



these businesses had multiple chairs and sinks, along with multiple employees working in the home. With several clients visiting at the same time, parking became an issue in residential areas. As a result, beauty salons were removed from the zoning regulations due to these parking concerns. Johnson explained that the Planning Commission is now recommending allowing hair salons as a home based business with limitations. The proposed amendment would allow only one chair and one sink, and the business owner would be required to provide at least two parking spaces on their property for clients.

The public hearing was closed at 6:12 PM.

Councilmember Oleksy introduced Resolution 2026-22, To Approve the Amendment to the Zoning Regulations to Allow Hair Salons as a Home Based Business with a Special Use Permit. Seconded by Councilmember Shepherd.

The resolution states: *BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHADRON, NEBRASKA: 1. The City Council, having reviewed the minutes of the public hearing of the Planning Commission dated February 9, 2026, and its recommendations, has held a public hearing on March 2, 2026, in the Council Chambers of City Hall, as set out in the Notice of Public Hearing published, February 19, 2026 and February 26, 2026, in the Chadron Record, and having been fully advised in the premises, does hereby adopt the following amendments to the Land Development Regulations for the City of Chadron, adopted July 7, 1997:*

*6 ARTICLE SIX*

*Supplemental Use Regulations: Residential Uses*

*609 Supplemental Use Regulations: Accessory Uses is hereby amended to read:*

*Home Based Businesses/Home Occupations*

*(Enact 6.) 6. Hair Salons Permitted with a Special Use Permit: (a.) Hair Salons are permitted as home occupations in a residential district after the occupant receives a Special Use Permit. (b.) One sink and one chair are allowed per residence. (c.) Two off street parking stalls are required per residence. (d.) All other Home-Base Business regulations apply.*

*Amend: 7.~~(6-)~~ Prohibited Home-Based Businesses/Home Occupations ~~(a.) Beauty and Barber Shops: Barber and beauty shops are prohibited as home occupations in residential districts. (b.)~~*

*(a.) Welding, or any use defined in Article Three as Automotive or Equipment Services are not permitted as home-based businesses. 8.~~(7-)~~ Each Home-based business shall be registered with the Zoning Administrator, using a form developed by the Zoning Administrator to demonstrate compliance with the standards contained within this section.*

*2. The City Clerk and Zoning/Building Official are hereby authorized and directed to show such amendment in the Zoning Regulations for the City of Chadron, adopted July 7, 1997.*

Roll Call: Aye: Andersen, Graves, Klein, Oleksy, Shepherd

Nay: None

Motion Carried.

Councilmember Shepherd introduced Resolution 2026-23, To Ratify the Commercial Lease Agreement Previously Signed Between the City of Chadron and Belarus, LLC for the Temporary Use of the Chadron Public Library. Seconded by Councilmember Graves.

Mayor Klein stated that due to time constraints associated with the renovation of the library, he previously signed the lease agreement with the understanding that it would later be brought before the City Council for ratification.

The resolution states: *WHEREAS, the Mayor, on behalf of the City of Chadron, previously executed a Commercial Lease Agreement with Belarus, LLC, for the temporary rental of the building located at 201 W. 2nd Street to house the Chadron Public Library while the Chadron Public Library building undergoes renovations; and WHEREAS, due to the timing of the commencement of renovations, the Commercial Lease Agreement needed to be executed prior to formal approval by the City Council. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHADRON, NEBRASKA: The Mayor and City Council hereby ratify the Commercial Lease Agreement between the City of Chadron and Belarus, LLC, for the temporary rental of the building located at 201 W. 2nd Street for use by the Chadron Public Library during renovations of the Chadron Public Library building.*

Roll Call:     Aye:   Andersen, Graves, Klein, Oleksy, Shepherd  
              Nay:   None

Motion Carried.

Mayor Klein informed the community of Chadron's share of the ACE (Public Alliance for Community Energy) revenue return. The ACE Board approved \$400,000.00 in distributions to Nebraska member communities, with Chadron receiving \$15,117.00. Since forming in 1998, ACE has returned more than \$4.7 million to its Nebraska member communities, including more than \$151,000.00 to Chadron. The Nebraska Choice Program selection period will run from April 2nd through April 22nd. During this time, customers can choose a competitive natural gas commodity price and pricing options online at [www.ACEenergy.org](http://www.ACEenergy.org) or by calling ACE at 800-454-4759.

Councilmember Shepherd made a motion to approve Ordinance 1444 on its third and final reading. Seconded by Councilmember Oleksy.

*AN ORDINANCE to amend Chapter 16: "Traffic Regulations", Article 1. "Enforcement" of the Municipal Code of the City of Chadron, Nebraska, to repeal Section 16-106 "Garage Owner; Report Damaged Vehicles", to renumber Section 16-107 to 16-106 "Truck Routes", to renumber and amend Section 16-108 to 16-107 "Official Emergency Vehicles; Exempt", to renumber and amend Section 16-109 to 16-108 "Emergency Vehicle; Right-of-Way For", to renumber and amend Section 16-110 to 16-109 "Emergency Vehicle; Government Vehicles", to renumber Section 16-111 to 16-110 "Emergency Regulations"; Article 2. "Operation" of the Municipal Code of the City of Chadron, Nebraska, to amend Section 16-204 "Operator's Duty; Accident", to amend Section 16-207 "Muffler", to amend Section 16-209 "Operation; Required Equipment"; Article 3. "Parking" of the Municipal Code of the City of Chadron, Nebraska, to enact Section 16-334 "Handicapped or Disabled Parking", to renumber Section 16-336 to 16-335 "Violation; Penalty"; Article 4. "Rules of the Road" of the Municipal Code of the City of Chadron, Nebraska to amend Section 16-408 "Slow Moving Vehicles; Operation, Passing, and Meeting", to amend Section 16-419 "All-Terrain and Utility Type Vehicles", to enact Section 16-420 "Golf Cars and Low-Speed Vehicles"; Article 7. "Bicycles" of the Municipal Code of the City of Chadron, Nebraska to repeal Section 16-701 "License Required", to renumber Section 16-702 to 16-701 "License Issued; Inspection, Fee", to renumber Section 16-703 to 16-702 "Traffic Regulations Apply", to renumber Section 16-704 to 16-703 "Parental Duties; Child Less Than 16"; to renumber Section 16-705 to*

16-704 "Riding Regulations" and to repeal Subsection 12 and 13 of "Riding Regulations", to renumber Section 16-706 to 16-705 "Violation; Penalty; Article 8. "Skateboards, Roller Skates, and Scooters" to repeal Section 16-802 "Prohibition of Use on Sidewalks Within Certain Areas", to renumber Section 16-803 to 16-802 "Violation; Penalty"; to repeal all Ordinances and parts of Ordinances in conflict herewith; to provide for publication in pamphlet form; and prescribing the time when this Ordinance shall be in full force and effect.

Roll Call: Aye: Andersen, Graves, Klein, Oleksy, Shepherd  
Nay: None

Motion Carried.

Councilmember Graves introduced Resolution 2026-24, To Approve Payment Application No. 8-Final to Fuller Construction Company, LLC for the Construction of the ADA Restrooms for the Downtown Plaza. Seconded by Councilmember Andersen.

Janet Johnson, Building/Planning/Zoning Official, stated this is the last payment for the plaza restrooms due to Fuller Construction in the amount of \$13,425.01.

The resolution states: *BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHADRON, NEBRASKA: Payment Application No. 8-Final submitted by Fuller Construction Company, LLC and filed with the Clerk, showing the amount of material finished and work performed in the City under contract heretofore for the construction of the ADA Restrooms for the Downtown Plaza, is hereby approved; and the Council finds that the materials therein set out have been furnished and have been received by the City and work has been performed and claims therefore are hereby allowed as follows: Original Contract Amount \$278,817.00; Sum of all Change Orders (\$10,316.80); Current Contract Amount \$268,500.20; Total Value of Work and Materials Completed \$268,500.20; Less Amount Paid Previous Estimates \$255,075.19; Less Retainage (5%) \$0.00; Total Amount Due Contractor \$13,425.01. That Fuller Construction Company, LLC be paid the sum of \$13,425.01 for materials furnished and work performed in the construction of the ADA Restrooms for the Downtown Plaza.*

Roll Call: Aye: Andersen, Graves, Klein, Oleksy, Shepherd  
Nay: None

Motion Carried.

Councilmember Klein made a motion to approve the following list of claims as presented. Seconded by Councilmember Shepherd.

NOTE

\*\*Denotes Check Issued

ACH- Converted To ACH

A/P - A/P Automation

Funds: 01 - General (Includes Admin, Airport, City Council, Zoning, PD & Comm., Parks, Library, FD)

28 - Ambulance

36 - Transit

61 - Streets

81 - Water

83 - Waste Water

13, 15, 29, 45, 54, 71 - Capital Projects or Bond/Debt Services

50, 51, 52, 53, 56, 57, 58 - Economic Dev., Community Dev., Keno Funds, PACE Funds, Infrastructure Improvement, Comm Dev Agency (TIF), Business Improvement Dist. (BID)

A.S.A.P. Express, 81, Water - Shipping water tests, \$40.00; Action Communications, Inc., 13, PD Capital Project - New Sirens, \$72,870.00; Armor Express, 01, PD - Bullet proof vest, \$329.28; Arrow Building Company, 01, 61, PD, Streets - Gate; Building materials, \$1,228.91; Auto Value Chadron, 36, 61, Transit, Streets - Tools and supplies, \$427.48; Belarus, LLC, 01, Library - Deposit and rent, \$3,900.00; Benco Equipment, 61, Streets - Post lift installation, \$12,796.50; Black Hills Energy, 01, 61, 81, All Depts – Heating, \$12,024.14 ACH; Buettner Construction, 13, Crushed concrete for pickleball court, \$11,297.50; Business Connection, The, 01, PD - Thermal paper rolls, \$320.94; Century Link, 01, PD – Telephone, \$121.20 ACH; Chadron Ace Hardware, 01, Parks - Oil, Lubricant, \$64.13; Chadron Motor Company, 01, PD - Oil change, \$85.00; Column Software PBC, 01, Admin - Newspaper notices, \$165.95; Culligan, 01, Library - Water & cups, \$26.90; DAS State Acctg - Central Finance, 01, Comm - Network Service Charges 2/26, \$844.80; Engravers, 01, Admin - Roger Stevens' tag for plaque, \$15.00; Fuller Construction, 71, Final payment for Plaza Restroom project, \$13,425.01; Hawkins, 01, 81, Aqu Ctr, Water - Chemicals for water treatment, \$861.83; Ideal, 01, Admin, PD - Janitorial supplies, \$122.27; Ingram, 01, Library – Books, \$23.81; Intralinks, 01, 61, PD, Library, Streets - Monthly maintenance, \$898.27; Langford, Shannon, 01, Comm - Reimbursement for training materials, \$125.00; Light and Siren, 81, Water - Light bar and wiring, \$334.20; Matheson Tri-Gas, 61, Streets - Argon gas, \$49.14; Midland Door Solutions, 01, Airport - New Bi-fold door, \$31,017.00; Midwest Tape, 01, Library – Books, \$12.74; Morris Consulting, 81, Water - Rebuild ethernet at well field, \$2,399.00; NDOT - Division of Aeronautics, 01, Airport - Monthly NDB Maintenance, \$160.00 ACH; Nebraska Dept. of Water, Energy & Environ., 01, Aqu Ctr - Pool permits for 2026-27, \$80.00; Nebraska Law Enforcement Training Center, 01, PD - Fleet use fees, \$350.00; Nebraska Public Health Environmental Lab, 81, Water - Water testing, \$203.00; Nebraska Rural Water Association, 81, Water - 2026 Membership renewal, \$550.00; PEAC, 01, Library, Admin, Water - Monthly lease, \$776.41; Power Tech, 01, PD - Battery replaced in generator, \$370.63; ProCopy, 81, Water - Contract base rate & metered copies, \$39.54; Quadiant Finance, 01, 81, 83, All Depts - Postage \$497.45; Quality Tire, 01, 81, Zoning, Water - Tire sensors replaced; Ball joints, \$1,358.45; Shorty's Tools LLC, 61, Streets - Screwdriver set, \$100.00; Skeeters NAPA Auto Parts, 61, 81, Streets, Water - Tools and parts for vehicle upkeep, \$1,963.22; Taste of Home, 01, Library-Books, \$33.30; Tree Doc, 81, Water - Trees hauled from City Dams, \$2,250.00; Tyler Technologies, 01, Admin - Time card system training, \$72.50; US Bank, 01, Admin - Laserfiche payment, \$449.00 ACH; US Postmaster, 81, 83, Water, WW - Postage for water bills, \$592.49 \*\*; Viaero Wireless, 01, Airport – Telephone, \$140.58 ACH; Wahlstrom Ford, 01, PD - Repairs on vehicles, \$1,733.28; WestCo, 81, Water - Heating fuel for wells, \$93.40; Western Communications, 01, PD - Siren system maintenance, \$110.00; First National Bank of Omaha, HSA Thru 2/13/26, \$1,036.56; Chadron, City of, Payroll Thru 2/13/26 – NET, \$85,191.97; Chadron, City of, FICA Thru 2/13/26, \$9,165.30; Vantage Point, Police Pension Thru 2/13/26, \$2,351.90; Vantage Point, Employee Pension Thru 2/13/26, \$3,322.83

Roll Call:     Aye:   Andersen, Graves, Klein, Oleksy, Shepherd  
              Nay:   None

Motion Carried.

Tom Menke, City Manager, reminded residents that with spring approaching, they should check trees, bushes, and other vegetation on their property that may need to be trimmed. The Dial-a-Truck is available for public use, and the Community Service Officer will begin monitoring the height of tree branches over sidewalks. Tree branches should be maintained at least eight feet above sidewalks. Menke also reported that the new sirens will be installed soon with assistance from NPPD.

Councilmember Shepherd reported that he attended the League of Municipalities Mid-Winter Conference in Lincoln and learned a great deal. Some of the sessions he attended covered topics such as creative art districts, health care trends, and USDA grants. Shepherd also noted that the Post Playhouse will hold its fundraiser on March 14th, and the Green Gala fundraiser for Keep Chadron Beautiful will be held on March 21st.

Councilmember Graves also attended the League of Municipalities Mid-Winter Conference. He stated that he appreciated the opportunity to attend and was able to bring back several ideas and helpful information.

Councilmember Oleksy said he appreciates the ways the City can assist residents as laws change. He was glad to see the passage of Ordinance No. 1444.

Councilmember Andersen thanked the Planning Commission for bringing forward the regulation allowing hair salons to operate in homeowners' residences. He stated that it is beneficial to the City, makes it easier for people to start their own businesses, and he hopes the community can find more ways to continue supporting opportunities like this.

Mayor Klein stated that today was the final day to file to run in the City Council election and thanked everyone who submitted their name for consideration.

Councilmember Andersen made a motion to adjourn the meeting at 6:45 PM. Seconded by Councilmember Oleksy.

Roll Call:     Aye:   Andersen, Graves, Klein, Oleksy, Shepherd  
              Nay:   None

Motion Carried.

CITY OF CHADRON

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Mayor

ATTEST:

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City Clerk

(S E A L)

STATE OF NEBRASKA     )  
County of Dawes         ) ss  
City of Chadron         )

I, the undersigned City Clerk for the City of Chadron, Nebraska, hereby certify that all of the subjects included in the attached proceedings were contained in the agenda for the regular meeting of Monday, March 2, 2026, kept continually current and available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that the said minutes of the City Council of the City of Chadron were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body.

\_\_\_\_\_  
City Clerk

(S E A L)