

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held November 4, 2024, at the Chappell City Hall at 7:00 P.M. The following members were present; Riley, Ortgies, Hahn, Johnson. Staff members present were City Attorney J Leef, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer GERALYN KONRUFF, Utilities Superintendent Todd Rust and Utilities Worker Aaron Stegeman. Others present included Sean Holloway.

Notice of the meeting was posted as required by law. The Pledge of Allegiance was recited by those present. Mayor Riley informed the public of the location of the Nebraska Open Meeting Act on the back wall of Council room.

Public Comments:

No public comments.

A motion was made by Council member Hahn, second of Council member Johnson to excuse Council member Carlson. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Consent Agenda:

A motion was made by Council member Hahn, second of Council member Johnson to approve the consent agenda, minutes of the regular meeting October 21, 2024, dept head reports and sheriff's September report. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

All Star Auto Glass - Repair - \$275.00 * Ault Well Service - Repair - \$4497.33 * Century Link - Telephone/Communications - \$385.58 * Chappell Municipal Utilities - Utilities - \$5032.98 * Culligan - Supplies - \$78.95 * Dearborn Life Insurance Company - Life Insurance - \$17.20 * Deuel County Treasurer - Law Enforcement - \$8166.66 * Disc Store - Community Improvement - \$3427.00 * Eakes Office Products Center - Supplies - \$345.14 * Enviro Service Inc - Lab Testing - \$27 * Fox Insurance - Insurance & Bonds - \$695.00 * Global Industrial - Community Improvement - \$777.86 * Good Housekeeping - Subscriptions & Dues - \$29.97 * Grainger - Supplies - \$24.74 * Highline Electric Association - Utilities - \$166.14 * Ingram Book Company - Books/Video - \$132.44 * Masek Golf Car Company - Repair - \$187.77 * Matheson Tri-Gas Inc - Oxygen - \$18.96 * Municipal Energy Agency of Nebraska - Subscriptions & Dues - \$1650.00 * NDEE-Public Water Operators - Licenses, fees and permits - \$100.00 * Petty Cash - Postage - \$108.96 - Supplies - \$10.00 * Points West Community Bank - Debt Service - \$11,451.51 - Interest Expense - \$1933.59 * PowerManager - Subscriptions & Dues - \$8918.90 * Sedgwick County Sales - Trash Hauling/Recycling - \$2405.60 * Shaunna Mashek - Community Improvement - \$53.60 * Vistabeam - Telephone/Communications - \$104.95 * WESCO RECEIVABLES CORP. - Supplies - \$950.04 * Western Equipment Finance - Debt Service - \$1293.36 * Total Payroll - \$42,905.36 *

Unfinished Business:

Council reviewed the building permit application for a garage at 1250 3rd St. The owner requested a variance and the zoning and planning commission met and provided their recommendation to council. A motion was made by Council member Hahn, second of Council member Johnson to approve the permit at 1250 3rd St for a garage with no variance. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried. The owners will have to use the standard setback in the alley of 20 feet.

New Business:

A motion was made by Council member Hahn, second of Council member Johnson to approve the annual Olsson Contract Renewal for Street Superintendent and Engineering Services for 2025. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Todd Rust spoke with the council about the future plans of generation for the city. The electric department has the opportunity to purchase another generator for approximately \$155,000.00. The generator has a low amount of hours, it's enclosed in it's own stand-alone building. They will look into what is required to add an additional generator. They are also looking at the possibilities of upgrading the switch gear. There are some grants that can be applied for. LB840 funds can be used for the infrastructure also. Attorney Leef stated there will have to be approval from the NE Power Review Board and MEAN. She will research what steps need to be taken first to start the process.

Aaron Stegeman spoke with the Council about the final LEAD rulings from the EPA. J provided suggestions on what to add to the sheets that will go out to the customers who marked their inventory sheets with unknown. More information will be provided in the future.

A motion was made by Council member Johnson, second of Council member Hahn to enter into executive session at 7:43 pm to discuss the annual employee increases. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Ortgies to come out of executive session at 7:55 pm. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Johnson to recommend an 8 percent increase to the full-time employees. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried. The council is very thankful for a great group of employees across the departments and thankful for all they do.

Communications:

Council members inquired about nuisance properties. J has a call in to an attorney regarding one and a phone call into another owner. She had Ashlea draft letters for two other nuisances.

Ashlea let council know that city would be doing the training and updates to the meter reading software this week and a rep from the city insurance would be in town to review all the property covered under the policy. J has been working with Shaunna and Ashlea to make some updates to the LB840 plan for the next time it comes up for a vote.

Council member Johnson asked if there had been anymore communication about the future car wash. J and Shaunna have both contacted the owner of the property and are waiting for a response.

Shaunna told the council about a grant the Airport Authority was awarded to replace the runway at the airport. She also spoke about another grant opportunity she is working on with the state for funding on getting more streets paved. She's in the early stages of this project.

Mayor Riley asked how long J will continue to be the city attorney. She plans to be with the city until January. She has spoke to a nearby attorney about transitioning over.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 8:22 p.m. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Dan Riley, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held November 18, 2024, at the Chappell City Hall at 7:00 P.M. The following members were present; Riley, Ortgies, Carlson, Johnson. Staff members present were City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer GERALYN KONRUFF and Utilities Superintendent Todd Rust. Others present included Nate Fox.

Notice of the meeting was posted as required by law. The Pledge of Allegiance was recited by those present. Mayor Riley 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 Johnson, second of Council member Carlson to excuse Council member Hahn. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

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 November 4, 2024 and treasurer's report. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

21st Century Equipment LLC - Repair - \$218.28 - Supplies - \$6.19 * AP Diesel Services - Repair - \$1008.00 * Ashlea Bauer - Supplies - \$228.87 * Black Hills Energy - Utilities - \$990.59 * Bomgaars - Supplies - \$74.99 * Chappell Chamber of Commerce - Community Improvement - \$5000.00 * Chappell Lumber - Community Improvement - \$10.99 - Supplies - \$489.50 - Swimming Pool Exp - \$19.27 - Tools - \$139.99 * Chappell Register - Ads, Forms & Printing - \$305.78 * Chappell Super Foods - Liquor Expense - \$8.89 - Supplies - \$24.87 * Colorado State University - Continuing Education - \$490.00 * Consolidated Electrical Distributor - Supplies - \$886.88 * Croell Inc - Gravel & Concrete - \$1439.85 * Eakes

Office Products Center - Supplies - \$466.63 * EMC Insurance Companies - Insurance & Bonds - \$648.00 * Enviro Service Inc - Lab Testing - \$79.00 * Fairfield by Marriott - Travel Expense & Per Diem - \$259.90 * Frenchman Valley Co-op - Fuel - \$40.00 * Grainger - Supplies - \$567.70 * Hansen's Petroleum - Baseball Expense - \$9.16 - Fuel - \$1558.04 * Hometown Leasing - Leases - \$108.67 * Ideal Linen Supply - Supplies - \$1486.12 * Landscape Structures - Community Improvement - \$104592.38 * Municipal Supply Inc of Nebraska - Subscriptions & Dues - \$1460.35 * Nebraska Rural Water Association - Continuing Education - \$445.00 * Nebraskaland - Subscriptions & Dues - \$33.00 * One Billing Solutions, LLC - Collections Expense - \$396.03 * Petty Cash - Postage - \$101.10 - Supplies - \$20.00 * Premier Auto Parts & Service, LLC - Fuel - \$14.01 - Maintenance - \$44.39 - Supplies - \$1054.38 - Tools - \$107.59 * Ron's Chappell Auto Repair - Repair - \$978.23 * Sedgwick County Lumber - Supplies - \$1069.39 * Stotz Equipment - Repair - \$453.11 * Verizon Wireless - Telephone/Communications - \$494.93 * Vistabeam - Telephone/Communications - \$742.01 * WESCO RECEIVABLES CORP. - Supplies - \$49.72 * WEX BANK - Fuel - \$334.28 * Wheat Belt Public Power District - Utilities - \$108.96 * Willow Lake Fish Hatchery - Chappell Lake Exp - \$3351.75 * Total Payroll - \$41,690.59 *

Unfinished Business:

No unfinished business.

New Business:

Nate Fox was present to discuss the property evaluation findings for the insurance coverage with LARM. He went through each property owned by the city and showed the current valuations and the various changes. He discussed and answered the various questions the board had. A motion was made by Council member Johnson, second of Council member Ortgies to approve the property valuations as presented and remove the coverage of cameras at location 15-1. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Utilities Superintendent Rust spoke with the council about various topics relating to the electric department. Representatives from MEAN stopped by and spoke with some of the city employees about a program they are trying to get started to get a group of 12-14 towns together to pay an annual fee to a contractor that could be scheduled to do electrical work for the towns. Chappell's electrical department currently has a contractor they use for bigger projects and they aren't interested at this time to join a larger group to share contractor services.

Todd spoke with the executive director from the NE Power Review Board about the process of adding an additional generator. Todd would fill out an application with all the information and the power review board would review and follow procedure for approval. Todd would like to get bids on generators and decide which direction to go next. A motion was made by Council member Carlson, second of Council member Johnson to put out bids for an additional generator to add to the city electrical department. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried. Clerk Bauer will get the specs for the bid advertising. LB840 funds for infrastructure and a portion of the electric cd could be used for the purchase if that is the direction the council would like to go.

Todd received a quote from NE Municipal Supply for \$4,850 for a R900 Belt Clip for meter reading. A motion was made by Council member Carlson, second of Council member Ortgies to approve Todd to proceed forward with ordering the belt clip. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Ortgies to appoint Bonnie Husmann to the Chappell Library Board. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Clerk Bauer presented the council with the 2025 Blue Cross Blue Shield Health Insurance rates. The city qualifies for the BCBS ChamberChoice Plan. The city would need to increase their annual contribution to employee health savings accounts by \$5,200. With the changes, the new health insurance plan would be an approximate 12% decrease to the employee cost and a 20% decrease to the employer's cost. The deductibles will be \$3,000 for single and \$6,000 for family. A motion was made by Council member Carlson, second of Council member Ortgies to approve the new health insurance rates and the increase in annual contribution to the employee health savings accounts. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Carlson to approve using \$95,000 from LB840 infrastructure funds for the payment of the wastewater treatment plant annual payment. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Ordinance 561 was introduced to the council relating to the council meeting times. A motion was made by Council member Johnson, second of Council member Ortgies to designate Ordinance 561. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Clerk Bauer read the title of Ordinance 561 as follows;

Ordinance 561: AN ORDINANCE TO AMEND CHAPTER 33 MEETINGS SECTION 33.03 WHEN; WHERE; QUORUM OF THE CITY OF CHAPPELL MUNICIPAL CODE TO CHANGE THE TIME OF THE REGULAR MEETINGS OF CITY COUNCIL OF THE CITY OF CHAPPELL FROM 7:00 P.M. ON THE FIRST AND THIRD MONDAYS OF EACH MONTH

TO 5:00 P.M. ON THE FIRST AND THIRD MONDAYS OF EACH MONTH; TO REPEAL SUCH SECTION AS HERETOFORE EXISTING, AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

A motion was made by Council member Carlson, second of Council member Johnson to waive the three readings of Ordinance 561. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Ortgies to pass Ordinance 561-Council meeting times. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Carlson to publish Ordinance 561-Council meeting times. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Communications:

A motion was made by Council member Johnson, second of Council member Carlson to not have the December 16th council meeting. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

A resident had called and inquired about installing a temporary fence on the property. A building permit be applied for.

Council inquired about nuisance properties. There will be an agenda item for these on the next meeting.

Todd and Shaunna are working on another electric grant for rural small communities.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 8:18 p.m. "Yes" Ortgies, Carlson, Johnson. "Absent" Hahn. "No" None. Motion carried.

Dan Riley, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk