ARAPAHOE, NEBRASKA December 13, 2022

**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 13th day of December, 2022, at 7:30 pm.,

pursuant to notice as provided by law to said Members. Present were the following Members: Middagh, Monie, tenBensel.

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 Thomas H. Utterback, a single

person, to purchase the real property located at and commonly known as 508 5th

Street, Arapahoe, Nebraska, for the purchase price of $7,000.00, and the

representatives of the Authority and Thomas H. Utterback 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 13th day of December, 2022.

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Secretary

Motion by Councilman Monie and second by Councilman tenBensel to approve the purchase of 508 5th St for $7,000.

Roll call to vote was as follows:

 Ayes: tenBensel, Monie, Middagh

 Nays: None

 Absent and not voting: Tangeman, Carpenter

 The Mayor declared the motion carried.

There being no further business, the meeting adjourned by unanimous consent 7:35 pm

ARAPAHOE, NEBRASKA December 13, 2022

 The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:35 P.M. on December 13, 2021, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Kreutzer, Paulsen, Monie, tenBensel. Absent: Carpenter, Kreutzer. City Staff present: City Clerk Donna Tannahill, City Superintendent Greg Schievelbein.

 Mayor Koller presided over the meeting. Visitors present for all or a portion of the meeting were: Billie Taylor in chambers and, Lowell with 5 Rule via zoom. 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.

Public Comments:

**Consent Agenda:**

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

 Minutes: Copy of the minutes from the December 7, 2021 regular meeting were included in the Council packets.

 Building Permits: #21 Frank & Sarah Leising – sidewalk, covered patio, fence

#22 Jennifer Eichenberger - 6’ Privacy fence

 Claims: Claims and Payroll for the period November 30th to December 13, 2022

|  |  |  |
| --- | --- | --- |
|   | **November Receipts** |  |
|  | General Receipts |  8,843.47  |
|  | Street & Alley Receipts |  22,776.04  |
|  | Golf Receipts |  1,297.41  |
|  | Park Receipts |  345.00  |
|  | Fire Department Receipts |  513.77  |
|  | Library Receipts |  |
|  | Medical Receipts |  2,450.00  |
|  | Cemetery Receipts |  200.00  |
|  | Local Sales Tax |  18,221.54  |
|  | Electric Receipts | 118,326.21  |
|  | Water Receipts |  24,456.74  |
|  | Sewer Receipts |  8,352.45  |
|  | **Total**  | **205,782.63**  |
|  | Library |  |
| 100252 | ATC - phone |  213.06  |
| 100262 | Amazon - books |  679.77  |
| 100263 | Camas - meeting notification |  8.82  |
| 100264 | Ingram Library - books |  825.83  |
| 100265 | Platte Valley Glass - re-program door |  140.00  |
| 100266 | The Cottage Journal - subscription |  40.00  |
| 100267 | Wagner's - supplies |  114.84  |
|  |  Total |  2,022.32  |
|  |  |  |
| **Expenses 11-30 to 12-13 2022** |
|  | Payroll December 6, 2020 |  9,467.78  |
| 100212 | EFTPS |  2,618.98  |
| 100209 | Postmaster - nuisance postage |  15.70  |
| 100210-27 | Verizon - cell phones |  108.25  |
| 100214 | One Call Concepts - diggers hotline |  13.98  |
| 100215 | PLIC - insurance |  1,240.17  |
| 100216 | American Legal Publishing - code book updates |  1,679.23  |
| 100217 | Arapahoe Pharmacy - ambulance supplies |  29.76  |
| 100218 | Blue Cross Blue Shield - insurance |  17,103.71  |
| 100219 | Mike Borden - curb painting |  1,996.00  |
| 100220 | CAMAS - publications |  202.89  |
| 100221 | Furnas County Clerk - register of deeds |  58.00  |
| 100222 | Furnas County Treasurer -prop tax |  1,485.58  |
| 100223 | Internal Revenue Service - fica & mcare |  12.11  |
| 100224 | NE Dept of Motor Vehicles - title app for Nuis veh |  22.00  |
| 100225 | NEMSA - membership |  270.00  |
| 100226 | NE Dept of Revenue - sales tax Nov |  6,494.48  |
| 100228 | Ag Valley - fuel |  94.00  |
| 100229 | HSA - annual contribution |  5,000.00  |
| 100230 | Quick Med Claims - Nov fees |  649.08  |
| 100231-45 | TVPPD - well, golf & sub-tran |  8,339.69  |
| 100232 | L Dettman - amb pay |  62.50  |
| 100233 | Faw's Garage - amb service & tire repair |  546.14  |
| 100234 | S Helms - amb pay |  50.00  |
| 100235 | E Hoefs - amb pay |  175.00  |
| 100236 | S Hoefs - amb pay |  333.00  |
| 100237 | W Hoefs - amb pay |  183.00  |
| 100238 | M Houser - amb pay |  12.50  |
| 100239 | A Huxoll - amb pay |  50.00  |
| 100240 | A Leising - amb pay |  50.00  |
| 100241 | P Leising - amb pay |  100.00  |
| 100242 | MNIS - monthly recycle fee |  350.00  |
| 100243 | NPPD - Nov power |  47,600.03  |
| 100244 | A Schrock - svc |  100.00  |
| 100246 | American Ag Lab - water testing |  18.04  |
| 100247 | Bryce Bishop - inurnment  |  350.00  |
| 100248 | Bound Tree - amb supplies |  1,331.53  |
| 100249 | Five Rule - 1st qtr. ED |  5,000.00  |
| 100251 | Municipal Supply - water supplies |  683.51  |
| 100253 | Debit - supplies |  53.75  |
| 100254 | Hamel Repair - 03 intl repairs and inspection |  2,160.08  |
| 100255 | Hemelstrand's - supplies |  129.39  |
| 100256 | Master Carts - wheels and rims |  120.00  |
| 100257 | Municipal Chemical Supply - degreaser |  1,200.00  |
| 100258 | ATC - city phones |  792.28  |
| 100260 | Ne Dept Rev - pool sales tax |  664.95  |
| 100261 | Arapahoe Chamber - Chamber Bucks |  1,050.00  |
| 100262 | Amazon - batteries and adapter |  415.15  |
|  | **TOTAL EXPENSES** | **120,482.24**  |

Roll call vote on the consent agenda motion was as follows

 Ayes: Monie, tenBensel, Middagh, Paulsen

 Nays: None

 Abstain:

 Absent and Not Voting: Carpenter, Kreutzer

 The Mayor declared the motion carried.

C**ITY REPORTS:**

Economic Development:

Motion by Councilman Middagh and second by Councilman tenBensel to accept the revised Scope of service work revision for DTR Five Rule Contract

Roll call vote on the motion was as follows

 Ayes: Paulsen, Middagh, tenBensel, Monie

 Nays: None

 Abstain:

 Absent and Not Voting: Carpenter, Kreutzer

 The Mayor declared the motion carried.

Kreutzer arrived at 7:49 pm

City Superintendent: Gave Report.

City Treasurer: Gave Report

**Committee Reports:**

Motion by Councilman Paulsen and second Councilman Middagh to approve the 2023 Golf Rates as presented.

Roll call vote on the motion was as follows

 Ayes: Monie, tenBensel, Kreutzer, Paulsen, Middagh

 Nays: None

 Abstain:

 Absent and Not Voting: Carpenter

 The Mayor declared the motion carried.

**BUSINESS**

 **Unfinished Business:**

Motion by Councilman tenBensel and second by Councilman Kreutzer to close the current meeting.

. Roll call vote on the motion was as follows:

 Ayes:

 Nays: None

 Absent and not voting: Carpenter

 Mayor Koller declared the motion carried.

Mayor Koller declared the old meeting closed at 8:29 pm

**New Business:**

 Mayor-elect, John E. Koller opened the new meeting at 8:29 p.m.

 City Clerk, Donna Tannahill, then administered the oath of office incumbent Mayor John E. Koller, incumbent Councilman Todd Monie, and Chris Middagh.

 Motion by Councilman Paulsen and seconded by Councilman Kreutzer to nominate Chris Middagh as President of Council. Roll call vote on the motion was as follows:

 Ayes: Kreutzer, Paulsen, tenBensel, Monie

 Nays: None

 Abstain: Middagh

 Absent and not voting: Carpenter

 The Mayor declared the motion carried.

 Mayor Koller announced the following appointments:

# CITY OF ARAPAHOE

### **OFFICIALS OF THE MUNICIPALITY 2023**

**MAYOR**

#### John E Koller – 2023

### **PRESIDENT OF THE COUNCIL**

#### Chris Middagh

### **COUNCILMEMBERS**

Troy tenBensel – 2024

John Paulsen – 2024

Dan Kreutzer - 2024

Ward Carpenter – 2026

Chris Middagh – 2026

Todd Monie – 2026

### **CITY CLERK – CITY TREASURER**

### Donna Tannahill

### **CITY PHYSICIAN**

### Shelly Kasper Cope MD Cheryl Mues APRN

Karinne Kulwicki PA-C

### **CITY ATTORNEY**

Kevin Urbom

### **CITY SUPERINTENDENT**

Greg Schievelbein

**STREET SUPERINTENDENT**

Jess Hurlbert

### **ZONING ADMINISTATOR**

Greg Schievelbein

### **FIRE DEPARTMENT CHIEF**

Brian Sisson

### **AMBULANCE CHIEF**

Josh Schrock

### **DEPOSITORY BANK**

First Central Bank

### **ELECTRICAL INSPECTOR**

### State of NE

### **WATER AND LIGHT COMMITTEE**

### Chris Middagh

John Paulsen

### **FINANCE COMMITTEE**

Todd Monie

Chris Middagh

Ward Carpenter

**HUMAN RESOURCES COMMITTEE**

Troy tenBensel

Todd Monie

### **STREET AND ALLEY COMMITTEE**

### Todd Monie

Ward Carpenter

### **MEDICAL FACILITY COMMITTEE**

### Chris Middagh

John Paulsen

### **MACHINERY COMMITTEE**

### Ward Carpenter

Dan Kreutzer

### **SAFETY COMMITTEE**

Todd Monie

Greg Schievelbein

Donna Tannahill

### **FIRE DEPARTMENT AND AMBULANCE REPRESENTATIVE**

### Chris Middagh

### **PARKS REPRESENTATIVE**

### Ward Carpenter

**SWIMMING POOL REPRESENTATIVE**

John Paulsen

#### THEATRE REPRESENTATIVE

#### Todd Monie

### **BASEBALL/SOFTBALL PROGRAM REPRESENTATIVE**

### Chris Middagh

### **GOLF COURSE REPRESENTATIVE**

John Paulsen

### **LIBRARY BOARD REPRESENTATIVE**

### Troy tenBensel

### **LIBRARY BOARD**

### **(4 YR TERM)**

Donnie McCorkle – 2023

Kylee tenBensel – 2024 - Secretary

Patrick Magorian – 2024 -Treasurer

Bonita Adams – 2025 -President

Carrie Farner - 2026

### **CEMETERY BOARD**

**(3 YR TERM)**

Sue Lammel - 2023

Bill Butter – 2023

Dallas Garey – 2024

Ann Collins – 2024

Gary Schievelbein – 2025

Jill Carpenter -2025

**BOARD OF ADJUSTMENT**

**(3 YR TERM)**

James Larson - 2024

Greg Schievelbein - 2024

### Terry Polston – 2024

Gary Thompson - 2025

Mason Schroeder - 2025

### **PLANNING COMMISSION**

**(3 YR TERM)**

Mark Hilker– 2023

Ron Stonerook – 2023

Ken Elder– 2023

Jordan Spaulding – 2024

Adam Snyder – 2024

Jennifer Meyers – 2024

Corey Groves – 2025

Matthew Whitson – 2025

James Larson – 2025

**HOUSING AGENCY BOARD**

**(5 YR TERM)**

Dan Kreutzer – 2023

Cathy Schievelbein - 2024

Dixie Dyer – 2025

Mary Martin - 2026

Kurt Williamson – 2027

**COMMUNITY REDEVELOPMENT AUTHORITY (CRA)**

**(5 YR TERM)**

Todd Monie – 2023

Ward Carpenter – 2024

Troy tenBensel – 2025

John Tangeman – 2026

Chris Middagh – 2027

Alison Janecek Borer,

Cline Williams Legal Counsel

**ECONOMIC DEVELOPMENT – PROJECT REVIEW COMMITTEE**

### **(5 YR TERM)**

Arlyn Wasenius – 2023

Matt Faw – 2024

Ryan Hanzlick - 2025

Lisa Devries – 2026

Don Schroeder – 2027

Patricia Riley - 2027

**ECONOMIC DEVELOPMENT – CITIZEN ADVISORY COMMITTEE**

**(5 YR TERM)**

Bobbie Moore – 2023

Todd Eichenberger – 2024

Alisha Wasenius – 2025

Jennifer Schroeder – 2026

Clint Einspahr – 2027

Kevin Urbom – Legal Counsel

### **AIRPORT AUTHORITY**

**(6 YR TERM)**

Corey Groves – 2023

Dean tenBensel – 2024

Todd Weverka – 2025

Todd Eichenberger - 2026

Jeff Utterback-2027

Chuck Collins – 2028

### **TREE BOARD**

**(3 YR TERM)**

Vacancy - 2023

Vacancy - 2023

John Crawford - 2024

Julie Crawford –2024

Jeff Utterback – 2025

Trudee Hamel – 2025

### **Golf Board**

**(3 YR TERM)**

Levi Watson 2024

Ken Elder 2024

Jeff Wernsman 2026

Matt Faw 2026

Doug Snyder 2027

Karen Flanagan 2027

### **BOARD OF HEALTH**

### John E Koller - Mayor

Chris Middagh - Council President

Cherl Mues - APRN

Doug Brown - Sheriff

### **EMERGENCY MANAGEMENT DIRECTOR**

Furnas County Emergency Mgmt

Liaison – Todd Monie

**FURNAS COUNTY LAW ENFORCEMENT ADVISORY COMMITTEE**

**REPRESENTATIVE**

Chris Middagh

Motion by Councilman Middagh and seconded by Councilman tenBensel to accept the appointments as suggested. Roll call vote on the motion was as follows:

 Ayes: Monie, Middagh, Paulsen, tenBensel, Kreutzer

 Nays: None

 Abstain:

 Absent and Not Voting: Carpenter

 The Mayor declared the motion carried.

Motion by Councilman Middagh and second by Councilman Kreutzer to approve the eco-loan to Local Roots Floral & Gifts for claim #100250 for $35,000 for a 7-year loan.

Roll call vote on the motion was as follows:

 Ayes: tenBensel, Monie, Paulsen, Kreutzer, Middagh

 Nays: None

 Absent and Not Voting: Carpenter

 The Mayor declared the motion carried.

. **ELECTED OFFICIAL COMMENTS.**

 There being no further business, the meeting was adjourned by unanimous consent: 8:47 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 December 13, 2022 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