

**CITY COUNCIL MINUTES  
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held March 3, 2025, at the Chappell City Hall at 5:00 P.M. The following members were present; Ortgies, Carlson, Hahn, Johnson. Staff members present were City Attorney Kendra Strommen, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer Geralyn Konruff, and Utilities Superintendent Todd Rust. Others present included Sean Holloway.

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 Johnson, second of Council member Carlson to approve the consent agenda, minutes of the regular meeting February 18, 2025, dept head reports and sheriff January report. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Bomgaars - Supplies - \$710.96 \* Century Link - Telephone/Communications - \$168.07 \* Chappell Municipal Utilities - Utilities - \$5690.56 \* Dearborn Life Insurance Company - Life Insurance - \$17.20 \* Demco Inc - Books/Video - \$151.26 \* Deuel County Treasurer - Law Enforcement - \$8166.66 \* Eakes Office Products Center - Supplies - \$388.43 \* Global Industrial - Supplies - \$1047.87 \* Hansen's Petroleum - Fuel - \$4887.96 \* Highline Electric Association - Utilities - \$642.88 \* MacQueen Equipment - Repair - \$167.04 \* Municipal Energy Agency of Nebraska - Licenses, fees and permits - \$750.00 - WAPA & MEAN - \$68,629.24 \* NDEE-Public Water Operators - Swimming Pool Exp - \$40.00 \* NMC Exchange LLC - Supplies - \$996.36 \* Petty Cash - Postage - \$32.70 \* Petty Cash - Supplies - \$22.00 \* R Lawn - Subscriptions & Dues - \$621.30 \* Ron's Chappell Auto Repair - Maintenance - \$885.08 \* Sedgwick County Hospital - Drug Testing - \$58.00 \* Sedgwick County Sales - Trash Hauling/Recycling - \$2608.45 \* Stephanie Behrends - Books/Video - \$110.34 - Supplies - \$22.99 \* UCG Underground Supplies LLC - Equipment - \$3453.34 - Tools - \$1726.66 \* Verizon Wireless - Telephone/Communications - \$192.98 \* WESCO RECEIVABLES CORP. - Supplies - \$408.50 \* Western Equipment Finance - Debt Service - \$1293.36 \* Wheat Belt Public Power District - Utilities - \$54.62 \* Total Payroll - \$41,742.39 \*

**Unfinished Business:**

No unfinished business.

**New Business:**

Todd presented a quote to council from Harold K Scholz Co for a 125VDC Control Power Battery Replacement in the amount of \$13,250.00. This replacement would replace the 20-battery bank that is used for the switch gear. A motion was made by Council member Johnson, second of Council member Carlson to approve the quote in the amount of \$13,250.00 for the battery bank from Harold K Scholz, Co. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Discussion was held on the building permit application for a residential building at 402 3<sup>rd</sup> St. A motion was made by Council member Carlson, second of Council member Johnson to deny the application due to the requirements for a manufactured home in the residential district were not met and there was no current drawing. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Johnson to go into executive session at 5:14 p.m. for real estate contract review. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Johnson, second of Council member Carlson to come out of the executive session at 5:47 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

**Communications:**

Todd discussed with council that MEAN is raising their rates by 10% and the city will need to adjust their electric rates to assist with the increase. A resolution with the rates will be at the next meeting. Todd also stated that MEAN is changing their location of the safety meetings to Fort Morgan, Co and it's not practical to attend them. They will continue to do their local safety meetings. Todd touched briefly on the latest water test results for nitrates and the city will test this quarterly. The nitrate and arsenic levels have continued to rise over time and the water department will keep the council updated on what the future plans may entail.

The swimming pool daily rates and pool passes have not been updated in 15 years. Clerk Bauer will present different rate options at the next meeting.

A motion was made by Council member Carlson, second of Council member Johnson to adjourn the meeting at 6:08 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

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Jerod Hahn, Council President

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 March 17, 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 Attorney Kendra Strommen, City Administrator/Clerk Ashlea Bauer, City Treasurer Geralyn Konruff, CDD Shaunna Mashek, Street Supervisor Jerrod Elms and Utilities Superintendent Todd Rust. Others present included Josie Schneider, Bob Meyer, David Schneider, Sean Holloway and Jim Rice.

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:**

David Schneider introduced himself to the council and provided his contact information. He is the owner of the old nursing home building. He is open to any and all suggestions of ideas for the building.

### **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 3, 2025, treasurer's report, sheriff's February report. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Black Hills Energy - Utilities - \$799.04 \* BOKF, NA - Interest Expense - \$36,828.75 - Licenses, fees and permits - \$200.00 \* Bomgaars - Tools - \$621.96 \* Central Nebraska Bobcat - Supplies - \$47.23 \* Chappell Lumber - Animal Control - \$8.69 - Lake Exp - \$99.35 - Supplies - \$1642.35 \* Chappell Register - Ads, Forms & Printing - \$479.37 - Swimming Pool Exp - \$30.35 \* City of Sidney - Trash Hauling/Recycling - \$171.00 \* Culligan - Supplies - \$74.85 \* Dutton-Lainson Company - Supplies - \$1597.40 \* Eakes Office Products Center - Supplies - \$480.98 \* Enviro Service Inc - Lab Testing - \$30.00 \* Floyd's Truck Center - Repair - \$3356.67 \* Fairfield by Marriott - Travel Expense & Per Diem - \$245.90 \* Frenchman Valley Co-op - Fuel - \$657.00 \* Hansen's Petroleum - Fuel - \$801.37 \* Hometown Leasing - Leases - \$108.67 \* Ideal Linen Supply - Supplies - \$704.13 \* Ingram Book Company - Books/Video - \$273.62 \* Jerrod Elms - Travel Expense & Per Diem - \$264.60 \* MacQueen Equipment - Supplies - \$760.52 \* Matheson Tri-Gas Inc - Oxygen - \$134.96 \* Municipal Supply Inc of Nebraska - Supplies - \$2328.56 \* One Billing Solutions, LLC - Collections Expense - \$581.64 \* Petty Cash - Postage - \$42.70 \* Pitney Bowes Global Financial Services, - Licenses, fees and permits - \$176.19 \* Premier Auto Parts & Service, LLC - Fuel - \$121.15 - Maintenance - \$574.13 - Supplies - \$565.73 \* Rapid Fire Protection - Licenses, fees and permits - \$175.00 \* RJ Meyer & Associates - Budget & Audit - \$4787.50 \* Spic and Span Cleaners - Swimming Pool Exp - \$5658.50 \* Stephanie Behrends - Supplies - \$197.89 \* Sterling Trophy Shop - Supplies - \$58.01 \* The L L Johnson Distributing CO - Supplies - \$639.20 \* Verizon Wireless - Telephone/Communications - \$192.98 \* Vistabeam - Telephone/Communications - \$1314.19 \* Vital Link Training Center - CPR - \$12.00 \* WESCO RECEIVABLES CORP. - Supplies - \$1696.35 \* Western Resources Group Inc. - Trash Hauling/Recycling - \$602.00 \* WEX BANK - Fuel - \$954.56 \* Total Payroll - \$37,830.37 \*

### **Unfinished Business:**

Discussion was held with Mr. Rice on the denied building permit at 402 3<sup>rd</sup> St. There was discussion on the city's code of defining what a manufactured home is in comparison to state statutes. The city attorney is going to research more on the code and this item was tabled until the next meeting. In the meantime, the utilities department will work on getting electricity hooked up for the garage that is on the property.

### **New Business:**

Street Supervisor, Jerrod Elms, spoke with council about the continual dumping of illegal items at the city dump. If this continues, the dump gates will be forced to be locked. There are extremely high fees from the state if they were to inspect and find the items. The city could be in jeopardy of losing their dump license if the illegal items continue to be disposed of

in the city dump. The dump is for organic waste only. The city attorney will have an ordinance and fee list drafted for the next meeting.

Bob Meyer with RJ Meyer and Associates presented the City with a copy of the audit for fiscal year 2023 – 2024. Meyer reviewed the audit with the Council. A motion was made by Council member Hahn, second of Council member Carlson to accept the 2023-2024 audit as presented by RJ Meyer and Associates. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

CDD Mashek was contacted by an implement company that is looking for potential locations to bring their business to. The city has approximately 46 acres of property that has been for sale that could be a potential location for the business. This item will be placed on the agenda of the next meeting for an action item of listing the property for sale by sealed bids. City attorney will have the proper paperwork drafted for the process.

A motion was made by Council member Johnson, second of Council member Ortgies to approve the building permit for a carport at 1149 2<sup>nd</sup> St. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

Discussion was held on Resolution 2025-02. Rate updates will be effective April 15, 2025. The resolution shall be on file at the office of the City Clerk of the City of Chappell and available for public inspection at any reasonable time during business hours, they are also available on the city website. A motion was made by Council member Hahn, second of Council member Johnson to approve Resolution 2025-02 electric rates. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

Utilities Superintendent Todd Rust presented two quotes from Wesco for the purchase of a cutout-mounted recloser and crimp gun. A motion was made by Council member Hahn, second of Council member Ortgies to approve Todd to order the cutout-mounted recloser and crimp gun. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

Discussion was held on the pay increase for the city summer recreation director, Justin Polk. Justin has done an excellent job with the summer ball programs over the last 5 years. A motion was made by Council member Hahn, second of Council member Ortgies to approve the summer pay for the recreation director in the amount of \$7,000.00 beginning in the 2025 summer ball season. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

Justin Polk provided a quote to the council from Boondock Designs for new baseball uniforms. A motion was made by Council member Ortgies, second of Council member Hahn to order the new uniforms. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried. Shaunna will look at some grant opportunities to aid in the purchase of the uniforms.

Discussion was held on the current swimming pool rates. The last time the rates were changed was in 2011. A motion was made by Council member Johnson, second of Council member Hahn to approve the following rates for the swimming pool: Daily admissions: \$3.00, Individual pass: \$50.00, Family pass: \$100.00, Senior pass: \$30.00, Swim lessons per child: \$35.00, Private party: \$50.00/hour. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried. The rates go into effect immediately.

Ordinance 562 was introduced to the council relating to the franchise with Black Hills Energy. A motion was made by Council member Hahn, second of Council member Johnson to designate Ordinance 562. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried.

Title of Ordinance 562 is as follows;

**Ordinance 562:** An ordinance granting Black Hills Nebraska Gas, LLC d/b/a Black Hills Energy, a Delaware corporation, its lessees, successors and assigns, a natural gas franchise and the authority to construct, operate, maintain, and extend a natural gas distribution plant and system, and granting the right to use the streets, alleys and other public places within the present or future corporate limits of the City of Chappell, Nebraska.

A motion was made by Council member Hahn, second of Council member Johnson to waive the three readings of Ordinance 562. “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 562. “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 562 in pamphlet form. “Yes” Ortgies, Carlson, Hahn, Johnson. “No” None. Motion carried. The ordinance shall be on file at the office of the City Clerk of the City of Chappell and available for public inspection at any reasonable time during business hours, it is also available on the city website.

Ordinance 563 was introduced to the council relating to franchise fees. A motion was made by Council member Hahn, second of Council member Johnson to designate Ordinance 563. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Title of Ordinance 563 is as follows;

**Ordinance 563:** An ordinance establishing a franchise fee on Energy Providers operating in The City of Chappell, Nebraska.

A motion was made by Council member Hahn, second of Council member Ortgies to waive the three readings of Ordinance 563. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

A motion was made by Council member Hahn, second of Council member Johnson to pass Ordinance 563. "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 563 in pamphlet form. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. The ordinance shall be on file at the office of the City Clerk of the City of Chappell and available for public inspection at any reasonable time during business hours, it is also available on the city website.

**Communications:**

Shaunna provided updates on the projects she is currently working on.

Ashlea is working on obtaining a quote for the purchase of new welcome banners.

Todd provided a brief update on a property in town that had begun digging without a dig request from the state.

A motion was made by Council member Hahn, second of Council member Johnson to adjourn the meeting at 7:00 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk

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Dan Riley, Mayor