick Med Claims - \$160.94 \* R & R Products Inc - \$244.45 \* Reichman Construction - \$2,125.00 \* Ron Collins - \$419.81 \* The L L Johnson Distributing CO - \$94.53 \* Vistabeam - \$237.9 \* Waste Connections, INC - \$1,909.92 \* Western Resources Group Inc. - \$191.72 \* WEX BANK - \$995.05 \* Total Payroll - \$39,301.02 \*

**Unfinished Business:**

Hunter Bailey with Nebraska Game and Parks spoke to the council about ways to reduce the large geese population at the Chappell Lake. A controlled hunt would be a beneficial way to permanently remove the geese. It would be an annual project. There could be some sort of lottery as to who would draw tags. Council member Hahn will start drafting a plan to get the project going and will include the Lake Board members in the discussion. The migrating geese are the bulk of the problem. They are detrimental to the lake. The geese are over-running the lake and contaminating it. More information will be presented in the near future.

Discussion was held on city's property south of Interstate 80. Connie with Buckley Trust was in contact with CDD Mashek and asked her about putting a sign on the property advertising that it's for sale. The council would like to discuss the property in more detail at the next meeting and discuss options of selling it. Mashek will get a quote from Andersen Sign Company for a sign to advertise.

CDD Mashek reached out to a gentleman about power washing, priming and painting the west wall of the Rusty Bucket in the Community Gathering Area. He said it would take about 3 days to get it complete and he would like to do it as quickly as possible. The Council needs a quote for the work and will have a special meeting on May 20<sup>th</sup>, 2021 via Zoom to review the quote from the gentleman. Shaunna also spoke about the mural that is going to painted in the gathering space. She has reached out to Lauren Olson to discuss a timeline and what to paint for the mural. The Council would like to have some sort of art work from local artist Aaron Pyle painted on the mural. Shaunna is setting up a meeting with Ms. Olson to discuss further.

**New Business:**

No discussion on city street cameras. Sheriff DeCoste wasn't present. Item will be placed on the next agenda.

One bid was received for the 2021 Street Improvement Project. The apparent low bidder was McAtee Construction Co., DBA Simon Contractors. The amount of the bid is as follows: \$1,498,077.00 (Bid Section "A" 4<sup>th</sup> Street: \$514,007.25; Bid Section "B" 5<sup>th</sup> Street: \$474,108.50; Bid Section "C" 6<sup>th</sup> Street: \$261,059.25; Bid Section "D" Lincoln Avenue: \$248,902.00). City Engineers, Olsson and Associates gave their recommendation that Notice of Award be given to McAtee Construction Co., DBA Simon Contractors. A motion was made by Council member Hahn, second of Council member Johnson to approve/award the bid of \$1,498,000.00 to McAtee Construction Co. DBA Simon Contractors for the 2021 Street Improvements Project. "Yes" Riley, Carlson, Hahn, Johnson. "No" None. Motion carried.

**Communications:**

Swimming Pool is opening Sunday, May 30<sup>th</sup>. It has been filled and the heater is on and running.

Council inquired about the nuisance property that had a house fire. Attorney Leef stated that the property has been sold and the new owners will need to apply for a building permit to demolish the building. This item will be added to the special meeting agenda on May 20<sup>th</sup>, 2021.

Council also inquired about the property with the outstanding building permit fees. Attorney Leef stated there has been no communication since the owner had been served.

Attorney Leef will be working on revising city code that pertains to containers on properties and specifications on building permits that require a permit to demolish a building.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 8:05 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

**SPECIAL  
CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A special teleconference meeting of the Chappell City Council was held on May 20, 2021, at 12:00 P.M. The following members were present; Brott, Riley, Carlson, and Johnson. Staff members present were City Administrator/Clerk Ashlea Bauer and CDD Shaunna Mashek.

The purpose of the meeting was to review the quote for painting/priming west wall of Rusty Bucket and to review a building permit application to demolish a building at 1133 3<sup>rd</sup> Street.

A motion was made by Council member Johnson, second of Council member Carlson to approve the quote of \$2,200.00 by McGuire Custom Paint to power wash and two prime coats and materials on the west wall of the Rusty Bucket in the Community Gathering Space. "Yes" Riley, Carlson, and Johnson. "Absent" Jerod Hahn. "No" None.

A motion was made by Council member Johnson, second of Council member Carlson to approve the building permit to demolish all buildings on the property of 1133 3<sup>rd</sup> St. "Yes" Riley, Carlson, and Johnson. "Absent" Jerod Hahn. "No" None.

A motion was made by Council member Riley, second of Council member Carlson to adjourn the meeting at 12:05 p.m. "Yes" Riley, Carlson, and Johnson. "Absent" Jerod Hahn. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk