

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held September 3, 2024, at the Chappell City Hall at 7:00 P.M. The following members were present; Riley, Ortgies, Carlson, Hahn, Johnson. Staff members present were City Attorney J Leef, CDD Shaunna Mashek, City Treasurer Geralyn Konruff and Utilities Superintendent Todd Rust. Others present were two representatives from Nebraska Municipal Power Pool (NMPP).

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.

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 August 19, 2024 and Sheriff's July Report. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Barco Municipal Products Inc - Supplies - \$159.00 * Cash-Wa Distributing - Candy/Pop - \$397.45 - Liquor Expense - \$22.83 - Perishables - \$175.70 * - Supplies - \$90.15 * Chappell Lumber-Library Acct - Repair - \$169.98 * Chappell Municipal Utilities - Utilities - \$8308.44 * Chappell Plumbing LLC - Repair - \$130.00 * Croell Inc - Gravel & Concrete - \$2933.35 * Davis Equipment Co - Repair - \$1314.33 * Dearborn Life Insurance Company - Life Insurance - \$17.20 * Deuel County Treasurer - Law Enforcement - \$8166.66 * Dietrich Distributing - Beer Expense - \$133 * Dultmeier Sales - Repair - \$413.17 * Eakes Office Products Center - Supplies - \$481.35 * Grainger - Tools - \$3344.99 * Halie Brott - Park Maintenance - \$600 * Henry Schein, Inc - Supplies - \$274.06 * Highline Electric Association - Utilities - \$161.34 * Ingram Book Company - Books/Video - \$35.99 * Kacey Huff - Equipment - \$1497.08 * Kurtzer's - Maintenance - \$228.43 * - Supplies - \$332.93 * Livengood Backhoe Service - Repair - \$162.00 * Marge Freeman - Misc Expense - \$46.20 * Mick Sisco - Repair - \$40.00 * Municipal Supply Inc of Nebraska - Supplies - \$1188.49 * NMC Exchange LLC - Licenses, fees and permits - \$810.48 - Repair - \$439.33 * Pepsi-Cola of Alliance - Candy/Pop - \$424.52 * Pitney Bowes Bank, Inc. - Postage - \$4800.00 * Real Simple - Subscriptions & Dues - \$43.00 * Ritchey's Redi-Mix Concrete - Gravel & Concrete - \$1818.00 - Repair - \$5000.00 * Sedgwick County Sales - Trash Hauling/Recycling - \$3096.80 * Shaunna Mashek - Community Improvement - \$253.07 * Vistabeam - Telephone/Communications - \$104.95 * Western Equipment Finance - Debt Service - \$1293.36 * Wheat Belt Public Power District - Utilities - \$54.23 * Total Payroll - \$43,382.08 *

Unfinished Business:

More discussion was held on the Purchasing and Scheduling Agent Services Agreement with the representatives from NMPP. A motion was made by Council member Hahn, second of Council member Johnson to approve the signing of the agreement. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

One estimate was provided to repair and replace the north cement steps at the Heritage House. A motion was made by Council member Hahn, second of Council member Johnson to approve the estimate from Melchior Contracting in the amount of \$5,500.00. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

New Business:

A motion was made by Council member Hahn, second of Council member Ortgies to hire Katie Hoffman as the library assistant at \$12.00/hour. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

An applicant has filled out the necessary paperwork needed for an application for a loan request of the LB840 Funds. The Citizens Advisory Committee gave their recommendation to proceed forward with the loan. A motion was made by Council member Hahn, second of Council member Ortgies to approve the loan request from the LB840 Funds in the amount of \$25,000.00 to Hansen's Petroleum. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Johnson to approve the building permit for a lean-to at 599 Dana Ave contingent on a drawing being submitted per the permit requirements. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Ortgies to approve the permit for a fence at 802 2nd St. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Hahn to approve the manager change at the Rusty Bucket to Edmund Davidsen. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Council reviewed the upcoming Class C liquor license renewals for Burgie's Bowling, Kristy Enterprises-Chappell Super Foods, and Rockin' 5T LLC-Rusty Bucket Pub & Grub. The licenses will automatically renew on November 1st. A motion was made by Council member Ortgies, second of Council member Hahn to approve the automatic renewals of Burgie's Bowling, Kristy Enterprises-Chappell Super Foods, and Rockin' 5T LLC-Rusty Bucket Pub & Grub liquor licenses. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Communications:

Shaunna provided updates on the following: The USDA grant for businesses has been finalized. She's received a \$5000.00 grant for disc golf at the Chappell Lake. She has received a commitment of \$100,000 for the splash pad and is talking with a private donor for \$75,000.00. She has applied for ten other grants and is waiting to hear back on them.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 7:50 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

ATTEST:

J Leef
City Attorney

Dan Riley, Mayor

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held September 16, 2024, at the Chappell City Hall at 7:00 P.M. The following members were present; Ortgies, Carlson, Hahn, Johnson. Staff members present were City Attorney J Leef, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer Geralyn Konruff and Street Supervisor Jerrod Elms. Others present included Nate Fox and Josie Schneider.

Notice of the meeting was posted as required by law. The Pledge of Allegiance was recited by those present. Council President Hahn 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 Ortgies, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting September 3, 2024 and Treasurer's Report. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Arrowhead Distributing, Inc - Beer Expense - \$231.00 * Cash-Wa Distributing - Perishables - \$1169.68 * Century Link - Telephone/Communications - \$161.50 * Chappell Lumber - Ads, Forms & Printing - \$23.98 - Supplies - \$395.47 - Swimming Pool Exp - \$60.93 * Chappell Register - Ads, Forms & Printing - \$259.72 * Chappell Super Foods - Liquor Expense - \$9.58 - Perishables - \$72.74 - Supplies - \$132.53 * Contractors Materials - Gravel & Concrete - \$1149.50 - Supplies - \$125.00 * Cranmore Fire Protection - Licenses, fees and permits - \$60.00 * Culligan - Supplies - \$106.95 * Davis Equipment Co - Repair - \$419.50 * Dietrich Distributing - Beer Expense - \$262.40 * Eakes Office Products Center - Supplies - \$51.11 * Fairfield by Marriott - Travel Expense & Per Diem - \$259.90 * Floyd's Truck Center - Repair - \$3173.89 * Frenchman Valley Co-op - Chemicals & Fertilizer - \$390.00 - Fuel - \$350.00 * Hansen's Petroleum - Fuel - \$2855.58 * High Plains Budweiser - Beer Expense - \$188.85 * Hometown Leasing - Leases - \$108.67 * Ideal Linen Supply - Supplies - \$807.14 * Ingram Book Company - Books/Video - \$113.09 * Kurtzer's - Maintenance - \$445.08 * Lauren Olson Art - Community Improvement - \$410.00 * Leef Law, LLC - Legal Fees - \$1659.94 * Matheson Tri-Gas Inc - Oxygen - \$282.20 * Municipal Energy Agency of Nebraska - WAPA & MEAN - \$52,239.21 * One Billing Solutions, LLC - Collections Expense - \$439.61 * Pepsi-Cola of Alliance - Candy/Pop - \$291.15 * Petty Cash - Postage - \$62.35 - Supplies - \$10.00 * Premier Auto Parts & Service - Fuel - \$214.46 - Maintenance - \$121.92 - Supplies - \$584.45 - Swimming Pool Exp - \$90.99 * RJ Meyer & Associates - Budget & Audit - \$1345 * Sargent Drilling - Repair - \$252.15 * SemaConnect LLC - Community Improvement - \$240.00 * Verizon Wireless - Telephone/Communications - \$101.96 * Vistabeam - Telephone/Communications - \$626.06 * WESCO RECEIVABLES CORP. - Supplies - \$940.90 * Western Resources Group Inc. - Trash Hauling/Recycling - \$624.00 * WEX BANK - Fuel - \$1933.99 * Wheat Belt Public Power District - Utilities - \$54.14 * Total Payroll - \$46,443.59 *

Unfinished Business:

No unfinished business.

New Business:

Nate Fox, an independent agent with League Association of Risk Management (LARM) presented an estimate and documents for insurance coverage for the City of Chappell. LARM is made up of a pool of over 200 municipalities in Nebraska. Nate will work with the city to go over the equipment inventory and a representative with LARM will be out to make sure the properties have adequate coverage.

Consideration was given to the LARM Interlocal Agreement. A motion was made by Council member Johnson, second of Council member Carlson to approve the LARM Interlocal Agreement. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Consideration was given to the LARM Insurance Resolution. A motion was made by Council member Carlson, second of Council member Ortgies to approve Resolution 2024-11, LARM 24-25 New Resolution with a three-year commitment with at 5% discount. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

**League Association of Risk Management
2024-25 New Resolution
Resolution No 2024-11**

WHEREAS, the City of Chappell, NE is a member of the League Association of Rick Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

BE IT RESOLVED that the governing body of the City of Chappell, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. **(180 day and 3-year commitment; 5% discount)**

Adopted this 16th day of September, 2024.

Two applicants have filled out the necessary paperwork needed for applications for loan requests of the LB840 Funds. The Citizens Advisory Committee gave their recommendation to proceed forward with the loans. A motion was made by Council member Johnson, second of Council member Carlson to approve the loan requests from the LB840 Funds in the

amount of \$25,000.00 payable to Chappell Super Foods and the loan request in the amount of \$25,000 payable to Premier Parts & Services. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Discussion was held on the illegal dumping of non-green waste at the Chappell Dump. In the recent weeks, dressers, mattresses, pallets and other items have been discarded out there. The city employees have been hauling off the illegal items to prevent getting a citation from the state. The fees associated with illegal dumping are extremely high and could result in the dump being shut down. Jerrod and Ashlea will work on obtaining quotes for upgrades to the entrance along with card readers. They will work with J to revise the current ordinance at the dump.

Communications:

To date, the city has received \$1600.00 in camping fees.

Council inquired about the status of a nuisance property. J will follow up. J mentioned there is still an active case open on the motel property. Once the new owner finishes the doors, windows and outside, she will dismiss.

Shaunna will reach out to the owner of the triangle property to get a status update on the future car wash. She has ordered the frisbee golf for the lake.

A motion was made by Council member Johnson, second of Council member Carlson to adjourn the meeting at 7:55 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Jerod Hahn, Council President

ATTEST:

Ashlea Bauer
City Administrator/Clerk

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

The 2024-2025 Fiscal Year Budget Hearing was held at 6:00 p.m. on September 23, 2024. The following members were present; Ortgies, Carlson, Hahn and Johnson. Staff members present were City Administrator/Clerk Ashlea Bauer and City Treasurer Geralyn Konruff. Bob Meyer attended via phone.

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

Council President Hahn opened the 2024-2025 Budget Hearing at 6:00 P.M.

Council President Hahn opened the floor for public comments. No public comments were made on the budget hearing.

City auditor Bob Meyer reviewed the presented 2024-2025 Budget via the phone and was available to answer any questions on the budget. No public comments were made on the budget.

A motion was made by Council member Johnson, second of Council member Ortgies to close the budget hearing at 6:12 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A special meeting of the Chappell City Council was held September 23, 2024, at the Chappell City Hall immediately after the Budget Hearing for the 2024-2025 Fiscal Year.

Council President Hahn opened the hearing for the final tax request at 6:12 p.m.

A motion was made by Council member Johnson, second of Council member Carlson to accept the final tax request and approve Resolution 2024-12 Setting the Property Tax Request. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Resolution 2024-12 SETTING THE PROPERTY TAX REQUEST

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Chappell passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request;

NOW, THEREFORE, the Governing Body of the City of Chappell, resolves that:

1. The 2024-2025 property tax request be set at \$147,056.00.
2. The total assessed value of property differs from last year's total assessed value by 4.58 percent.
3. The tax rate which would levy the same amount of property taxes last year, when multiplied by the new total assessed value of property, would be 0.347522 per \$100 of assessed value.
4. The City of Chappell proposes to adopt a property tax request that will cause its tax rate to be 0.358860 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of The City of Chappell will increase (or decrease) last year's budget by 9.18 percent.
6. A copy of this resolution will be certified and forwarded to the County Clerk on or before October 15, 2024.

A motion was made by Council member Carlson, second of Council member Johnson to close the final tax request hearing at 6:13 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Total tax requirement for the 2024-2025 budget is \$147,056.00. A motion was made by Council member Carlson, second of Council member Johnson to adopt the 2024-2025 budget. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Johnson to adjourn the meeting at 6:19 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Council President Jerod Hahn

ATTEST:

Ashlea Bauer
City Administrator/Clerk