

CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held June 1, 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 Deputy City Attorney Jonathon Stellar, City Administrator/Clerk Ashlea Bauer, and City Treasurer Geralyn Konruff. Others present included Marge Freeman, Shayne Freeman, Gary Freeman, Leslie Snell and Edward Dunn via Zoom.

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:

Shayne Freeman spoke to the council about the many power outages he had at his house and place of work since Saturday, it went off and on for about 10 seconds a time but multiple times throughout the weekend. He lost multiple items because of it. He was sure that the city and council were unaware of the issues he had been experiencing. Mayor Riley stated that the outage that most likely was causing the issues was from an electrical problem that was found on the elevator's side. The elevator's electricians are currently working to fix it. Gary Freeman stated that he didn't have internet due to the elevator's outage. Marge Freeman inquired about the budget for Kimball County Transit, will get her contact information for them.

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 May 18, 2026, special meeting May 20, 2026 dept head reports and sheriff's April report. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Arrowhead Distributing, Inc - Beer Expense - \$655.05 * Black Hills Energy - Utilities - \$154.83 * BOKF, NA - Administrative Services - \$200.00 - Interest Expense - \$7678.75 * Bomgaars - Supplies - \$91.70 * Cash-Wa Distributing - Candy/Pop - \$316.17 - Liquor Expense - \$461.40 - Perishables - \$649.22 - Supplies - \$94.30 * Century Link - Telephone/Communications - \$175.29 * Chappell Municipal Utilities - Utilities - \$6740.23 * Dearborn Life Insurance Company - Life Insurance - \$89.44 * Department of Motor Vehicles - Licenses, fees and permits - \$45.00 * Deuel County Treasurer - Law Enforcement - \$8166.66 * Dietrich Distributing - Beer Expense - \$321.75 * Dillon Jackson - Community Improvement - \$600.00 * Eakes Office Products Center - Supplies - \$49.76 * Everbridge, Inc - Community Improvement - \$3500.00 * Halie Brott - Liberty Park Maintenance - \$600.00 * Highline Electric Association - Utilities - \$595.64 * Justin Polk - Baseball Expense - \$2333.33 * Kiefer Aquatics - Swimming Pool Exp - \$133.00 * Mattoon, Martens & Strommen LLC - Legal Fees - \$5568.25 * Municipal Energy Agency of Nebraska - Training - \$151.00 * Municipal Energy Agency of Nebraska - WAPA & MEAN - \$38,211.27 * Municipal Supply Inc of Nebraska - Supplies - \$4210.24 * Nebraska Public Health Environmental Lab - Lab Testing - \$16.00 * Nippon Sanso Matheson Inc - Oxygen - \$143.60 * Northwest Pipe Fittings Inc - Supplies - \$108.31 * Ogallala Goodall YMCA - Swimming Pool Exp - \$710.00 * Petty Cash - Postage - \$7.81 - Supplies - \$4.59 - Swimming Pool Exp - \$50.00 * Quality Brands - Beer Expense - \$2229.85 * Rod Hanson - Candy/Pop - \$202.20 - Supplies - \$159.82 * Ron's Chappell Auto Repair - Repair - \$667.27 * Short Stop - Liquor Expense - \$92.00 * Simon East Region NE - Gravel & Concrete - \$1346.40 * US Bank - Baseball Expense - \$113.89 - Books/Video - \$157.29 - Chappell Lake Exp - \$1216.47 - Supplies - \$1055.55 - Swimming Pool Exp - \$138.14 * Vistabeam Internet - Telephone/Communications - \$259.75 * Vistabeam Phone Bill - Telephone/Communications - \$679.94 * WESCO RECEIVABLES CORP. - Supplies - \$530.52 * Total Payroll - \$50,872.58 *

Unfinished Business:

No unfinished business.

New Business:

Edward Dunn with West Central Nebraska Development District (WCNDD), presented via zoom, properties in Zone 2 that are ready to be declared a nuisance by resolution. 148 properties were reviewed. 25 courtesy letters were sent. 6 properties voluntarily cleaned after receiving courtesy letters. 7 properties were granted a one-time extension. 10 properties were recommended to declare a nuisance during this presentation to city council. Mr. Dunn said that the majority of the people who contacted them were very pleasant in all the communication they had with them and a lot said thank you, this was the push they needed to get their properties cleaned up. Mr. Dunn went through each of the properties that were to be declared nuisances and showed the pictures of the violations.

A motion was made by Council member Hahn, second of Council member Ortgies to declare the following resolutions, 2026-03 through 2026-12 as nuisance properties with the following properties ready to declare a nuisance by resolution (10) are as follows:

2026 CHA 001	PID: 0002620	901 1 st St	Resolution 2026-03
2026 CHA 002	PID: 0002622	855 1 st St	Resolution 2026-04
2026 CHA 003	PID: 0002192	890 1 st St	Resolution 2026-05

2026 CHA 004	PID: 0002191	841 1 st St	Resolution 2026-06
2026 CHA 006	PID: 0002117	890 2 nd St	Resolution 2026-07
2026 CHA 009	PID: 0002110	865 3 rd St	Resolution 2026-08
2026 CHA 017	PID: 0002221	489 Babcock Ave	Resolution 2026-09
2026 CHA 019	PID: 0002060	351 Babcock Ave	Resolution 2026-10
2026 CHA 020	PID: 0002299	602 6 th St	Resolution 2026-11
2026 CHA 024	PID: 0002149	684 2 nd St	Resolution 2026-12

"Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. Full copies of the resolutions are available through the city office. WCNDD will do a re-review of the properties that were granted an extension the end of June. They will send out another letter to the properties that were declared nuisances and there will be discussion at the first council meeting in July.

Communications:

The multi-use court is now going to be planned to install on school property, the Wyman memorial dedication is Sunday, June 7th at 10 am at the plaza.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 5:35 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 June 15, 2026 at the Chappell City Hall at 5:00 P.M. The following members were present; Riley, Ortgies, Carlson, Hahn. Staff members present were Deputy City Attorney Jonathon Stellar, City Administrator/Clerk Ashlea Bauer, CDD Shaunna Mashek, City Treasurer Geralyn Konruff, Utilities Superintendent Todd Rust and Street Overseer Jerrod Elms. Others present included Scott DeCoste, 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.

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

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 June 1, 2026 and treasurer's report. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried.

Ace Hardware - Equipment - \$169.99 * All Star Auto Glass - Repair - \$59.95 * Arbor Day Foundation - Subscriptions & Dues - \$20.00 * Buckeye Aerial - Community Improvement - \$200.00 * Cash-Wa Distributing - Candy/Pop - \$206.94 - Liquor Expense - \$72.27 - Perishables - \$3064.11 - Supplies - \$334.60 * Chappell Lumber - Chappell Lake Exp - \$91.81 - Community Improvement - \$76.70 - Mow, Trim & Spray - \$79.24 - Supplies - \$674.69 - Swimming Pool Exp - \$551.56 - Tools - \$44.99 * Chappell Register - Ads, Forms & Printing - \$362.23 * Chappell Super Foods - Perishables - \$14.98 - Supplies - \$37.52 - Swimming Pool Exp - \$60.60 * City of Sidney - Repair - \$7934.88 * Comfort Inn-Kearney - Travel Expense & Per Diem - \$253.00 * Contractors Materials - Community Improvement - \$788.38 * Culligan - Supplies - \$109.60 * Dietrich Distributing - Beer Expense - \$444.50 * Eakes Office Products Center - Supplies - \$124.28 * Enviro Service Inc - Lab Testing - \$30.00 * Flags USA LLC - Community Improvement - \$274.47 * Global Industrial - Community Improvement - \$449.95 * Grainger - Supplies - \$83.59 * Hansen's Petroleum - Baseball Expense - \$11.26 - Fuel - \$2875.57 * Harold K Scholz, Co - Repair - \$6001.00 * Hodges Irrigation - Repair - \$186.00 * Hometown Leasing - Leases - \$108.67 * Ideal Linen Supply - Supplies - \$896.28 * Keith County News LLC - Ads, Forms & Printing - \$250.00 * KSID

Radio - Ads, Forms & Printing - \$1000.00 * NE Statewide EMS Conference - Continuing Education - \$275.00 * Nebraska Public Power District - Repair - \$61,100.55 * NMC Exchange LLC - Supplies - \$121.39 * Northwest Pipe Fittings Inc - Supplies - \$318.14 - Swimming Pool Exp - \$4.61 * Pitney Bowes, Inc - Licenses, fees and permits - \$206.31 * Premier Auto Parts & Service, LLC - Repair - \$548.06 - Supplies - \$696.83 * Ron's Chappell Auto Repair - Repair - \$734.80 * Sedgwick County Sales - Trash Hauling/Recycling - \$3708.90 * Todd's Custom Welding - Repair - \$314.04 * Vicki Stegeman - Travel Expense & Per Diem - \$59.45 * Waste Connections, Inc - Community Improvement - \$1675.30 * Western Resources Group Inc. - Trash Hauling/Recycling - \$301.00 * WEX BANK - Fuel - \$989.59 * Wheat Belt Public Power District - Utilities - \$52.00 * Total Payroll – \$58,613.57 *

Unfinished Business:

Deputy Attorney Stellar gave a brief overview of the research he's done for the different options for the Chappell Ambulance Service. A few options would be the ambulance continue to operate as they are, creating their own district or joining a nearby district. More information will be at a future council meeting.

New Business:

A motion was made by Council member Ortgies, second of Council member Hahn to approve the building permits as follows: A deck at 1282 2nd St, a carport at 801 1st St and a storage shed at 1201 3rd St. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried.

The city needs to declare a Stage 1 Water Watch. The action is in response to water demand exceeding 750,000 gallons per day. Residents are encouraged to voluntarily reduce their water consumption to help maintain the integrity of the water system. To aid in conservation efforts, residents are advised to water lawns and gardens late in the evening or early in the morning, avoid watering on windy days, and ensure that automatic sprinklers run no more than four days a week. Mandatory restrictions may be the result if these drought conditions continue. A motion was made by Council member Hahn, second of Council member Carlson to approve Resolution 2026-16 Declaring a Water Watch (Stage 1). "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried.

RESOLUTION 2026-16: A RESOLUTION DECLARING A WATER WATCH (STAGE 1)

WHEREAS, the City of Chappell has adopted a Water Drought/Emergency Ordinance providing for staged response;
WHEREAS, current water supply conditions require action to ensure adequate supply and system stability;

WHEREAS, this stage is triggered by any one of the following conditions:

1. Ground water levels have fallen five (5) feet below normal seasonal levels.
2. System pressure falls below thirty-five (35) pounds per square inch.
3. Demand for one day is in excess of seven hundred fifty thousand (750,000) gallons per day.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHAPPELL, NEBRASKA:

1. A Water Watch (Stage 1) is hereby declared.
2. All customers are requested to voluntarily reduce non-essential water use.
3. Outdoor watering, vehicle washing, and recreational water use should be minimized.
4. The City shall provide public notice and monitor supply and demand daily.

This resolution shall take effect immediately upon publication in the official newspaper.

The water watch shall be effective until it is declared by resolution of the governing body to have ended and the resolution is published in the official city newspaper

PASSED AND APPROVED this 15th day of June, 2026.

A motion was made by Council member Hahn, second of Council member Carlson to use funds from the city electric cd at NFIT to pay for the Nebraska Public Power Bill. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried.

A motion was made by Council member Carlson, second of Council member Ortgies to approve Resolution 2026-13 Parking spaces to parallel. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried.

RESOLUTION 2026-13

RESOLUTION OF THE CITY OF CHAPPELL, NEBRASKA ESTABLISHING THAT THE FOLLOWING PARKING SPACES SHALL BE DESIGNATED AS PARALLEL PARKING SPACES BETWEEN 2ND STREET AND 3RD STREET

NORTH TO THE ALLEY ON BABCOCK AVENUE PURSUANT TO 72.02 OF THE CODIFIED ORDINANCES OF THE CITY OF CHAPPELL, NEBRASKA;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF CHAPPELL, DEUEL COUNTY, NEBRASKA, AS FOLLOWS:

1. The following parking spaces below shall be designated as parallel parking spaces:
 - a. Spaces located between 2nd Street and 3rd Street, North to the alley on Babcock Avenue;
2. Pursuant to 72.03 of the Codified Ordinances of the City of Chappell, Nebraska, the City Council may, by Resolution, designate any street, or portion thereof, where vehicles shall be parked parallel;
3. City Council finds it is in the best interest of the City that the above Resolution is made.

Passed and approved this 15th day of June 2026.

A motion was made by Council member Hahn, second of Council member Ortgies to declare Resolution 2026-14, 1566 1st St as a nuisance property. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried. A copy of the resolution is available at the city office.

A motion was made by Council member Hahn, second of Council member Ortgies to declare Resolution 2026-15, 1602 2nd St as a nuisance property. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried. A copy of the resolution is available at the city office.

The city provides Blue Cross Blue Shield insurance for their employees. It is a level-funded group. The city is eligible for a profit-share payment because of the performance during the recent contract year. A motion was made by Council member Hahn, second of Council member Ortgies to accept the profit share funds as city funds and deposit them in the city's general fund. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried. A motion was made by Council member Hahn, second of Council member Ortgies to apply the funds toward future employee health insurance premiums in accordance with the recommendation of legal counsel. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried.

Communications:

Council member Ortgies thanked the city guys for the great job and all their hard work for what they did out at the lake and thanked them for getting the barriers and fencing up at the plaza for the USA Days celebration.

Shaunna gave an update on the projects she's working on. The multi-use court is back to being planned to install at the city park, she has received a few more quotes for concrete and fencing for the project, she will continue to work on that project. She has applied for more grants and is waiting to hear back. 8 people attended Wyman memorial dedication. The fishing derby went great; they had a good turn out and she thanked Jerod Hahn for bringing the fishing trailer from Nebraska Game and Parks. Shaunna, Ashlea and GERALYN have been attending trainings for the Everbridge Community Alert System. Once it is live, individuals will sign up for the notifications they wish to receive. Flyers and information will be posted and shared once it's available.

Todd has received one application for the lineman apprentice position, he will be contacting the references and setting up an interview.

A motion was made by Council member Hahn, second of Council member Ortgies to adjourn the meeting at 5:42 p.m. "Yes" Ortgies, Carlson, Hahn. "Absent" Johnson. "No" None. Motion carried.

Dan Riley, Mayor

ATTEST:

Ashlea Bauer
City Administrator/Clerk