**City of Arapahoe, Nebraska**

**Minutes of the Arapahoe**

**Community Redevelopment Authority Meeting**

**August 26, 2025**

**7:30pm**

The Arapahoe Community Redevelopment Authority of the City of Arapahoe, Nebraska met in regular session at the EMCC Council Room at 7:30pm on the 26th day of August 2025.

Notice of this meeting was given in advance thereof by publication in the Valley Voice, a copy of the proof of publication being on file in the City Clerk’s office.

**ROLL CALL**

Attending: Middagh, Kreutzer, Polston, tenBensel, Carpenter

Absent: None

Chairman Middagh announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

**NEW BUSINESS**

**Resolution 2025-16 executing the Community Redevelopment Authority of the City of Arapahoe, Nebraska, Approving the Sale of Certain Real Property to Scott Williamson.**

Chairman Middagh introduced Resolution 2025-16 executing the Community Redevelopment Authority of the City of Arapahoe, Nebraska, Approving the Sale of Certain Real Property to Scott Williamson.

Moved by tenBensel, seconded by Carpenter, that Resolution 2025-16 be passed and adopted.

Roll Call: Ayes: Kreutzer, tenBensel, Carpenter, Middagh, Polston

 Absent:

 Nay: None MOTION CARRIED.

**Resolution 2025-16 – Passed and Adopted -** executing the Community Redevelopment Authority of the City of Arapahoe, Nebraska, Approving the Sale of Certain Real Property to Scott Williamson.

 *Incorporated into the Minute Record by Reference*

**ADJOURNMENT**

There being no further business, the meeting is adjourned by unanimous consent 7:32pm.

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Dixie Sickels, City Clerk

**City of Arapahoe, Nebraska**

**Minutes of the Regular City Council Meeting**

**August 26, 2025**

**Immediately following the CRA Meeting**

The Mayor and City Council of the City of Arapahoe, Nebraska met in regular session at the EMCC Council Room, on the 26th day of August 2025, beginning immediately after the CRA meeting.

Notice of this meeting was given in advance thereof by publication in the Valley Voice, a copy of the proof of publication being on file in the City Clerk’s office. Notice of this meeting was simultaneously given to the Mayor and all members of the City Council and a copy of their acknowledgement of receipt of the advance notice and agenda is filed in this office. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and City Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

**ROLL CALL**

Attending: Mayor Koller, Councilmembers: Middagh, Kreutzer, Paulsen, Polston, tenBensel, Carpenter

Absent: None

Mayor Koller announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

**PUBLIC FORUM/PRESENTATIONS**

Mayor Koller welcomed roofing contractors and announced that each company would be allowed 5 minutes to present their bid for the work to be completed for the City of Arapahoe followed by any questions the council may have for them. Presentations were given in alphabetical order by Apple Roofing, Bullseye Roofing, Compass Roofing, Ridgeline Exteriors, SMC Exteriors, Turtle Roofing & Weathercraft Roofing.

**CONSENT AGENDA**

* 1. Approval of Minutes of the August 5, 2025 Regular Meeting
	2. Building Permits:
		1. #12 Clint Olmsted - fence
		2. #13 Ryan Hanzlick – removal and rebuild of office
		3. #14 Dallas Garey – roof on patio

Moved by tenBensel, seconded by Polston, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Ayes: Paulsen, tenBensel, Polston, Middagh, Carpenter, Kreutzer

 Nay: None MOTION CARRIED.

**REPORTS**

City Superintendent: Update was given on water main break on Nebraska Ave. Pool has been winterized.

City Clerk/Treasurer: gave report.

Committee Reports: Roofing contractor bids were compared and discussed.

Moved by Paulsen, seconded by Kreutzer, that the City of Arapahoe award the roofing work to be awarded to SMC Exteriors.

Roll Call: Ayes: Kreutzer, Paulsen, Carpenter, Middagh, tenBensel, Polston

 Nay: None MOTION CARRIED.

**NEW BUSINESS**

Approval of Claims for the period

Moved by tenBensel, seconded by Carpenter, to approve the claims and payroll for the period 8-6-25 to 8-6-25.

Roll Call: Ayes: tenBensel, Paulsen, Carpenter, Polston, Middagh, Kreutzer

 Abstain: Paulsen #103410 for $350.00, Middagh #103427 for $110.63

 Nay: None MOTION CARRIED.

**Resolution 2025-13 executing the Signing of the Municipal Annual Certification of Program Compliance Form.**

Mayor Koller introduced Resolution 2025-13 executing the Signing of the Municipal Annual Certification of Program Compliance Form.

Moved by Middagh, seconded by Carpenter, that Resolution 2025-13 be passed and adopted.

Roll Call: Ayes: Paulsen, Carpenter, Polston, Middagh, Kreutzer, tenBensel

 Absent:

 Nay: None MOTION CARRIED.

**Resolution 2025-13 – Passed and Adopted -** executing the Signing of the Municipal Annual Certification of Program Compliance Form.

 *Incorporated into the Minute Record by Reference*

**Resolution 2025-14 executing the Declaration of Nuisance for 912 Locust Street.**

Mayor Koller introduced Resolution 2025-14 executing the Declaration of Nuisance for 912 Locust Street.

Moved by Middagh, seconded by Polston, that Resolution 2025-14 be passed and adopted.

Roll Call: Ayes: Middagh, Kreutzer, tenBensel, Paulsen, Carpenter, Polston

 Absent:

 Nay: None MOTION CARRIED.

**Resolution 2025-14 – Passed and Adopted -** executing the Declaration of Nuisance for 912 Locust Street.

 *Incorporated into the Minute Record by Reference*

**Resolution 2025-15 executing the Declaration of Nuisance for 812 Locust Street.**

Mayor Koller introduced Resolution 2025-15 executing the Declaration of Nuisance for 912 Locust Street.

Moved by Kreutzer, seconded by Middagh, that Resolution 2025-15 be passed and adopted.

Roll Call: Ayes: Paulsen, Carpenter, Middagh, tenBensel, Polston, Kreutzer

 Absent:

 Nay: None MOTION CARRIED.

**Resolution 2025-15 – Passed and Adopted -** executing the Declaration of Nuisance for 912 Locust Street.

 *Incorporated into the Minute Record by Reference*

**ELECTED OFFICIALS**

**ADJOURNMENT**

The next regular City Council meeting is September 9, 2025 beginning at 7:30pm in the EMCC Council Room.

There being no further business, the meeting is adjourned by unanimous consent 9:00pm.

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Dixie Sickels, City Clerk

**City Claims approved as follows**: (*Abbreviations for this legal are: Ex, Expenses; Fe, Fees; Fu, Fuel; Re, Reimbursement; Se, Services; Su, Supplies*: AFLAC, Ex 121.98; ATC, Se 203.76; American Ag Lab, Ex 27.56; Arrow Seed, Su 355.38; BOKF, Ex 39636.25; Black Hills, Se 778.38; BCBS, Ex 5740.02; Brico, Se 260.00; Buffalo Co Clerk, Fe 50.00; CAMAS, Ex 436.06; Cash-Wa, Su 951.83; CCarpenter, AmPy 50.00; CenturyLink, Ex 53.04; Charles Schwab, Ex 704.19; Cline Williams, Fe 2010.00; D&D, Su 694.60; D&N, Se 1372.63; DEMCO, Su 3.09; Deterdings, Su 53.98; Debit Card, Su 606.97; LDettmann, AmPy 425.00; Dutton Lainson, Se 1612.93; EFTPS, Ex 10883.07; Eakes, Fe 145.71; FRAE, Ex 1367.65; Faws, Se 157.25; Filament, Fe 2100.00; Furnas Co Treasurer, Se 6040.95; HSA, Ex 305.00; Hawkins, Su 920.99; EHoefs, AmPy 75.00; SHoefs, AmPy 325.00; WHoefs, AmPy 50.00; Hometown Leasing Fe 247.21; Hooker, Su 655.50; AHuxoll, AmPy 50.00; Ingram, Su 1265.75; Island Supply Welding, Su 124.60; Johnson Bro, Su 990.00; Johnson Service, Se 12187.80; Kansasland Tire, Se 85.72; Landmark, Rep 467.40; League of Ne Muni, Fe 3444.00; ALeising, AmPy 25.00; PLeising, AmPy 75.00; MacQueen, Su 55.63; Mark's Pharmacy, Su 16.60; Midwest Turf & Irr, Rep 238.44; Municipal Supp, Su 2340.65; NE Dept of Rev, Ex 10803.99; NE Dept of Rev, Ex 1512.21; NE Liquor Control Comm, Fe 41.75; NE Public Health Env Lab, Se 380.00; NPPD, Se 98551.87; Nebraskaland Distributing, Su 690.56; One Call Concepts, Fe 11.05; PLIC, Ex 1370.11; Paulsen, Su 1390.00; JPaulsen, AmPy 350.00; Quadient Finance, Ex 750.00; Quick Med Claims, Fe 857.74; Republic National Distributing, Su 284.00; Rutt's Heating & AC, Se 3204.00; S&W, Su 110.63; ASchrock, Se 100.00; Southern Glazer's, Su 1511.37; Square, Fe 180.00; Straight Flush, Se 950.00; Superior Sanitation, Ex 515.00; The Sprinkler Company, Ex 13619.22; TVPPD, Se 2971.20; Utilities Section, Fe 739.00; Van-Wall, Su 184.89; Verizon, Ex 91.57; Wagner's, Su 47.41; BYeager, AmPy 25.00.