ARAPAHOE, NEBRASKA May 20, 2025

 The Public Hearing for the New Class D Liquor License for Steers & Beers opened at 7:30pm and Closed at 7:33pm. The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:34pm on May 20, 2025, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Polston, Middagh, Kreutzer, tenBensel and Paulsen. City Staff present: Jerry Stevens City Superintendent, Dixie Sickels City Clerk/Treasurer.

 Mayor Koller presided over the meeting. No visitors present. The location of the posted Open Meetings Act was stated. The Mayor 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 Middagh and second by Councilman Paulsen for approval of the following consent agenda:

 Minutes: Copy of the Minutes from the May 6, 2025 regular meeting were included in the Council packets.

 Building Permits: #07 Jeff Sisson-fence

 SDL: Clubhouse 5/24/25 @ EMCC for Alumni

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

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

 Nays: none

 The Mayor declared the motion carried.

C**ITY REPORTS:**

 City Superintendent: gave report.

 City Clerk/Treasurer: gave report.

**BUSINESS**:

 **New Business:**

Motion by Councilman Middagh and second by Councilman Kreutzer to approve the claims and payroll for the period 5-7-25 to 5-20-25.

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|  | **APRIL RECEIPTS** |  |
|  | General Receipts | 27,372.69  |
|  | Street & Alley Receipts | 32,434.26  |
|  | Golf Receipts | 11,031.90  |
|  | Park Receipts | 15.00  |
|  | Fire Department Receipts |  886.23  |
|  | Library Receipts | 50.00  |
|  | Medical Receipts | 1,542.40  |
|  | Cemetery Receipts | 492.87  |
|  | Local Sales Tax | 25,760.82  |
|  | Light Receipts | 111,025.04  |
|  | Water Receipts | 23,395.54  |
|  | Sewer Receipts | 9,208.97  |
|  |  | **243,215.72**  |
|  | **LIBRARY** |  |
| 103103 | ATC-Phone | 293.90  |
| 103105 | CAMAS Publishing-Notice | 17.97  |
| 103106 | FRAE, Inc-Light Fixtures | 362.60  |
| 103107 | Wagner's Supermarket-Supplies | 67.84  |
| 581 | Eakes Office Solutions-Copier Lease | 107.58 |
| 583 | Ingram Library Services-Books | 988.03 |
|  |  | **1,837.92**  |
|  |  |  |
|  | **EXPENSES 5/7/25 - 5/20/25** |  |
|  | Payroll 5-19-25 | 12730.28 |
| 103092&94 | Quality Brands of North Platte-Supplies | 1785.80 |
| 103110 | Nebraskaland Distributing-Supplies | 848.00 |
| 103095 | NE Dept of Rev-Sales & Use Tax | 6002.05 |
| 103096-97 | Boomgaars-Supplies | 391.25 |
| 103098 | SAM.gov-Fees | 299.00 |
| 103099-100 | Nebraska Liquor Control Comm-SDL | 84.50 |
| 103101 | Verizon Wireless-Phone | 94.62 |
| 103102 | League of NE Municipalities-Conference | 438.00 |
| 103104 | PLIC-Insurance | 1,135.17 |
| 103108 | CenturyLink-Phone | 53.04 |
| 103109&139 | TVPPD-Power | 9921.42 |
| 103111 | Alpha Utility-Water Line | 2,110.00 |
| 103112 | ATC Communications-Phone | 57.11 |
| 103113 | Arapahoe Public School-Annual Payment | 1,065.00 |
| 103114 | Brico Pest Control-Fees | 750.00 |
| 103115 | CAMAS Publishing-Notices | 270.47 |
| 103116 | Colby Carpenter-Ambulance Pay | 37.50 |
| 103117 | Chesterman Co-Supplies | 711.00 |
| 103118 | Crawford Repair-Cart Rental | 1,000.00 |
| 103119 | Deterdings-Supplies | 2,237.31 |
| 103120 | Logan Dettmann-Ambulance Pay | 208.00 |
| 103121 | Doctor Backup-Monthly Fees | 1374.84 |
| 103122 | HTM Sales Inc-Repairs | 4425.00 |
| 103123 | Hawkins Inc-Supplies | 2633.69 |
| 103124 | Elliot Hoefs-Ambulance Pay | 33.00 |
| 103125 | Stefanie Hoefs-Ambulance Pay | 50.00 |
| 103126 | Hooker Bros-Sand & Gravel | 704.75 |
| 103127 | Mitch Houser-Ambulance Pay | 62.50 |
| 103128 | Johnson Brothers-Supplies | 192.00 |
| 103129 | Kansasland Tire-Repairs | 396.21 |
| 103130 | Landmark Implement Co-Parts | 102.18 |
| 103131 | Municipal Supply Inc of NE-Maintenance | 1883.83 |
| 103132 | NMC-Repairs | 265.55 |
| 103133 | One Call Concepts-Monthly Fees | 14.68 |
| 103134 | John Paulsen-Ambulance Pay | 233.00 |
| 103135 | Josh Schrock-Ambulance Pay | 75.00 |
| 103136 | Mark Stagemeyer-Electric Incentive | 120.00 |
| 103137 | Straight Flush Septic-Monthly Fee | 150.00 |
| 103138 | The Waldinger Corporation-Repairs | 1089.32 |
| 103140 | W & J Carpenter Repair-Repairs | 1040.00 |
| 103141 | Quick Med Claims-Monthly Fees | 393.29 |
| 103142-43 | EFTPS-Payroll Taxes | 3316.46 |
| 103145 | NE Dept of Rev-Payroll Taxes | 887.65 |
| 103146 | Charles Schwab-Pension | 846.44 |
| 103147 | Carmen Gutierrez-Cleaning | 171.00 |
| 580 | Gerald Stevens-Vacation Pay | 609.60 |
| 582 | Wendall Hoefs-Ambulance Pay | 225.00 |
| 584 | NPPD-O&M | 57,217.33 |
| 585 | Paulsen Inc-Sand & Gravel | 546.00 |
|  | **TOTAL EXPENSES** | **121,287.84**  |

Roll Call to Vote was as follows:

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

 Nays: none

 Abstain: Paulsen from #103134 for $233 & Carpenter #103140 for $1040

The Mayor declared motion passed.

Councilman Middagh introduced the following resolution and moved its passage.

**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ARAPAHOE, NEBRASKA DECLARING A CERTAIN AREA OF THE CITY TO MEET THE BLIGHTED AND SUBSTANDARD AS DEFINED IN THE NEBRASKA COMMUNITY DEVELOPMENT LAW FOR THE PURPOSE OF A CDBG TOURISM DEVELOPMENT GRANT APPLICATION**

Whereas, the City of Arapahoe, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as amended for Small Cities Community Development Block Grant Program, and, the Downtown Revitalization Area meets the definitions of the following conditions of Substandard and Blight in accordance with the Nebraska Community Development Law including: physical deterioration, of buildings, private improvements, public infrastructure, and average of properties.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ARAPAHOE, NEBRASKA AS FOLLOWS:

Section 1. The Arapahoe Redevelopment Area #2 is hereby declared to meet the definitions of substandard according to the criteria set forth in Section 18-2103(31) of the Nebraska Community Development Act. The Downtown Redevelopment Area is more particularly described as follows on Attachment 1.

Section 2. The Arapahoe Redevelopment Area #2 is hereby further declared to meet the definitions of blighted according to the criteria set forth in Section 18-2103(3)(a) of the Nebraska Community Development Act and at least one of the factors set forth in (i) through

(iv) of Section 18-2103(3)(b) of the Act, as described and set forth in Attachment 1.

Section 3. The Arapahoe Redevelopment Area #2 meets the CDBG National Objective of slum and blight on an area basis (SBA).

PASSED AND APPROVED this 20th day of May, 2025.

CITY OF ARAPAHOE, NEBRASKA

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John Koller, Mayor

Attest:

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Dixie Sickels, City Clerk/Treasurer

Attachment 1

**Arapahoe Redevelopment Area**

**Legal Description of Arapahoe Redevelopment Area #2 encompasses approximately 233 acres and is described as follows:**

Beginning at a point at the southeast corner of the intersection of Walnut Street and 2nd Street; thence moving south along the corporate limits to the north right-of-way line of US Highway 6/34; thence east along the corporate limits to the east right-of-way line of East Street; thence south along the corporate limits to the south right-of-way line of Main Street; thence west along the south right-of-way line of Main Street to the east right-of-way line of 4th Street; thence south to the south right-of-way line of Oak Street; thence west to the east right-of-way line of 5th Street; thence south to the north line of the RR right-of-way; thence west along the north line of the RR right-of-way to the east line of Highway 283 right-of-way; thence north along the east line of Highway 283 right- of-way to the southeast corner of the intersection of Main Street and Highway 283; thence west along the south right-of-way line of Main Street to the southeast corner of the intersection of Main Street and 12th Street; thence north along the east right-of-way line of 12th Street to the southeast corner of the intersection of 12th Street and Locust Street; thence west along the south right-of-way line of Locust Street to the southwest corner of the intersection of West Street and Locust Street; thence north along the west right-of-way of West Street to the northwest corner of the intersection of Cherry Street and West Street; thence east along the north right-of-way line of Cherry Street to the southeast corner of Block 1, Lot 5, McCoy’s Addition; thence south along the west line of the Catholic Addition to the north right-of-way line of US Highway 6/34; thence east along the north right-of-way line of US Highway 6/34 to the northwest corner of the intersection of US Highway 6/34 and 8th Street; thence north along the west right-of- way line of 8th Street to the southwest corner of the intersection of 8th Street and Cherry Street; thence east along the south right-of-way line of Cherry Street to the west right- of-way line of US Highway 283; thence south along the west right-of-way line of US Highway 283 to the north right-of-way line of US Highway 6/34; thence east along the north right-of-way line of US Highway 6/34 to the northwest corner of the intersection of US Highway 6/34 and 6th Street; thence north along the west right-of-way line of 6th Street to the southeast corner of Block 2, Lot 8, Alstot’s Addition; thence east along the north edge of Block 1, Lot 9, Alstot’s Addition; thence east along the north edge of Lot 13 Tomblin’s Addition to the east right-of-way line of 5th Street; thence south along the east right-of-way line of 5th Street to the northeast corner of the intersection of 5th Street and US Highway 6/34; thence east along the north right-of-way line of US Highway 6/34 to the northeast corner of the intersection of 4th Street and US Highway 6/34; thence north along the east right-of-way line of 4th Street to the southeast corner of the intersection of 4th Street and Walnut Street; thence east along the south right-of-way line of Walnut Street to the point of beginning.

**A map of Redevelopment Area #2 is displayed below.**

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Arapahoe Redevelopment Area #2

Councilman tenBensel seconded the foregoing motion.

Roll call vote on Resolution 2025-05 was as follows:

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

 Nays: none

 The Mayor declared Resolution 2025-05 passed.

Motion by Councilman tenBensel and second by Councilman Carpenter for approval of donation to Student Travel Club for flowerbed clean up completed.

Roll Call to Vote was as follows:

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

 Nays: none

 The Mayor declared motion passed.

**ELECTED OFFICIAL COMMENTS:**

 There being no further business, the meeting is adjourned by unanimous consent 8:37pm.

 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 May 20, 2025 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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 Dixie Sickels, City Clerk