

The Community Redevelopment Authority of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:25 P.M. on December 22, 2020, pursuant to notice published in the Valley Voice. CRA members present: via Zoom: Middagh, Monie, Carpenter and tenBensel present. CRA member Absent: Tangeman.

Chairperson Middagh presided over the meeting. The location of the posted Open Meetings Act was stated.

New Business:

Chairperson Chris Middagh stated that the purpose of the meeting was to approve the purchase of two tracts of real property by the Authority.

Whereupon, on motion duly made and seconded, the following resolutions were adopted:

CRA Resolution
Resolution 2020-45
Purchase of 702 Main St and 811 7th St

WHEREAS, the Authority has negotiated with Randolph E. Shuler, a single person, to purchase the real property located at and commonly known as 702 Main Street, Arapahoe, Nebraska, for the purchase price of \$5,000.00, and the representatives of the Authority and Randolph E. Shuler have concluded that the Purchase Agreement, attached hereto as Exhibit 1 and incorporated herein by this reference, is in acceptable form; and

WHEREAS, the Authority has also negotiated with Larry N. Anderson and Kayla P. Anderson, a married couple, to purchase the real property located at and commonly known as 811 7th Street, Arapahoe, Nebraska, for the purchase price of \$5,000.00, and the representatives of the Authority and Larry N. Anderson and Kayla P. Anderson have concluded that the Purchase Agreement, attached hereto as Exhibit 2 and incorporated herein by this reference, is in acceptable form; and

WHEREAS, both real properties described in the preceding paragraphs are within the City of Arapahoe’s redevelopment project area as approved by the City’s redevelopment plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Authority be and hereby is authorized to conclude the purchase of both tracts of real property described herein consistent with the terms and provisions of the Purchase Agreements attached hereto as Exhibits 1 and 2; and

BE IT FURTHER RESOLVED, that Chairperson Chris Middagh is hereby authorized to execute any and all documents required to consummate such purchases as described herein.

Dated this 22nd day of December, 2020. Chris Middagh, CRA Chairman

Motion by CRA member Carpenter and second by CRA member Monie to approve Resolution 2020-45
Roll call vote on the Resolution 2020-45 was as follows

Ayes: Monie, Middagh, tenBensel, Carpenter

Nays: None

Abstain:

Absent and Not Voting: Tangeman

CRA Chairman Middagh declared the motion carried.

CRA Resolution
Resolution 2020-46
Purchase of 508 5th St

WHEREAS, the Authority has negotiated with Leon and Crystal Schievelbein, a married couple, to purchase the real property located at and commonly known as 506 and 508 5th Street, Arapahoe, Nebraska, also described as E ½ of Lot 7 ,all of lot 8 and 9 Block 33 Original Town, for the purchase price of \$5,000.00, and the representatives of the Authority and Leon and Crystal Schievelbein have concluded that the Purchase Agreement, attached hereto as Exhibit 1 and incorporated herein by this reference, is in acceptable form;

WHEREAS, the real property described in the preceding paragraph is within the City of Arapahoe’s redevelopment project area as approved by the City’s redevelopment plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Authority be and hereby is authorized to conclude the purchase of both tracts of real property described herein consistent with the terms and provisions of the Purchase Agreements attached hereto as Exhibits 1 and 2; and

BE IT FURTHER RESOLVED, that Chairperson Chris Middagh is hereby authorized to execute any and all documents required to consummate such purchases as described herein.

Dated this 22nd day of December, 2020. Chris Middagh, CRA Chairman

Motion by CRA member tenBensel and second by CRA member Monie to approve Resolution 2020-46
Roll call vote on the Resolution 2020-46 was as follows

Ayes: Carpenter, tenBensel, Middagh, Monie

Nays: None

Abstain:

Absent and Not Voting: Tangeman

CRA Chairman Middagh declared the motion carried.

No further business. Meeting adjourned at 7:28 pm by unanimous consent.

ARAPAHOE, NEBRASKA

December 22, 2020

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:30 P.M. on December 22, 2020, pursuant to notice published in the Valley Voice.

Councilmen present: Middagh, Monie via zoom and tenBensel, Paulsen, Kreutzer and Carpenter.

Councilmen Absent: City Staff present: Deputy City Clerk Mary tenBensel, City Superintendent Greg Schievelbein via zoom.

Mayor Koller presided over the meeting. Visitors present for all or a portion of the meeting were Keith and Christina Maaske and via zoom: April Taylor with the Valley Voice, Bobbi Pettit and Jess Vanden Berge with Five Rule, Todd Eichenberger with First Central Bank, Deb Obermiller and Bob and Connie Johnson. 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 Councilman Paulsen and second by Councilman Carpenter for approval of the following consent agenda:

Minutes: Copy of the minutes from the December 8, 2020 regular meeting were included in the Council packets.

Building Permits-#48 Keith & Christina Maaske – New Warehouse, #49 tenBensel Grain – 2 grain bins, #50 Landmark Holdings – new store

Claims: Claims and Payroll for the period December 9, 2019 to December 22, 2020

	Library	
48237	Camas Pub - advertising	22.63
48238	Demco - supplies	159.13
48239	Ingram - books	737.01
48240	Penworthy - supplies	113.17
48241	Wagner's - supplies	32.49

48242	ATC - phone	109.98
		1,174.41
	EXPENSES 12/9/2020 -12/22/2020	
	Payroll December 22	\$9,221.94
	EFTPS - Federal withholdings	\$2,752.59
48236	Amazon - speakers for laptop	\$21.29
48243	Bryce Bishop - grave o/c	\$650.00
48244	Hemelstrand's sup	31.99
48245	IIMC - membership	\$140.00
48246	NMPP - software subscription	6,355.00
48247	Svehla Law - prof svc	1,502.00
48248	Debit Card – Earth Planters	4,050.00
48249	Elliot Hoefs - amb pay	25.00
48250	Stefanie Hoefs - amb pay	150.00
48251	Mitch Houser - amb pay	62.50
48252	Amy Huxoll - amb pay	150.00
48253	Peter Leising - amb pay	12.50
48254	Nebraska Rural Water - training	150.00
48255	NPPD - Nov O&M	4,427.55
48257	Greg Schievelbein - uniform allowance reimb	85.58
48258	Josh Schrock - amb pay	50.00
48259	Brian Sisson - amb pay	25.00
48260	Amanda Schrock - cleaning svc	100.00
48261	Jaden Smith	12.50
48262	Brandon Yeager amb pay	25.00
48263	Five Rule - Nuisance and VPR	1,500.00
48264	Midwest Turf & Irr - firt for rep	21.31
48265	Municipal Chem - sewer supp	960.00
48266	Aflac - optional insurance	389.76
48269	HSA - monthly Contribution	877.20
48270	NE Dep't of Rev - withholdings	607.56
48271	Credit Management - garnishment	353.48
48272	TD Ameritrade - monthly contributions	2,825.37
48273	Greg Tetley - reimb garnishment	80.55
48274	Accelerated Receivables garnishment	80.55
	Total Expenses	\$37,696.22

Roll call vote on the consent agenda motion was as follows

Ayes: Kreutzer, Carpenter, Monie, Middagh,

Nays: None

Abstain: Paulsen and tenBensel

Absent and Not Voting:

Mayor Koller declared the motion carried.

CITY REPORTS:

City Superintendent: Gave Report.

City Treasurer: no report

Committee Reports:

Five Rule (Bobbi Pettit and Jessica Vanden Berg) - Discussion of 4 properties that they are working on. VPR- no updates will revisit in April. Discussion of Downtown Revitalization Grant- Discussion of the next process.

BUSINESS

Unfinished Business:

New Business:

Motion by Councilman tenBensel and second by Councilman Middagh to enter into closed session at 8:09 pm to protect the financial interests of the community.

Roll call to vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

Mayor Koller declared the motion carried.

Motion by Councilman Kreutzer and second by Councilman tenBensel to come out of closed session at 8:30 pm to protect the financial interests of the community.

Roll call to vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

Mayor Koller declared the motion carried

Motion by Councilman tenBensel and seconded by Councilman Paulsen to approve the LB840 loan to Keith and Christina Maaske for \$35,000 to purchase an existing lawn care business and put up a building to house equipment and chemicals and this loan is to span 10 years.

Roll call to vote on the above motion is as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

Mayor Koller declared the motion carried.

ELECTED OFFICIAL COMMENTS.

Paulsen: the lights for the fire department volunteers, the state is required driving certification for the lights.

Mayor Koller: wants to make sure that there is an established protocol for chain of command to notify council and Mayor before public notices are put out on the web or for notification.

There being no further business, the meeting adjourned by unanimous consent 8:40 pm

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 December 22, 2020 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.

Mary tenBensel, Deputy City Clerk