



City of Arapahoe, Nebraska
Minutes of CRA Meeting
December 16, 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 16th day of December 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, Carpenter, tenBensel
Absent: Middagh

Member Polston 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 2025-23CRA First Amendment to the Landmark TIF Agreement

Member Polston introduced Resolution 2025-23CRA First Amendment to the Landmark TIF Agreement.

Moved by tenBensel, seconded by Carpenter, that Resolution 2025-23CRA be passed and adopted.

Roll Call: Ayes: tenBensel, Kreutzer, Polston, Carpenter
Absent: Middagh
Nay: None

MOTION CARRIED.

Resolution 2025-23CRA – Passed and Adopted - executing the First Amendment to the Landmark TIF Agreement.

Incorporated into the Minute Record by Reference

ADJOURNMENT

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

Dixie Sickels, City Clerk



**City of Arapahoe, Nebraska
Minutes of City Council Meeting
December 16, 2025
immediately following CRA meeting**

The City Council of the City of Arapahoe, Nebraska met in regular session at the EMCC Council Room at 7:33pm on the 16th day of December 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, Paulsen, Polston, tenBensel, Carpenter
Absent: Middagh

PUBLIC HEARING – ZONING UPDATES

The Public Hearing for Amending Zoning Regulations Regarding Residential uses in Downtown and Supplemental Fence Regulations opened at 7:34pm and closed at 7:55pm.

CONSENT AGENDA

- a. Approval of Minutes of the December 2, 2025 Regular Meeting
- b. Building Permits
 - i. #16b – Dodson, fence resubmission
 - ii. #21 – Wills, garage

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

Roll Call: Ayes: Carpenter, Polston, Kreutzer, tenBensel, Paulsen
Absent: Middagh
Nay: None

MOTION CARRIED.

DISCUSSION/REPORTS

Economic Development: Bobbi Pettit gave the Five Rule Quarterly Update and VPR Update.

City Superintendent: Gave report.

City Clerk/Treasurer: Gave report and asked for Chamber Accounts Transfer.

Moved by Polston, seconded by Paulsen, to approve transfer the Chamber checking account and 2 CD's to the Chamber under their EIN.

Roll Call: Ayes: Carpenter, tenBensel, Polston, Kreutzer, Paulsen
Absent: Middagh
Nay: None

MOTION CARRIED.

Committee Reports: None.

OLD BUSINESS

Approval of Claims and Payroll for the period

Moved by tenBensel, seconded by Kreutzer, to approve the claims and payroll for the period 12-3-25 to 12-16-25.

Roll Call: Ayes: Polston, Kreutzer, Paulsen, Carpenter, tenBensel
Absent: Middagh
Abstain: Carpenter #103698 for \$616.00
Nay: None

MOTION CARRIED.

There being no further business, the meeting was adjourned by unanimous consent at 9:01pm.

Mayor Koller opened the new meeting at 9:02pm.

Moved by Polston, seconded by Paulsen, to nominate Chris Middagh as President of the Council.

Roll Call: Ayes: Polston, Carpenter, tenBensel, Paulsen, Kreutzer
Absent: Middagh
Nay: None

MOTION CARRIED.

NEW BUSINESS

Appointment of Committees and Boards. Mayor Koller announced the following appointments:

CITY OF ARAPAHOE OFFICIALS OF THE MUNICIPALITY 2026

Mayor

John E Koller – 2026

President of the Council

Chris Middagh

Council Members

Ward Carpenter – 2026

Chris Middagh – 2026

Terry Polston – 2026

Troy tenBensel – 2028

John Paulsen – 2028

Dan Kreutzer – 2028

City Clerk – Treasurer

Dixie Sickels

City Physician

Shelly Kasper Cope MD Cheryl Mues APRN

Karinne Kulwicki PA-C

City Attorney

Kevin Urbom

Utilities Superintendent

Gerald Stevens

Street Superintendent

Jess Hurlbert

Zoning Administrator

Gerald Stevens

Fire Department Chief

Brian Sisson

Ambulance Chief

John Paulsen

Depository Bank

First Central Bank

Electrical Inspector

State of NE

WATER AND LIGHT COMMITTEE

Chris Middagh

Dan Kreutzer

FINANCE COMMITTEE

Terry Polston

Troy tenBensel

Ward Carpenter

HUMAN RESOURCES COMMITTEE

Troy tenBensel

Terry Polston

Chris Middagh

STREET AND ALLEY COMMITTEE

Dan Kreutzer

Ward Carpenter

MEDICAL FACILITY COMMITTEE

Troy tenBensel

John Paulsen

MACHINERY COMMITTEE

Dan Kreutzer

Ward Carpenter

SAFETY COMMITTEE

Terry Polston

Gerald Stevens

Dixie Sickels

FIRE DEPARTMENT AND AMBULANCE REPRESENTATIVE

John Paulsen

Dan Kreutzer

PARKS REPRESENTATIVE

Ward Carpenter

SWIMMING POOL REPRESENTATIVE

John Paulsen

THEATRE REPRESENTATIVE

Terry Polston

BASEBALL/SOFTBALL PROGRAM REPRESENTATIVE

John Paulsen

GOLF COURSE REPRESENTATIVE

Terry Polston

LIBRARY BOARD REPRESENTATIVE

Troy tenBensel

LIBRARY BOARD

(4 YR TERM)

Treasurer, Carrie Farner – 2026
President, Donnie McCorkle – 2027
Gina Ellis – 2028
Secretary, Ashley Leising – 2028
Rylee Houser – 2029

CEMETERY BOARD

(3 YR TERM)

Sue Lammel – 2026
Pat Osiecki – 2026
Dallas Garey – 2027
Gina Ellis – 2027
Gary Schievelbein – 2028
Jill Carpenter – 2028

BOARD OF ADJUSTMENT

(3 YR TERM)

Ryan Hanzlick – 2027
Gerald Stevens – 2027
Greg Schievelbein – 2027
Gary Thompson – 2028
Mason Schroeder – 2028

PLANNING COMMISSION

(3 YR TERM)

Reg Warner – 2026
Vacant – 2026
Ken Elder – 2026
Jordan Spaulding – 2027
Adam Snyder – 2027
Vacant – 2027
Corey Groves – 2028
Matthew Whitson – 2028
Ryan Hanzlick – 2028

HOUSING AGENCY BOARD

(5 YR TERM)

Mary Martin – 2026
Doug Bergman – 2027
Dan Kreutzer – 2028
Melody Adams – 2029
Dixie Dyer – 2030

COMMUNITY REDEVELOPMENT AUTHORITY (CRA)

(5 YR TERM)

Dan Kreutzer – 2026
Chris Middagh – 2027

Terry Polston – 2028
Ward Carpenter – 2029
Troy tenBensel – 2030
Alison Janecek Borer,
Cline Williams Legal Counsel

ECONOMIC DEVELOPMENT – PROJECT REVIEW COMMITTEE

(5 YR TERM)

Lisa Devries – 2026
Don Schroeder – 2027
Patricia Riley - 2027
Paige Hyke – 2028
Matt Faw – 2029
Ryan Hanzlick – 2030

ECONOMIC DEVELOPMENT – CITIZEN ADVISORY COMMITTEE

(5 YR TERM)

Jennifer Schroeder – 2026
Clint Einspahr – 2027
Bobbie Moore – 2028
Todd Eichenberger – 2029
Alisha Wasenius – 2030
Cline Williams – Legal Counsel

AIRPORT AUTHORITY

(6 YR TERM) Elected Positions

Dean tenBensel – 2026
Todd Weverka – 2028
Todd Eichenberger – 2028
Robert Schievelbein – 2030
Corey Groves – 2030

TREE BOARD

(3 YR TERM)

Jerry Stevens – 2026
Hillary Stevens – 2026
John Crawford – 2027
Julie Crawford – 2027
Paige Hyke – 2028
Lisa Bahe – 2028

GOLF COMMITTEE

(3 YR TERM)

Doug Snyder – 2026
Karen Flanagan – 2026
Levi Watson – 2027
Ken Elder – 2027
Jeff Wernsman – 2028
Matt Faw – 2028

BOARD OF HEALTH

John E Koller – Mayor
Chris Middagh – Council President
Cherl Mues – APRN
Doug Brown – Sheriff

EMERGENCY MANAGEMENT DIRECTOR

Furnas County Emergency Management
Liaison – John Paulsen

**FURNAS COUNTY LAW ENFORCEMENT ADVISORY COMMITTEE
REPRESENTATIVE**

Chris Middagh

Moved by tenBensel, seconded by Polston, to accept the appointments as suggested.

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

Absent: Middagh

Nay: None

MOTION CARRIED.

Resolution 2025-24 to Approve the First Amendment to Landmark TIF Agreement.

Mayor Koller introduced Resolution 2025-24 accepting the First Amendment to the Landmark TIF Agreement.

Moved by Carpenter, seconded by Kreutzer, that Resolution 2025-24 be passed and adopted.

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

Absent: Middagh

Nay: None

MOTION CARRIED.

Resolution 2025-24 – Passed and Adopted - accepting the First Amendment to the Landmark TIF Agreement.

Incorporated into the Minute Record by Reference

Moved by Carpenter, seconded by Polston, to suspend the three readings of Ordinance 2025-01 Zoning Amendments.

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

Absent: Middagh

Nay: None

MOTION CARRIED.

Motion by Kreutzer to recommend the passage Ordinance 2025-01 Amending Zoning Regulations Regarding Residential uses in Downtown. Ordinance as follows:

ORDINANCE NO. 2025-01

AN ORDINANCE AMENDING THE CITY OF ARAPAHOE, NEBRASKA ZONING REGULATIONS REGARDING RESIDENTIAL USES IN THE D – DOWNTOWN ZONING DISTRICT

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ARAPAHOE, NEBRASKA:

Section 1. The purpose of this Ordinance is to amend certain provisions of the City of Arapahoe Zoning Regulations to update permitted and conditional uses within the D – Downtown District, to clarify the conditions under which accessory dwelling units may be allowed, and to add additional supplemental regulations pertaining to the placement of fences.

Section 2. The Zoning Regulations appearing on Page 14 under the zoning district use chart for the **D – Downtown** District are hereby amended as follows:

1. The following uses shall be changed from **“P” (Permitted Use)** to **“–” (Not Permitted)** within the D – Downtown District:
 - o Single-family detached dwellings
 - o Single-family attached dwellings

- Duplex structures
 - Zero lot line or row houses
 - Townhouses
2. The following uses shall be changed from “P” (**Permitted Use**) to “C” (**Conditional Use Permit Required**) within the D – Downtown District:
- Accessory dwelling units
 - Accessory apartments
3. A new condition is added to **Accessory dwelling units** and **Accessory apartments** within the D – Downtown District as follows:

“Accessory dwelling units and accessory apartments shall only be permitted when located **on the second floor** of a structure where the **ground floor is used exclusively for commercial purposes**. No accessory dwelling unit or accessory apartment shall be located on the main floor or in any structure where the primary use is residential.”

Section 3. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is declared invalid, such decision shall not affect the validity of the remaining portions.

Section 5. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law.

Section 6. This Ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED THIS 16th DAY OF DECEMBER, 2025.

John E. Koller, Mayor

Attest:

Dixie Sickels, City Clerk

Councilman Carpenter seconded the motion to pass Ordinance 2025-01 Amending Zoning Regulations Regarding Residential uses in Downtown.

Roll Call: Ayes: tenBensel, Paulsen, Carpenter, Polston, Kreutzer
Absent: Middagh
Nay: None

MOTION CARRIED.

Moved by Kreutzer, seconded by Polston, to approve Revised CDBG Tourism Grant Administrator Contract.

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

Absent: Middagh
Nay: None

MOTION CARRIED.

Moved by Polston, seconded by Carpenter, to approve the Purchase of New 2023 Dodge Pickup for \$49000.00.

Roll Call: Ayes: Kreutzer, Paulsen, Carpenter, tenBensel, Polston
Absent: Middagh
Nay: None

MOTION CARRIED.

Moved by Carpenter, seconded by Kreutzer, to approve Façade Grant for Shady Rest Motel for \$2130.00 and Façade Grant for Long Dogs Distillery for \$2200.00.

Roll Call: Ayes: tenBensel, Polston, Keutzer, Paulsen, Carpenter
Absent: Middagh
Nay: None

MOTION CARRIED.

ELECTED OFFICIALS

No discussions.

ADJOURNMENT

The next regular City Council meeting is January 6, 2026 at 7:30pm in the EMCC Council Room.

There being no further business, the meeting is adjourned by unanimous consent at 9:30pm.

Dixie Sickels, City Clerk

City Claims approved as follows: (*Abbreviations for this legal are: AmPay, Ambulance Pay; Ex, Expenses; Fe, Fees; Fu, Fuel; Re, Reimbursement; Se, Services; Su, Supplies*) Payroll 12-15-25, Ex 12758.22; AMGL, Ex 5000.00; ATC, Se 57.11; Amazon, Su 25.55; American Ag Lab, Se 27.56; Chamber of Comm, Ex 1375.00; CAMAS, Ex 308.84; CCarpenter, AmPay 12.5; CenturyLink, Se 53.04; Charles Schwab, Ex 838.08; Cline Williams, Se 804.00; CoverWise, Ex 974.40; D&N, Se 463.03; Debit Card, Su 413.52; LDettmann, AmPy 100.00; EFTPS Ex 2618.67; Eakes, Su 122.15, Ex 1090.11; 3E, Se 43.56; Faws, Se 264.40; Federal Licensing, Fe 140.00; Five Rule, Ex 7800.00; Furnas Co Treasurer, Ex 1514.24; CGutierrez, Se 126.00; HSA, Ex 305.00; Hemelstrands, Su 223.41; SHoefs, AmPay 50.00; WHOef, AmPay 50.00; MHouser, AmPay 87.50; Landmark, Su 194.80; PLeising, AmPay 25.00; Long Dogs Distilling, Ex 2200.00; DMcCorkle, Re 279.84; Municipal Chem Supply, Su 1360.00; Municipal Supply, Su 582.35; NEMSA, Fe 310.00; Dept of Revenue, Ex 6130.16; NPPD, Se 47074.49, Se 22759.26, Se 174.67; One Call Concepts, Se 12.22; Quadiant Finance, Ex 394.95; Quick Med, Se 174.11; S&W, Su 260.85; ASchrock, Se 100.00; Shady Rest Motel, Ex 2130.00; South Central Sanitation, Se 13953.80; TVPPD, Se 7249.55, Se 1556.31; Urbom Law, Se 100.00; Verizon, Se 91.64; Vestis, Se 73.11; W&J Repair, Se 616.00; WEBstaurantstore.com, Ex 3098.99; **Total 148587.99. Library Exp:** ATC, Se 204.14; CAMAS, Se 12.54; Ingram, Su 1057.02; Wagner's, Su 32.69; **Total Library 1306.39. November Receipts:** General, 89534.98; S&A, 23509.68; Golf, 67000.56; Park, 28775.60; Fire, 2964.98; Medical, 15638.05; Cemetery, 2.85; Local Sales Tax, 39111.30; Electric, 105568.42; Water, 23682.24; Sewer, 9581.51; **Total November Receipts 432360.53.**