

**VILLAGE OF ANSLEY**  
**Special Meeting**  
**April 20, 2026 – 6:00 p.m.**

A special meeting of the Chairperson and Board of Trustees of the Village of Ansley, Nebraska, was held in the Municipal Auditorium on Monday, April 20, 2026, at 6:00 p.m. Present were Chairperson Scott Rehfeld and Trustees Joel Schulte, Chris Hogg, Crystal Murrish and Rob Henry. Also present were Michelle Kohl, Central City Zoning Administrator, 16 Ansley residents, Jason White, Village Attorney and Michelle Nelson.

Notice of this meeting was posted in three (3) public places, the Clerk's Office, Flatwater Bank and the Ansley Post Office as required by law. Notice was also posted on the Village website and Facebook page. Availability of the agenda was communicated in advance thereof to the Chairperson and the Board of Trustees at this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the public. Chairperson Rehfeld opened the meeting at 6:00 p.m.; the Pledge of Allegiance was recited; compliance with the open meeting act was verified. There were no public comments.

Michelle Kohl, the Zoning Administrator for Central City, introduced herself and what her job titles are and how the program began. Michelle said that Ansley is a "bedroom" community for Broken Bow and that we can utilize that if we can clean up the town and get some of the vacant houses back to livable conditions. The vacant property registry and nuisance ordinance go hand in hand and typically start with cleaning up the nuisance properties and then most people will follow and clean their property up as well. The nuisance properties are not good for the community, and they will run tax valuation down on properties when one goes to sell. The public voiced concern about what the cost was to the Village and how that is recovered. Michelle explained that yes, there are liens that are put on the property for the cost to tear down and clean up any structures. Michelle is helping with many other communities doing this vacant property registration and getting good results but stated that if we do not have the "backing" or "teeth" to follow through, then this program will not work. Residents agreed that everyone would like to see Ansley get cleaned up, but didn't want to go after the vacant properties, just go after the nuisance properties. One citizen asked if they owned a property but didn't have the money to fix up the structure or if it would cost more than what it is worth, why or how can the Village come in and make them do anything. The answer or comment to that question was, why would you want to leave it like it is and deteriorate the property value even more. Michelle reassured the public that her goal is not to own these properties, but rather to clean them up.

The 2026 pool season was discussed regarding hiring a pool manager, wages, and prices. The pool committee interviewed Marissa Campbell and discussed the rates for the pool. The committee made the recommendation to the board to hire Marissa Campbell as the pool manager at \$17 per hour. They also recommended hiring lifeguards at a rate of \$15 per hour and no incentive pay for those that are returning. The recommended pay for assistant manager is \$16 per hour. The following rates were suggested to the board by the committee: daily passes – adults (12 and over) \$5.00, kids (5-11) \$4.00; pool passes will stay the same – individual - \$90.00/ Family (Up to 6 immediate family members. + \$5.00 per person over 6); Swimming lessons – Levels 1-5 \$35.00/ Minnows \$25.00/Private \$90.00; Pool Parties \$150.00 for the first 25 people – pay daily rate if over 25 people. Trustee Henry moved to hire Marissa Campbell as the pool manager at the rate of \$17 per hour. Trustee Hogg seconded the motion and on roll call vote, the following Trustees voted AYE: Henry, Hogg, Murrish, Schulte, Rehfeld; motion carried. Trustee Henry moved to accept all the wages and rate increases for the 2026 pool season. Trustee Murrish seconded the motion and on roll call vote, the following Trustees voted AYE: Henry, Murrish, Hogg, Schulte, Rehfeld; motion carried.

Trustee Henry moved to approve the Blue Cross Blue Shield PPO Option 2 health insurance plan with Dental Plan B – Enhanced for eligible Village employees effective July 1, 2026. Trustee Schulte seconded the motion and on roll call vote, the following Trustees voted AYE: Henry, Schulte, Hogg, Murrish, Rehfeld; motion carried.

Chairperson Rehfeld moved to go into Closed Session for the purpose of discussing litigation which is imminent as evidence by communication of a claim to the public body and includes Jason White and Dallas Thomas. Trustee Schulte seconded the motion. There was no discussion. On roll call vote, the following Trustees voted AYE: Rehfeld, Hogg, Henry, Murrish, Schulte. A motion going into Closed Session for the purpose of discussing litigation which is imminent as evidence by communication of a claim to the public body and includes Jason White and Dallas Thomas has been adopted.

The Board of Trustees, Michelle Nelson, Jason White, and Dallas Thomas entered into Closed Session at 6:52 p.m.

The Board of Trustees, Michelle Nelson, Jason White, and Dallas Thomas came out of Closed Session at 7:50 p.m.

Further discussion regarding the Vacant Property Act commenced. Jason White confirmed that Loup City has this and it is a process to go through and would like to see the Village of Ansley go and clean up the nuisance properties and possibly look at hiring a police officer for Ansley.

There being no further business to come before the Board, Chairperson Rehfeld adjourned the meeting at 8:07 p.m.

ATTEST:

  
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Scott Rehfeld, Chairperson

  
\_\_\_\_\_  
Michelle M. Nelson, Clerk

(Seal)

I, the undersigned Clerk, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Chairperson and Board of Trustees; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continuously current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at said meeting was available at the meeting for copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of the meeting and the subjects to be discussed at said meeting.

(Seal)

  
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Michelle M. Nelson, Clerk