

## CITY COUNCIL MINUTES CHAPPELL NEBRASKA

A regular meeting of the Chappell City Council was held December 1, 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, CDD Shaunna Mashek and City Treasurer Geralyn Konruff. Others present included 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 Carlson to approve the consent agenda, minutes of the regular meeting November 17, 2025 and dept head reports. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

Asphalt Kingdom - Tools - \$2199.00 \* BOKF, NA - Administrative Services - \$200.00 - Debt Service - \$95,000.00 - Interest Expense - \$8035.00 \* Chappell Municipal Utilities - Utilities - \$4034.76 \* Deuel County Treasurer - Law Enforcement - \$8166.66 \* Eakes Office Products Center - Supplies - \$1041.32 \* Flags USA LLC - Community Improvement - \$800.65 \* FR Wear - Supplies - \$337.76 \* Highline Electric Association - Utilities - \$413.48 \* Kegan Beard - Customer Deposit Refund - \$100.00 \* Mick Sisco - Repair - \$20.00 \* Municipal Energy Agency of Nebraska - WAPA & MEAN - \$38,394.75 \* Municipal Supply Inc of Nebraska - Supplies - \$31.20 \* Nebraska Public Health Environmental Lab - Lab Testing - \$159.00 \* NMC Exchange LLC - Repair - \$86.76 \* Reichman Construction - Repair - \$6004.38 \* Saveco North America, Inc - Supplies - \$1486.30 \* ULINE - Supplies - \$125.70 \* US Bank - WEX Website-3 Years - \$846.00 \* Vistabeam Internet - Telephone/Communications - \$439.60 \* Vistabeam Phone Bill – Telephone/Communications - \$1204.18 \* WESCO RECEIVABLES CORP. - Supplies - \$1075.01 \* WEX BANK - Fuel - \$983.63 - Mow, Trim & Spray - \$266.05 \* Total Payroll – \$42,284.07 \*

### **Unfinished Business:**

No unfinished business.

### **New Business:**

A motion was made by Council member Johnson, second of Council member Ortgies to elect Jerod Hahn as Council President. Council member Hahn declined. A motion was made by Council member Hahn, second of Council member Johnson to elect Council member Ortgies as Council President. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried. The city office will update the signer cards at the banks. Ortgies now becomes a member of the Board of Health, replacing Hahn.

A motion was made by Council member Hahn, second of Council member Carlson to approve the building permit for a patio cover at 599 Dana Ave. "Yes" Ortgies, Carlson, Hahn, Johnson. "No" None. Motion carried.

### **Communications:**

Shaunna gave an update on the grants she has obtained for the shade structures and concrete at the swimming pool park. She is working on a grant for concrete for a multi-use court at the center park. She also spoke about the grants she received for the ambulance squad, which included funds for training new EMRs and funds to allow for Sam Hahn to take the EMS instructor course.

Kendra announced that her law firm has hired Jonathan Stellar and he will be a good asset to assist her with her work with the city.

Ashlea discussed the board of health meeting that is coming up on Friday to identify potential nuisances in zone 1. Council member Hahn doesn't agree with the Board of Health being the group to inspect and identify the nuisance properties. He doesn't want to add more work to the city departments, but would rather have the street department identify the nuisances and bring back the findings to the board of health. They know the streets and alleys better than anyone. Hahn asked Kendra what insurance coverage the city and council and the board members as individuals have in the case that they would be sued over the nuisance abatement project. Ashlea will be in contact with the insurance agent and share the information she obtains with Kendra. Jerrod asked what the status was on the application of the third-party application. At a prior meeting council asked to have that filled out along with proceeding with the project in house. Ashlea will contact the representative from the third party to get the information to apply. More info will be at the next meeting.

Mayor Riley thanked the street department for cleaning up at the lake, the work they did looks great.

Council member Johnson and Ortgies commented how great the new flooring is in the kitchen at the golf course.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 5:34 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

## **CITY COUNCIL MINUTES CHAPPELL NEBRASKA**

A regular meeting of the Chappell City Council was held December 15, 2025, at the Chappell City Hall at 5:00 P.M. The following members were present; Riley, Hahn, Johnson. Staff members present were City Attorney Kendra Strommen, City Administrator/Clerk Ashlea Bauer, and City Treasurer Geralyn Konruff.

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.

A motion was made by Council member Hahn, second of Council member Johnson to excuse Council members Ortgies and Carlson. "Yes" Hahn, Johnson. "Absent" Ortgies, 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 December 1, 2025, treasurer's report and sheriff's October report. "Yes" Hahn, Johnson. "Absent" Ortgies, Carlson. "No" None. Motion carried.

Acushnet Company/Titleist - Range Balls - \$599.26 \* Bomgaars - Supplies - \$391.40 \* Cash-Wa Distributing - Perishables - \$236.78 \* Century Link - Telephone/Communications - \$171.05 \* Chappell Lumber - Community Improvement - \$76.58 - Supplies - \$138.98 \* Chappell Register - Ads, Forms & Printing - \$213.09 \* Chappell Super Foods - Liquor Expense - \$10.24 - Perishables - \$29.93 - Supplies - \$31.88 \* City of Sidney - Repair - \$3842.00 \* Comfort Inn-Kearney - Travel Expense & Per Diem - \$278.00 \* Creek Valley Schools - Licenses, fees and permits - \$1480.00 \* Culligan - Supplies - \$69.75 \* Dave Lane - Sexton Fees - \$500.00 \* Derek Broderick - Licenses, fees and permits - \$64.00 - Sexton Fees - \$500.00 \* Deuel County Treasurer - Chappell Lake Exp - \$5.00 \* Devan Schultz - Sexton Fees - \$500.00 \* Dutton-Lainson Company - Supplies - \$2856.17 \* Ed M. Feld Equipment Co., Inc. - Repair - \$466.63 \* Enviro Service Inc - Lab Testing - \$30.00 \* Frenchman Valley Co-op - Fuel - \$60.00 \* Grainger - Tools - \$182.49 \* Hansen's Petroleum - Fuel - \$752.89 \* Henry Schein, Inc - Supplies - \$100.32 \* Ideal Linen Supply - Supplies - \$918.40 \* Ingram Library Services - Books/Video - \$21.39 \* Jerrod Elms - Licenses, fees and permits - \$120.00 - Sexton Fees - \$500.00 \* Masek Golf Car Company - Maintenance - \$860.00 \* Matheson Tri-Gas Inc - Oxygen - \$143.60 \* NMC Exchange LLC - Supplies - \$2119.60 \* One Billing Solutions, LLC - Collections Expense - \$1071.34 \* Outdoor Restore - Supplies - \$125.00 \* Panhandle EMS Education - Training - \$3750.00 \* Pitney Bowes Global Financial Services, - Licenses, Fees, Permits - \$176.19 \* PowerManager -Subscriptions & Dues - \$9543.22 \* Premier Auto Parts & Service, LLC - Supplies - \$1423.79 \* Ron's Chappell Auto Repair - Maintenance - \$230.00 - Repair - \$2005.98 \* Sedgwick County Sales - Trash Hauling/Recycling - \$3354.10 \* The Flooring and Design Garage - Repair - \$2213.03 \* Todd Rust - Licenses, fees and permits - \$75.00 \* Triple O's Building Supply - Supplies - \$12.51 \* US Bank - Books/Video - \$138.89 - Community Improvement - \$179.99 - Supplies - \$248.22 \* Valley Tire & Service LLC - Repair - \$393.00 \* Verizon Wireless - Telephone/Communications - \$2337.20 \* Western Equipment Finance - Debt Service - \$1293.36 \* WEX BANK - Fuel - \$1210.08 \* Total Payroll - \$42,660.22 \*

### **Unfinished Business:**

No unfinished business.

### **New Business:**

A motion was made by Council member Hahn, second of Council member Johnson to approve applying for the third-party application with WCNDD Nuisance Program. "Yes" Hahn, Johnson. "Absent" Ortgies, 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 fence at 63 Court Ave. "Yes" Hahn, Johnson. "Absent" Ortgies, Carlson. "No" None. Motion carried.

### **Communications:**

The electric shop roof is leaking and a claim has been submitted with the city insurance.

The Board of Health reviewed the findings of nuisances in zone 1 and made a motion to move forward with the next steps. Kendra is working on the courtesy letters for the first round of nuisances in zone 1.

A motion was made by Council member Johnson, second of Council member Hahn to adjourn the meeting at 5:11 p.m. “Yes” Hahn, Johnson. “Absent” Ortgies, Carlson. “No” None. Motion carried.

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Dan Riley, Mayor

ATTEST:

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Ashlea Bauer  
City Administrator/Clerk