ARAPAHOE, NEBRASKA September 17, 2024

The City Council and the Arapahoe Redevelopment Authority of the City of Arapahoe, Nebraska, met for a budget hearing of the City of Arapahoe and the at the EMCC Council Room at 7:31 P.M. on September 17, 2024, pursuant to notice published in the Valley Voice. Councilmen and CRA members present: Middagh, Paulsen, Polston, tenBensel and Carpenter. Councilmen Absent: Kreutzer. City Staff present: City Superintendent Greg Schievelbein and City Clerk Donna Tannahill.

Mayor Koller presided over the Public Hearing. 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 speak regarding the budget for 2024-2025 fiscal year.

There being no further business, the meeting was adjourned by unanimous consent at 7:34pm.

ARAPAHOE, NEBRASKA September 17, 2024

The Arapahoe Community Redevelopment Authority of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:34 P.M. on September 17, 2024, pursuant to notice posted in the city office and published in the Valley Voice. CRA present: Middagh, Polston, 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.

**Consent Agenda:**

Motion by CRA Member tenBensel and second by CRA Member Polston for approval of the personal property tax request of $10,000 for fiscal year 2024-2025.

Roll call vote on the motion was as follows:

Ayes: Carpenter, Middagh, Polston, tenBensel

Nays: None

Abstain:

Absent and Not Voting: Kreutzer

The CRA Chairman Middagh declared the motion carried.

There being no further business, the meeting was adjourned by unanimous consent at 7:36 p.m.

ARAPAHOE, NEBRASKA September 17, 2024

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:37 P.M. on September 17, 2024, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Paulsen, Polston, tenBensel and Carpenter. Absent: Kreutzer. 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: Bobbi Pettit with 5 Rule and Gerry Stevens 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.

Public Hearing: Mayor Koller opened the public hearing for Workforce Housing Incentive Plan at 7:37 pm. No public present. Public Hearing closed @ 7:39 pm

**Consent Agenda:**

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

Zoning Permit #21 Cindy Maggiacomo 8x12 Shed

Minutes: Copy of the Minutes from the September 3, 2024 regular meeting were included in the Council packets.

Claims: Claims and Payroll for the period September 4, 2024 thru September 17, 2024

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| --- | --- | --- |
|  | **Library Expenses** |  |
| 102483 | ATC Communications - Library phone | 217.47 |
| 102484 | Camas - meeting notices | 12.12 |
| 102485 | Central Plains Library bulk loan program | 50.00 |
| 102486 | Ingram Library Svc - books | 906.04 |
| 102487 | Wagner's - supplies | 59.77 |
|  | **Total Library Expenses** | **1,245.40** |
|  |  |  |
|  | **EXPENSES 9/4/24 - 9/17/24** |  |
|  | Payroll Sept 10 | 12,177.67 |
| 102490 | EFTPS - Federal withholdings | $ 3,254.57 |
| 102488 | Debit - supplies and a flapper valve | $ 612.23 |
| 102489 | Dollar General - supplies | $ 72.10 |
| 102491 | Nat'l Pen - pens | $ 144.94 |
| 104494 | Postmaster - certified mail | $ 19.36 |
| 104495 | Quick Med Claims - August fee | $ 22.05 |
| 104496 | Ring - annual subscription | $ 107.00 |
| 104497 | Schaben Sanitation - golf fees | $ 170.00 |
| 104498 | Square POS system | $ 140.00 |
| 104499 | BCBS insurance | $ 16,438.70 |
| 104500 | Bound Tree - supplies | $ 117.78 |
| 104501 | Brico Pest - services | $ 490.00 |
| 104502 | Camas - proceedings | $ 324.69 |
| 104504 | Cline Williams - legal fees | $ 4,322.50 |
| 104505 | Furnas Co Clerk - recording fees | $ 150.00 |
| 104506 | Hemelstrand's - supplies | $ 10.58 |
| 104507-20 | W Hoefs - conference reimb & amb pay | $ 275.00 |
| 102509 | NPPD - electricity | $ 73,422.99 |
| 102510 | Urbom Law - nuisance fees | $ 630.15 |
| 102511 | Van Diest - supplies | $ 521.00 |
| 102512 | Arapahoe Pharmacy test strips | $ 22.32 |
| 102513 | Five Rule - 1/4 contract pymt | $ 7,800.00 |
| 102514 | Municipal Supply - supplies | $ 4,103.70 |
| 102515 | One Call Concepts dig tickets | $ 12.40 |
| 102516 | CashWa - supplies | $ 176.20 |
| 102517 | C Carpenter ambulance pay | $ 62.50 |
| 102518 | Chesterman soda | $ 45.00 |
| 102519 | L Dettman ambulance pay | $ 250.00 |
| 102521 | M Houser ambulance pay | $ 37.50 |
| 102522 | A Leising ambulance pay | $ 25.00 |
| 102523 | J Paulsen - amb pay | $ 200.00 |
| 102524-27 | TVPPD - sub-transmission Sept & Golf & Water pwer | $ 9,772.43 |
| 102525 | Black Hills Energy - final pool gas | $ 566.95 |
| 102526 | Landmark - mower repairs | $ 173.76 |
| 102527 | PLIC insurance | $ 1,323.04 |
| 102528 | Nebraskaland Distributing alcohol | $ 75.89 |
| 101 | Protex service | $ 35.00 |
| 102 | Fyr-Tek - wildland fire equipment | $ 7,500.00 |
|  | **TOTAL EXPENSES** | **$ 145,605.00** |

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

Ayes: Carpenter, Polston, Middagh, tenBensel, Paulsen

Nays: None

Absent: Kreutzer

Abstain: Paulsen from 102523 for $200

The Mayor declared motion passed.

C**ITY REPORTS:**

**Economic Development:**

**VPR Update:** Discussion on process to be added to the list. Come up with notification letter to mail out prior to notifying Five Rule.

**Five Rule 2025 Contract –**

Motion by Councilman Middagh and second by Councilman tenBensel to accept the Economic Development contract from Five Rule Rural Planning for the same price as the previous year ($7500/Quarter)

Roll call vote on the motion was as follows:

Ayes: Paulsen, Carpenter, Middagh, tenBensel, Polston

Absent: Kreutzer

The Mayor declared motion passed.

City Superintendent: gave report.

City Treasurer: gave report.

**COMMITTEE REPORTS**: Dalton Metzger added to Fire Department if a Physical is passed proving capable of being a Volunteer.

**Unfinished Business:**

**New Business:**

**CITY OF ARAPAHOE, NEBRASKA**

**RESOLUTION # 2024-22**

(Workforce Housing Incentive Plan)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARAPAHOE, NEBRASKA, ADOPTING AND APPROVING A WORKFORCE HOUSING INCENTIVE PLAN, PURSUANT TO THE COMMUNITY DEVELOPMENT LAW.**

**RECITALS**

1. Pursuant to the Community Development Law, Neb. Rev. Stat.  §§ 18-2101 et seq., as amended (the “Act”), the City of Arapahoe, Nebraska (“City”), declared certain areas of the City as blighted and substandard and in need of redevelopment under the Act (the “Redevelopment Area”).
2. The redevelopment of the Redevelopment Area will result in the elimination and prevention of blight and substandard conditions, and aligns with the purposes of the Act and the City of Arapahoe Comprehensive Plan, as amended.
3. The City has, within the prior sixty (60) months of this Resolution, received a housing study detailing the current conditions and future needs of the City in relation to housing.
4. The housing study identifies a need for additional workforce housing.
5. Pursuant to the Act, the City may authorize the administration of certain heightened tax increment financing incentives to promote and facilitate the construction of workforce housing (“Workforce Housing TIF”).
6. Prior to such authorization, the City must adopt an “incentive plan”, pursuant to Section 18-2141.05 of the Act.
7. In accordance with the foregoing, the City has prepared an incentive plan, a copy of which is attached hereto as Exhibit “A” and incorporated herein by this reference (the “Incentive Plan”), which authorizes the use of Workforce Housing TIF for eligible redevelopment projects, and sets forth the criteria and guidelines related thereto.
8. On September 17, 2024, the City Council held a duly noticed public hearing on the Incentive Plan, in conformance with the Act.
9. After the public hearing and review of the Incentive Plan, the City Council has determined that the Incentive Plan complies with the requirements of the Act and will result in the elimination and prevention of blight.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Arapahoe, Nebraska, as follows:

1. The Incentive Plan complies with, and furthers the objectives of, the Act, and addresses the needs of the City related to the construction of workforce housing for both existing and new workers.

2. The City has received a housing study within the prior sixty (60) months from the date hereof.

3. Based on the substantial evidence in the record of this proceeding, the City Council finds as follows:

(a) The Incentive Plan is necessary to prevent the spread of blight and substandard conditions within the City;

(b) The Incentive Plan will promote additional safe and suitable housing for individuals and families employed in the City; and

(c) The Incentive Plan and/or the use of Workforce Housing TIF will not result in the unjust enrichment of any individual or company.

4. Based on the foregoing and substantial evidence in the record of this proceeding, the Incentive Plan is hereby adopted and approved by the City Council as the governing body for the City of Arapahoe; and therefore, the City and/or the Community Redevelopment Authority of the City may administer and approve the use of Workforce Housing TIF for eligible redevelopment projects, in accordance with the terms of the Incentive Plan and the Act.

Dated this 17th day of September, 2024.

CITY OF ARAPAHOE, NEBRASKA

By:

Mayor

ATTEST: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City Clerk

Motion by Councilman Middagh and second from Councilman Polston to move for the passage of Resolution 2024-22 Workforce Housing Incentive Plan

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

Ayes: Poston, Paulsen, tenBensel, Carpenter, Middagh,

Nays: None

Absent: Kreutzer

Abstain:

The Mayor declared Resolution 2024-22 passed.

**RESOLUTION NO. 2024-24**

**RESOLUTION SETTING THE PROPERTY TAX REQUEST**

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Arapahoe passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request:

NOW, THEREFORE, the Governing Body of the City of Arapahoe resolves that:

1. The 2024-2025 property tax request be set at: General Fund: $ 225,735.00 and Bond Fund: $ 84,840.00
2. The total assessed value of property differs from last year’s total assessed value by 5.97 percent
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property would be 0.50308 per $100 of assessed value.
4. The City of Arapahoe proposes to adopt a property tax request that will cause its tax rate to be 0.490324 per $100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Arapahoe will increase (or decrease) last year’s budget by -31.44 percent.
6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2024.

Dated this 17th day of September, 2024

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

John E Koller, Mayor

Attest:

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

Donna Tannahill, City Clerk

Motion by Councilman tenBensel and second by Councilman Carpenter to approve the passage of Resolution 2024-24 setting of the budget for the 2024-2025 fiscal year.

Roll Call to vote on Resolution 2024-24 Budget Resolution is as follows

Yes Votes: Carpenter, Middagh, tenBensel, Polston, Paulsen

No Votes:

Absent and not Voting: Kreutzer

The Mayor declared Resolution 2024-24 carried.

Motion by Councilman Carpenter and second by Councilman Paulsen to approve the purchase of computers for the office at a cost of $9,364.00

Roll call vote on the motion was as follows:

Ayes: Polston, Paulsen, Middagh, tenBensel, Carpenter

Nays: None

Absent: Kreutzer

Abstain:

The Mayor declared motion passed.

Motion by Councilman Paulsen and second by Councilman tenBensel to approve the purchase of the circulating pump for the pool. $2500

Roll call vote on the motion was as follows:

Ayes: Polston, Middagh, tenBensel, Paulsen, Carpenter

Nays: None

Absent: Kreutzer

Abstain:

The Mayor declared motion passed.

**ELECTED OFFICIAL COMMENTS.**

There being no further business, the meeting is adjourned by unanimous consent 9:08 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 17, 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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Donna Tannahill, City Clerk