



**City of Arapahoe, Nebraska**  
**Minutes of City Council Meeting**  
**February 17, 2026**  
**7:30pm**

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The Public Hearing for the Zoning Amendment opened at 7:30pm and closed at 7:31pm. The Public Hearing for the 1 & 6 Year Street Plan opened at 7:31pm and closed at 7:41pm. The City Council of the City of Arapahoe, Nebraska met in regular session at the EMCC Council Room at 7:42pm on the 17<sup>th</sup> day of February 2026.

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.

Mayor Koller presided over the meeting. The location of the posted Open Meetings Act was stated.

**ROLL CALL**

Attending: Middagh, Kreutzer, Paulsen, Polston, tenBensel, Carpenter

Absent:

**CONSENT AGENDA**

- a. Approval of Minutes of the Regular Meetings 2/3/26
- b. Arbor Day Proclamation

Moved by Middagh, seconded by Kreutzer, 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.

**DISCUSSION/REPORTS**

Cemetery: Gary Schievelbein spoke on the plan to remove and replace 21 trees. Also employee for mowing at the cemetery was discussed.

Street Superintendent: Jess Hurlbert reviewed the 1 & 6 year street plan and discussed any adjustments the council would like to see.

Economic Development: Bobbi Pettit asked for assistance on behalf of the museum in funding 3D renderings to be created to use to aid in fundraising for the museum's remodel of their new space.

Moved by Paulsen, seconded by tenBensel, to approve donating \$2500 to the Furnas/Gosper County Museum to be used to acquire 3D renderings of the vision of the remodel of their new space.

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

Nay: None

MOTION CARRIED.

City Attorney: Lisa Shifflet gave report.

City Superintendent: Gave report.

City Clerk/Treasurer: Gave nuisance update, review new End Of Month report format, shared ACE disbursement amount.

Moved by tenBensel, seconded by Carpenter, to approve the donation of the received ACE funds to Tri Valley Health Systems for their ride share program.

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

MOTION CARRIED.

Committee Reports: Ball Program – looking into pricing on options to help deaden the backstop behind home plate.

## **NEW BUSINESS**

### **Approval of Claims for the periods 2/4 to 2/17**

Moved by Middagh, seconded by Carpenter, to approve the claims and payroll for the period 2/4 to 2/17.

Roll Call: Ayes: tenBensel, Paulsen, Carpenter, Polston, Middagh, Kreutzer  
Abstain: Middagh #103870 for \$191.23; Paulsen #103868 for \$50.00; Carpenter #103874 for \$2185.66  
Nay: None

MOTION CARRIED.

### **House Rehab Grant – 507 4<sup>th</sup> Street, first half Karla Enamorado #103876 for \$10,000**

Moved by tenBensel, seconded by Carpenter, to approve the House Rehab Grant – 507 4<sup>th</sup> Street, first half payment to Karla Enamorado #103876 for \$10,000.

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

MOTION CARRIED.

### **Resolution 2026-01 to Approve the 1 & 6 Year Street Plan**

Mayor Koller introduced Resolution 2026-01 to Approve the 1 & 6 Year Street Plan.

Moved by Kreutzer, seconded by Polston, to approve Resolution 2026-01 to Approve the 1 & 6 Year Street Plan.

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

MOTION CARRIED.

### **Resolution 2026-01 – Passed and Adopted – approving the 1 & 6 Year Street Plan.**

*Incorporated into the Minute Record by Reference*

### **Ordinance 2026-01 Amending Zoning in General Commercial to allow for gas stations.**

Moved by Middagh, seconded by Kreutzer, to suspend the three readings of Ordinance 2026-01 Zoning Amendment.

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

MOTION CARRIED.

Motion by Polston to recommend the passage of Ordinance 2026-01 Amending Zoning in General Commercial to allow for gas stations. Ordinance as follows:

**ORDINANCE NO. 2026-01**

**AN ORDINANCE AMENDING THE CITY OF ARAPAHOE, NEBRASKA ZONING REGULATIONS REGARDING PERMITTED USES IN THE GC-General Commercial 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 uses within the GC – General Commercial District, to add Gasoline Station and Gasoline Service as permitted uses.

**Section 2.** Within Chapter 2, Base Zoning Districts, Hotels, Motels, and Other Accommodation Services:

1. The following uses shall be changed from “–” (**Not Permitted**) to “P” (**Permitted Use**) the GC – General Commercial District.
  - o Line 12 - Gasoline Station
  - o Line 19 – Gasoline Service

**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 17th DAY OF FEBRUARY, 2026**

\_\_\_\_\_  
John E. Koller, Mayor

Attest:

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Dixie Sickels, City Clerk

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

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

**MOTION CARRIED.**

**Downtown Lighting**

Councilman tenBensel gave update on progress. No action was taken.

**Annual Wage Adjustments**

Moved by tenBensel, seconded by Kreutzer, to approve wage adjustments according to the suggestions presented to the council.

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

MOTION CARRIED.

## ELECTED OFFICIALS

No discussion.

## ADJOURNMENT

The next regular City Council meeting is March 3, 2026 at 7:30pm in the EMCC Council Room.

There being no further business, the meeting is adjourned by unanimous consent at 9:10pm.

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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 2-9-26, Ex 10081.49; AFLAC, Ex 60.99, Ex 60.99; Amazon, Ex 27.80; American Red Cross, Ex 468.00; Arapahoe Public School, Ex 500.00; BOK Financial, Fe 4242.50; Brico Pest Control, Se 260.00; CAMAS, Ex 253.75; Cline Williams, Fe 105.00; Crawford Repair, Ex 1000.00; DWEE - Pool Permit, Fe 40.00; USPS, Ex 10.77; LDettmann, AmPy 368.75; EFTPS, Ex 2568.00; Electrical Engineering & Equipment, Su 435.66, Su 286.83, Su 354.85; KEnamorado, Ex 10000.00; Faws Garage, Ex 32.00; First Central Bank, Fe 60.00; Furnas County Treasurer, Se 6040.95, Se 350.00; CGutierrez, Se 153.00; Hemelstrand's, Su 288.45; EHoefs, AmPy 25.00; SHoefs, AmPy 100.00; WHOefs, AmPy 18.75; Hometown Leasing, Ex 247.21; MHouser, AmPy 218.75; AHuxoll, AmPy 118.75; PLeising, AmPy 200.00; Menards, Su 439.02, Su 59.99; Midwest Turf, Ex 238.44, Ex 99.18, Ex 47372.69; NE Dept of Rev, Ex 7850.40;; NPPD, Se 62047.49, Se 175.89, Se 27571.14 NE Rural Water Assoc, Fe 300.00; One Call, Se 3.28; JPaulsen, AmPy 50.00; Quadiant Finance, Ex 700.00; Quick Med, Se 66.17; S&W, Su 46.98, Su 98.78, Su 30.46, Su 15.01; ASchrock, Ex 100.00; Square, Fe 180.00; Svehla Law, Se 136.00; TVPPD, Ex 97.90, Se 2076.94; Urbom Law, Fe 915.25; Verizon, Se 91.64; W&J Carpenter Repair, Ex 1994.66, Ex 191.00; Wagner's, Su 29.82; **Total 192101.37. Library Exp:** ATC, Se 204.28; CAMAS, Ex 56.27; Eakes, Su 144.35; Ingram, Ex 1877.93; JEinspahr, Re 158.05; Wagner's, Su 34.62; **Total Library 2475.50. January Receipts:** General, - 245651.56; S&A, 165799.67; Golf, 3346.75; Park, 92.86; Fire, 18125.93; Medical, 1450.00; Cemetery, 1087.54; CRA, 26929.82; Local Sales Tax, 27119.49; Electric, 135362.36; Water, 65940.12; Sewer, 9570.44; **Total January Receipts 209173.42.**