

CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held May 5, 2025, at the Chappell City Hall at 5:00 P.M. The following members were present; Riley, Carlson, Hahn, Johnson. Staff members present were City Attorney Kendra Strommen, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer Geralyn Konruff, and Street Supervisor Jerrod Elms. Others present included Sarah & Aaron Stegeman, Terry Livengood, Sam Hahn, Vicki Stegeman, Scott DeCoste and 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 Johnson to approve the consent agenda, minutes of the regular meeting April 21, 2025, dept head reports, sheriff's March report. "Yes" Carlson, Hahn, Johnson. "No" None. "Absent" Ortgies. Motion carried.

Arrow Seed LLC - Supplies - \$742.50 * Black Hills Energy - Utilities - \$568.28 * Bomgaars - Repair - \$99.99 - Supplies - \$157.64 * Cash-Wa Distributing - Candy/Pop - \$125.77 - Liquor Expense - \$96.87 - Perishables - \$90.45 - Supplies - \$513.15 * Century Link - Telephone/Communications - \$170.14 * Chappell Register - Ads, Forms & Printing - \$398.82 * Croell Inc - Gravel & Concrete - \$3094.30 * Deuel County Treasurer - Law Enforcement - \$8166.66 * Eakes Office Products Center - Supplies - \$612.41 * Follett School Solutions, Inc - Subscriptions & Dues - \$835.08 * Halie Brott - Maintenance - \$600.00 * Harold K Scholz, Co - Supplies - \$13,267.50 * Henry Schein, Inc - Supplies - \$494.95 * High Plains Budweiser - Beer Expense - \$354.35 * Highline Electric Association - Utilities - \$548.51 * Ingram Library Services - Books/Video - \$403.01 * Justin Polk - Baseball Expense - \$960.00 * Kiefer Aquatics - Swimming Pool Exp - \$293.24 * KSID Radio - Ads, Forms & Printing - \$1850.00 * Kurtzer's - Supplies - \$62.49 * Nebraska Department of Agriculture - Animal Control - \$81.74 * Nebraska Public Health Environmental Lab - Lab Testing - \$54.00 * Pepsi-Cola of Alliance - Candy/Pop - \$385.50 * Reichman Construction - Animal Control - \$2890.00 * Ron's Chappell Auto Repair - Repair - \$1572.22 * Sargent Drilling - Maintenance - \$700.00 * Sedgwick County Sales - Trash Hauling/Recycling - \$2657.70 * Stryker Sales, LLC - Supplies - \$203.25 * Van Diest Supply Co - Chemicals & Fertilizer - \$6384.20 * Vistabeam - Phone Bill - \$490.53 * WESCO RECEIVABLES CORP. - Supplies - \$282.19 * WEX BANK - Fuel - \$1139.52 * Total Payroll - \$41,971.09 *

Unfinished Business:

No unfinished business.

New Business:

City attorney and the county sheriff met after the last meeting and had a thorough discussion on nuisance properties in town. It was determined that hiring a third party for a nuisance abatement program would be the best route for the city. Clerk Bauer has made contact with West Central Nebraska Development District and they would be interested in attending a council meeting to present what their services entail.

Sam Hahn and Vicki Stegeman spoke about the needs to recruit more individuals to join the ambulance squad. There are currently 5 EMTs and there is a dire need to get more volunteers. The ladies asked the council for any and all ideas on how to get the word out to the area. The city will start with creating fliers to help spread the word.

One sealed bid was received for the city's 46 acres south of the interstate. Mayor Riley opened the bid. The bid was for \$15,000 by SAS Hygee Properties, LLC for commercial development. A motion was made by Council member Hahn, second of Council member Johnson to accept the bid from SAS Hygee Properties in the amount of \$15,000.00. "Yes" Carlson, Hahn, Johnson. "No" None. "Absent" Ortgies. Motion carried.

A motion was made by Council member Johnson, second of Council member Hahn to approve the building permit for an office building at 1146 Thompson Avenue. "Yes" Carlson, Hahn, Johnson. "No" None. "Absent" Ortgies. Motion carried.

A motion was made by Council member Hahn, second of Council member Carlson to approve the building permit for a fence at 502 3rd St. "Yes" Carlson, Hahn, Johnson. "No" None. "Absent" Ortgies. Motion carried.

Consideration was given to Resolution 2025-06 City Credit Card Policy. A motion was made by Council member Hahn, second of Council member Carlson to adopt Resolution 2025-06 Credit Card Policy. "Yes" Carlson, Hahn, Johnson. "No" None. "Absent" Ortgies. Motion carried. The full resolution is on file at the city office.

RESOLUTION 2025-06

A RESOLUTION OF THE CITY OF CHAPPELL, NEBRASKA, ESTABLISHING A CITY CREDIT CARD POLICY FOR THE APPOINTED OFFICIALS AND EMPLOYEES OF THE CITY;

Communications:

Clerk Bauer showed the council the new welcome banners. The Deuel County Tourism committee granted the city \$2,000 towards the purchase of the banners.

Shaunna gave an update on the projects she is currently working on.

Jerrold has 5 candidates to interview for the street department. He would like the mayor and a council member be present for the interviews and he will bring his hiring recommendations to the next meeting.

Mayor Riley thanked Kendra for all the work she has done for the city to date and for the excellent communication.

Terry Livengood said thank you to all who sent their letters of support for the airport project.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 5:56 p.m. "Yes" Carlson, Hahn, Johnson. "No" None. "Absent" Ortgies. 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 May 19, 2025, 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 Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer GERALYN Konruff, Utilities Superintendent Todd Rust and Street Supervisor Jerrold Elms. Others present included Sarah & Aaron Stegeman and Scott DeCost.

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 May 5, 2025 and treasurer's report. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Arnold Pool Company - Swimming Pool Exp - \$329.40 * Arrowhead Distributing - Beer Expense - \$616.85 * Black Hills Energy - Utilities - \$727.29 * BOKF, NA - Administrative Services - \$200 - Interest Expense - \$8035.00 * Boondock Designs LLC - Chappell Lake Exp - \$180.00 * Cash-Wa Distributing - Perishables - \$135.52 - Supplies - \$39.58 * Chappell Lumber - Animal Control - \$22.75 - Lake Exp - \$39.00 - Community Improvement - \$182.71 - Equipment - \$119.00 * - Mow, Trim & Spray - \$295.89 - Repair - \$43.33 - Supplies - \$247.56 - Swimming Pool Exp - \$146.87 - Library Acct - Supplies - \$23.98 * Chappell Super Foods - Supplies - \$98.78 * Contractors Materials - Supplies - \$69.00 - Swimming Pool Exp - \$270.00 * Culligan - Supplies - \$93.84 * Dietrich Distributing - Beer Expense - \$351.50 * Dultmeier Sales - Repair - \$76.82 * Dutton-Lainson Company - Supplies - \$380.84 * Eakes Office Products Center - Supplies - \$536.39 * Enviro Service Inc - Lab Testing - \$30.00 * Frenchman Valley Co-op - Chemicals & Fertilizer - \$55.46 * Garretson's Sport Center - Baseball Expense - \$578.70 * Hansen's Petroleum - Fuel - \$843.30 * High Plains Budweiser - Beer Expense - \$443.10 * Hometown Leasing - Leases - \$108.67 * Ideal Linen Supply - Supplies - \$921.27 * Ingram Library Services - Books/Video - \$12.78 * Johnson Brothers of Nebraska - Liquor Expense - \$937.49 * Kurtzer's - Equipment - \$221.00 - Tools - \$442.00 * Makayla Brumbaugh - Deposit Refund - \$18.57 * Matheson Tri-Gas Inc - Oxygen - \$327.98 * Municipal Energy Agency of Nebraska - Maintenance - \$1500.00 * One Billing Solutions, LLC - Collections Expense - \$788.80 * Petty Cash - Postage - \$32.70 - Supplies - \$10.00 * Premier Auto Parts & Service, LLC - Maintenance - \$84.25 - Mow, Trim & Spray - \$185.44 - Repair - \$808.05 - Supplies - \$501.71 * Rod Hanson - Candy/Pop - \$25.56 - Perishables - \$12.96 - Supplies - \$127.45 * SCOR - Baseball Expense - \$250.00 * SemaConnect LLC -

Community Improvement - \$240.00 * Verizon Wireless - Telephone/Communications - \$192.98 * Vistabeam Internet - Telephone/Communications - \$264.75 * Vistabeam Phone Bill - Telephone/Communications - \$721.18 * Waste Connections, Inc - Community Improvement - \$593.10 * Western Resources Group Inc. - Trash Hauling/Recycling - \$602.00 * WEX BANK - Fuel - \$881.28 * Wheat Belt Public Power District - Utilities - \$59.33 * Total Payroll – \$40,991.97 *

Unfinished Business:

No unfinished business.

New Business:

The nuisance abatement presentation will be at a future meeting. The presenter was unable to attend.

Utility Superintendent Rust presented a quote from NMC to repair the generator. During the routine run of the generator last week a small pinhole leak was found in one of the pipes and the generator is unable to operate until repaired. The generator has to be operational within 90 days to avoid fines from MEAN. A motion was made by Council member Hahn, second of Council member Johnson to approve the quote for \$5,160 to change the coolant and oil and \$15,555.00 to replace the pipe while completing the rinse and fill. “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 signing of the real estate contract with SAS Hygee Properties, LLC, Aaron and Sarah Stegeman. Mr. and Mrs. Stegeman have some questions in regards to the water and sewer that they will discuss with the city attorney and council at a future meeting. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

Ordinance 566 was introduced to the council relating to the sale of city property. A motion was made by Council member Hahn, second of Council member Johnson to designate Ordinance 566. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

Title of Ordinance 566 is as follows;

Ordinance 566: AN ORDINANCE OF THE CITY OF CHAPPELL, NEBRASKA, AUTHORIZING THE SALE OF ALL RIGHT, TITLE AND INTEREST OF THE CITY OF CHAPPELL, NEBRASKA, IN AND TO A TRACT OF LAND LEGALLY DESCRIBED AS 21 13 45 FRAC IN E/2 OF SE/4 SEC 21-13-45 46.06 A. CHAPPELL, DEUEL COUNTY, NEBRASKA; AND SPECIFYING THE TERMS OF SUCH SALE IN SECTION TWO BELOW. BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CHAPPELL, NEBRASKA:

A motion was made by Council member Hahn, second of Council member Carlson to waive the three readings of Ordinance 566. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

A motion was made by Council member Hahn, second of Council member Carlson to pass Ordinance 566. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

A motion was made by Council member Hahn, second of Council member Carlson to publish Ordinance 566. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

ORDINANCE 566

AN ORDINANCE OF THE CITY OF CHAPPELL, NEBRASKA, AUTHORIZING THE SALE OF ALL RIGHT, TITLE AND INTEREST OF THE CITY OF CHAPPELL, NEBRASKA, IN AND TO A TRACT OF LAND LEGALLY DESCRIBED AS 21 13 45 FRAC IN E/2 OF SE/4 SEC 21-13-45 46.06 A. CHAPPELL, DEUEL COUNTY, NEBRASKA; AND SPECIFYING THE TERMS OF SUCH SALE IN SECTION TWO BELOW. BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CHAPPELL, NEBRASKA:

Section 1.

Pursuant to the provisions of Section 17-503, R.R.S. 1943 as amended, the City of Chappell, Nebraska, shall sell and convey unto SAS Hygee Properties, LLC—Aaron & Sarah Stegeman, all right, title and interest of the City of Chappell, Nebraska, in and to the real estate described in Section 2 of this Ordinance upon the terms and conditions set forth in the following sections.

Section 2.

The terms of the sale are as follows:

1. SELLER: City of Chappell, Nebraska
2. BUYER: SAS Hygee Properties, LLC—Aaron & Sarah Stegeman
3. PROPERTY SOLD: 21 13 45 FRAC IN E/2 OF SE/4 SEC 21-13-45 46.06 A. Chappell, Deuel County, Nebraska

4. PURCHASE PRICE: Fifteen Thousand Dollars
5. DEED: Warranty Deed.
6. CONTINGENCIES: None.
7. REMONSTRANCE: Sale void if sufficient remonstrance filed pursuant to Section 17-503, R.R.S. 1943, as amended.
8. CLOSING: Upon expiration of remonstrance period and an insufficient remonstrance made. At closing, the Warranty Deed, executed by the Mayor, will be delivered by Seller to Buyer.

Section 3.

That notice of such proposed sale and conveyance and the terms hereof shall be given by publication once each week for three consecutive weeks in the *Chappell Register* after the passage and publication of this Ordinance, and that if remonstrance against such sale signed by local electors of the City equal in number to 30% of the electors of such City voting at the last regular municipal election held herein be filed with the governing body of the City within thirty (30) days of the passage and publication of this Ordinance, then the proposed sale set forth above shall be null and void.

Street Superintendent Elms provided his recommendation of who he would like to hire for the street department. He had a lot of great candidates that would be great for the job. A motion was made by Council member Hahn, second of Council member Johnson to offer the position to Devan Schutlz, at \$21.00 per hour. If the position was declined by him, they give authority to hire the next candidate in line. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

The city received one estimate in the amount of \$32,725.00 from Reichman Construction to do the repairs and replacement of concrete in the downtown area that was required by the Federal Highway Administration. A motion was made by Council member Johnson, second of Council member Hahn to approve the quote in the amount of \$32,725.00 from Reichman Construction. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. The Voluntary Compliance Agreement requires the repairs and replacement be complete by July 2025. Clerk Bauer is going to be in contact with the engineers to see if there can be an extension due to the activities planned downtown for this summer.

A motion was made by Council member Johnson, second of Council member Hahn to approve the building permit for a fence, extension of deck and pre-built pergola at 1266 4th St. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Carlson to approve the LARM Safety Plan for the City of Chappell. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. Jerrod Elms and Dan Riley will serve on the committee.

Communications:

Shaunna was able to secure a grant from Adams Bank & Trust for \$5,000 for a shade structure for the future splash pad, she mentioned the fire department is also donating \$1,000 for a picnic table and bench.

The Rusty Bucket and Burgies have both obtained SDL's for the Chappell USA Days on June 14th in the gathering space.

Kimball County Transit will be having their meeting on June 9th at 8 am at the Buckley Trust Building and invited any council members to attend if possible.

Council member Hahn inquired about the status of the car wash property. Clerk Bauer will be in touch with the City Attorney.

A motion was made by Council member Hahn, second of Council member Carlson to adjourn the meeting at 5:36 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Dan Riley, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk