ARAPAHOE, NEBRASKA June 17, 2025

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:32pm on June 17, 2025, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Polston, Middagh, Kreutzer and Paulsen. Absent: Carpenter and tenBensel. City Staff present: Dixie Sickels City Clerk/Treasurer.

Mayor Koller presided over the meeting. Visitors present for all or a portion of the meeting were: Jerry Stevens via Teams and Bobbi Pettit with Five Rule, Mark Hamel with Heartland Realty, Nikki Rask with Local Roots, Deb Eichenberger with Open Arms Daycare and Pat Osiecki and Tiffany Downey with the Theatre Foundation in chambers. 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 COMMENTS:**

Theatre façade plans were explained. Due to the theatre being a city owned building, the foundation is asking if the city is willing to contribute to the façade portion of the renovations if there is a need for funds. The council will work into the next fiscal year budget available funds not to exceed $60,000.

**CONSENT AGENDA:**

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

Minutes: Copy of the Minutes from the June 3, 2025 regular meeting were included in the Council packets.

Building Permits: #08 Andy Brown, privacy fence

#09 Mitch Houser, privacy fence

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

Ayes: Polston, Middagh, Kreutzer, Paulsen

Nays: none

Absent: Carpenter, tenBensel

The Mayor declared the motion carried.

C**ITY REPORTS:**

Economic Development: Updates given on Theatre Renovation Grant Application, Tree Grant completion and reapplication, VPR updates.

City Superintendent: Sod for South bump outs on Nebraska Ave. Bids for concrete work along EMCC and fire barn were presented

Motion by Councilman Kreutzer and second by Councilman Paulsen for approval of accepting the bid from Paulsen, Inc. for the concrete work along EMCC and Fire Barn.

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

Ayes: Middagh, Kreutzer, Paulsen, Polston

Nays: none

Absent: Carpenter, tenBensel

The Mayor declared motion passed.

City Clerk/Treasurer: gave report.

**COMMITTEE REPORTS:**

None.

**BUSINESS**:

**New Business:**

Motion by Councilman Kreutzer and second by Councilman Polston to approve the claims and payroll for the period 6-4-25 to 6-17-25.

|  |  |  |
| --- | --- | --- |
| **May Receipts** | | |
|  | General Receipts | 31,259.02 |
|  | Street & Alley Receipts | 87,645.47 |
|  | Golf Receipts | 19,065.28 |
|  | Park Receipts | 1,525.00 |
|  | Fire Department Receipts | 8,267.91 |
|  | Library Receipts | 1,269.97 |
|  | Medical Receipts | 1,618.58 |
|  | Cemetery Receipts | 2,932.15 |
|  | Local Sales Tax | 24,331.35 |
|  | Electric Receipts | 117,098.77 |
|  | Water Receipts | 48,761.82 |
|  | Sewer Receipts | 9,748.11 |
|  | **Total May Receipts** | **$353,523.43** |
|  | | |
| **Library** | | |
| 663 | JSnyder-Reimbursement | 56.00 |
| 661 | Penworthy-Books | 153.79 |
| 653 | Demco-Supplies | 219.80 |
| 657 | Ingram-Books | 1,036.64 |
| 103197 | ATC-Phone | 215.05 |
| 103203 | Jeff Kurrus-Books | 8.00 |
| 103204 | Wagner's-Supplies | 47.96 |
|  |  | **$1,737.24** |
|  | | |
| **EXPENSES 6/4/2025-6/17/2025** | | |
|  | Payroll 6-16-25 | 22157.54 |
| 103196 | Quality Brands-Clubhouse Supplies | 375.85 |
| 103198 | USPS-Shipping Pool | 26.35 |
| 103199 | Wal-Mart-Clubhouse Supplies | 142.89 |
| 103200 | NE Department of Revenue-Sales Tax | 9,113.21 |
| 103201 | Square-Monthly Fee | 140.00 |
| 103202 | Dollar General-Clubhouse Supplies | 57.00 |
| 103205 | Black Hills-City Gas | 166.76 |
| 103206 | Black Hills-Senior Center Gas | 91.49 |
| 103207 | USPS-Shipping Water | 38.20 |
| 103208 | Black Hills-Pool Gas | 68.74 |
| 103209 | John Deere Financial-Repairs Golf | 3,013.51 |
| 103210 | Midwest Turf-Parts Golf | 189.71 |
| 103211 | Verizon-Phone | 94.62 |
| 103212 | Ace Hardware-Electric Weed eaters | 1,608.92 |
| 103213 | ATC-Police Phone | 57.11 |
| 103214 | Bryce Bishop-Grave O/C | 1,300.00 |
| 103215 | CAMAS Publishing-Publications | 498.23 |
| 103216 | Colby Carpenter-Ambulance Pay | 50.00 |
| 103217 | Cline Williams-Legal Fees | 402.00 |
| 103218 | D&N-Parts & Repairs | 1,587.28 |
| 103219 | Deterdings-Pool Supplies | 746.97 |
| 103220 | Logan Dettmann-Ambulance Pay | 300.00 |
| 103221 | Faws Garage-Maintenance Fire Dept | 260.56 |
| 103222 | Furnas Co Clerk-Filing Fees | 104.00 |
| 103223 | Larry Hoefs-Energywise Incentive | 29.80 |
| 103224 | Hemelstrand's-Supplies | 1,167.55 |
| 103225 | Stefanie Hoefs-Ambulance Pay | 175.00 |
| 103226 | Wendall Hoefs-Ambulance Pay | 75.00 |
| 103227 | Misko Sports-Sign Golf | 195.00 |
| 103228 | One Call Concepts-Diggers Hotline | 6.13 |
| 103229 | John Paulsen-Ambulance Pay | 100.00 |
| 103230 | Quadient Leasing-Postage Machine | 200.97 |
| 103231 | Southern Glazer's-Clubhouse Supplies | 878.88 |
| 103232 | Brandon Yeager-Ambulance Pay | 25.00 |
| 103233 | TVPPD-power | 2,885.52 |
| 103234 | CenturyLink-Phone | 53.04 |
| 103235 | Hometown Leasing-Copier Leases | 247.21 |
| 103236 | Five Rule-Quarterly Fees | 7,800.00 |
| 103238 | EFTPS | 5,635.64 |
| 648 | True North-Downpayment Hydrovac | 2,900.00 |
| 649 | American Ag Lab-Water Samples | 27.56 |
| 650 | BOKF Financial-Bond Payment | 30,748.75 |
| 651 | CASH-WA-Clubhouse Supplies | 99.00 |
| 652 | CASH-WA-Clubhouse Supplies | 644.11 |
| 654 | Furnas Co Treasurer-Monthly Police | 5,865.00 |
| 655 | Hawkins-Pool Supplies | 936.07 |
| 656 | Mitch Houser-Ambulance Pay | 100.00 |
| 658 | NPPD-Electric Purchases | 46,371.03 |
| 659 | NPPD-O&M | 9,210.04 |
| 660 | Paulsen-Gravel | 687.75 |
| 662 | Josh Schrock-Ambulance Pay | 150.00 |
| 664 | South Central Sanitation-Trash Fees | 13,150.50 |
|  | **TOTAL EXPENSES** | **$883,476.83** |

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

Ayes: Paulsen, Polston, Middagh, Kreutzer

Nays: none

Abstain: Paulsen #103229 for $100

Absent: Carpenter, tenBensel

The Mayor declared motion passed.

Heartland Realty & Auction use the city park for an auction location on 6/21/25 was discussed.

**RESOLUTION NO. 2025-06**

(LOMEDA Loan – Open Arms Daycare, LLC)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARAPAHOE, NEBRASKA, AUTHORIZING AND APPROVING A LOAN TO OPEN ARMS DAYCARE, LLC 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 Open Arms Daycare, LLC a Nebraska limited liability company (“Borrower”), the proceeds of which will be used for the purchase of the property located at 402 Locust Street, Arapahoe, Nebraska 68922.

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 17th day of June, 2025.

THE CITY OF ARAPAHOE, NEBRASKA

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

John E. Koller, Mayor

ATTEST:

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Dixie Sickels, City Clerk

Motion by Councilman Middagh and second by Councilman Kreutzer for passage of Resolution 2025-06 a loan to Open Arms Daycare, LLC utilizing proceeds from the Local Option Municipal Economic Development Program.

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

Ayes: Middagh, Polston, Kreutzer, Paulsen

Nays: none

Absent: Carpenter, tenBensel

The Mayor declared motion passed.

Motion by Councilman Middagh and second by Councilman Paulsen for approval of Claim #103237 for $30000.00 to Open Arms Daycare for Economic Development loan.

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

Ayes: Polston, Kreutzer, Paulsen, Middagh

Nays: none

Absent: Carpenter, tenBensel

The Mayor declared motion passed.

Local Roots discussed the current economic conditions faced by their business and plans for the future. Nikki asked that current loan to Local Roots be restarted at the original borrowed amount at the same terms.

Motion by Councilman Polston and second by Councilman Middagh for approval of reissuing funds to Local Roots to equal the difference between original loan amount and the current balance owed at the same terms as the original loan.

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

Ayes: Kreutzer, Paulsen, Middagh, Polston

Nays: none

Absent: Carpenter, tenBensel

The Mayor declared motion passed.

**ELECTED OFFICIAL COMMENTS:**

There being no further business, the meeting is adjourned by unanimous consent 9:05 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 June 17, 2025 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, City Clerk