

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held May 6, 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 Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer GERALYN Konruff, and Utilities Superintendent Todd Rust. Others present included Scott DeCoste, Sean Holloway and Marge 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 Council room.

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

**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 15, 2024 and Dept Head Reports. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

All Sport Netting - Baseball Expense - \$585.00 \* Arnold Pool Company - Swimming Pool Exp - \$306.30 \* Arrowhead Distributing, Inc - Beer Expense - \$753.85 \* BOKF, NA - Administrative Services - \$200.00 \* - Interest Expense - \$8391.25 \* Bomgaars - Community Improvement - \$1425.91 \* Bomgaars - Supplies - \$169.94 \* Border League - Baseball Expense - \$345.00 \* Cash-Wa Distributing - Perishables - \$557.84 \* Century Link - Telephone/Communications - \$155.02 \* Chappell Lumber - Chappell Lake Exp - \$173.84 \* - Supplies - \$434.91 \* - Swimming Pool Exp - \$94.46 \* - Tools - \$49.98 \* Chappell Register - Ads, Forms & Printing - \$474.65 \* Chappell Municipal Utilities - Utilities - \$4620.86 \* Chappell Register - Animal Control - \$5.73 \* Chappell Super Foods - Candy/Pop - \$18.32 \* - Liquor Expense - \$46.70 \* - Supplies - \$88.97 \* City of Ogallala - Swimming Pool Exp - \$1025.00 \* City of Sidney - Supplies - \$400.00 \* Culligan - Supplies - \$74.95 \* Dearborn Life Insurance Company - Life Insurance - \$30.96 \* Deuel County Treasurer - Law Enforcement - \$8166.66 \* Dietrich Distributing - Beer Expense - \$272.40 \* Dutton-Lainson Company - Supplies - \$5506.29 \* Eakes Office Products Center - Supplies - \$39.96 \* EMC Insurance Companies - Insurance & Bonds - \$17,125.67 \* Fastenal Company - Chappell Lake Exp - \$80.32 \* Flags USA LLC - Supplies - \$126.15 \* Frenchman Valley Co-op - Chemicals & Fertilizer - \$52.00 \* - Supplies - \$500.00 \* Hansen's Petroleum - Fuel - \$841.78 \* High Plains Budweiser - Beer Expense - \$379.80 \* Highline Electric Association - Utilities - \$604.14 \* Hippodrome Arts Centre - Promotional Expense - \$90.00 \* HireRight, LLC - Drug Testing - \$645.30 \* Ideal Linen Supply - Supplies - \$708.18 \* Ingram Book Company - Books/Video - \$326.88 \* Lauren Olson Art - Buckley Façade - \$449.10 \* Leef Law, LLC - Legal Fees - \$5586.00 \* Matheson Tri-Gas Inc - Oxygen - \$120.92 \* Mick Sisco - Repair - \$116.00 \* Municipal Energy Agency of Nebraska - Maintenance - \$1000.00 \* - Training - \$580.00 \* Nebraska Public Health Environmental Lab - Lab Testing - \$531.00 \* NMC Exchange LLC - Supplies - \$252.09 \* NMVCA - Continuing Education - \$115.00 \* Northwest Pipe Fittings Inc - Chappell Lake Exp - \$152.40 \* - Supplies - \$447.80 \* Premier Auto Parts & Service - Chappell Lake Exp - \$375.75 \* - Chemicals & Fertilizer - \$79.98 \* - Equipment - \$13.09 \* - Mow, Trim & Spray - \$92.72 \* - Repair - \$86.74 \* - Supplies - \$350.37 \* Premier Power, LLC - Maintenance - \$19,435.20 \* - Repair - \$8700.00 \* Rod Hanson - Candy/Pop - \$265.68 \* - Liquor Expense - \$280.96 \* - Supplies - \$18.78 \* Sedgwick County Sales - Trash Hauling/Recycling - \$2557.60 \* The L L Johnson Distributing CO - Supplies - \$61.76 \* Valley Tire & Service LLC - Maintenance - \$1397.00 \* Van Diest Supply Co - Chemicals & Fertilizer - \$257.25 \* Verizon Wireless - Telephone/Communications - \$101.80 \* Vistabeam - Telephone/Communications - \$2172.85 \* WESCO Distribution Inc - Supplies - \$205.33 \* WESCO Distribution Inc - Tools - \$427.85 \* Western Equipment Finance - Debt Service - \$1293.36 \* Wheat Belt Public Power District - Utilities - \$54.03 \* Total Payroll - \$43,428.27 \*

**Unfinished Business:**

Reichman Construction provided a quote for the repairing of the mural wall on the west side of the Rusty Bucket. The amount was \$760.00. A motion was made by Council member Hahn, second of Johnson to approve the quote from Reichman Construction for \$760.00. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried. CDD Mashek mentioned that the quote from Lauren Olson Art will be submitted to Buckley Trust and will wait to hear back from them. Shaunna will prime and paint the wall prior to Lauren redoing the mural.

Attorney Leef reviewed the Heritage House Agreement and the City will need to budget for the repairs to the steps. Clerk Bauer and CDD Mashek will work together to obtain quotes for the repairs needed and look into different funding options. A motion was made by Council member Hahn, second of Ortgies to move forward with getting estimates for the step repairs. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

**New Business:**

Vistabeam will be hosting a kick off to summer party on May 17<sup>th</sup>. They would like to block the street off for the event. A motion was made by Council member Johnson, second of Council member Ortgies to allow the closing of Vincent Ave between 2<sup>nd</sup> and 3<sup>rd</sup> Streets from 4:00 P.M. to 8:00 P.M. on Friday, May 17<sup>th</sup>, 2024. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Sheriff DeCoste discussed amending the current sheriff interlocal agreement. He discussed the placement of officers. Currently the agreement states that there are to be 3 deputies living within 5 miles of the City of Chappell. They have a dilemma of hiring deputies who are unable to move to the town. He has suggested to allow for the new deputies the option of living in a different town and they would highly emphasize that they move to town. A motion was made by Council member Hahn, second of Council member Johnson to suspend the Placement of Officers portion of the current interlocal agreement. "Yes" Hahn, Johnson. "Absent" Carlson. "No" Ortgies. Motion carried.

Attorney Leef made a modification to the current recreation field agreement per the discussion held at the April 1<sup>st</sup> council meeting. The modification states that if there is a community recreation program scheduled for a later date than August 14<sup>th</sup>, the city will continue to mow until said program is finished. A motion was made by Council member Hahn, second of Council member Ortgies to approve the current change. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried. The amended agreement will be forward to the school for their approval.

A motion was made by Council member Johnson, second of Council member Hahn to use the \$14,000.00 from the sale of the piranha dredge to have 5 Star Land Restoration and Development, Bo Gill, do more dredging on a different section of the lake. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Council reviewed the bids that were submitted for mold remediation and roof replacement of the animal control building. Awarding of the bid will be on the next agenda.

Utilities Superintendent Rust had more discussion with council on returning well 8 to irrigation only and remove from city water. A service line will be installed to connect the clubhouse to water. A motion was made by Council member Hahn, second of Council member Johnson to take Well 8 off of city water. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Some discussion was held on requesting compensation from Union Pacific Railroad for use of city property. This item was tabled until the next agenda.

A motion was made by Council member Hahn, second of Council member Ortgies to approve the building permit to demolish a building and dog pen at 300 3<sup>rd</sup> St. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Hahn to approve the building permit for an addition onto patio at 1218 2<sup>nd</sup> St. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Hahn to approve the building permit for concrete at 881 5<sup>th</sup> St. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Ortgies to approve the building permit for sidewalk at 123 Lincoln Ave. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Johnson to approve the building permit for a storage container at 16704 Road 14. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

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

Executive session for possible litigation was tabled until the next meeting when Attorney Leef is present.

**Communications:**

Rusty Bucket has applied for three Special Designated Licenses (SDL) for June 8<sup>th</sup>, July 4<sup>th</sup>, July 20<sup>th</sup> and August 2<sup>nd</sup> & 3<sup>rd</sup>, 2024 in the downtown plaza.

Ashlea and Todd have provided FEMA with information from the wind damage at the dump that occurred in early April.

Shaunna has submitted more grants for various departments over the last few weeks and is waiting to hear back. She will be replacing a bush in the plaza that has died. She has been asked to look into adding frisbee golf and horseshoes out at the lake. She will research costs associated with them. She has also been asked to discuss with city if there is any city owned property that could be the home of an outdoor workout center.

The City has received more camping fee envelopes from the Lake over the last few weeks.

Council member Hahn mentioned that he has been to numerous golf courses over the last several weeks and when he stepped foot onto the Chappell Golf Course, it was the best course he has been too. Rod is doing a tremendous job out there and was very impressed with all his hard work.

A motion was made by Council member Hahn, second of Council member Johnson to adjourn the meeting at 8:06 p.m. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

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Dan Riley, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held May 20, 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, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer Geralyn Konruff, and Street Supervisor Jerrod Elms. Others present included Sam Hahn, Aaron Brown, Dayton Murty, Sean Holloway and Jim McCormick.

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 Carlson to approve the consent agenda, minutes of the regular meeting May 5, 2024, Treasurer's Report and Sheriff's February Report. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Beveridge Inc. - Maintenance - \$14,900.00 \* Black Hills Energy - Utilities - \$324.86 \* Bomgaars - Repair - \$89.99 \* - Supplies - \$56.96 \* Boondock Designs LLC - Baseball Expense - \$640.0 \* Century Link--Long Distance - Telephone - \$75.42 \* Chappell VFD - Fireworks-Buckley - \$3000.00 \* Contractors Materials - Supplies - \$100.00 \* Dutton-Lainson Company - Supplies - \$3903.10 \* Eakes Office Products Center - Supplies - \$496.50 \* Enviro Service Inc - Lab Testing - \$25.00 \* Chappell Lions Club - Fishing Derby-Buckley - \$750.00 \* Floyd's Truck Center - Repair - \$366.91 \* Global Industrial - Community Improvement -

\$2147.78 \* Henry Schein, Inc - Supplies - \$48.87 \* Hometown Leasing - Leases - \$108.67 \* Justin Polk - Baseball Expense - \$1158.16 \* Kiefer Aquatics - Swimming Pool Exp - \$285.00 \* Matheson Tri-Gas Inc - Oxygen - \$122.14 \* Municipal Energy Agency of Nebraska - Maintenance - \$2040.00 \* - WAPA & MEAN - \$36,921.92 \* One Billing Solutions, LLC - Collections Expense - \$617.79 \* Our Town Pharmacy - Supplies - \$7.39 \* Petty Cash - Postage - \$152.57 \* Pitney Bowes Bank, Inc. - Postage - \$2400.00 \* Pitney Bowes - Licenses, fees and permits - \$176.19 \* Plummer Insurance - Licenses, fees and permits - \$40.00 \* Ritchey's Redi-Mix Concrete - Gravel & Concrete - \$1272.50 \* Ron's Chappell Auto Repair - Repair - \$815.71 \* RVW, Inc - Professional Fees - \$143.00 \* Shaunna Mashek - Travel Expense - \$80.40 \* Verizon Wireless - Telephone - \$101.72 \* Vistabeam - Telephone - \$662.81 \* Waste Connections, Inc - Community Improvement - \$905.26 \* Western Resources Group Inc. - Trash Hauling/Recycling - \$279.50 \* WEX BANK - Fuel - \$1281.90 \* Total Payroll - \$43,462.91 \*

**Unfinished Business:**

Discussion was held on requesting compensation from Union Pacific Railroad (UPRR) for the use of city property April 15-30<sup>th</sup>, 2024 and the damages that were done do the curb of the property. The approximate cost for the damages and repairs is \$1,250. A motion was made by Council member Hahn, second of Council member Ortgies to request compensation in the amount of \$6,250 from UPRR for the use of the property and the damages. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

**New Business:**

Dayton Murty with Charter Communications discussed having a franchise agreement put in place with the City of Chappell and Charter Communications. Charter currently provides services to 91 communities in Nebraska and they want to expand to more towns and would like to provide cable to the Chappell community. The franchise agreement presented is non-exclusive. A motion was made by Council member Hahn, second of Council member Johnson to approve the franchise agreement with Charter Communications. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

The City Librarian Cheri Leach and Library Assistant Peggy Hayden have submitted their letters of resignation from the library. They both plan to retire. Their last day is June 15<sup>th</sup>. They will assist with training whomever is hired for the positions. The council was thankful for their years of service.

Sam Hahn, a member of the Creek Valley Booster Club, and Aaron Brown, the Creek Valley Golf Coach, discussed the possibility of golf memberships for school golf team players with the council. They are trying to help the students who are on the golf team be able to practice more golf prior to their seasons beginning with the school. A motion was made by Council member Hahn, second of Council member Johnson to provide golf memberships for incoming Sophomores and up to Seniors to obtain a student golf membership to the golf course. "Yes" Carlson, Hahn, Johnson. "Abstain" Ortgies. "No" None. Motion carried.

Jerrold Elms discussed the number of trees being dumped at the city dump from people outside of the city. There have been contractors bringing trees from surrounding communities and dumping at the city's dump. They are running out of room for the trees being brought there. He has asked council for solutions to the problem. Attorney Leef will send Jerrod a copy of a dump ordinance for him to review and bring before council. In the meantime, the council asked Jerrod to have a large sign posted at the entrance that the dump is for residents of Chappell only.

A motion was made by Council member Hahn, second of Ortgies to award the bid in the amount of \$10,490.00 for the roof repair of the Animal Control Building and the bid in the amount of \$4,350.00 for the mold remediation of the Animal Control Building. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Mayor Riley inquired about the large number of unlicensed vehicles in town. The sheriff's department has been issuing warnings for unlicensed vehicles on the streets. Mayor asked when council sees unlicensed vehicles on properties, to notify the city office.

A motion was made by Council member Johnson, second of Council member Hahn to approve the building permit for a fence at 1234 4<sup>th</sup> St. "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 building permit for a greenhouse at 16551 Road 14. "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 new hours for the swimming pool. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. The new hours will be as follows; 12:00-1:00 p.m. Adult Swim (Seven Days a Week), 1:00-5:00 p.m. Public Swim (Seven Days a Week), 5:00-6:00 p.m. Adult Swim (Sun.-Fri. starting June 10<sup>th</sup>), 6:00-8:00 p.m. Night Swim (**Sun.-Thurs.** starting June 10<sup>th</sup>).

A motion was made by Council member Johnson, second of Council member Hahn to go into executive session for the purpose of possible litigation at 8:05 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Carlson to come out of executive session at 8:18 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

**Communications:**

Jerrold told Council that he has one employee out for a few weeks at least due to medical reasons.

Shaunna provided updates on the various projects and grants she is working on.

Attorney Leef stated she will need to contact the Deuel County commissioners in regard to the sheriff interlocal and do the formal negotiations with the county to make the changes a formal motion.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 8:19 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

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Dan Riley, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk