

## CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held April 3, 2017, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Vogt, Reichman and Johnson. Staff members present were City Attorney Joel Jay, City Administrator/Clerk Ashlea Jepsen, City Treasurer Geralyn Konruff, Library Staff Cheri Leach and Peggy Hayden and CDD Britt Miller. Others present were Scott DeCoste, Steve Fischer, Ken Asche, Cindy Williams, Rachel and Zach Smith and Mike Andrews.

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 Vogt, second of Council member Reichman to approve the consent agenda, minutes of the regular meeting March 20, 2017, claims list, dept head reports, animal control report and sheriff's report. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

Bytes Computer & Network Solutions - \$189.95 \* Century Link - \$136.24 \* Chappell Municipal Utilities - \$145.81 \* Chappell Register - \$916.10 \* Deuel County Treasurer - \$6670.00 \* EMC Insurance Companies - \$11914.00 \* Eakes Office Products Center - \$272.00 \* Chappell Municipal Utilities - \$1564.76 \* EMC Insurance Companies - \$8510.00 \* NMVCA - \$60.00 \* Clark Bernhardt - \$81.52 \* Chappell Municipal Utilities - \$346.79 \* EMC Insurance Companies - \$2978.50 \* Frenchman Valley Co-op - \$423.60 \* S A Foster Lumber Company - \$279.83 \* Chappell Municipal Utilities - \$21.50 \* Chappell Municipal Utilities - \$120.48 \* EMC Insurance Companies - \$1276.50 \* American Test Center, Inc - \$1090.80 \* Chappell Municipal Utilities - \$1195.32 \* Dutton-Lainson Company - \$421.61 \* EMC Insurance Companies - \$2978.50 \* Merchant JT&S - \$550.00 \* Chappell Municipal Utilities - \$697.68 \* EMC Insurance Companies - \$2553.00 \* Hilton-Fort Collins - \$336.00 \* Todd Rust - \$40.00 \* Sargent Drilling - \$450.00 \* Chappell Municipal Utilities - \$21.50 \* EMC Insurance Companies - \$3829.50 \* S A Foster Lumber Company - \$34.48 \* Chappell Municipal Utilities - \$45.00 \* EMC Insurance Companies - \$3404.00 \* Frenchman Valley Co-op - \$30.13 \* Frenchman Valley Co-op - \$26.59 \* Sedgwick County Sales - \$1081.86 \* Dearborn National Life Insurance Co. - \$24.08 \* EMC Insurance Companies - \$1276.50 \* Chappell Municipal Utilities - \$282.05 \* EMC Insurance Companies - \$3829.50 \* Frenchman Valley Co-op - \$420.00 \* The L L Johnson Distributing CO - \$277.69 \* The L L Johnson Distributing CO - \$142.02 \* R & R Products Inc - \$102.41 \* S A Foster Lumber Company - \$53.48 \* S A Foster Lumber Company - \$12.47 \* Simon Contractors - \$397.50 \* Total Payroll - \$28,666.67 \*

### **Unfinished Business:**

Discussion was held on the proposed increase request on the Interlocal between the county and city for law enforcement.

A motion was made by Council member Johnson, second of Council member Riley to go into executive session at 7:05 p.m. to discuss contract negotiations. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

A motion was made by Council member Reichman, second of Council member Vogt to come out of executive session at 7:26 p.m. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

The council and mayor wanted to state that the decision they came to was in no way a reflection of the jobs performed by the sheriff's office but it was based on the city's budget and financial concerns only. A motion was made by Council member Riley, second of Council member Vogt to approve an \$8,000.00 increase to the overall yearly amount of the Law Enforcement Interlocal Agreement. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

Discussion was held on the proposals received for the downtown revitalization project. The community development committee reviewed the proposals and they provided their recommendations of the top three proposals. It was decided by the council to hold a special meeting on April 17<sup>th</sup> to interview the top three firms and discuss their proposals that were submitted. The firms being interviewed are Hanna:Keelan Associates, Miller & Associates and Wilson & Company.

### **New Business:**

Rachel Smith a member of the local 4H Board met with the council to discuss the current city code that prohibits fowl in city limits. The local 4H now allows chickens to be part of showing in the county fair. Mrs. Smith has proposed that the council make a change in the current ordinance to allow chickens and other small fowl in the city limits. The council

will look into what other towns do in regards to allowing small foul within city limits and will table the item until the next meeting.

Ken Asche, owner of Miller Memorial Nursing Home, approached the city and requested that they consider purchasing the nursing home.

The Library would like to add additional hours during the day of June 4<sup>th</sup> when the Children's Museum is in town. The additional hours will be advertised.

A motion was made by Council member Riley, second of Council member Reichman to approve the new appointments for the Zoning/Planning Commission. Current Member Terry Livengood, New Members, Ernie Husmann, Cindy Williams, George Schneider, Brian Smith and Greg Fidele. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Vogt to hire Laurie Ningen as the summer recreation director. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

A motion was made by Council member Riley, second of Council member Vogt to hire lifeguard summer help per clerk recommendations. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

Golf Course Superintendent Rod Hanson provided a list of recommendations to council for part-time summer help. A motion was made by Council member Vogt, second of Council member Reichman to hire golf course help per manager recommendations. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

One bid was received for the hay harvesting by the airport and lake. A motion was made by Council member Johnson, second of Council member Riley to approve Jeff Rhodes' bid for the hay at \$40.00 per ton. Lease to run from May 1, 2017 to January 2018. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

**Communications:**

The trash truck is in the shop for repairs. The waste department hopes that it won't be out of commission for too long.

The large item clean-up will be held on April 19<sup>th</sup> from 7 am – 3:30 pm and April 22<sup>nd</sup> from 8 am – 12 pm. Items can be brought to the dumpsters south of the recycle center on these dates.

Union Pacific Railroad would like to give recognition to Chappell during the 150<sup>th</sup> UPRR Celebration. Some type of recognition will be held on September 22<sup>nd</sup>, 2017.

Treasurer Konruff has the opportunity to reinvest the Keno CD held at Points West Bank into a 15 month CD with 1.19% interest. She will get the paperwork submitted to transfer the funds.

A motion was made by Council member Johnson, second of Council member Vogt to adjourn the meeting at 8:42 p.m. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Ashlea Jepsen  
City Administrator/Clerk

**SPECIAL CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A special meeting of the Chappell City Council was held on April 17, 2017, at the Chappell City Hall at 5:00 P.M. The following members were present; Brott, Riley, Vogt, Reichman and Johnson. Staff members present were City Attorney Joel Jay, City Administrator/Clerk Ashlea Jepsen, and City Treasurer Geralyn Konruff. Others present were Brenda Jensen, Luke Dutcher, Ashley Weesner, Lonnie Dickson, Troy Eisenbraun and Garrett Hummel.

Council member Riley arrived at 5:35 pm.

The purpose of the meeting was to discuss with three firms, their downtown revitalization project proposals.

The council received presentations from Miller & Associates, Hanna:Keelan and Associates and Wilson & Company. Each firm has a designated time to present their proposals to the council. They each provided information on what was included in the separate phases of a downtown revitalization project. The council asked various questions of each firm. They are waiting for answers in regards to funding before they proceed forward with a firm.

A motion was made by Council member Riley, second of Council member Vogt to adjourn the meeting at 6:59 p.m. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

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Steve Brott, Mayor

ATTEST:

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Ashlea Jepsen  
City Administrator/Clerk

### **CITY COUNCIL MINUTES CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held on April 17, 2017, at the Chappell City Hall at 7:00 P.M. The following members were present; Brott, Riley, Vogt, Reichman and Johnson. Staff members present were City Attorney Joel Jay, City Administrator Ashlea Jepsen, City Treasurer Geralyn Konruff, and CDD Britt Miller. Others present included Milt & Anita Rogers, Mike Andrews and Brian & Zach Smith.

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 April 3, 2017, claims list and treasurer's report. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

Culligan - \$31.00 \* Ideal Linen Supply - \$27.78 \* Jay Law Office, LLC - \$686.00 \* Brit Miller - \$68.59 \* Reichman Construction - \$3864.93 \* Sidney Glass - \$2973.75 \* Black Hills Energy - \$155.88 \* Hansen's Petroleum - \$18.99 \* Ideal Linen Supply - \$107.55 \* Nebraska Environmental Products - \$795.20 \* Premier Auto Parts & Service, LLC - \$422.22 \* Steve's Towing & Recovery, LLC - \$308.77 \* Black Hills Energy - \$33.69 \* City of Ogallala - \$40.00 \* Ideal Linen Supply - \$107.55 \* Premier Auto Parts & Service, LLC - \$422.22 \* Van Diest Supply Co - \$710.60 \* Black Hills Energy - \$190.82 \* Ingram Book Company - \$25.48 \* Dutton-Lainson Company - \$267.97 \* Ideal Linen Supply - \$51.53 \* Jeppson Services - \$225.00 \* Municipal Energy Agency of Nebraska - \$41788.60 \* Nebraska Municipal Power Pool - \$1822.67 \* Premier Auto Parts & Service, LLC - \$90.99 \* Black Hills Energy - \$36.21 \* Black Hills Energy - \$36.21 \* Enviro Service Inc - \$23.00 \* Ideal Linen Supply - \$51.52 \* League of NE Municipalities-Utilities - \$45.00 \* One Call Concepts, Inc - \$37.47 \* Premier Auto Parts & Service, LLC - \$90.98 \* Cranmore Pest Control LLC - \$45.00 \* Van Diest Supply Co - \$1421.20 \* Hansen's Petroleum - \$528.07 \* Ideal Linen Supply - \$107.54 \* Premier Auto Parts & Service, LLC - \$422.23 \* EMS Billing Services Inc - \$240.79 \* Hansen's Petroleum - \$90.56 \* Matheson Tri-Gas Inc - \$200.14 \* Matheson Tri-Gas Inc - \$84.40 \* Prairie States Communications - \$146.50 \* Premier Auto Parts & Service, LLC - \$256.58 \* Cash-Wa Distributing - \$994.67 \* Hansen's Petroleum - \$887.96 \* Ideal Linen Supply - \$65.05 \* Premier Auto Parts & Service, LLC - \$42.44 \* Total Payroll - \$29,109.29 \*

#### **Unfinished Business:**

Discussion was held on the downtown revitalization proposal presentations that were given during the special meeting earlier in the evening. The council is waiting to hear back from one of the firms in regards to a few questions they had relating to funding. The item was tabled until a future meeting.

More discussion was held on the possibility of allowing chickens in city limits. The consensus of the council was to proceed forward to make the necessary changes to the ordinance to allow chickens. A permit will be drafted for the requirements and fees associated with allowing them in town. Attorney Jay will work on revising the ordinance and the permit and will have it for the next meeting.

#### **New Business:**

Council reviewed the Community Development small board's evaluation of the Director Britt Miller. Council commented on the good job Britt is doing.

Discussion was held on various nuisance properties in town. Milt and Anita Rogers spoke about a property in their neighborhood that has continued to be a nuisance for many years. The council would like to get the process started to declare certain properties as a nuisance and work to help get them cleaned up. Attorney Jay will research the steps that need to be taken to start the process.

Discussion was held on the current baseball field agreement with the school. The council would like to see the agreement revised. They would like to change the dates that the city is responsible for the ballfields. Attorney Jay will have the changes to the agreement at the next meeting.

A motion was made by Council Member Vogt, second of Council member Riley to approve the pay increase for the maintenance at Liberty Park for Mr. Bayne. The monthly pay will be \$600 from June through October 2017.

A motion was made by Council member Johnson, second of Council member Vogt to approve the two additional lifeguard applicants. "Yes" Riley, Vogt, Reichman, Johnson. "No" None. Motion carried.

Mayor Brott read the Arbor Day Proclamation which will be celebrated on April 28<sup>th</sup>. The city is giving away 40 trees in observance of Arbor Day.

**Communications:**

There has been an abundance of tires dumped into the city dumpsters. If the tires continue to be put in the dumpsters the city will no longer be able to haul trash to the Sedgwick County Landfill which could potentially result in an increase in trash fees for the paying customers.

A resident in town is considering making a business out a home that is zoned residential but close to the downtown businesses. Attorney Jay will pass the information on to the Zoning/Planning Commission for them to discuss.

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

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Steve Brott, Mayor

ATTEST:

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Ashlea Jepsen  
City Administrator/Clerk