ARAPAHOE, NEBRASKA May 7, 2024

The CRA of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:31 P.M. on May 7, 2024, pursuant to notice posted in the city office and published in the Valley Voice. CRA members present: Middagh, Kreutzer, Carpenter, tenBensel, Polston. Absent: Clerk/Treasurer Donna Tannahill

CRA Chairman presided over the meeting. Visitors present for all or a portion of the meeting were: Angela Mitchell with Valley Voice all via Zoom. The location of the posted Open Meetings Act was stated.

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA**

**RESOLUTION #2024-11**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA, APPROVING THE TIF NOTE FOR THE 212 7TH STREET REDEVELOPMENT PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.**

**RECITALS**

1. On April 4, 2024, the City of Arapahoe, Nebraska (“City”) approved the Application for Expedited Review of Community Redevelopment Plan Tax Increment Financing (TIF) Project for the 212 7th Street Project (“Project”) submitted by the Community Redevelopment Authority of the City of Arapahoe, Nebraska (“CRA”).
2. The CRA desires to take all necessary steps to implement the project pursuant to Neb. Rev. Stat. § 18-2155.
3. The CRA has prepared a TIF Note for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Note”).

NOW THEREFORE, BE IT RESOLVED, by the CRA, that the Project is hereby approved and the CRA shall take all necessary steps to implement the Project.

BE IT FURTHER RESOLVED, the CRA authorizes the Chairperson of the CRA to execute the Note and any other necessary documentation to implement the Project.

BE IT FURTHER RESOLVED, that any other resolutions or actions that are contradictory or incompatible with the provisions of this Resolution are hereby rescinded.

Dated this 7th day of May, 2024.

COMMUNITY REDEVELOPMENT AUTHORITY

OF THE CITY OF ARAPAHOE, NEBRASKA

By:

Chairperson

ATTEST:

Secretary

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA, PROMISSORY NOTE FOR EXPEDITED REVIEW REDEVELOPMENT PROJECTS, AS AUTHORIZED BY NEBRASKA REV. STAT. § 18-2155**

(212 7TH Street Redevelopment Project)

$25,000.00 May 7, 2024

FOR VALUE RECEIVED, the undersigned, Community Redevelopment Authority of the City of Arapahoe, Nebraska (hereinafter known as “Authority”), promises to pay to the holder, designated on Schedule 1, attached hereto and incorporated herein (“Holder”), the principal sum of Twenty Five Thousand and No/100 Dollars ($25,000.00) together with interest thereon at the rate of 5% per annum, in accordance with that certain Redevelopment Plan for the 212 7TH Street Redevelopment Project, (the “Redevelopment Plan”), passed and approved by the City Council of Arapahoe, Nebraska (“City”), on April 2, 2024, until the excess ad valorem real property taxes on the Property generated by the redevelopment project set forth in the Redevelopment Plan (the “Redevelopment Project”) can no longer be divided for such purposes in accordance with Sections 18-2147(3)(a) and 18-2155 of the Nebraska Community Development Law, Sections 18-2101, et seq., of the Nebraska Revised Statutes (the “Act”), as may be amended or replaced, or until this Promissory Note is paid in full, whichever occurs first. The principal balance and interest thereon shall be due and payable on this Promissory Note on November 1st of each calendar year until maturity of this Promissory Note, beginning on January 1st of the year following the Authority’s receipt of certification for the Redevelopment Project from the county assessor for Furnas County, Nebraska (“County Assessor”), as required under Section 18-2155(6) of the Act, to the extent any excess ad valorem taxes on the Property generated by the Redevelopment Project are collected by the Authority and available for the retirement of this debt at such time. Payments on this Promissory Note shall be paid by check or draft mailed to the Holder at the address provided in Schedule 1.

Upon any transfer of this Promissory Note from the party designated on Schedule 1 to any other party as permitted under Section 18-2155 of the Act, the transferor or transferee shall immediately notify the Treasurer of the City, as “Paying Agent”, of such transfer, provide documentation that satisfactorily evidences such transfer and identifies the transferee to Paying Agent, and the transferor shall surrender this Promissory Note to Paying Agent for notation of the same on Schedule 1 hereto and reissuance to the transferee as the new Holder. If the transferor fails or refuses to surrender this Promissory Note to Paying Agent upon any such transfer, Paying Agent may declare the instrument held by the transferor void and reissue this Promissory Note to the transferee.

The provision of notice evidencing and effectuating a transfer for the purposes of this Promissory Note shall be the obligation of the transferor and/or transferee, as provided above, and said parties shall indemnify and hold harmless the Authority and the City from any and all claims, liabilities and damages arising from payments made on this Promissory Note to a prior Holder.

Pursuant to the Redevelopment Plan, Holder’s entitlements under this Promissory Note are contingent upon completion of the Redevelopment Project within two (2) years after approval of the Redevelopment Plan by the City Council of the City. In the event the Redevelopment Project is not completed within such time period, as evidenced by the certification received by the Authority from the County Assessor, required under Section 18-2155(6) of the Act, as may be amended or replaced, this Promissory Note shall be void ab initio, and of no legal force or effect.

The Authority may prepay the principal amount outstanding in whole or in part, without penalty or the prior consent of the Holder. In the event the monies collected and held in that special fund established under Section 18-2147 of the Act are insufficient to pay in full all amounts due and owing after all excess ad valorem taxes generated by the Redevelopment Project, have been collected by the Authority and paid, in accordance with the terms of this Promissory Note, towards the retirement of the amounts due hereunder, then the Holder shall waive any unpaid portion of the principal and interest due hereon.

Demand, presentment, protest and notice of nonpayment under this Promissory Note are hereby waived.

AT ANY TIME, AND WITHOUT PRIOR NOTICE TO HOLDER, THE AUTHORITY SHALL HAVE THE OPTION OF PREPAYING IN WHOLE OR IN PART THE PRINCIPAL OF THIS PROMISSORY NOTE. A PORTION OF THE PRINCIPAL AMOUNT OF THIS PROMISSORY NOTE MAY BE PAID OR REDEEMED WITHOUT SURRENDER HEREOF TO THE PAYING AGENT OF THE AUTHORITY. THE HOLDER OR ANY TRANSFEREE OR ASSIGNEE OF SUCH HOLDER MAY NOT RELY UPON THE PRINCIPAL AMOUNT INDICATED HEREON AS THE PRINCIPAL AMOUNT HEREOF OUTSTANDING AND UNPAID. THE PRINCIPAL AMOUNT HEREOF OUTSTANDING AND UNPAID SHALL FOR ALL PURPOSES BE THE AMOUNT DETERMINED BY THE RECORDS OF THE AUTHORITY.

Pursuant to Sections 18-2155, 18-2147, 18-2124 and 18-2150 of the Act, the excess ad valorem real property taxes derived from the Property have been pledged for the payment of this Promissory Note, both principal and interest as the same fall due or become subject to mandatory redemption.

This Promissory Note shall not constitute a general obligation of the Authority and the Authority shall be liable for the payment thereof only out of said portion of taxes as described in this paragraph. This Promissory Note shall not constitute an obligation of the State of Nebraska, the Authority, or of the City (except for such receipts as have been pledged pursuant to the above-referenced Sections of the Act) and neither the State of Nebraska, the Authority nor the City shall be liable for the payment thereof from any fund or source including but not limited to tax monies belonging to either thereof (except for such receipts as have been pledged as described above in this paragraph). Neither the members of the Authority’s governing body nor any person executing this Promissory Note shall be liable personally on this Promissory Note by reason of the issuance hereof.

Pursuant to Section 18-2155 of the Act, the principal amount of this Promissory Note has been established based upon the estimated taxing rates and increase of incremental ad valorem real property taxes for the Property which are expected to result over a fifteen-year period. The actual taxing rates and taxable valuations determined by the appropriate assessing officials may be materially different from such projected rate and assessment, resulting in the Authority’s inability to pay the entire principal amount prior to maturity of this Promissory Note, without liability of the Authority or the City.

Interest on this Promissory Note shall be subject to taxation for both federal and Nebraska state income taxes, as and to the extent provided by law, and no information report shall be filed with the Internal Revenue Service under Section 149(e) of the Internal Revenue Code.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this Promissory Note shall operate as a waiver of such remedy, right or option. In any event, a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion.

Any notice provided for in this Promissory Note to the Authority or the Holder shall be in writing and shall be given by regular or electronic mail to the Holder or Authority, at such address as either party may designate by notice in writing.

This Promissory Note shall be governed by and construed in accordance with the Laws of the State of Nebraska. All payments hereunder shall be payable in lawful money of the United States of America and shall be legal tender for public and private debts at the time of payment.

IN WITNESS WHEREOF, the Chairperson and Secretary of the Authority have caused this Promissory Note to be executed on behalf of the Authority, all as of the date shown below.

Dated this 7 day of May, 2024.

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA

ATTEST: By:

Chairperson

Secretary

**SCHEDULE 1**

Provision for Registration

The ownership of this Promissory Note shall be registered as to both principal and interest on the books and records of the Community Redevelopment Authority of the City of Arapahoe, Nebraska, kept by the Paying Agent identified in the foregoing Promissory Note, who shall make notation of such registration in the registration blank below, and the transfer of this Promissory Note shall occur in the manner set forth in the Promissory Note, such registration of transfer to be made on such books and endorsed hereon by said Paying Agent.

|  |  |  |
| --- | --- | --- |
| **Date of Registration** | **Name and Address of Registered Owner** | **Signature of Paying Agent** |
| 05/07/24 | Community Redevelopment Authority of the City of Arapahoe. |  |
|  |  |  |

Motion by CRA member tenBensel and seconded by CRA member Kreutzer to approve Resolution 2024-08 as well as the Promissory note.

Roll call vote on the above motion was as follows:

Ayes: Carpenter, Middagh, Polston, Kreutzer, tenBensel

Nays: None

Abstain:

The CRA chairman declared the motion carried.

There being no further business, the meeting is adjourned by unanimous consent 7:33 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 Arapahoe CRA on May 7, 2024 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.

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

Donna Tannahill, City Clerk

ARAPAHOE, NEBRASKA May 7, 2024

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:33 P.M. on May 7, 2024, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Kreutzer, Paulsen, Carpenter, tenBensel, Polston. Absent: City Staff present: Greg Schievelbein City Superintendent, City Clerk/Treasurer Donna Tannahill

Mayor Koller presided over the meeting. Visitors present for all or a portion of the meeting were: Angela Mitchell with Valley Voice all via Zoom. The location of the posted Open Meetings Act was stated. The Mayor 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 Kreutzer for approval of the following consent agenda:

Minutes: Copy of the Minutes from the April 16, 2024 regular meeting were included in the Council packets.

SDL’s Clubhouse for July 5th Street Dance and Old Cellar Vineyard for June 7, 2024

Claims: Claims and Payroll for the period April 16, 2024 thru May 7, 2024

|  |  |  |
| --- | --- | --- |
|  | **April Receipts** |  |
|  | General Receipts | 11,674.96 |
|  | Street & Alley Receipts | 28,897.90 |
|  | Golf Receipts | 18,952.72 |
|  | Park Receipts | 969.19 |
|  | Fire Department Receipts | 3,640.20 |
|  | Library Receipts | 250.00 |
|  | Medical Receipts | 1,350.00 |
|  | Cemetery Receipts |  |
|  | Local Sales Tax | 44,170.78 |
|  | Light Receipts | 103,493.50 |
|  | Water Receipts | 25,804.73 |
|  | Sewer Receipts | 9,209.17 |
|  |  | **$ 248,413.15** |
|  |  |  |
|  | **EXPENSES 4/17/2024 -5/7/2024** |  |
|  | Payroll 4-23-24 | 13,270.63 |
| 101931 | EFTPS - Federal withholdings | 3,571.50 |
|  | Payroll 5-7-24 | 12,655.33 |
|  | EFTPS - Federal withholdings | 3,686.01 |
| 101930 | AFLAC - optional insurance | 284.04 |
| 101934-61-77 | NE Dept Rev -wh & ST | 7,619.57 |
| 101936 | PLIC - insurance | 1,323.04 |
| 101937 | UPS - water samples postage | 87.87 |
| 101938 | Aramark - mats and mops | 361.61 |
| 101939 | Accelerated Receivables - garnishment | 62.30 |
| 101940 | Cash Wa - clubhouse supplies | 216.60 |
| 101941 | Charles Schwab - retirement | 2,429.07 |
| 101942 | Credit Management - garnishment | 366.66 |
| 101943 | D & N Lammels - repairs | 800.00 |
| 101944 | Eakes -supplies | 131.43 |
| 101945 | First Central Bank - ach fees | 29.20 |
| 101946 | Hawkins - pool chemicals | 2,587.17 |
| 101947 | Iowa Pump Works - extra pump for sewer | 7,742.75 |
| 101948 | Municipal Chemical Supply - degreaser | 1,320.00 |
| 101949 | Municipal Supply - clamps | 3,894.80 |
| 101950 | A Schrock - cleaning service | 100.00 |
| 101951 | Stewart Tree Service - golf trees | 400.00 |
| 101952 | Straight Flush - golf porta potties | 150.00 |
| 101953 | Stryker Sales - adult sensor | 351.31 |
| 101954 | TVPPD - sub-transmission | 6,962.32 |
| 101955 | Van Wall Equip - repairs | 211.88 |
| 101956-57 | Black Hills Energy - gas | 537.07 |
| 101958 | HSA - monthly contribution | 797.16 |
| 101959 | Verizon - cell phone | 94.40 |
| 101960 | Water & Light - utilities | 4,936.91 |
| 101962 | Ag Valley - fuel | 1,407.19 |
| 101963 | Dead Sled towing - 2004 Honda | 125.00 |
| 101964 | NE Dept of Trans - maint fee | 5,079.10 |
| 101965 | Gary Schievelbein - supply | 20.00 |
| 101966 | DG - clorox | 102.25 |
| 101967 | Postmaster - ub postage | 254.72 |
| 101969 | S & W - repairs | 136.98 |
| 101970-76 | Wagner's - clorox | 200.37 |
| 101971-99 | Landmark - mower repairs | 832.07 |
| 101972 | Crawford Repair - cart rentals | 3,232.88 |
| 101973 | Hemelstrand's - supplies & repairs | 284.96 |
| 101974 | NPPD - April power | 39,985.20 |
| 101978-82 | ATC - city phones | 861.40 |
| 101979 | First State Insurance - Bonds | 1,697.50 |
| 101980 | Furnas County Treasurer - sheriff contract | 5,666.67 |
| 101981 | Hometown Leasing - copier leases | 247.21 |
| 101982 | Century Link - police phone | 43.43 |
| 101984-86-90 | Schaben Sanitation - April fees & golf | 10,416.81 |
| 101985 | Quick Med Claims | 59.24 |
| 101988 | Logan Dettman - reimb fire school | 150.00 |
| 101991 | Square - monthly fee | 60.00 |
| 101993 | Arapahoe Public School - Occupation Taxes | 1,270.00 |
| 101994-01 | Camas - publishing | 549.17 |
| 101995 | Furnas Co Clerk - recording fees | 80.00 |
| 101996 | One Call Concepts - diggers hotline | 35.08 |
| 101997 | Debit - Pine needles | 949.00 |
| 102000 | Brico - pest control | 750.00 |
|  | **TOTAL EXPENSES** | **151,476.86** |

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

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

Nays: None

Abstain: Middagh abstain from #101969 for $136.98

The Mayor declared the motion carried.

C**ITY REPORTS:**

ED - Motion by Councilman Middagh and second by Councilman tenBensel to approve the Façade Improvement Grant for the new sign for Wagner’s Supermarket Claim #101992 for $5,000 and new sidewalk for Rox’s Garden Delight Claim #101989 for $689.08

Roll Call to Vote was as follows:

Ayes: tenBensel, Paulsen, Carpenter, Polsto9n, Middagh, Kreutzer

Nays: None

Absent:

The Mayor declared motion passed.

City Superintendent: gave report.

City Treasurer: gave report.

**COMMITTEE REPORTS**:

**Unfinished Business:**

**New Business:**

**RESOLUTION NO. 2024-11**

The Mayor and City Council of the City of Arapahoe, Nebraska (collectively “Council”),

in regular session assembled at the City Office in Arapahoe, Nebraska, on this 7th day of May,

2024, hereby resolve as follows:

WHEREAS, the Council previously adopted RESOLUTION NO. 2024-09 and

RESOLUTION NO. 2024-10 on the 16th day of April, 2024, directing the Program Administrator

of the City’s Vacant Property Registration Program (“VPR Program”) to file a notice of special

assessment and lien against certain properties located within the corporate limits of the City for

unpaid VPR Program registration fees.

WHEREAS, RESOLUTION NO. 2024-09 and RESOLUTION NO. 2024-10 each

contained an inaccurate legal description of a property whose owner failed to pay VPR Program

registration fees.

NOW, THEREFORE, the Mayor and City Council of the City of Arapahoe, Nebraska, in

consideration of the foregoing recitals, hereby adopt the following Resolution:

RESOLVED, that RESOLUTION NO. 2024-09 and RESOLUTION NO. 2024-10

be and hereby are repealed in their entirety effective immediately.

PASSED AND APPROVED this 7th day of May, 2024.

CITY OF ARAPAHOE, NEBRASKA

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

John Koller, Mayor

Attest:

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

Donna Tannahill, City Clerk/Treasurer

Motion by Councilman Carpenter and second by Councilman Polston to Resolution 2024-11 reversing Resolution 2024-9 and 10

Roll Call to Vote was as follows:

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

Nays: None

Absent:

The Mayor declared motion passed.

**RESOLUTION NO. 2024-12**

**RESOLUTION TO FILE NOTICE OF SPECIAL ASSESSMENT AND LIEN AGAINST**

**PROPERTIES FOR VIOLATION OF VACANT PROPERTY REGISTRATION**

**ORDINANCE**

The Mayor and City Council of the City of Arapahoe, Nebraska (collectively “Council”),

in regular session assembled at the City Office in Arapahoe, Nebraska, on this 7th day of May,

2024, hereby resolve as follows:

WHEREAS, the Council previously adopted Ordinance No. 2020-03 on the 9th day of June,

2020, enacting provisions relating to the registration of vacant properties within the City consistent with Vacant Property Registration Act (Neb. Rev. Stat. § 19-5401 *et seq*);

WHEREAS, the Council previously passed Resolution No. 2020-10 on the 9th day of June,

2020, appointing Five Rule, LLC, a Nebraska Limited Liability Company, as Program

Administrator of the City’s Vacant Property Registration Program (“VPR Program”);

WHEREAS, the City is authorized to collect an initial registration fee of $250.00 for

residential properties registered with the VPR Program and $1,000.00 for commercial properties registered with the VPR Program, with said fee due within 180 days after initial registration pursuant to Neb. Rev. Stat. § 19-5406 and § 152.05 of the Municipal Code of Arapahoe, Nebraska (“Municipal Code”);

WHEREAS, once a property is registered with the VPR Program, the property owner shall be required to pay supplemental registration fees at intervals every six months for as long as the

property remains registered with the VPR Program pursuant to Neb. Rev. Stat. § 19-5406(2)(a)

and § 152.05 of the Municipal Code (“Municipal Code”);

WHEREAS, unpaid VPR Program registration fees shall become a lien against the applicable property upon the recording of a notice of such lien in the office of the Register of Deeds of Furnas County, Nebraska pursuant to Neb. Rev. Stat. § 19-5407(2) and § 152.07 of the Municipal Code;

WHEREAS, certain properties located within the corporate limits of the City have been registered with the VPR Program for more than 180 days and whose owners have failed to pay the initial registration fee. The legal description, initial date of registration, current unpaid VPR

registration fee amount, and total unpaid VPR registration fee amount of each residential property is attached hereto as EXHIBIT “A” and is incorporated herein by reference.

NOW, THEREFORE, the Mayor and City Council of the City of Arapahoe, Nebraska, in

consideration of the foregoing recitals, hereby adopt the following Resolution:

RESOLVED, that the Program Administrator be and hereby is directed to file a

notice of special assessment and lien for unpaid initial registration fees against each

residential property included in EXHIBIT “A”, in the respective amounts provided,

in the office of the Register of Deeds of Furnas County, Nebraska.

BE IT FURTHER RESOLVED, that the notice of special assessment and lien to be

filed by the Program Administrator with the office of the Register of Deeds of

Furnas County, Nebraska shall substantially comply with the Notice of Special

Assessment and Lien attached hereto as EXHIBIT “B” and incorporated herein by

reference.

PASSED AND APPROVED this 7th day of May, 2024.

CITY OF ARAPAHOE,

NEBRASKA

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

John Koller, Mayor

Attest:

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

Donna Tannahill, City Clerk/Treasurer

**EXHIBIT “A”**

|  |  |  |  |
| --- | --- | --- | --- |
| LEGAL DESCRIPTION | INITIAL REGISTRATION DATE | CURRENT AMOUNT | BALANCE OF UNPAID FEES |
| Lot One (1) and the North Half of Lot Two (2), Block Fourteen (14), Colvin's First Addition to Arapahoe, Furnas County, Nebraska and | November 20, 2020 | $ 2,500.00 | $ 2,500.00 |
| Lot 12, Block 14, Colvin’s First Addition to Arapahoe, Furnas County, Nebraska | September 20, 2021 | $ 1,000.00 | $ 6,250.00 |

**EXHIBIT “B”**

**NOTICE OF SPECIAL ASSESSMENT AND LIEN**

Under the authority of § 152.07 of the Municipal Code of Arapahoe, Nebraska, the City claims a special

assessment and lien on the below-described real estate for an unpaid Vacant Property Supplemental

Registration Fee of $\_\_\_\_\_\_\_\_\_\_\_. This amount is a special assessment and lien against the real estate until it is paid, with interest as set by the applicable statutes of the State of Nebraska, until discharged of record. The real estate referred to and upon which the special assessment and lien is claimed is that certain parcel of land situated within the City of Arapahoe, County of Arapahoe, State of Nebraska, and more particularly described as follows:

Owner:

Legal Description:

Itemization of expenses: $\_\_\_\_\_\_\_\_\_\_\_\_\_ (itemized current lien amount(s))

$\_\_\_\_\_\_\_\_\_\_\_\_\_ (prior lien amounts with

reference to filed notice(s))

$\_\_\_\_\_\_\_\_\_\_\_\_\_ **Total Lien**

Dated this \_\_\_\_ day of \_\_\_\_\_\_\_\_, 2024.

CITY OF ARAPAHOE, NEBRASKA

Jon M. Thomas, One of the Attorneys for the City of Arapahoe, Nebraska

STATE OF NEBRASKA )

) ss.

County of York )

The foregoing instrument was acknowledged before me this this \_\_\_\_ day of \_\_\_\_\_\_\_\_, 2024, by

Jon M. Thomas, one of the Attorneys for the City of Arapahoe, Nebraska

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

Notary Public

Motion by Councilman tenBensel and second by Councilman Middagh to Resolution 2024-12 placing liens on VPR properties.

Roll Call to Vote was as follows:

Ayes: Kreutaer, tenBensel, Paulsen, Carpenter, Polston, Middagh

Nays: None

Absent:

The Mayor declared motion passed.

**ELECTED OFFICIAL COMMENTS.**

There being no further business, the meeting is adjourned by unanimous consent at 8:30 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 May 7, 2024 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.

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

Donna Tannahill, City Clerk