ARAPAHOE, NEBRASKA July 1, 2025

The City Council of the City of Arapahoe, Nebraska, met in regular session at the EMCC Council Room at 7:30pm on July 1, 2025, pursuant to notice posted in the city office and published in the Valley Voice. Councilmen present: Middagh, Kreutzer, tenBensel and Carpenter. Absent: Paulsen and Polston. City Staff present: Jerry Stevens City Superintendent, Dixie Sickels City Clerk/Treasurer.

Mayor Koller presided over the meeting. Visitors present for all or a portion of the meeting were: Bobbi Pettit with FiveRule via Teams and Eric Eisenhart in chambers. 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 tenBensel and second by Councilman Middagh for approval of the following consent agenda:

Minutes: Copy of the Minutes from the June 17, 2025 regular meeting were included in the Council packets.

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

Ayes: Middagh, Kreutzer, Carpenter, tenBensel

Nays: none

Absent: Paulsen & Polston

The Mayor declared the motion carried.

C**ITY REPORTS:**

Economic Development: VPR review.

City Superintendent: gave report.

City Clerk/Treasurer: gave report.

Motion by Councilman Carpenter and second by Councilman Kreutzer for approval of AMGL to prepare the 2025-2026 City Budget.

Roll call vote on the motion was as follows:

Ayes: tenBensel, Middagh, Kreutzer, Carpenter

Nays: none

Absent: Paulsen & Polston

The Mayor declared motion passed.

**BUSINESS**:

**New Business:**

Motion by Councilman Middagh and second by Councilman Carpenter to approve the claims and payroll for the period 6-18-25 to 7-1-25.

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| --- | --- | --- |
| **EXPENSES 6/18/2025-7/1/2025** | | |
|  | Payroll July 30 | 28,068.88 |
| 103240 | True North-equipment purchace | 26,100.00 |
| 103241 | ATC-Phone | 948.00 |
| 103242 | Adobe-Office Subscription | 256.67 |
| 103243 | Debit Card-Finance Conference Expenses | 312.09 |
| 103244 | NE State Fire Marshall-Boiler Inspection | 81.00 |
| 103245 | PLIC - Insurance | 1,605.05 |
| 103246 | Quick Med Claims-Fees | 276.88 |
| 103247 | Water & Light-Utilities | 7,278.05 |
| 103248 | Crawford Repair-Cart Rental | 1,000.00 |
| 103249 | First Central Bank-ACH Fees | 34.60 |
| 103250 | S&W-Supplies | 299.75 |
| 103251 | TVPPD-Electricity | 7,531.30 |
| 103252-60 | Straight Flush Septic-Fees & Maintenance | 534.17 |
| 103253 | Black Hills Energy-Gas | 3,608.81 |
| 103254 | Verizon-Phone | 94.62 |
| 103255 | Vestis-Mats & Mops | 66.34 |
| 103256 | CAMAS-Publishing | 2.92 |
| 103257 | D&N Lammel's-Repairs & Supplies | 363.14 |
| 103258 | Stefanie Hoefs-Conference Reimbursement | 275.00 |
| 103259 | Page My Cell-Fire Annual Fee | 600.00 |
| 103261 | Valley Gardens-EMCC Plantings | 85.21 |
| 103262 | Local Roots-Low Interest Loan | 10,315.54 |
| 103263 | Ag Valley-Fuel | 2974.63 |
| 103264 | Quality Brands-Clubhouse Supplies | 223.00 |
| 103265 | EFTPS-Payroll Tax | 5615.24 |
| 103267 | NE Dept of Rev-Payroll Tax | 2188.50 |
| 103268 | AFLAC-Insurance | 182.97 |
| 103269 | BC/BS-Insurance | 5740.06 |
| 103270 | Charles Schwab-Retirement | 1136.16 |
| 103271 | HSA-Employee Contributions | 457.50 |
| 103272 | Hemelstrands-Supplies | 484.46 |
| 692 | Cash-Wa-Clubhouse Supplies | 1,108.22 |
| 693 | Eakes-Summer Supplies | 1,537.59 |
| 694 | Hawkins-Pool Chemicals | 1,200.45 |
| 695 | Amanda Schrock-Monthly Cleaning | 100.00 |
|  | **TOTAL EXPENSES** | **112,686.80** |

Roll call vote on the motion was as follows:

Ayes: Carpenter, tenBensel, Middagh, Kreutzer

Nays: none

Abstain: Middagh #103250 for $299.75

Absent: Paulsen & Polston

The Mayor declared motion passed.

Motion by Councilman tenBensel and second by Councilman Carpenter for approval of Claim #103262 for $10315.54 to Local Roots for low interest business loan.

Roll call vote on the motion was as follows:

Ayes: Carpenter, Middagh, Kreutzer, tenBensel

Nays: none

Absent: Paulsen & Polston

The Mayor declared motion passed.

Discussion of needed maintenance of the Professional Building façade at 407 Nebraska Ave.

Motion by Councilman tenBensel and second by Councilman Middagh to approve the quote from Emilio Flores for painting the Professional Building façade.

Roll call vote on the motion was as follows:

Ayes: Carpenter, Kreutzer, Middagh, tenBensel

Nays:none

Absent: Paulsen & Polston

The Mayor declared motion passed.

Motion by Councilman Kreutzer and second by Councilman Middagh to approve Jennifer McKeon as the Grant Administrator and Construction Management for the Theatre Project. They were the only applicants for the position.

Roll call vote on the motion was as follows:

Ayes: Middagh, Kreutzer, tenBensel, Carpenter

Nays: none

Absent: Paulsen & Polston

The Mayor declared motion passed.

**RESOLUTION 2025-07**

**A RESOLUTION OF THE CITY OF ARAPAHOE, NEBRASKA, AGREEING TO RELEASE NOTICES OF SPECIAL ASSESSMENT AND LIENS FOR UNPAID VACANT PROPERTY REGISTRY FEES ON PROPERTY LOCATED AT 910 8TH STREET CONDITIONED UPON TRANSFER OF THE PROPERTY TO JOHN EKBERG, AND AUTHORIZING THE CITY ATTORNEY AND CITY CLERK TO EXECUTE AND FILE SUCH RELEASES AS APPROPRIATE.**

WHEREAS, the City of Arapahoe, Nebraska (the “City”) has filed certain Notices of Special Assessment and Liens (the “Liens”) against the real property legally described as Lots Ten (10), Eleven (11), and Twelve (12), Block Ten (10), Colvin’s First Addition to Arapahoe, Furnas County, Nebraska, more commonly known as 910 9th Street, for unpaid Vacant Property Registry fees, in accordance with its municipal code and Nebraska law; and

WHEREAS, the City wishes to facilitate the sale and transfer of said property to John Ekberg to support redevelopment or other beneficial purposes; and

WHEREAS, the City finds it to be in the public interest to release said Liens upon satisfaction of certain conditions demonstrating the transfer of ownership to John Ekberg;

NOW, THEREFORE, the Mayor and City Council of the City of Arapahoe, Nebraska, in consideration of the foregoing recitals, hereby adopt the following Resolution:

1. The City agrees to release the Notices of Special Assessment and Liens, as identified on Exhibit 1, attached hereto and incorporated herein by this reference, for unpaid Vacant Property Registry fees on the above-described property conditional upon the property being sold and transferred to John Ekberg.
2. If the sale is closed through a title company, a signed draft of the release shall be provided to the title company to be held in escrow and filed as part of the closing process.
3. If the sale is closed by other means, the City will file the release once the City is provided with a file-stamped deed conveying the property to John Ekberg.
4. The City Attorney and City Clerk are hereby authorized and directed to prepare, execute, and file such releases and any other necessary documents to effectuate this Resolution, subject to verification of the conditions described herein.

PASSED AND APPROVED this 1st day of July, 2025.

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

Mayor

WITNESS:

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

City Clerk/Treasurer

**EXHIBIT 1**

* Notice of Special Assessment and Lien in the amount of $750.00 by the City of Arapahoe, Nebraska, dated March 21, 2023, and recorded June 21, 2023, in Book B24, Pages 399-401 in the records of Furnas County, Nebraska.
* Notice of Special Assessment and Lien in the amount of $1,750.00 by the City of Arapahoe, Nebraska, dated April 2, 2024, and recorded April 3, 2024, in Book 132, Page 768 in the records of Furnas County, Nebraska.
* Notice of Special Assessment and Lien in the amount of $6,250.00 by the City of Arapahoe, Nebraska, dated November 8, 2024, and recorded November 8, 2024, in Book B25, Page 125 in the records of Furnas County, Nebraska.

Motion by Councilman Carpenter and second by Councilman Kreutzer for approval of Resolution 2025-07 to Authorize the full release of liens for VPR fees on 910 8th Street.

Roll call vote on the motion was as follows:

Ayes: Kreutzer, tenBensel, Carpenter, Middagh

Nays: none

Absent: Paulsen & Polston

The Mayor declared motion passed.

Discussion of possible lot sale at Northern Estates.

Due to the need for utility easements the lot is too small for development. The CRA will retain ownership of Lot 1 Blk 2.

Discussion of community trash dumpster.

**ELECTED OFFICIAL COMMENTS:**

Motion by Councilman Kreutzer and second by Councilman tenBensel for approval of rain date of the 4th of July Fireworks to be July 5th, 2025.

Roll call vote on the motion was as follows:

Ayes: Kreutzer, Middagh, tenBensel, Carpenter

Nays: none

Absent: Paulsen & Polston

The Mayor declared motion passed.

There being no further business, the meeting is adjourned by unanimous consent 8:50pm.

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 July 1, 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