ARAPAHOE, NEBRASKA July 20, 2021

The Community Redevelopment Authority of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7: 24 P.M. on July 20, 2021, pursuant to notice published in the Valley Voice. CRA Members present: Middagh, Monie, tenBensel, Carpenter. CRA Member Absent: tenBensel and Tangeman. City Staff present: City Clerk Donna Tannahill

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

Motion by CRA Member Monie and seconded by CRA Member Carpenter to approve a 1% budget increase for 2021-2022 fiscal year according to Nebraska Budget Laws

Roll call vote on the motion was as follows:

Ayes: Carpenter, Monie, Middagh

Absent: Tangeman, tenBensel

Nays: None

Abstain:

CRA President Middagh declared the motion carried.

Motion by CRA member Carpenter and second by CRA member Monie to approve Resolution 2021-08 as follows:

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE**

**CITY OF ARAPAHOE, NEBRASKA**

**RESOLUTION NO. 2021-**08

(Sale of Certain Real Property and Certain Personal Property)

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA, AUTHORIZING AND APPROVING THE SALE OF CERTAIN REAL PROPERTY AND THE SALE OF CERTAIN PERSONAL PROPERTY.**

RECITALS

1. The Community Redevelopment Authority of the City of Arapahoe, Nebraska (“CRA”) owns certain real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as:

Lots 3 and 4, Block 47, Original Town of Arapahoe, Furnas County, Nebraska (the “Property”).

1. The CRA desires to enter into a Real Estate Purchase Agreement, substantially in the form attached hereto as Exhibit “A”, pursuant to which the CRA intends to sell the Property to John and Jeanne Paulsen (the “Paulsen Purchase Agreement”).
2. The CRA previously entered into that certain Purchase Agreement and Bill of Sale dated effective June 25, 2021, attached hereto as Exhibit “B” (the “Whitson Purchase Agreement”), pursuant to which the CRA conveyed and transferred to Matthew Whitson a detached garage (the “Garage”) located on the real estate owned by the CRA and legally described as:

East half (1/2) of Lot 7, all of Lot 8 and Lot 9, Block 33, Original Town of Arapahoe, Nebraska.

1. The CRA desires to ratify the execution of the Whitson Purchase Agreement and the conveyance and transfer of the Garage.

NOW THEREFORE, BE IT RESOLVED, the CRA hereby approves the form of the Paulsen Purchase Agreement and authorizes the Chairperson and Secretary of the CRA to execute and enter into the Paulsen Purchase Agreement and to take any further actions necessary to effectuate the sale of the Property.

BE IT FURTHER RESOLVED, the CRA hereby ratifies and approves the CRA’s prior execution of the Whitson Purchase Agreement, the conveyance and transfer of the Garage and all other actions taken by the officers of the CRA pursuant thereto.

Dated this 20th day of July, 2021.

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF ARAPAHOE, NEBRASKA

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

Chairperson, Chris Middagh

ATTEST:

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

Clerk, Donna Tannahill

Roll call vote on Resolution 2021-08 was as follows

Ayes: Monie, Middagh, Carpenter

Nays: None

Abstain:

Absent and Not Voting: Tangeman, tenBensel

Middagh declared the motion carried.

There being no further business, the meeting adjourned by unanimous consent at 7:30 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 July 20, 2021 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

ARAPAHOE, NEBRASKA July 20, 2021

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:30 P.M. on July 20, 2021, pursuant to notice published in the Valley Voice. Councilmen present: Middagh, Kreutzer, Paulsen, Monie, Carpenter. Councilmen Absent: tenBensel. City Staff present: Economic Development Samantha Guenther, City Superintendent Greg Schievelbein, City Clerk Donna Tannahill.

Council President Middagh presided over the meeting. Visitors present for all or a portion of the meeting were: RFI students Hailee Burford, Kennedy Kriewald, Jessica Fisher, 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.

**Consent Agenda:**

Motion by Councilman Kreutzer and second by Councilman Monie for approval of the following consent agenda:

Minutes: Copy of the minutes from the July 6, 2021 regular meeting were included in the Council packets.

Building Permits**:** #8 Enlarge current shed to 12’ x 14’ - Ken Elder

#9 Move in 18.4 x 24.2 x 11.2 Garage - Matthew Whitson

Claims: Claims and Payroll for the period July 7, 2021 to July 20, 2021

|  |  |  |
| --- | --- | --- |
|  | Library |  |
| 48941 | ATC Communications - library, internet | $111.61 |
| 48942 | Amazon - books | $281.89 |
| 48943 | CAMAS Publishing - meeting notices | $45.76 |
| 48944 | Cooking with Paula -subscription | $39.98 |
| 48945 | Country Sampler - subscription | $18.64 |
| 48946 | Demco - supplies | $177.75 |
| 48947 | Eakes - svc agreement | $149.71 |
| 48948 | Food Network - subscription | $12.00 |
| 48949 | Faronics – 5-year subscription | $323.40 |
| 48950 | Hemelstrand's - supplies | $61.98 |
| 48951 | HGTV - subscription | $21.00 |
| 48952 | Ingram Library Svc - books | $682.17 |
| 48953 | Jennifer Einspahr - supplies reimb | $152.02 |
| 48954 | Wagner's - supplies | $73.73 |
|  | Total | $2,151.64 |
|  | **EXPENSES 7/7/21-7/20/2021** |  |
|  | Payroll July 20, 2021 | $20,359.04 |
| 48994 | EFTPS - Federal withholdings | $5,282.65 |
| 48940 | NE Workforce Dev - unemployment | $171.67 |
| 48955 | Amazon - supplies | $104.40 |
| 48956 | Quadient Leasing - Lease | $143.70 |
| 48957 | Quick Med Claims - ambulance | $484.01 |
| 48958 | American Ag Lab - water testing | $39.00 |
| 48959 | Blue Dolphin Swim - contribution | $1,000.00 |
| 48960 | CAMAS Publishing - meeting notices | $103.87 |
| 48961 | Crawford Repair - Façade Grant | $3,525.00 |
| 48962 | Credit Management - garnishment | $159.17 |
| 48963 | Hawkins Inc - chemicals | $711.52 |
| 48964 | NDEE - license renewal | $150.00 |
| 48966 | NSVFA - membership | $380.00 |
| 48967 | Scotties Potties 4th porta potties | $360.00 |
| 48968 | Amanda Schrock - svc | $100.00 |
| 48969 | Mary tenBensel - clothing reimb | $221.43 |
| 48970 | TVPPD - golf and well power | $3,257.19 |
| 48971 | Van Diest Supply Company - Chemical | $3,853.40 |
| 48972 | American Red Cross - CPR training | $288.00 |
| 48973 | Cummins Central Power - well maintenance | $699.52 |
| 48974 | Electrical Engineering & Equip - fuses golf well | $160.08 |
| 48975 | E Hoefs - amb pay | $125.00 |
| 48976 | S Hoefs - amb pay | $183.00 |
| 48977 | W Hoefs - amb pay | $328.50 |
| 48978 | M Houser - amb pay | $37.50 |
| 48979 | A Huxoll - amb pay | $116.00 |
| 48980 | P Leising - amb pay | $33.00 |
| 48981 | Midwest Turf - aerator repairs | $243.66 |
| 48982 | NPPD - June use & O&M | $85,111.89 |
| 48983 | Paulsen Inc - Library concrete | $15,825.00 |
| 48984 | John Paulsen - amb pay | 416.00 |
| 48985 | Peter's Pyrotechnic Productions - fireworks | 6,204.14 |
| 48986 | J Schrock - amb pay | 33.00 |
| 48987 | Van Diest Supply Company - Chemical | 7,251.60 |
| 48988 | B Yeager - amb pay | 25.00 |
| 48989 | BCBS - employee insurance | 13,780.96 |
| 48990 | Island Supply - oxygen ambulance | 133.70 |
| 48991 | Mid NE Ind Svc - recycle fee | 350.00 |
| 48992 | PLIC - life insurance | 1,059.36 |
| 48993 | AFLAC - sup insurance | 389.76 |
| 48996 | HSA - monthly contribution | $877.20 |
| 48965-97 | NE Department of Rev - state withholding tax | 1,150.30 |
| 48998 | Credit Management - garnishment | 161.69 |
| 48999 | Fyr-Tek - 16 ambulance repair | 1,951.00 |
| 49000 | TD Ameritrade - retirement | 2,915.39 |
| 49001 | Rutt's Heating and Air | 2,658.00 |
|  | Total | $182,914.30 |

Roll call vote on the consent agenda motion was as follows

Ayes: Kreutzer, Carpenter, Monie, Middagh, Paulsen

Nays: None

Abstain: Paulsen abstain from #48984 for $416

Absent and Not Voting: tenBensel

Council President Middagh declared the motion carried.

C**ITY REPORTS**

City Superintendent: Gave Report.

City Treasurer: Gave Report.

Economic Development: Gave Report

**BUSINESS**

**New Business:**

Motion by Councilman Kreutzer and second by Councilman Paulsen to approve Five Rule Rural Planners as the Grant Writer & Administrator.

Roll call vote on the motion was as follows

Ayes: Paulsen, Middagh, Monie, Carpenter, Kreutzer

Nays: None

Abstain:

Absent and Not Voting: tenBensel

Council President Middagh declared the motion carried.

Motion by Councilman Carpenter and seconded by Councilman Monie to approve the annual transfers as follows:

From electric 550,000 to Sewer 35,000, to Water 50,000, to General 197,647.12, to Fire 26,352.88, to Golf 72,000, Library 81,000, to Park 88,000. From Sales Tax 47,000 to Park 47,000.

Roll call vote on the motion was as follows:

Ayes: Monie, Kreutzer, Carpenter, Paulsen, Middagh

Absent: tenBensel

Nays: None

Abstain:

Council President Middagh declared the motion carried.

**ELECTED OFFICIAL COMMENTS:**

There being no further business, the meeting adjourned by unanimous consent at 7:57 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 July 20, 2021 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