ARAPAHOE, NEBRASKA September 19, 2023

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:33 P.M. on September 19, 2023, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Paulsen, , Monie, tenBensel and. Absent: Kreutzer and Carpenter. City Staff present: Greg Schievelbein City Superintendent, Donna Tannahill City Clerk.

Council President Middagh presided over the meeting. Visitors present for all or a portion of the meeting were: via zoom: Matt Faw with the Golf Advisory Board in chambers as well as Don Sandell with the Theatre Board and via zoom Angela Mitchell with Valley Voice and Bobbi Petit with Five Rule. The location of the posted Open Meetings Act was stated. Council President Middagh 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 Councilman Paulsen and second by Councilman Monie for approval of the following consent agenda:

Minutes: Copy of the Minutes from the September 5, 2023 regular meeting were included in the Council packets.

SDL for Kahshoe Enterprises for wedding on October 14th at EMCC

Claims: Claims and Payroll for the period September 6, 2023 thru September 19, 2023

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| --- | --- | --- |
|  | **Library Expenses** |  |
| 101188 | ATC Communications - Library phone | 219.97 |
| 101205 | Demco - supplies | 389.34 |
| 101206 | Hemelstrand's - supplies | 57.47 |
| 101207-9 | Ingram Library Svc - books | 2,044.11 |
| 101208 | Wagner's - supplies | 73.20 |
|  | **Total Library Expenses** | **2,784.09** |
|  | **EXPENSES 9/6/23 - 9/19/23** |  |
|  | Payroll Sept 12 | 12,712.39 |
|  | EFTPS - Federal withholdings | $ 3,412.33 |
| 101189 | ATC - Phone | $ 848.87 |
| 101190 | Debit - flowers | $ 107.00 |
| 101191 | TVPPD - golf well power | $ 3,461.38 |
| 101192 | CAMAS - publishing | $ 97.45 |
| 101193 | Faw's Garage - ambulance service | $ 126.70 |
| 101194 | Hawkins - pool chemicals | $ 1,381.81 |
| 101195 | Johnson Brothers - alcohol | $ 643.50 |
| 101196 | NE Secretary of State - notary application | $ 30.00 |
| 101197 | One Call Concepts - diggers hotline | $ 45.06 |
| 101198 | Prairie View Roofing - clubhouse roof | $ 25,618.78 |
| 101199 | Protex Central - fire extinguisher change | $ 255.00 |
| 101200 | Republic National - alcohol | $ 552.05 |
| 101201 | A Schrock - service | $ 100.00 |
| 101202 | Southern Glazer's - alcohol | $ 1,620.52 |
| 101203 | Urbom Law - dog and other violation | $ 100.00 |
| 101204 | Utilities Section - training | $ 140.00 |
| 101212 | S Hoefs – ambulance pay | $ 170.00 |
| 101213 | W Hoefs - ambulance pay | $ 195.00 |
| 101214 | P Leising - ambulance pay | $ 95.00 |
| 101215 | Quick Med Claims - August fee | $ 342.01 |
| 101216 | Arrow Seed - insecticide | $ 1,034.00 |
| 101217 | BCBS | $ 16,374.79 |
| 101218 | D & N - golf repairs | $ 296.82 |
| 101219 | L Dettman - ambulance pay | $ 150.00 |
| 101220 | E Hoefs - ambulance pay | $ 150.00 |
| 101221 | J Paulsen - ambulance pay | $ 100.00 |
| 101222 | PLIC - insurance | $ 1,245.42 |
| 101223 | B Sisson - ambulance pay | $ 25.00 |
| 101224 | B Yeager - ambulance pay | $ 45.00 |
| 101225 | Black Hills Energy - final pool gas | $ 76.51 |
| 101226 | Cline Williams - legal fees | $ 3,999.00 |
| 101227 | Municipal Chemical - degreaser | $ 1,320.00 |
| 101228 | NPPD - electricity & O&M | $ 104,173.08 |
| 101229 | Next Level Construction - draw down 2 | $ 15,329.67 |
| 101230 | Stewart Tree Svc - tree maintenance | $ 1,200.00 |
| 101231 | debit - supplies | $ 204.75 |
|  | **TOTAL EXPENSES** | **$ 197,778.89** |

Roll call vote on the consent agenda motion was as follows:

Ayes: Monie, tenBensel, Paulsen, Middagh

Abstain: Paulsen Claim #101221 for $100

Absent and Not Voting: Kreutzer & Carpenter

The Council President declared the motion carried.

Carpenter arrived 7:36 pm

C**ITY REPORTS:**

City Superintendent: Gave Report.

City Clerk-Treasurer gave the report.

ED: discussed 212 7th St and workforce housing.

**Committee Reports:**

**Golf:** Matt Faw: Close clubhouse or give to somebody. Golf board will do all supervision of the golf course. 80K from city per year. Condition has gone downhill. Cups not setting the way they should be. October 1st trim trees that are in the way.

**Theatre**: Gala in April for the Theatre. No idea of cost yet. City is paying for Water for Theatre here forward.

**Unfinished Business:**

**New Business:**

**CITY COUNCIL OF THE CITY OF ARAPAHOE, NEBRASKA RESOLUTION NO. 2023-29**

**held over for new electrical quote.**

Motion by Councilman Middagh and second by Councilman tenBensel to approve Draw down #2 for Next Level Construction for $15329.67

Roll call vote on the motion was as follows:

Ayes: Paulsen, Middagh, tenBensel, Monie, Carpenter

Nays: None

Abstain:

Absent and Not Voting: Kreutzer

The Council President declared the motion carried.

Motion by Councilman Carpenter and second by Councilman Monie to approve the purchase of a zero-turn mower for $6,855.00.

Roll call vote on the motion was as follows:

Ayes: Monie, tenBensel, Carpenter, Paulsen Middagh

Nays: None

Abstain:

Absent and Not Voting: Kreutzer

The Council President declared the motion carried.

**ELECTED OFFICIAL COMMENTS.**

There being no further business, the meeting was adjourned by unanimous consent at 8:21 p.m.

I, the undersigned, 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 September 19, 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 September 19, 2023

The Arapahoe Community Redevelopment Authority of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 8:21 P.M. on September 19, 2023, pursuant to notice posted in the city office and published in the Valley Voice. CRA present: Middagh, Monie, tenBensel, and Carpenter. Absent: Kreutzer.

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. Chairman Middagh welcomed all visitors and gave each the opportunity to state their name and the agenda item they wish to speak on.

**New Business:**

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE**

**CITY OF ARAPAHOE, NEBRASKA**

**RESOLUTION NO. 2023-28**

(Sale of Certain Real Property)

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

RECITALS

1. The Community Redevelopment Authority of the City of Arapahoe, Nebraska (the “CRA”) owns 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 sell the Property to Williamson Storage, LLC (the “Buyer”).

NOW THEREFORE, BE IT RESOLVED, the CRA hereby approves the sale of the Property to the Buyer and the form of the Purchase Agreement and authorizes the Chairperson and Secretary of the CRA to execute and enter into the Purchase Agreement, execute the deed and to take any further actions necessary to effectuate the sale of the Property to the Buyer.

Dated this 19th day of September, 2023.

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA

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

Chris Middagh, Chairperson

ATTEST:

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Donna Tannahill, Clerk

Motion by CRA Member Monie and second by CRA Member Carpenter for move for the passing of Resolution 2023-28 selling 411 9th St to Williamson Storage for $1.00

Roll call vote on the motion was as follows:

Ayes: Carpenter, Monie, tenBensel, Middagh

Nays: None

Abstain:

Absent and Not Voting: Kreutzer

The CRA Chairman declared the motion carried.

There being no further business, the meeting was adjourned by unanimous consent at 8:22 pm.

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Donna Tannahill, City Clerk