ARAPAHOE, NEBRASKA September 5, 2023

The City Council and the Arapahoe Redevelopment Authority of the City of Arapahoe, Nebraska, met for a budget hearing of the City of Arapahoe and the at the EMCC Council Room at 7:29 P.M. on September 5, 2023, pursuant to notice published in the Valley Voice. Councilmen and CRA members present: Middagh, Kreutzer, Paulsen, Monie, tenBensel and Carpenter. Councilmen Absent: tenBensel. City Staff present: City Superintendent Greg Schievelbein and City Clerk Donna Tannahill.

The location of the posted Open Meetings Act was stated. Mayor Koller welcomed all visitors and gave each the opportunity to speak regarding the budget for 2023-2024 fiscal year.

There being no further business, the meeting adjourned by unanimous consent at 7:31 pm

The Arapahoe Community Redevelopment Authority of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:31 P.M. on September 5, 2023, pursuant to notice posted in the city office and published in the Valley Voice. CRA present: Middagh, Monie, Kreutzer, and Carpenter. Absent: tenBensel.

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

**New Business**

Motion by CRA Member Carpenter and second by CRA Member Monie for approval of the personal property tax request of $20,000 for fiscal year 2023-2024.

Roll call vote on the motion was as follows:

Ayes: Monie, Carpenter, Middagh, Kreutzer

Nays: None

Abstain:

Absent and Not Voting: tenBensel

The CRA Chairman declared the motion carried.

There being no further business, the meeting was adjourned by unanimous consent at 7:33 p.m.

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7: P.M. on September 5, 2023, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Paulsen, Kreutzer, Monie, and Carpenter. Absent: tenBensel. City Staff present: Greg Schievelbein City Superintendent, Donna Tannahill City Clerk.

Mayor Koller presided over the meeting. Visitors present for all or a portion of the meeting were: Bobbi Pettit with 5 Rule and Jess Hurlbert with Olsson and via zoom: Angela Mitchell with Valley Voice. 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.

**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 August 15, 2023 regular meeting were included in the Council packets.

SDL for Old Cellar Vineyard to be held at Local Roots

Claims: Claims and Payroll for the period August 16, 2023 thru September 5, 2023

|  |  |  |
| --- | --- | --- |
|  | **August** |  |
|  | General Receipts | $ 9,197.33 |
|  | Street & Alley Receipts | $ 23,985.48 |
|  | Golf Receipts | $ 76,469.29 |
|  | Park Receipts | $ 96,638.20 |
|  | Fire Department Receipts | $ 416.79 |
|  | Library Receipts | $ 93,142.00 |
|  | Medical Receipts | $ 1,953.34 |
|  | Cemetery Receipts | $ 1,550.00 |
|  | Local Sales Tax | $ 19,946.78 |
|  | Light Receipts | $ 176,555.84 |
|  | Water Receipts | $ 48,566.03 |
|  | Sewer Receipts | $ 67,977.57 |
|  |  | **$ 616,398.65** |
|  |  |  |
|  | **EXPENSES 8/16/23 - 9/5/23** |  |
|  | Payroll Aug 29 | 15,068.26 |
|  | EFTPS - Federal withholdings | $ 3,953.41 |
| 101120 | Dollar General - supplies | $ 60.05 |
| 101121 | Nebraskaland Distributing - supplies | $ 370.07 |
| 101122 | Quality Brands - supplies | $ 736.00 |
| 101123 | John Deere Financial - mower repairs | $ 2,437.95 |
| 101124 | Water & Light - city utilities | $ 6,628.92 |
| 101125 | AFLAC - optional insurance | $ 284.04 |
| 101127 | Credit Management - garnishment | $ 183.33 |
| 101131,67,68 | NE Dept of Rev. - withholding & Sales Tax, recycle fee | $ 11,918.99 |
| 101133 | Verizon - cell phones | $ 94.12 |
| 101134-60 | Aramark - mats & mops | $ 266.26 |
| 101135-26 | Black Hills Energy - city gas | $ 893.95 |
| 101136-83 | Bound Tree - supplies | $ 1,009.07 |
| 101137 | Cash-Wa - supplies | $ 2,658.15 |
| 101138-62 | Charles Schwab & Co - retirement | $ 3,414.36 |
| 101139 | Dollar General - supplies | $ 225.00 |
| 101140 | D & N - repairs | $ 40.14 |
| 101141 | Logan Dettman - reimb EMT classes | $ 545.91 |
| 101142 | Eakes - supplies | $ 109.44 |
| 101144 | First Central Bank - ach fees | $ 35.10 |
| 101145 | Holdrege Electric - move light and conduit | $ 2,082.37 |
| 101146 | Municipal Supply - supplies | $ 1,131.37 |
| 101147 | NE Public Health Lab - water testing | $ 49.00 |
| 101148 | Olsson - NPPD Easement work | $ 1,967.25 |
| 101149 | Olsson - DTR Construction admin | $ 23,510.34 |
| 101150 | Overhead Door - repair firehall door | $ 1,333.00 |
| 101151 | Southwest Clerks Association - dues | $ 20.00 |
| 101152 | Stewart Tree Service - tree maint | $ 1,800.00 |
| 101153 | Straight Flush Septic Pumping - monthly fee | $ 150.00 |
| 101154 | Stryker - supplies | $ 122.68 |
| 101155-65 | TVPPD - July Sub-Transmission & golf Irrigation | $ 7,456.45 |
| 101156 | Van Diest - insecticide & herbicide | $ 11,609.25 |
| 101157-30 | HSA - monthly contributions | $ 1,397.70 |
| 101158 | Ag Valley - fuel | $ 3,527.78 |
| 101161 | Bryce Bishop - grave o/c | $ 650.00 |
| 101163 | S & W - repairs | $ 95.40 |
| 101164,69 | Schaben Sanitation - Aug & golf fees | $ 10,451.89 |
| 101166 | Postmaster - UB postage | $ 254.52 |
| 101170 | Crawford Repair - cart rentals | $ 1,536.50 |
| 101171 | Protex Central - fire extinguisher update | $ 355.94 |
| 101172 | Wagner's - supplies | $ 329.99 |
| 101173 | Furnas County Treasurer - police | $ 5,666.67 |
| 101174 | Hometown Leasing - copier leases | $ 228.47 |
| 101175 | NE Municipal Clerks Association - dues | $ 100.00 |
| 101177 | Hemelstrand's - supplies & repairs | $ 334.71 |
| 101178 | ATC - police phone | $ 57.11 |
| 101179 | Century Link - police phone | $ 43.43 |
| 101181 | Sharita Burton - mileage reimb | $ 60.91 |
| 101184 | Camas - publishing | $ 90.00 |
| 101185 | Elan City - speed signs | $ 6,750.00 |
| 101186 | Platte Valley Communication - radio repair | $ 225.00 |
|  | **TOTAL EXPENSES** | **$ 134,320.25** |

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

Ayes: Kreutzer, Carpenter, Monie, Middagh, Paulsen

Nays:

Abstain: Middagh from 101163 for $95.40

Absent and Not Voting: tenBensel

The Mayor declared the motion carried.

C**ITY REPORTS:**

City Superintendent: Gave Report

tenBensel arrived at 7:39 pm.

City Clerk-Treasurer gave the report.

Engineer: Gave Report

ED: Bobbi – housing committee meeting – housing trust fund. Rural Workforce housing. – Lowell heard there was money available. Submit letter of intent. Putting in 50K will give 100K. would find builder then City gets paid back right away so that starts revolving Housing Fund 501C3 must be applicant. Check with Arapahoe Area Foundation. They would have to sign an administer program. Put on next agenda for vote and discussion.

**Committee Reports:**

Committee: Levi: golf: complaint – holes not moved often enough. Fall league – 20 golfers for a few weeks. Check made out to the city for what is being done.

**Unfinished Business:**

**New Business:**

**RESOLUTION 2023-24**

**WHEREAS,** the City Council of Arapahoe, Nebraska, hereby accepts the preliminary request made by the Community Redevelopment Authority for budget funds in the amount of $20,000 for the CRA Bond fund.

**NOW THEREFORE, BE IT RESOLVED,** the City of Arapahoe accepts the above request.

**PASSED AND APPROVED THIS 5th DAY OF September 2023.**

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

John E Koller, Mayor

Attest:

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

Donna Tannahill, City Clerk

Motion by Councilman tenBensel and second by Councilman Middagh for approval of Resolution 2023-24 Community Redevelopment Authority Budget for the 2023-2024 fiscal year

Roll call vote on Resolution 2023-24 was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

**RESOLUTION 2023-25**

**WHEREAS,** the City Council of Arapahoe, Nebraska, hereby accepts the preliminary request made by the Chairman and the Board of the Arapahoe Airport Authority for budget funds in the amount of $21,770 for the General Airport Authority Fund and

**WHEREAS,** the City Council of Arapahoe, Nebraska, hereby accepts the request for the sum of $11,125.00 for the Arapahoe Airport Authority Bond Fund, which is designated as a special reserve fund and is an exception to the levy limits of the City of Arapahoe,

**NOW THEREFORE, BE IT RESOLVED,** the City of Arapahoe accepts the above request.

**PASSED AND APPROVED THIS 5th DAY OF September 2023.**

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

John E Koller, Mayor

ATTEST:

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

Donna Tannahill, City Clerk

Motion by Councilman tenBensel and second by Councilman Middagh for approval of Resolution 2023-25 Airport Authority Budget for the 2023-2024 fiscal year

Roll call vote on Resolution 2023-25 was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

**RESOLUTION NO. 2023-26**

**RESOLUTION SETTING THE PROPERTY TAX REQUEST**

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Arapahoe passes by a majority vote a resolution or ordinance setting the tax request; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request:

NOW, THEREFORE, the Governing Body of the City of Arapahoe resolves that:

1. The 2023-2024 property tax request be set at: General Fund: $ 243,915.00 Bond Fund: $74,740.00.
2. The total assessed value of property differs from last year’s total assessed value by 17.00 percent.
3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property would be 0.379096 per $100 of assessed value.
4. The City of Arapahoe proposes to adopt a property tax request that will cause its tax rate to be 0.533111 per $100 of assessed value.
5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Arapahoe will increase (or decrease) last year’s budget by 5.64 percent.
6. A copy of this resolution will be certified and forwarded to the County Clerk on or before October 15, 2023.

Dated this 5th day of September, 2023

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John E Koller, Mayor

Attest:

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

Donna Tannahill, City Clerk

Motion by Councilman tenBensel and second by Councilman Middagh to approve the passage of Resolution 2023-26 setting of the budget for the 2023-2024 fiscal year.

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

Nays: None

Absent and not Voting:

The Mayor declared the motion carried.

RESOLUTION 2023-27

City of Arapahoe, Nebraska

FOR A $95,000 \_RURAL BUSINESS DEVELOPMENT GRANT FROM RURAL DEVELOPMENT

WHEREAS, the \_City of Arapahoe\_\_\_ (hereinafter called Grantee) intends to apply for a Rural Business Development Grant in the amount of $\_\_95,000\_\_\_ from the United States of America, acting through Rural Development (“the agency”), United States Department of Agriculture, acting under the provisions of the Rural Business Development Grant Program (7 C.F.R. Part 4280, Subpart E) for the purpose of \_creation of the Arapahoe Rural Business Development Grant Revolving Loan Fund\_(herein referred to as the Facility); and

WHEREAS, as a condition to and in consideration of receiving financial assistance in the form of the Rural Business Development Grant from the agency, this Resolution is being adopted.

THEREFORE, in consideration of the premises, Grantee agrees as follows:

1. The Grantee hereby applies for, approves and accepts a Rural Business Development Grant in an amount not to exceed $\_95,000\_ in accordance with the terms specified in the Application for Federal Assistance (Form SF 424) and the Letter of Conditions dated \_\_July 14, 2023\_\_, and the General Requirements for Administration of Rural Business Development Grants (RD Instruction 4280, Subpart E) copies of which have been provided to us.
2. The Mayor and City Clerk are hereby authorized and directed to apply for, approve, accept and take all actions necessary to obtain and complete the requirements of the Rural Business Development Grant under the terms offered by the agency.

This Resolution shall be in force and effect immediately.

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

John E Koller, Mayor

ATTEST

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

Donna Tannahill, City Clerk

Motion by Councilman Middagh and second by Councilman Paulsen for approval of Resolution 2023-27 Acceptance of USDA Revolving Loan Funds

Roll call vote on Resolution 2023-27 was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

Motion by Councilman Carpenter and second Councilman Kreutzer to approve Bunker Gear for 4 firemen with 50/50 grant. $5036.14 Due after grant.

Roll call to vote on the motion was as follows:

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

Nays: none

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

Motion by Councilman tenBensel and second Councilman Carpenter to approve USDA Revolving Loan Fund Plan.

Roll call to vote on the motion was as follows:

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

Nays: none

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

Motion by Councilman Paulsen and second Councilman Carpenter to approve EM Enterprise Business Rehab Grant 2nd ½ for $10,000 claim #101176

Roll call to vote on the motion was as follows:

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

Nays: none

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

Motion by Councilman tenBensel and second Councilman Kreutzer to approve DTR Drawdown #1 Next Level Construction #101180 for $207,393.21

Roll call to vote on the motion was as follows:

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

Nays: none

Abstain:

Absent and Not Voting:

The Mayor declared the motion carried.

**ELECTED OFFICIAL COMMENTS.**

Arapahoe Economic Development Agency. Doug Snyder – Jason Anderson -

Motion by Councilman Middagh and second by Councilman Kreutzer to go into closed session at 8:45 pm to protect the financial position of the city.

Roll call to vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared motion carried.

Motion by Councilman Carpenter and second by Councilman Paulsen to come out of closed session at 9:10 pm to protect the financial position of the city.

Roll call to vote on the motion was as follows:

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

Nays: None

Abstain:

Absent and Not Voting:

The Mayor declared motion carried.

There being no further business, the meeting was adjourned by unanimous consent at 9:10 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 September 5, 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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Donna Tannahill, City Clerk