ARAPAHOE, NEBRASKA October 3, 2023 The Arapahoe Community Redevelopment Authority of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:30P.M. on October 3, 2023, pursuant to notice posted in the city office and published in the Valley Voice. CRA present: Middagh, Monie, Kreutzer, tenBensel, and Carpenter. Absent:

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:**

**MINUTES OF THE MEETING OF MEMBERS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE**

A meeting of the Members of the Community Redevelopment Authority of the City of Arapahoe (“Authority”) was held on the 3rd day of October, 2023, at 7:30 pm., pursuant to notice as provided by law to said Members. Present were the following Members: Middagh, tenBensel, Kreutzer, Monie, Carpenter. 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:

WHEREAS, the Authority has negotiated with Stephen Jeffcoat, a single person, to purchase the real property located at and commonly known as 212 7th Street, Arapahoe, Nebraska (“Property”), in exchange for the Authority assuming responsibility for any unpaid registration fees associated with the Property being registered with the Arapahoe Vacant Property Registry (“Arapahoe VPR Program”) in addition to the entire amount of any Special Assessment and Lien filed against the property resulting from unpaid Arapahoe VPR Program

registration fees, and the representatives of the Authority and Stephen Jeffcoat have

concluded that the Purchase Agreement, attached hereto as Exhibit 1 and \incorporated herein by this reference, is in acceptable form; and

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

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 3rd day of October, 2023.

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

Secretary

Motion by CRA Member tenBensel and second by CRA Member Monie for purchasing 212 7th St for dismissal of the VPR fees.

Roll call vote on the motion was as follows:

Ayes: Carpenter, tenBensel, Kreutzer, Monie, Middagh

Nays: None

Abstain:

Absent and Not Voting:

The CRA Chairman declared the motion carried.

There being no further business, the meeting was adjourned by unanimous consent at 7:33pm.

ARAPAHOE, NEBRASKA October 3, 2023

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:34P.M. on October 3, 2023, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Paulsen, , Monie, Carpenter, tenBensel and Kreutzer. Absent: . 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: and via zoom Bobbi Pettit with 5 Rule, Angela Mitchell with Valley Voice, and Jessica Fisher and with Tri-Valley. 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.

Public Hearing for Lee’s Crossroads Café opened 7:34 pm closed 7:36 pm

**Consent Agenda:**

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

Minutes: Copy of the Minutes from the September 19, 2023 regular meeting were included in the Council packets.

Claims: Claims and Payroll for the period September 20, 2023 thru October 3, 2023

|  |  |  |
| --- | --- | --- |
|  | **September Receipts** |  |
|  | General Receipts | 43,253.81 |
|  | Street & Alley Receipts | 49,742.42 |
|  | Golf Receipts | 29,839.98 |
|  | Park Receipts | 650.00 |
|  | Fire Department Receipts | 3,514.05 |
|  | Library Receipts | 50.00 |
|  | Medical Receipts | 350.00 |
|  | Cemetery Receipts | 1,041.52 |
|  | Local Sales Tax | 18,912.45 |
|  | Light Receipts | 130,474.06 |
|  | Water Receipts | 44,260.58 |
|  | Sewer Receipts | 8,925.43 |
|  |  | **$ 331,014.30** |
|  |  |  |
|  | **EXPENSES 9/20 - 10/3** |  |
|  | Payroll September 28, 2023 | 12,372.57 |
| 101246 | EFTPS - Federal withholdings | 3,209.99 |
| 101232 | Aramark - mats & mops | 266.26 |
| 101233 | Barco - marking paint | 320.24 |
| 101234 | Bishop - grave o/c | $650.00 |
| 101235 | Chesterman - soda | $90.00 |
| 101236 | Cummins - well 2 repairs | 4,131.84 |
| 101237-62 | Fyr-Tek - pump test & 1/2 equip | 1,573.60 |
| 101238 | Municipal Supply - water system maintenance | 5,345.01 |
| 101239 | NE Public Health Lab - water testing | 463.00 |
| 101240 | G Schievelbein - reimburse cdl | 61.00 |
| 101241 | D Sickels - clothing reimburse | 313.17 |
| 101242 | G Stevens - clothing reimburse | 187.24 |
| 101243 | TVPPD - Aug & Sept sub-transmission | 15,316.64 |
| 101244 | AFLAC - insurance | 284.04 |
| 101245-53 | Black Hills Energy - city gas | 196.73 |
| 101248 | HSA - contributions | 931.80 |
| 101249 | Landmark - repairs | 15.45 |
| 101250,87-88 | NE Dept of Revenue - sales tax - withholding | 10,953.78 |
| 101252 | Water & Light utilities | 4,584.63 |
| 101254 | Cash Wa supplies | 53.82 |
| 101255 | Charles Schwab - retirement | 2,411.48 |
| 101256 | Credit Management - garnishment | 412.19 |
| 101257 | Eakes - supplies | 893.42 |
| 101258 | First Central Bank - ACH fees | 29.00 |
| 101259-72 | ATC - phones | 816.20 |
| 101260 | Century Link - police phone | 43.43 |
| 101261 | Verizon -wireless | 94.34 |
| 101263 | Furnas County Sherrif sheriff contract | 5,666.67 |
| 101264 | Hometown Leasing - copier leases | 228.47 |
| 101265 | Landmark -zero turn mower | 6,855.00 |
| 101266 | LARM - 23-24 insurance | 124,951.00 |
| 101268 | Stryker power load cot and cords | 62,688.42 |
| 101269 | Ag Valley - fuel | 1,506.41 |
| 101270 | Bound Tree - supplies | 101.37 |
| 101271,92-6 | Schaben Sanitation Sept, roll off & golf | 10,869.82 |
| 101273 | D & N Lammels filters and repairs | 395.99 |
| 101277 | Olsson - DTR, Landmark | 50,886.97 |
| 101278 | Crawford Repair - cart rentals | 731.50 |
| 101280 | Misko Sports - shirts | 733.00 |
| 101281 | S & W repairs | 177.48 |
| 101282,93 | Wagner's supplies | 379.44 |
| 101283 | Alert All - fire prevention | 1,153.23 |
| 101284 | American Ag Lab - water testing | 21.50 |
| 101285 | D&N Lammels - filters repairs | 176.02 |
| 101286 | Five Rule - 1st qtr ED | 7,800.00 |
| 101289 | AMGL - budget prep | 5,100.00 |
| 101290 | Hemelstrand's - supplies | 45.75 |
| 101291 | One Call - diggers hotline | 32.68 |
| 101294 | Carmen Gutierrez - service | 202.50 |
| 101295 | Power Manager - contract renewal | 8,197.95 |
| Transfer | Crystal Theatre - design | 5,716.98 |
|  | **TOTAL EXPENSES** | **370,885.29** |

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

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

Nays:

Abstain: Paulsen from Misko Sports Claim #101280 for $733.00 & Middagh from S&W Claim #101281 for $177.48.

Absent and Not Voting:

The Mayor declared the motion carried.

C**ITY REPORTS:**

City Superintendent: Gave Report.

City Clerk-Treasurer gave the report.

ED: USDA taking a lot of time. Workforce housing. Looking for another non-profit. 50K down asking for 200K. revolving loan fund for housing. Fund managed by non-profit. Short term construction loans. Republican Valley Golden Years Foundation.

**Unfinished Business:**

**New Business:**

Motion by Councilman Monie and second by Councilman Kreutzer to approve the liquor license for Lee’s Crossroads Café`

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

**CITY COUNCIL OF THE**

**CITY OF ARAPAHOE, NEBRASKA**

**RESOLUTION NO. 2023-29**

(LOMEDA Loan – EM Enterprises, LLC d/b/a Lee’s Crossroads Café)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARAPAHOE, NEBRASKA, AUTHORIZING AND APPROVING A LOAN TO EM ENTERPRISES, LLC D/B/A LEE’S CROSSROADS CAFÉ UTILIZING PROCEEDS FROM THE LOCAL OPTION MUNICIPAL ECONOMIC DEVELOPMENT PROGRAM.**

RECITALS

A. The Local Option Municipal Economic Development Act, codified at NEB. REV. STAT. §§ 18-2701 et seq., authorizes the City of Arapahoe, Nebraska (the “City”) to develop a Local Option Municipal Economic Development Program (“LOMEDA Program”) to encourage economic development and business investment in the community.

B. In keeping with the purpose of its LOMEDA Program, the City desires to loan the sum of Thirty Thousand and No/100 Dollars ($30,000) (the “Loan”) to EM Enterprises, LLC, a Nebraska limited liability company, d/b/a Lee’s Crossroads Café (“Borrower”), the proceeds of which will be used for the renovation and rehabilitation of the building located at 656 Chestnut Street, Arapahoe, Nebraska 68922 and as working capital for its business located there, which will in turn create new job opportunities and improve the quality of living for the residents of the City.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Arapahoe, Nebraska (the “City Council”) hereby approves the Loan to the Borrower to be repaid in accordance with the terms and conditions of the Loan Agreement, Promissory Note, Security Agreement, Junior Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, and any other documents as may be required by the City to evidence such financing (collectively, the “Loan Documents”).

BE IT FURTHER RESOLVED, the City Council authorizes the Mayor and City Clerk to execute and enter into the Loan Documents to which the City is a party and to take any further actions necessary to fulfill the above resolutions.

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

Dated this 3rd day of October, 2023.

THE CITY OF ARAPAHOE, NEBRASKA

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

John E. Koller, Mayor

ATTEST:

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

Donna Tannahill, City Clerk

Motion by Councilman Kreutzer and second by Councilman Middagh to Resolution 2023-29 a low interest loan to EM Enterprises for $30,000.00

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

Motion by Councilman Middagh and second by Councilman Kreutzer to approve the $30,000 Claim #101279 to EM Enterprises.

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

Motion by Councilman Monie and second by Councilman tenBensel to approve the $338,070.20 Claim #101274 to Midland’s Contracting

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

Motion by Councilman Middagh and second by Councilman tenBensel to approve the 338,421.91 Claim #101276 to Next Level Construction

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

**ELECTED OFFICIAL COMMENTS.**

Nikki Rask – struggling at coffee shop – gave 2 months break from loan payments. Asked for another 10K. Give until January 1 for payments according to council. Unanimous. Put on Agenda to discuss last meeting December.19th

Golf course – Would like an exploratory committee to create an idea on how this could work. Then put something together and see if that would work. JP Johnny Donna & Greg.

There being no further business, the meeting was adjourned by unanimous consent at 9:05p.m.

I, the undersigned, Assistant 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 October3, 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.

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

Donna Tannahill, City Clerk