

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held September 2, 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 Treasurer Geralyn Konruff and CDD Shaunna Mashek. Others present included Scott DeCoste

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 August 18, 2025 and dept head reports. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Arrowhead Distributing, Inc - Beer Expense - \$419.65 * Bryan Hawcroft - Training - \$75.00 * Cash-Wa Distributing - Candy/Pop - \$27.24 - Perishables - \$631.22 * Century Link - Telephone/Communications - \$170.50 * Chappell Municipal Utilities - Utilities - \$7704.92 * Dearborn Life Insurance Company - Life Insurance - \$13.76 * Demco Inc - Supplies - \$89.32 * Deuel County Treasurer - Law Enforcement - \$8166.66 * Dietrich Distributing - Beer Expense - \$480.50 * Dultmeier Sales - Repair - \$312.72 * Dutton-Lainson Company - Supplies - \$487.15 * Halie Brott - Maintenance - \$600.00 * High Plains Budweiser - Beer Expense - \$1062.25 * Highline Electric Association - Utilities - \$226.87 * Ingram Library Services - Books/Video - \$144.33 * Masek Golf Car Company - Repair - \$197.69 * Mick Sisco - Repair - \$40.00 * Municipal Energy Agency of Nebraska - WAPA & MEAN - \$48,576.05 * Nebraska Public Health Environmental Lab - Lab Testing - \$38.00 * Pepsi-Cola of Alliance - Candy/Pop - \$168.33 * Rod Hanson - Candy/Pop - \$75.30 - Repair - \$93.97 - Supplies - \$69.62 * Ron's Chappell Auto Repair - Repair - \$305.00 * Sedgwick County Sales - Trash Hauling/Recycling - \$3417.30 * Southern Glazer's of NE - Liquor Expense - \$2158.2 * Western Equipment Finance - Debt Service - \$1293.36 * Wilson & Company, Inc. - Community Improvement - \$2118.48 * Total Payroll - \$44,817.42 *

Unfinished Business:

Discussion was held on nuisance properties and how to handle them, the council could use a third party or do the process in house. Kendra will have a write-up in the local newspaper about the nuisance ordinance and will draft a letter to be sent out to all town residents to let them know that the city will be addressing nuisance properties in town in the near future. A motion was made by Council member Ortgies, second of Council member Johnson to move forward with the city attorney drafting notices for the paper and preparing letters. "Yes" Ortgies, Carlson, Johnson. "Abstain" Hahn. "No" None. Motion carried. The planned board of health meeting to discuss nuisances has been cancelled.

New Business:

No new business.

Communications:

Shaunna reported that the splash pad is now open and Greg Timm will be doing work at Chappell Lake in the near future.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 5:54 p.m. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Dan Riley, Mayor

ATTEST:

Geralyn Konruff
City Treasurer

**CITY COUNCIL MINUTES
CHAPPELL NEBRASKA**

The 2025-2026 Fiscal Year Budget Hearing was held at 5:00 p.m. on September 15, 2025. The following members were present; Riley, Ortgies, Hahn and Johnson. Staff members present were City Attorney Kendra Strommen, City Administrator/Clerk Ashlea Bauer and Utilities Superintendent Todd Rust. Others present included Bob Meyer, Jodi Miller, Jill Jones 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.

A motion was made by Council member Hahn, second of Council member Johnson to open the 2025-2026 Budget Hearing at 5:00 P.M. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Mayor Riley opened the floor for public comments. No public comments were made on the budget hearing.

City auditor, Bob Meyer, reviewed the presented 2025-2026 Budget and was available to answer any questions on the budget. No public comments were made on the budget.

A motion was made by Council member Hahn, second of Council member Johnson to close the budget hearing at 5:15 p.m. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

A regular meeting of the Chappell City Council was held September 15, 2025, at the Chappell City Hall immediately after the Budget Hearing for the 2025-2026 Fiscal Year.

Public Comments:

No public comments

Consent Agenda:

A motion was made by Council member Hahn, second of Council member Ortgies to approve the consent agenda, minutes of the regular meeting September 2, 2025 and treasurer's report. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Arrowhead Distributing, Inc - Beer Expense - \$459.10 * Black Hills Energy - Utilities - \$301.64 * Bomgaars - Equipment - \$199.99 * - Supplies - \$182.61 * Cash-Wa Distributing - Candy/Pop - \$219.56 - Liquor Expense - \$26.49 - Perishables - \$1348.18 - Supplies - \$77.25 * Chappell Lumber - Community Improvement - \$277.35 - Supplies - \$734.52 - Tools - \$38.98 * Chappell Register - Ads, Forms & Printing - \$259.79 * Chappell Super Foods - Liquor Expense - \$6.53 - Perishables - \$44.12 - Supplies - \$103.83 * Comfort Inn-Kearney - Travel Expense & Per Diem - \$308.00 * Contractors Materials - Supplies - \$1935.60 * Culligan - Supplies - \$150.76 * Dutton-Lainson Company - Supplies - \$1109.88 * Floyd's Truck Center - Maintenance - \$176.32 * Hansen's Petroleum - Fuel - \$2325.78 * High Plains Budweiser - Beer Expense - \$706.30 * Hometown Leasing - Leases - \$108.67 * Ideal Linen Supply - Supplies - \$841.63 * Ingram Library Services - Books/Video - \$20.39 * Kurtzer's - Repair - \$498.67 * L L Johnson Distributing CO - Repair - \$12.50 * Matheson Tri-Gas Inc - Oxygen - \$147.92 * Mick Sisco - Repair - \$140.00 * Municipal Supply Inc of Nebraska - Supplies - \$5761.23 * Northwest Pipe Fittings Inc - Community Improvement - \$1028.62 * One Billing Solutions, LLC - Collections Expense - \$209.21 * Outdoor Recreation Products - Community Improvement - \$70,675.20 * Outdoor Restore - Licenses, fees and permits - \$125.00 * Pepsi-Cola of Alliance - Candy/Pop - \$272.83 * Petty Cash - Postage - \$32.70 - Supplies - \$10.00 * Pitney Bowes Global Financial Services, - Licenses, fees and permits - \$176.19 * Premier Auto Parts & Service, LLC - Fuel - \$482.34 - Supplies - \$262.14 * Ritchey's Redi-Mix Concrete - Community Improvement - \$199.33 * Ritchey's Redi-Mix Concrete - Repair - \$568.67 * Ron's Chappell Auto Repair - Repair - \$1621.86 * Simon East Region NE - Gravel & Concrete - \$592.25 * Stegeman Services - Repair - \$247.58 * Valley Repair, LLC - Supplies - \$9.30 * Valley Tire & Service LLC - Maintenance - \$1389.14 * Van Diest Supply Co - Chemicals & Fertilizer - \$902.25 * Verizon Wireless - Telephone/Communications - \$229.31 * Vistabeam Internet - Telephone/Communications - \$259.75 * Vistabeam Phone Bill - Telephone/Communications - \$721.18 * Vital Link Training Center - CPR - \$330.00 * WESCO RECEIVABLES CORP. - Supplies - \$546.61 * Western Resources Group Inc. - Trash Hauling/Recycling - \$602.00 * Wheat Belt Public Power District - Utilities - \$53.94 * Total Payroll - \$49,032.21 *

New Business:

A motion was made by Council member Hahn, second of Council member Johnson to open the hearing for the final tax request at 5:16 p.m.

A motion was made by Council member Hahn, second of Council member Johnson to accept the final tax request and approve Resolution 2025-10 Setting the Property Tax Request. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

SETTING THE PROPERTY TAX REQUEST 2025-10

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Chappell passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request;

NOW, THEREFORE, the Governing Body of the City of Chappell, resolves that:

1. The 2025-2026 property tax request be set at \$159,883.00.
2. The total assessed value of property differs from last year's total assessed value by 5.98 percent.
3. The tax rate which would levy the same amount of property taxes last year, when multiplied by the new total assessed value of property, would be 0.33862 per \$100 of assessed value.
4. The City of Chappell proposes to adopt a property tax request that will cause its tax rate to be 0.368157 per \$100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of The City of Chappell will increase (or decrease) last year's budget by -4.13 percent.
6. A copy of this resolution will be certified and forwarded to the County Clerk on or before October 15, 2025.

A motion was made by Council member Hahn, second of Council member Johnson to close the final tax request hearing at 5:17 p.m. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

Total tax requirement for the 2025-2026 budget is \$159,883.00. A motion was made by Council member Johnson, second of Council member Hahn to adopt the 2025-2026 budget. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

A motion was made by Council member Ortgies, second of Council member Hahn to approve the building permit for a garage at 289 Dana Ave. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried.

The lake board provided council an estimate they had received from Greg Timm to excavate at Chappell Lake. There is \$22,000.00 for this in the lake expense. A motion was made by Council member Hahn, second of Council member Ortgies to approve Mr. Timm's estimate up to \$22,000.00 for excavating. "Yes" Ortgies, Hahn, Johnson. "Absent" Carlson. "No" None. Motion carried. The city will need an invoice for payment when he does the work. Council asked when the project would begin and if the city will need to haul off spoils. Clerk Bauer will ask the lake board. The lake board will also be getting more fish and fish food with some of the camping fees that they have received this year.

Jill Jones with MEAN and Jodi Miller with WAPA were present to discuss with council some paperwork that they are working on to detail where the city gets its power from. The paperwork needs to be aligned with what has already been happening operationally for years. In the near future the city should be receiving the revised paperwork to update the Firm Power Agreement.

Council member Hahn excused himself at 5:28 p.m.

Unfinished Business:

Attorney Strommen provided the council with a packet of the detailed steps for the nuisance abatement procedure that will be handled by the city. She also gave the council the nuisance city code that is in place for Chappell. She presented to the council the spreadsheets that will be used to track all of the requirements for the procedure. At the next council meeting there will be a map of the city limits and it will be separated into areas and the council will do a random drawing to select which section the city will begin working on. This information will be published in the Chappell Register. There will also be discussion on options of how the city can assist with clean up by the possibility of bringing in roll-off dumpsters for a period of time.

Communications:

The utilities department has a Creek Valley senior job shadowing them in the afternoons throughout the current school year. He's been a great asset to the department. The electric contractors have been back this fiscal year to assist with more line and pole work. Utilities Superintendent Rust stated at this time doesn't need to add a third position to his department. The city will keep the applications that were received on file in case there is a change in the near future. The office will mail letters to those that were interested.

The city annual water bond is due on 10/1 in the amount of \$70,000 for principal and \$7497.50 in interest. Coming up in mid-October the annual street bond is due and the city insurance.

A motion was made by Council member Johnson, second of Council member Ortgies to adjourn the meeting at 6:09 p.m. "Yes" Ortgies, Johnson, Riley. "Absent" Carlson, Hahn. "No" None. Motion carried.

Mayor Dan Riley

ATTEST:

Ashlea Bauer
City Administrator/Clerk