ARAPAHOE, NEBRASKA June 20, 2023

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:32 P.M. on June 20, 2023, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, tenBensel, Kreutzer and Paulsen. Absent: Mayor Koller, Monie, Carpenter. City Staff present: Greg Schievelbein City Superintendent, Dixie Sickels Assistant City Clerk.

Council President Middagh presided over the meeting. Visitors present for all or a portion of the meeting were: Jess Hurlbert with Olsson, Levi Watson with Golf Board, Corey Groves, Todd Eichenberger & Dean tenBensel with Airport Authority. Bobbi Pettit, JonThomas, Lowell Schroeder and Doug Christensen with Five Rule, Angela Mitchell with Valley Voice, and Jessica Fisher with Tri-Valley all via zoom. 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 Comments:

Monie arrived at 7:33 pm

**Consent Agenda:**

Motion by Councilman Paulsen and second by Councilman Kreutzer for approval of the following consent agenda: Minutes: Copy of the Minutes from the June 6, 2023 regular meeting were included in the Council packets. Building Permits: #10 Hank Pulley – garage, #11 Marrlyn Juhl – chain link fence, #12 Robert Drews – replace deck, #13 Dan Fisher – deck.

Claims: Claims and Payroll for the period June 7, 2023 thru June 20, 2023

|  |  |  |
| --- | --- | --- |
|  | **Expenses 6/7/23 to 6/20/23** |  |
|  | Payroll June 20 | $21,831.08 |
| 100893-94 | EFTPS - Federal withholdings | $5,346.28 |
| 100845-75 | Dollar General - supplies | $102.00 |
| 100855 | American Ag Lab - water testing | $21.50 |
| 100856 | Arrow Seed Company Inc-herbicide | $2,349.30 |
| 100857 | Hawkins - pool chemicals | $2,079.90 |
| 100858 | E Hoefs - amb pay | $37.50 |
| 100859 | S Hoefs - amb pay | $141.00 |
| 100860 | W Hoefs - amb pay | $178.50 |
| 100861 | M Houser - amb pay | $37.50 |
| 100862 | P Leising - amb pay | $125.00 |
| 100863 | T Monie - amb pay | $25.00 |
| 100864 | NWEA - training | $180.00 |
| 100865 | NSVFA - dues | $400.00 |
| 100866-80 | NPPD - May power - O&M | $55,811.93 |
| 100867 | John Paulsen - amb pay | $66.00 |
| 100868 | Quadiant - postage | $1,003.00 |
| 100869 | Ray Ann Rokop - reimb pool supply purchase | $103.16 |
| 100870 | A Schrock - cleaning svc | $100.00 |
| 100871 | Sunset Pool Supply - chemical & supplies | $4,443.00 |
| 100872 | Quick Med Claims - monthly fee | $685.90 |
| 100873 | TVPPD - well, golf, clubhouse power | $2,336.85 |
| 100874 | Logan Dettman - amb pay | $50.00 |
| 100876 | State Fire Marshal - boiler certification | $81.00 |
| 100877 | Nebraskaland Dist. - supplies | $926.41 |
| 100878 | Quality Brands - supplies | $792.25 |
| 100881 | Adobe - subscription | $256.67 |
| 100882 | BCBS - employee insurance | $16,374.79 |
| 100883 | PLIC - employee insurance | $1,245.42 |
| 100884 | Camas - publishing | $604.48 |
| 100885 | Municipal Chem Supply - sewer degreaser | $1,320.00 |
| 100886 | Van Diest - mosquito spray | $1,919.00 |
| 100887 | Walmart - office supply | $12.81 |
| 100888 | Black Hills Energy - pool gas | $710.31 |
| 100889 | IIMC - record retention training | $60.00 |
| 100890 | Sharita Burton - mileage reimb for nuisance | $22.93 |
| 100891 | AFLAC - insurance | $284.04 |
| 100892 | Dollar General - supplies | $38.00 |
| 100895 | HSA - contribution | $931.80 |
| 100896 | NE Dept of Revenue | $1,222.00 |
| 100897 | TD Ameritrade - retirement | $2,365.52 |
|  | **TOTAL EXPENSES** | **$126,621.83** |

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

Ayes: Kreutzer, Monie, tenBensel, Middagh, Paulsen

Nays: None

Abstain: Paulsen from Claim #100867 for $66.00 and Monie for Claim #100863 for $25.00

Absent and Not Voting: Carpenter

The Council President declared the motion carried.

Carpenter arrived at 7:36 pm

Public Hearing on Blight Study: Opened at: 7:36 Closed at: 7:42

Motion by Councilman Carpenter and second by Councilman Middagh to add areas A, B & C to blighted area.

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Council President declared the motion carried.

Public Hearing on General Redevelopment: Opened at: 7:44 Closed at: 7:46

Motion by Councilman Middagh and second by Councilman Kreutzer to accept the General Redevelopment plan.

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Council President declared the motion carried.

C**ITY REPORTS:** City Superintendent gave report. City Clerk/Treasurer gave report. ED gave report.

Motion by Councilman Carpenter and second by Councilman Middagh to offer $5000 for the 811 8th Street property.

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Council President declared the motion carried.

Motion by Councilman Monie and second by Councilman Middagh to find & appoint trust officer/personal representative for 507 4th Street.

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Council President declared the motion carried.

**Committee Reports:**

Golf Board: Rule sign is up & fee box moved.

Fire Dept: Colby Carpenter voted onto department. HEA interested in hosting appreciation banquet.

**Unfinished Business:**

**New Business:**

**Airport Authority –** NDOT did an inspection last year and was not good. Estimate to resurface $284,000 up to par. Trying to get 70% grant from government. Jay Spearman looking into bond possibility to cover the rest. Going to get quotes.

Motion by Councilman Monie and second by Councilman tenBensel to approve bid for DTR from Next Level for $983,996.77.

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Council President declared the motion carried.

**CITY OF ARAPAHOE, NE**

**RESOLUTION NO. 2023-13\_**

(De-designate of Redevelopment Area 1 - as Blighted and Substandard)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARAPAHOE, FURNAS COUNTY, NEBRASKA, DE - DESIGNATING OF A PORTION OF THE CITY AS BLIGHTED AND SUBSTANDARD.**

WHEREAS, it is desirable and in the public interest of the City of Arapahoe, a municipal corporation, to undertake and complete redevelopment projects in areas of the City that are declared as blighted and substandard and in need of redevelopment; and

WHEREAS, Sections 18-2101 to 18-2144 of the Nebraska Revised Statutes, known as the Community Development Law, provides the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, Nebraska Revised Statutes Section 18-2109, as amended, requires that, prior to the preparation by the community redevelopment authority (CRA) of a city of a redevelopment plan for a redevelopment project, the City Council as the governing body of the City, by resolution, shall find and determine that the area is a substandard and blighted area in need of redevelopment as defined in said Community Development Law; and

WHEREAS, the City Council, by Resolution 2015-42, has previously declared areas within Redevelopment Area 1 to be blighted and substandard as defined by the Act, being generally described as Redevelopment Area 1, described on the attached Exhibit A and depicted on the map as Exhibit B; and

WHEREAS, the City of Arapahoe, a City of the second class may not designate more than 50% of its area as blighted and substandard;

WHEREAS, the City Council desires to de-designate a portion of Redevelopment Area 1 as substandard and blighted and in need of redevelopment in accordance with the Nebraska Community Development Law; and

WHEREAS, on June 20, 2023 at 7:30 p.m., a meeting of the City Council of the City of Arapahoe, Nebraska, was held to conduct a hearing to determine whether certain areas within the City’s Corporate Boundary should be declared to be blighted and substandard and in need of redevelopment as defined in and pursuant to Community Development Law; and

WHEREAS, a notice of public hearing was published in the Valley Voice, a legal newspaper published in Cambridge, Nebraska, on June 1 and June 8, 2023, which was at least ten (10) days prior to the time of the public hearing, which Notice of Public Hearing described the time, date, place, and purpose of the hearing, and specifically identified the areas to be considered as blighted and substandard and in need of redevelopment; and

WHEREAS, at such Meeting the Public Hearing was conducted, all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of areas as blighted and substandard and in need of redevelopment, and the City Council reviewed and discussed a Blight and Substandard Study conducted by FIVE RULE Rural Planning, dated May 17, 2023; and

WHEREAS, prior to the Meeting and Public Hearing, the City Council has submitted the question of whether the areas in question should be de-designated as substandard and blighted and in need of redevelopment to the Planning Commission of the City of Arapahoe for its review and recommendation, and the City Council reviewed and discussed recommendations received from the Planning Commission.

NOW THEREFORE, BE IT RESOLVED, by the City of Arapahoe, Furnas County, Nebraska, that a certain portion of Redevelopment Area 1 be de-designated from Redevelopment Area 1 as substandard and blighted and in need of redevelopment in accordance with the Nebraska Community Development Law.

BE IT FURTHER RESOLVED, that the area to be de-designated is being described on the attached Exhibit A and depicted on the map as Exhibit B.

DATED this 20th day of June, 2023. CITY OF ARAPAHOE, NEBRASKA

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

John E Koller, Mayor

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

Donna Tannahill, City Clerk

Motion by Councilman tenBensel and second by Councilman Carpenter to move for the passage of Resolution 2023-13 to de-blight areas of town.

Roll call vote on the Resolution 2023-13 was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Council President declared the motion carried.

**RESOLUTION NO. 2023-14**

WHEREAS, § 90.064 of the City Code of Arapahoe, Nebraska provides that the City may have a lien upon real property for the abatement of the nuisance conditions that existed thereon; and,

WHEREAS, notice to abate and remove such nuisance was given to each of the owner(s) and occupant(s) of the following described property(s) at least fifteen (15) days prior to removal by the City of Arapahoe; and,

WHEREAS, after failure of the owner(s) to abate and remove the same from said real property the City has contracted for the abatement of the nuisance conditions that existed thereon from the following described real estate, to-wit:

Lot One (1), Block Seven (7), Colvins First Addition, Arapahoe, Furnas County, Nebraska, commonly referred to by the street address of 1011 7th Street, Arapahoe, Nebraska; and,

WHEREAS, the City of Arapahoe, Nebraska, has incurred costs relative to the abatement of the nuisance conditions that existed thereon on said real estate in the following amounts specific to each respective lot or real estate as follows:

$2,600.60 Lot One (1), Block Seven (7), Colvins First Addition, Arapahoe, Furnas County, Nebraska.

WHEREAS, the City may levy the cost as a special assessment against the lot or real estate benefited by the actions, and

WHEREAS, said special assessment shall be a lien on the real estate, and

WHEREAS, said special assessments shall draw interest at the rate provided by Neb. Rev. Stat. § 45-104.1, from the effective date hereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Arapahoe, Nebraska, that the City Clerk is hereby authorized to file with the Furnas County Register of Deeds’ and Treasurer’s Offices special assessments and liens in the amounts and against the property specified above, located within Arapahoe, Furnas County, Nebraska.

Passed and approved this 20th day of June, 2023.

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John E. Koller, Mayor

ATTESTED TO:

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

Donna Tannahill, City Clerk

Motion by Councilman tenBensel and second by Councilman Kreutzer move for the passage of Resolution 2023-14 to file lien on 1011 7th Street.

Roll call vote on the Resolution 2023-14 was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Council President declared the motion carried.

Speed Sign – tabled until next meeting

Motion by Councilman Paulsen and second by Councilman Kreutzer to approve DTR Business Rehab Grant – first advance $10000 claim #100879 for Ward Carpenter

Roll call vote on the motion was as follows:

Ayes: Monie, tenBensel, Kreutzer, Middagh, Paulsen

Nays: None

Abstain: Carpenter

Absent and Not Voting:

The Council President declared the motion carried.

Motion by Councilman Kreutzer and second by Councilman Paulsen to approve the opening of a new account called RDBG revolving loan fund with USDA.

Roll call vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Council President declared the motion carried.

**ELECTED OFFICIAL COMMENTS.**

There being no further business, the meeting was adjourned by unanimous consent 8:56 p.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 June 20, 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.

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Dixie Sickels, Assistant City Clerk