

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held April 6, 2026 at the Chappell City Hall at 5:00 P.M. The following members were present; Riley, Ortgies, Carlson, Hahn, Johnson. Staff members present were City Attorney Kendra Strommen, Deputy City Attorney Jonathon Stellar, City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, CDD Shaunna Mashek, and Street Overseer Jerrod Elms. Others present included Leslie Snell.

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 the council room.

Public Comments:

No public comments.

Consent Agenda:

A motion was made by Council member Hahn, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting March 16, 2026 and dept head reports. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Accelerated Receivables Solutions - Debt Service - \$242.80 * Arrowhead Distributing, Inc - Beer Expense - \$773.55 * BOKF, NA - Interest Expense - \$34,991.25 - Licenses, fees and permits - \$200.00 * Bomgaars - Supplies - \$34.47 - Tools - \$237.56 * Cash-Wa Distributing - Candy/Pop - \$516.42 - Perishables - \$403.19 * Century Link - Telephone/Communications - \$176.70 * Chappell Lumber - Community Improvement - \$478.43 - Repair - \$13.99 - Supplies - \$765.79 - Swimming Pool Exp - \$15.54 * Chappell Municipal Utilities - Utilities - \$4135.73 * Chappell Register - Ads, Forms & Printing - \$919.19 - Subscriptions & Dues - \$35.00 - Supplies - \$125.64 - Swimming Pool Exp - \$236.00 * Chappell Super Foods - Supplies - \$104.22 * Charles W Scheppy - Books/Video - \$192.00 * Comfort Inn-Kearney - Travel Expense & Per Diem - \$235.90 * Culligan - Supplies - \$150.04 * Dearborn Life Insurance Company - Life Insurance - \$13.76 * Deuel County Treasurer - Law Enforcement - \$8166.66 * Devan Schultz - Travel Expense & Per Diem - \$155.30 * Dietrich Distributing - Beer Expense - \$1022.10 * Eakes Office Products Center - Supplies - \$33.21 * Enviro Service Inc - Lab Testing - \$30.00 * Fairfield by Marriott - Travel Expense & Per Diem - \$245.90 * Global Industrial - Community Improvement - \$444.95 * Henry Schein, Inc - Supplies - \$586.27 * Highline Electric Association - Utilities - \$716.99 * Hometown Leasing - Leases - \$108.67 * Ideal Linen Supply - Supplies - \$1129.88 * Jerrod Elms - Travel Expense & Per Diem - \$203.00 * League Associate of Risk Management - Insurance & Bonds - \$90.00 * Livengood Backhoe Service - Supplies - \$784.00 * Matheson Tri-Gas Inc - Oxygen - \$102.13 * Mattoon, Martens & Strommen LLC - Legal Fees - \$1459.00 * Municipal Energy Agency of Nebraska - WAPA & MEAN - \$45,638.03 * Municipal Supply Inc of Nebraska - Maintenance - \$3719.17 * Municipal Supply Inc of Nebraska - Supplies - \$3786.64 * NMC Exchange LLC - Repair - \$599.82 * Northwest Pipe Fittings Inc - Supplies - \$1362.16 * One Call Concepts, Inc - Licenses, fees and permits - \$22.02 * Page My Cell - Telephone/Communications - \$550.00 * Pitney Bowes Bank, Inc. - Postage - \$2400.00 * Premier Auto Parts & Service, LLC - Fuel - \$15.89 - Supplies - \$805.97 * Protex Central, Inc - Supplies - \$1346.20 * Quality Brands - Beer Expense - \$1431.95 * Ritchey's Redi-Mix Concrete - Community Improvement - \$3150.00 - Repair - \$1142.50 * Rod Hanson - Maintenance - \$99.06 - Repair - \$36.50 * Sargent Drilling - Maintenance - \$700.00 * SealMaster - Gravel & Concrete - \$2317.50 * Sedgwick County Sales - Trash Hauling/Recycling - \$2430.75 * Sidney Glass - Sr Center Buckley Facase - \$2528.29 * Torryi Hasbrouck - Refund Customer Deposit - \$75.03 * US Bank - Books/Video - \$466.68 - Repair - \$228.48 - Supplies - \$6.81 - Telephone/Communications - \$5.36 * Van Diest Supply Co - Chemicals & Fertilizer - \$1258.55 * Verizon Wireless - Telephone/Communications - \$278.43 * Vicki Stegeman - Travel Expense & Per Diem - \$90.63 * Wade Olson - Repair - \$2920.45 * WESCO RECEIVABLES CORP. - Supplies - \$150.50 - Tools - \$301.01 * Western Resources Group Inc. - Trash Hauling/Recycling - \$301.00 * Wheat Belt Public Power District - Utilities - \$55.00 * World Book, Inc - Books/Video - \$789.00 * Total Payroll - \$45,645.49 *

Unfinished Business:

No unfinished business.

New Business:

Creek Valley Schools submitted a Conditional Use Permit for a storage container on the North side of the ag building. A container is allowed here because it is commercial. A motion was made by Council member Johnson, second of Council member Hahn to approve the conditional use permit. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. Clerk Bauer will send the requirements of the storage container along with the approval letter to the school.

CDD Mashek expressed her concerns with the bump outs in the downtown area. They fill with sand and trash and weeds and they require a lot of maintenance. She would like the council to entertain the idea of filling them in with concrete and putting in concrete planters. She will be in contact with the state to see if there are any compliance issues with switching

to concrete and removing the plants. This could be a potential project for the near future, perhaps budgeting funds for the next year budget. This item was tabled.

Appearance Salon and the Roan Boutique filled out the necessary paperwork needed for applications for grant requests of the LB840 Funds. The Citizens Advisory Committee gave their recommendations to proceed forward with funding both grant requests. A motion was made by Council member Hahn, second of Council member Johnson to approve the grant requests from the LB840 Funds in the amount of \$7,000.00 payable to Sandy Bybee, Appearance Salon for the purchase of windows and the amount of \$20,000 payable to Katelin Riley, Roan Boutique for funding to assist with the purchase of the building for her store-front and renovations. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Ortgies to approve Toots' Bar & Grill's special designated liquor license for the June 13, 2026, USA Days in the Chappell Plaza. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Ortgies to hire golf course help per golf course superintendent's recommendations. "Yes" Ortgies, Hahn, Johnson. "Abstain" Carlson. "No" None. Motion carried.

Mayor Dan Riley proclaimed April 24th as Arbor Day and urged all citizens to plant trees and promote the well-being of this and future generations. The city will be giving away 20 trees for town residents to plant.

A motion was made by Council member Johnson, second of Council member Hahn to go into executive session for the purpose of contract negotiation and a potential real estate acquisition at 5:35 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Council chamber doors were re-opened to the public.

A motion was made by Council member Hahn, second of Johnson to come out of executive session at 5:56 p.m. No further discussion. No action taken.

Communications:

Shaunna updated the council on the grants she's applied for; she also let them know the amount of a quote she received for the concrete work for the multi-use courts, the quote was a lot higher than expected. She will obtain a few more estimates.

Clerk Bauer spoke to the council about the potential for water restrictions in the near future, she provided them with a paper copy of the water drought/emergency ordinance for them to reference. Water Superintendent Rust will keep in communication with the council. Ashlea also reached out to Vistabeam about internet for the cameras at the pool park. The quote was \$87.95 per month. Leslie at the sheriff's office will have Scott get in touch with Todd about other options for the cameras. Ashlea hopes to receive more lifeguard applications prior to the next meeting. There has been a shortage in people applying and there may be the potential to change hours and days of opening the pool if there are not enough lifeguards.

Council would like to have discussion on the parking on Babcock Avenue between 2nd and 3rd Streets on the next agenda.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 5:57 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "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 April 20, 2026 at the Chappell City Hall at 5:00 P.M. The following members were present; Riley, Ortgies, Carlson, Hahn, Johnson. Staff members present were City Attorney

Kendra Strommen, Deputy City Attorney Jonathon Stellar, City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff and CDD Shaunna Mashek. Others present included Marge Freeman and Gary Freeman.

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 the 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 April 6, 2026, treasurer's report and sheriff's March report. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Airport Windsock Corporation - Community Improvement - \$718.94 * Arrowhead Distributing, Inc - Beer Expense - \$164.70 * Black Hills Energy - Utilities - \$367.71 * Bomgaars - Supplies - \$190.74 * Contractors Materials - Community Improvement - \$529.50 * Dietrich Distributing - Beer Expense - \$398.00 * Eichners Sales & Service - Repair - \$391.00 * Floyd's Truck Center - Repair - \$3324.87 * Frenchman Valley Co-op - Supplies - \$1082.10 * Global Industrial - Community Improvement - \$885.90 * Hansen's Petroleum - Fuel - \$1771.88 * L L Johnson Distributing CO - Repair - \$213.69 * Mark Placek - Subscriptions & Dues - \$100.00 * Masters Touch Tree Service - Maintenance - \$3000.00 * Matheson Tri-Gas Inc - Oxygen - \$821.49 * Municipal Energy Agency of Nebraska - Licenses, fees and permits - \$1750.00 * Nebraska Rural Water Association - Continuing Education - \$890.00 * Northwest Pipe Fittings Inc - Supplies - \$1291.29 * Olsson Associates - Professional Fees - \$1018.32 * One Billing Solutions, LLC - Collections Expense - \$1167.81 * Outdoor Restore - Supplies - \$125.00 * Pepsi-Cola of Alliance - Candy/Pop - \$483.27 * PJ Sand & Gravel LLC - Maintenance - \$1078.00 * Quality Brands - Beer Expense - \$1045.80 * Rod Hanson - Supplies - \$314.11 * Ron's Chappell Auto Repair - Repair - \$2220.05 * Sidney Glass - Community Improvement - \$9000.00 * Star Seed, LLC - Chemicals & Fertilizer - \$3107.12 * State of Nebraska - LIEP Return - \$300.00 * The Tree Farm - Community Improvement - \$2149.50 * US Bank - Supplies - \$639.40 * Van Diest Supply Co - Chemicals & Fertilizer - \$4079.30 * Verizon Wireless - Telephone/Communications - \$278.40 * Vistabeam Internet - Telephone/Communications - \$519.50 * Vistabeam Phone Bill - Community Improvement - \$1200.58 * WEX BANK - Fuel - \$1053.13 * Total Payroll - \$47,946.09 *

Unfinished Business:

No unfinished business.

New Business:

The Roan Boutique is requesting loan funds in the amount of \$50,000 from the Rural Business Development Grant (RBDG) to support the purchase of the commercial building, overhead costs and interior renovations. A motion was made by Council member Hahn, second of Council member Johnson to approve The Roan Boutique applying for the \$50,000 loan through RBDG. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Discussion was held on the parking on the street on Babcock Avenue between 2nd and 3rd streets. The council would like to look at changing the angled parking on the east side of street. City Attorney Strommen will draft a letter to the resident that it would affect and invite them to come to the next meeting for further discussion before the council proceeds forward with the next steps.

Three building permits were submitted for council review and approval. A motion was made by Council member Hahn, second of Council member Carlson to approve the following building permits, a carport at 351 Washington Ave, a fence at 1149 1st St, and a concrete pad at 1302 2nd St. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Clerk Bauer provided council with an estimate for insurance coverage on a building that the city could possibly obtain for the ambulance. Council would like to get a special meeting set up with members from the fire board, ambulance board and ambulance coordinator to have a discussion on the options for the future of the ambulance. Clerk Bauer will coordinate with the various entities to get a meeting scheduled in the near future.

Deputy Attorney Stellar presented council with the findings of the second review of Zone 1 nuisance properties and provided information for the properties that are not in compliance. A brief discussion was held on them. A motion was made by Council member Hahn, second of Council member Johnson to table this item. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. Council would like to allow for more time for the ones in violation to get their nuisances remedied before proceeding with the next step of formally declaring them nuisances by resolution. Gary Freeman inquired about a possibility of the city and county partnering together to somehow handle the nuisances that are outside of the city limits and what that process could entail. Stellar said he would bring the discussion to a future commissioner meeting.

Sheriff DeCoste received a quote from Vistabeam to get Internet to the cameras at the City Pool Park. The amount that was quoted was \$43.98 per month. A motion was made by Council member Johnson, second of Council member Hahn to approve the city to proceed forward with Vistabeam internet for the cameras at the pool park. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. Once the internet is set up, the city will post a sign that the Internet is provided by Vistabeam on the pole.

Council reviewed the lifeguard applicants for the 2026 summer. There are 2 returning lifeguards and 4 new ones. The new ones will be hired pending they successfully pass the lifeguard training. A motion was made by Council member Hahn, second of Council member Ortgies to hire the manager and lifeguards as presented. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. Due to the low number of lifeguards and experience, there will be no swimming lessons offered this season. There may also be a change in days of operation depending on the schedules of the guards.

Communications:

CDD Mashek informed the council that the lights at the airport were being installed this week and there is a new business in the old J Law building on the corner of 3rd St and Vincent Ave. She also listed the wheel reels on Public Surplus for the electric department. If no bids come in after the allotted time, she will work with Todd to determine a lower price to put on it. Bid notice went out in the paper for concrete work for the multi-use court.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 5:56 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Dan Riley, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk