ARAPAHOE, NEBRASKA August 20, 2024

The Community Redevelopment Authority (CRA) of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:30 P.M. on August 20, 2024, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Kreutzer, tenBensel, Polston, and Carpenter. Absent: City Staff present: Greg Schievelbein City Superintendent, Dixie Sickels Assistant City Clerk

CRA Chairman Middagh presided over the meeting. Visitors present for all or a portion of the meeting were: Joe Johnson with Olsson in chambers and Angela Mitchell with Valley Voice 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.

**COMMUNITY REDEVELOPMENT AUTHORITY**

**OF THE CITY OF ARAPAHOE, NEBRASKA**

**RESOLUTION NO. 2024-21**

(Sale of Property to Ryan and Sheila Webb)

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

**Recitals**

1. The Community Redevelopment Authority of the City of Arapahoe, Nebraska (the “CRA”) owns or will own certain real property legally defined as:

LT 9 & 10 & S30’ of Lot 11 BLK 33 ORIGINAL TOWN ARAPAHOE

1. Pursuant to the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157 (the “Act”), the City has adopted a Redevelopment Plan for a certain redevelopment area identified as Redevelopment Area #2 (the “Redevelopment Area”) in the City of Arapahoe, as amended (the “Redevelopment Plan”).
2. The Property is located within the Redevelopment Area.
3. The CRA desires to sell the Property to Ryan & Sheila Webb (“Buyer”), for purposes of rehabilitating the house that sets on 508 5th St and constructing a building on 506 5th St “The Project”.
4. The Project is consistent with the Redevelopment Plan.
5. Pursuant to Section 18-2118 of the Act, the CRA may sell real property in the Redevelopment Area at its fair value for uses in accordance with the Redevelopment Plan. In determining fair value of real property for uses in accordance with the Redevelopment Plan, the CRA shall take into account into account and give consideration to: (1) the uses and purposes required by the Redevelopment Plan; (2) the restrictions upon, and the covenants, conditions, and obligations assumed by the redeveloper; (3) the objectives of the Redevelopment Plan for the prevention of the recurrence of substandard and blighted areas; and (4) such other matters as the CRA shall specify as being appropriate.
6. The CRA has prepared a Real Estate Purchase Agreement for the Project, a copy of which is attached hereto as Exhibit “A” (the “Purchase Agreement”) and incorporated by this reference.
7. The CRA has determined that the Property will be sold to Buyer for fair value based upon the purchase price set forth in the Purchase Agreement, the construction requirements set forth in the Purchase Agreement, Buyer’s use of the Property for residential purposes, and the elimination of blight and substandard conditions on the Property.

NOW THEREFORE, be it resolved by the CRA:

1. The CRA hereby approves the sale of the Property to Buyer and the form of the Purchase Agreement.
2. The CRA authorizes the Chairperson of the CRA to execute and enter into the Purchase Agreement on the CRA’s behalf and to take any further actions necessary to effectuate the sale of the Property to Buyer.
3. The CRA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

Dated this 20th day of August, 2024.

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF

ARAPAHOE, NEBRASKA

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

Chris Middagh, Chairperson

ATTEST:

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

Donna Tannahill, Clerk

Motion by CRA Member Carpenter and second by CRA Member Kreutzer to accept the purchase agreement from R Perry Construction, Inc to purchase the vacant lot at 811 7th St for $1,000.

Roll Call Vote on the above motion was as follows:

Ayes: Middagh, Polston, Kreutzer, tenBensel, Carpenter

Nayes:

Absent and not Voting:

The CRA Chairman declared motion passed.

Motion by CRA Member Kreutzer and second by CRA Member tenbensel to move for the passage of Resolution 2024-21 selling 811 7th Street Community Capital Partners for $1,000.00.

Roll Call Vote on the above motion was as follows:

Ayes: Carpenter, Middagh, Poston, Kreutzer, tenBensel

Nayes:

Absent and not Voting:

The CRA Chair declared motion passed.

There being no further business, the meeting is adjourned by unanimous consent 7:38 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 August 6, 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.

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Dixie Sickels, Assistant City Clerk

ARAPAHOE, NEBRASKA August 20, 2024

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:39 P.M. on August 20, 2024, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Kreutzer, Paulsen, Polston, tenBensel, and Carpenter. Absent: City Staff present: Greg Schievelbein City Superintendent, Dixie Sickels, Assistant City Clerk

Mayor Koller presided over the meeting. Visitors present for all or a portion of the meeting were: Levi Watson and Greg Tetley in chambers and Angela Mitchell with Valley Voice 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 Middagh and second by Councilman Paulsen for approval of the following consent agenda:

Minutes: Copy of the Minutes from the August 6, 2024 regular meeting were included in the Council packets.

Claims: Claims and Payroll for the period August 7, 2024 thru August 20, 2024

|  |  |  |
| --- | --- | --- |
|  | **Library Expenses** |  |
| 102414 | ATC - phone | 212.96 |
| 102415 | Camas - publications | 5.85 |
| 102416 | Demco - supplies | 183.67 |
| 102417 | Eakes - svc agreement | 187.26 |
| 102418 | Ingram Library Svc - books | 820.22 |
| 102419 | Penworthy - books | 206.62 |
| 102420 | Wagner's - supplies | 93.13 |
|  | **Total Library Expenses** | **1,709.71** |
|  | **EXPENSES 8/7 - 8-20** |  |
|  | Payroll | 20,242.61 |
| 102388-89 | EFTPS - Federal withholdings | 5,107.78 |
| 102387-426 | DG - supplies | 73.00 |
| 102390 | PLIC - insurance | 1,323.05 |
| 102391 | TVPPD - golf and well power | 3,534.51 |
| 102392 | American Ag Lab - water testing | 27.56 |
| 102393 | American Red Cross - CPR | 270.00 |
| 102394 | Atlas Automation - well service | 502.00 |
| 102395 | BCBS - insurance | 16,438.70 |
| 102396 | Bound Tree Medical - ambulance supplies | 1,459.58 |
| 102397 | Colby Carpenter - ambulance pay | 75.00 |
| 102398 | Logan Dettman - ambulance pay | 125.00 |
| 102399 | Filament Essential Svc - web pg. and app | 2,100.00 |
| 102400 | Hawkins - chemicals | 243.53 |
| 102401 | Mitch Houser amb pay | 12.50 |
| 102403 | Island Supply - oxygen tanks | 64.00 |
| 102404 | Johnson Service - rebuild manholes | 14,800.00 |
| 102405 | Arlan Leising - ambulance pay | 12.50 |
| 102406 | Peter Leising amb pay | 50.00 |
| 102407 | Todd Monie amb pay | 25.00 |
| 102408 | Municipal Chemical Supply - degreaser | 1,320.00 |
| 102409-27 | Municipal Supply - software agreement and supplies | 2,326.82 |
| 102411 | A Schrock - cleaning service | 100.00 |
| 102412 | Stewart Tree Svc - tree cutting | 1,000.00 |
| 102413 | Van Diest - herbicide | 1,532.30 |
| 102421 | NPPD July O&M | 15,503.60 |
| 102422 | John Paulsen - ambulance pay & Mileage reimb | 318.84 |
| 102423 | Josh Schrock - ambulance pay | 25.00 |
| 102425 | Nebraskaland - alcohol | 54.97 |
| 102428 | Restaurant Depot - supplies | 86.62 |
| 102429 | Superior Sanitation - porta potties | 390.00 |
| 102430 | Carmen Gutierrez - cleaning svc | 126.00 |
| 102431 | HP - printer | 405.52 |
| 102432 | Amy Huxoll - ambulance pay | 50.00 |
|  | **TOTAL EXPENSES** | **89,725.99** |

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

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

Nays: None

Absent:

Abstain: Paulsen Claim #102422 for $318.84

The Mayor declared motion passed.

C**ITY REPORTS:**

City Superintendent: gave report.

City Treasurer: gave report.

**COMMITTEE REPORTS**:

**Unfinished Business:**

**New Business:**

**Resolution 2024-19**

**Signing of the Municipal Annual Certification of Program Compliance Form**

**Whereas:** State of Nebraska Statues, sections 39-2302, and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual Incentive payment for incorporated municipalities, requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and Standards, and

**Whereas:** State of Nebraska Statute, section 39-2120 also requires that the annual certification program compliance by each municipality shall be signed by the mayor and shall include a copy of a resolution of the governing body of the municipality authorizing the signing of the certification form.

**Be it resolved** that the Mayor of the City of Arapahoe is hereby authorized to sign the attached Municipal Annual Certification of Program Compliance Form.

Adopted this 20th day of August, 2024 at Arapahoe, Nebraska

**Council Members**:

Chris Middagh Dan Kreutzer John Paulsen

Terry Polston Troy tenBensel Ward Carpenter

Motion by Council Member Middagh moved the adoption of said resolution. Council Member Carpenter seconded the Motion.

Roll Call to vote was as follows:

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

Nays:

Abstained:

Absent:

Mayor Koller declared Resolution 2024-19 adopted, signed and billed as adopted

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John E Koller, Mayor

Attest:

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Donna Tannahill, City Clerk

Councilman Kreutzer introduced the following resolution and moved its adoption.

**RESOLUTION 2024-20**

**SPECIAL EVENT CLOSING OF HIGHWAY 283 FOR HALLOWEEN PARADE**

The City of Arapahoe Council and Mayor assembled in regular session in the Council Room of the Ella Missing Community Center on this 20th day of August, 2024 and hereby resolve as follows:

**WHEREAS,** the City of Arapahoe will assume control of Highway 283 between Milepost 20 and Milepost 21.1 on October 31, 2024 from 4:00 pm to 4:30 pm.

**WHEREAS,** the City of Arapahoe acknowledges the acceptance of the duties set out in LB589 subsection (2) and is in agreement to indemnify, defend, and hold harmless the state from all claims, demands, actions, damages and liability, including reasonable attorney’s fees, which may arise as a result of the special event.

**NOW THEREFORE BE IT RESOLVED,** that the City of Arapahoe will assume control of Highway 283 between Milepost 20 and Milepost 21.1 beginning at 4:00 pm on October 31, 2024.

**NOW THEREFORE BE IT FURTHER RESOLVED,** that the City of Arapahoe will return possession back to the State of Nebraska Department of Roads Division (NDOR) at 4:30 pm on October 31, 2024.

**INTRODUCED AND PASSED THIS 20th DAY OF August, 2024.**

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John E Koller, Mayor

**ATTEST**:

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Donna Tannahill, City Clerk

Councilman tenBensel seconded the foregoing motion. Roll call vote on said Resolution was as follows:

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

Nays:

Absent and Not Voting:

The Mayor declared Resolution 2024-20 duly approved.

Water Tower contract held until future meeting to meet with Jake from Maguire

**ELECTED OFFICIAL COMMENTS.**

There being no further business, the meeting is adjourned by unanimous consent 8:20 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 August 6, 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.

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Dixie Sickels, Assistant City Clerk