ARAPAHOE, NEBRASKA May 9, 2023

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7: P.M. on May 9, 2023, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Kreutzer, Monie, tenBensel and Paulsen. Absent: Carpenter. City Staff present: Greg Schievelbein City Superintendent, Donna Tannahill City Clerk.

Mayor Koller presided over the meeting. Visitors present for all or a portion of the meeting were: Matthew DeOss, Spencer Watson & Karen Flanagan with the Golf Board, Jess Hurlbert & O’Ryan with Olsson. Angela Mitchell with The Valley Voice and Sheriff Doug Brown via zoom. The location of the posted Open Meetings Act was stated. Mayor Koller welcomed all visitors and gave each the opportunity to state their name and the agenda item they wish to speak on.

Public Comments:

**Consent Agenda:**

Motion by Councilman Paulsen and second by Councilman tenBensel for approval of the following consent agenda:

Minutes: Copy of the Minutes from the April 18, 2023 regular meeting were included in the Council packets.

Claims: Claims and Payroll for the period April 19, 2023 thru May 9, 2023

|  |  |  |
| --- | --- | --- |
|  | **April Receipts** |  |
|  | General Receipts | 9,195.52 |
|  | Street & Alley Receipts | 28,501.04 |
|  | Golf Receipts | 10,376.54 |
|  | Park Receipts | 1,035.00 |
|  | Fire Department Receipts | 11,139.68 |
|  | Library Receipts | 150.00 |
|  | Medical Receipts | 1,450.00 |
|  | Cemetery Receipts |  |
|  | Local Sales Tax | 20,273.43 |
|  | Light Receipts | 110,559.08 |
|  | Water Receipts | 25,757.92 |
|  | Sewer Receipts | 8,901.61 |
|  |  | **$ 227,339.82** |
|  |  |  |
|  | Library |  |
| 100727 | ATC Communications - library phones | 215.13 |
| 100728 | Eakes - First a& last month lease | 274.98 |
| 100729 | Ingram Library - books | 1,006.52 |
| 100730-31 | Magnolia Journal Subscription | 25.00 |
|  |  | 1,521.63 |
|  |  |  |
|  | **EXPENSES 4/18/2023 -5/9/2023** |  |
|  | Payroll 4-25 | 12,624.08 |
| 100669 | EFTPS - Federal withholdings | 3,141.36 |
|  | Payroll 5-9 | 11,688.27 |
| 100734 | EFTPS - Federal withholdings | 3,007.54 |
| 100665 | UPS - water samples postage | 58.45 |
| 100666 | AFLAC - optional insurance | 284.04 |
| 100667-93 | Black Hills Energy - gas | 467.52 |
| 100668 | Century Link - police phone | 43.43 |
| 100671 | HSA - monthly contribution | 931.80 |
| 100672-12 | NE Dept Rev -wh & ST | 7,303.62 |
| 100674 | PLIC - insurance | 1,245.42 |
| 100675 | Verizon - cell phone | 94.11 |
| 100676 | Aramark - mats and mops | 207.32 |
| 100677 | Adams Construction - snow, tree dump, concrete | 13,887.50 |
| 100678 | Arrow Seed - golf grass seed | 457.50 |
| 100679 | First Central Bank - ach fees | 26.90 |
| 100680 | Johnson Brothers - alcohol | 822.57 |
| 100681 | Municipal Chemical - sewer supplies | 1,320.00 |
| 100682-25 | NPPD - March O&M & April power | 99,387.27 |
| 100683 | Republic National - alcohol | 520.20 |
| 100684 | RayAnn Roskop - cleaning supplies reimb | 9.10 |
| 100685 | A Schrock - cleaning svc | 100.00 |
| 100686 | Southern Glazer's - alcohol | 3,346.32 |
| 100687 | TD Ameritrade - retirement | 2,371.52 |
| 100688 | TVPPD - sub-transmission | 7,041.20 |
| 100689 | USA Bluebook - water supplies | 304.26 |
| 100690 | Water & Light - utilities | 5,071.60 |
| 100691-21 | Ag Valley - fuel | 1,133.86 |
| 100692-20 | ATC - city phones | 853.33 |
| 100694 | BCBS - insurance | 16,374.79 |
| 100695-06 | Eakes -supplies | 286.00 |
| 100696 | Hawkins - pool chemicals | 2,587.12 |
| 100697 | Midwest Irrigation - repairs | 4,106.70 |
| 100698 | S & W - repairs | 385.20 |
| 100699-18 | Schaben Sanitation - April fees & roll off | 10,428.27 |
| 100700 | Wagner's - clubhouse supplies | 156.26 |
| 100703-22 | Facebook - Ace gas promotion | 141.80 |
| 100704 | Crawford Repair - cart rentals | 3,356.50 |
| 100705-09 | D & N Lammels - repairs | 1,475.19 |
| 100707 | Svehla Law - nuisance VPR fees | 1,491.00 |
| 100708 | American Ag Lab - water tests | 21.50 |
| 100710 | Hein Construction - street sweeping | 3,500.00 |
| 100711 | One Call Concepts - dig tickets | 13.55 |
| 100714 | Arapahoe Public School - Occupation Taxes | 1,270.00 |
| 100715 | Furnas County Treasurer - sheriff contract | 5,008.34 |
| 100716-32 | Hometown Leasing - copier leases | 228.47 |
| 100717 | LARM - extra for skid steer | 1,050.76 |
| 100719 | Tri Valley Health System - transportation contribution | 2,246.00 |
| 100723 | Olsson - DTR fees | 9,826.85 |
| 100724 | Hemelstrand's - supplies & repairs | 1,246.97 |
| 100725 | Menards - pothole patch | 1,153.11 |
| 100726 | National Pen - pens | 729.95 |
| 27 | Camas - publishing | 315.55 |
| 28 | Chesterman - soda | 180.00 |
| 30 | Carmen Gutierrez - cleaning service | 234.00 |
| 31 | Hooker Bros - sand | 2,879.86 |
| 32 | McCook Daily Gazette - golf advertising | 110.00 |
| 33 | Urbom Law - Conversation with Sich for violations | 50.00 |
| 100733 | Platte Valley Communications - 1/2 of radios | 2,313.64 |
|  | **TOTAL EXPENSES** | **250,917.47** |

Roll call vote on the consent agenda was as follows:

Ayes: tenBensel, Paulsen, Monie, Kreutzer, Middagh

Nays: None

Abstain: Middagh from Claim #100698 for $385.20

Absent and Not Voting: Carpenter

Mayor Koller declared the motion carried.

C**ITY REPORTS:**

City Superintendent: gave report

City Clerk/Treasurer gave report.

**Committee Reports:**

Golf board: Volunteers to do some minor repairs. Men’s League this week. Fun night

Carpenter arrived at 7:47 pm

Library: Summer Reading kick off. A lot of activities Get speed sign for South part of town.

**Unfinished Business:**

**New Business:**

Motion by Councilman Paulsen and second by Councilman Carpenter to approve the new Sheriff Contract as presented.

Roll Call to Vote was as follows:

Ayes: Monie, tenBensel, Kreutzer, Middagh, Paulsen, Carpenter

Nays: None

Absent:

The Mayor declared motion passed.

Motion by Councilman Carpenter and second by Councilman Middagh to approve Resolution 2023-10 Declaring Intent to incur Indebtedness for Streets, Sewer, Water & Electric

**RESOLUTION NO. 2023-10**

**A RESOLUTION DECLARING INTENT TO INCUR INDEBTEDNESS FOR STREET, SEWER UTILITY, WATER UTILITY, AND ELECTRIC UTILITY IMPROVEMENTS.**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ARAPAHOE, IN THE STATE OF NEBRASKA:**

Section 1. The Mayor and Council hereby find and determine that it is necessary and appropriate to declare an official intent to issue tax-exempt bond anticipation notes or revenue bonds or general obligation bonds or other tax-exempt bonds or notes of the City and, in addition, to declare the City’s reasonable expectation to reimburse certain expenditures with the proceeds of such bonds or notes issued by the City in connection with the construction of street, sewer utility, water utility, sewer utility and related infrastructure improvements in Street Improvement District No. 2022-1 and Sewer Improvement District No. 2023-1 of the City, together with engineering, legal, financing and other related project costs.

Section 2. This resolution is a statement of the official intent of the City under Treasury Regulation § 1.150-2 and for such purpose the following information is hereby stated:

(a) The project for which expenditures may be made is street, water utility, sewer utility, electric utility and related infrastructure improvements, and including engineering, legal, financing and other related project costs.

(b) The principal amount of the bonds or notes expected to be issued by the City for the project as authorized by Nebraska statutes, including specifically Sections 10-137, 17-509 to 17-520, 17-534, 17-913 through 17-925, 18-1803, and 77-27,142 of Reissue Revised Statutes of Nebraska, is estimated to be $700,000.

PASSED AND APPROVED this 9th day of May, 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City Clerk

Roll Call to Vote was as follows:

Ayes: Paulsen, Middagh, tenBensel, Kreutzer, Carpenter, Monie

Nays: None

Absent:

The Mayor declared motion passed.

Motion by Councilman Middagh and second by Councilman Carpenter for approval to have Morton fix the sidewalk and parking area on the South Side of the Museum for $9567.00

Roll Call to Vote was as follows:

Ayes: Middagh, Paulsen, Monie, tenBensel, Carpenter, Kreutzer

Nays: None

Absent:

The Mayor declared motion passed.

Motion by Councilman Kreutzer and second by Councilman Middagh to approve the final DTR plan with 2 finish dates of November 15 and June 1, 2024.

Roll Call to Vote was as follows:

Ayes: Carpenter, Middagh, tenBensel, Monie, Paulsen, Kreutzer

Nays: None

Absent:

The Mayor declared motion passed.

Motion by Councilman tenBensel and second by Councilman Monie approve the final House Rehab for $10,000

Roll Call to Vote was as follows:

Ayes: tenBensel, Kreutzer, Carpenter, Monie, Paulsen, Middagh

Nays: None

Absent:

The Mayor declared motion passed.

Motion by Councilman tenBensel and second by Councilman Kreutzer approve Invoice to 5 Rule Rural Planning for $3050.00 for Grant Administration Fees

Roll Call to Vote was as follows:

Ayes: Monie, Paulsen, Kreutzer, Middagh, tenBensel, Carpenter

Nays: None

Absent:

The Mayor declared motion passed.

Motion by Councilman Paulsen and second by Councilman Middagh approve Invoice to 5 Rule Rural Planning for $250 for Construction Management Fees

Roll Call to Vote was as follows:

Ayes: Paulsen, Carpenter, tenBensel, Kreutzer, Middagh, Monie

Nays: None

Absent:

The Mayor declared motion passed.

**ELECTED OFFICIAL COMMENTS.**

There being no further business, the meeting was adjourned by unanimous consent 8:52 p.m.

I, the undersigned, Assistant City Clerk, of the City of Arapahoe, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Council on May 9, 2023 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily 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 such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted 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 said meeting and the subjects to be discussed at said meeting and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

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Donna Tannahill, City Clerk

ARAPAHOE, NEBRASKA May 9, 2023

The Community Redevelopment Authority of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 8:53 P.M. on May 9, 2023, pursuant to notice posted in the city office and published in the Valley Voice. CRA Members Present: Middagh, Kreutzer, Monie, and Carpenter & tenBensel. Absent. City Staff present: Greg Schievelbein City Superintendent, Donna Tannahill, City Clerk

CRA Chairman Middagh presided over the meeting. Visitors present for all or a portion of the meeting were: The location of the posted Open Meetings Act was stated. Mayor Koller welcomed all visitors and gave each the opportunity to state their name and the agenda item they wish to speak on.

**Consent Agenda:**

Motion by CRA Member Carpenter and second by CRA Member Kreutzer for passing Resolution No. 2023-11

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE**

**CITY OF ARAPAHOE, NEBRASKA**

**RESOLUTION NO. 2023-11**

(Purchase of Certain Real Property)

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA, AUTHORIZING AND APPROVING THE PURCHASE OF CERTAIN REAL PROPERTY.**

**RECITALS**

1. The Community Redevelopment Authority of the City of Arapahoe, Nebraska (“CRA”) desires to purchase certain real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as:

Lot One (1) and the east 20 feet of Lot Two (2), Block Forty-six (46), Original Town of Arapahoe, Furnas County, Nebraska (the “Property”).

1. The CRA desires to enter into a Real Estate Purchase Agreement, substantially in the form attached hereto as Exhibit “A” (the “Purchase Agreement”), pursuant to which the CRA intends to purchase the Property from Jeffrey R. Wernsman and Tina L. Wernsman, husband and wife, (collectively, the “Seller”).

NOW THEREFORE, BE IT RESOLVED, the CRA hereby approves the purchase of the Property from the Seller and the Purchase Agreement, substantially in the form attached hereto, and authorizes the Chairperson and Secretary of the CRA to execute and enter into the Purchase Agreement and any other documents necessary to effectuate the purchase of the Property and to take any further actions as may be necessary to effectuate the purchase of the Property from the Seller.

Dated this 9 day of May, 2023.

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chris Middagh, Chairperson

ATTEST:

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Donna Tannahill, Clerk

Roll call vote Resolution 2023-11

Ayes: Carpenter, Monie, tenBensel, Middagh, Kreutzer

Nays: None

Abstain:

Absent and Not Voting:

Chairman Middagh declared the motion carried.

There being no further business, the meeting was adjourned by unanimous consent at 9:00p.m.

I, the undersigned, Assistant City Clerk, of the City of Arapahoe, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Council on April 18, 2023 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily 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 such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted 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 said meeting and the subjects to be discussed at said meeting and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

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Donna Tannahill, City Clerk