

ARNOLD COMMUNITY CENTER
March 18, 2024

A special meeting of the Chairman and the Board of Trustees of the Village of Arnold, Nebraska was held in the Meeting Room at the Arnold Community Center on Monday, March 18, 2024, at 7:00 p.m. Notice of this meeting was given in advance by publication and by posting notices at the following places: Facebook, Pinnacle Bank, Post Office, Reeds Food Center, and the Village Office. Said notice contained the statement that the agenda was available for public inspection at the office of the Village Clerk during normal business hours. Notice of this meeting and an agenda was given to the Board Members and all members present acknowledged receipt of said notice. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Chairman Glen Bowers called the meeting to order and Patricia Lamberty, Village Clerk, recorded the proceedings. On roll call the following were present: Glen Bowers, Zach Hagler, Jason Jenkins, Aaron Olson. Absent: Donnell DeLosh. A quorum being present the following proceedings were had and done.

Chairman Glen Bowers publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for public inspection and is posted on the west wall of the meeting room in the Arnold Community Center.

Consideration of Amendment #2 to extend the termination date on the Professional Service/Consultant Agreement with Hanna:Keelan Associates, P.C. for the CDBG Funding Planning Project was the first item on the agenda. After discussion, moved by Olson and seconded by Hagler to extend the termination date on the Professional Service/Consultant Agreement from October 10, 2022 to March 31, 2024, and that Chairman Glen Bowers be authorized to sign Amendment #2 to the Professional Service/Consultant Agreement with Hanna:Keelan Associates. Roll call vote: Aye: Bowers, Hagler, Jenkins, Olson. Nay: none. Absent: DeLosh. Motion carried.

The next item on the agenda was: Consideration of the Final Statement from Hanna:Keelan Associates, P.C. for the CDBG Planning Project. After discussion, moved by Olson and seconded by Hagler to issue a check to Hanna:Keelan Associates for \$8,000.00 pending the Planning Commission's Public Hearing on March 25, 2024. Roll call vote: Aye: Bowers, Hagler, Jenkins, Olson. Nay: none. Absent: DeLosh. Motion carried.

Cheryl Carson, Economic Development Director, attended the meeting regarding AEDC's request to purchase real estate for future housing development. Cheryl Carson informed the Board that the following lots have been identified for sale:

Parcel ID #000715700 Legal Description: 0 17 25 PARCEL: SEC 21-17-25 S1/2SE .34 ACRE ARNOLD VILLAGE

Parcel ID #000715200 Legal Description: 0 17 25 PARCEL: SEC 21-17-25 SE1/4 181.5'X96' .40 ACRE ARNOLD VILLAGE

The AEDC's goal is to purchase and secure ownership of the lots, remove unsafe existing structures, clear overgrown vegetation, level lots and plan for future housing development beneficial to the community of Arnold. The lots are located inside the City limits and are north of the west daycare facility. The lots are close to the City Park and downtown, and there is easy access to all needed services. Currently the two lots are zoned for residential and the Comprehensive Plan suggests future use of these lots should remain residential.

Cheryl Carson informed the Board that according to Arnold's Economic Development Plan that the Village Board may grant the necessary funds for land purchases to the AEDC. Such land shall remain the property of the Corporation until such time it is sold or transferred to an eligible business. The AEDC's desire is if any funds are received from the future sale of aforementioned lots, the proceeds would be placed back into the AEDC Land Account, which is monitored both by the AEDC and the Village, to be used towards future land acquisition.

Cheryl Carson informed the Board that the water main will need to be upgraded to prepare for future housing development. The street is currently dirt and will need to be asphalted. Doug DeLaune, Village Superintendent, gave an estimate of \$162,500 to upgrade the water main and \$153,735 to asphalt the street. The water main project will be included in the 2024-2025 budget and the street project would be included in the 2025-2026 budget. The AEDC is asking the Village Board to consider their request for funds in the amount of \$50,000. The funds would be used to purchase parcels ID# 000715200 and #000715700 and to pay other costs to prepare the lots for future housing (Costs to secure legal title, inspection fees, demolition of dilapidated structures, disposal fees, surveys and site preparation). After discussion, moved by Olson and seconded by Jenkins to issue a check to AEDC from the Economic Development Fund for \$50,000 to purchase parcels ID# 000715200 and #000715700 and to pay other costs to prepare

the lots for future housing development opportunities. Roll call vote: Aye: Bowers, Hagler, Jenkins, Olson. Nay: none. Absent: DeLosh. Motion carried.

After discussion, moved by Hagler and seconded by Jenkins that Chairman Glen Bowers be authorized to sign the Master Group Contract with Medica (Health) Insurance Company. Roll call vote: Aye: Bowers, Hagler, Jenkins, Olson. Nay: none. Absent: DeLosh. Motion carried.

Consideration of the modernized Service Schedule M (SSM) agreement with Municipal Energy Agency of Nebraska (MEAN) was the next item on the agenda. The SSM contract was created by MEAN in 1982. It is MEAN's Total Power Requirements Power Purchase Agreement. The primary purpose of the SSM is to acquire long-term, low-cost and reliable power supply for MEAN participants. MEAN's modernized SSM power supply contract maintains the same benefits as the original SSM contract with additional enhancements. The modernized SSM agreement accomplishes two primary goals: It brings the agreement up to date with current rules and regulations in today's electric industry and provides participants the option to terminate the contract with proper notice, while honoring pre-existing agency resource obligations. Board Member Aaron Olson introduced Ordinance No. 479 entitled:

ORDINANCE NO. 479
(See Ordinance Book Page 173)

AN ORDINANCE AUTHORIZING AND DIRECTING EXECUTION OF THE AMENDED AND RESTATED TOTAL POWER REQUIREMENTS POWER PURCHASE AGREEMENT BY THE VILLAGE OF ARNOLD, NEBRASKA, WITH THE MUNICIPAL ENERGY AGENCY OF NEBRASKA; TO ACKNOWLEDGE AND PROVIDE FOR LIMITATIONS ON USE OF THE ELECTRICITY; TO PRESCRIBE THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

Board Member Aaron Olson moved that the statutory rule requiring reading on three different days be suspended. Board Member Zach Hagler seconded the motion to suspend the rules and upon roll call vote on the motion the following Board Members voted AYE: Bowers, Hagler, Jenkins, Olson. Nay: none. Absent: DeLosh. The motion to suspend the rules was adopted by three-fourths of the Board and the statutory rule was declared suspended for consideration of said Ordinance. Said Ordinance was read by title and thereafter Board Member Zach Hagler moved for final passage of the ordinance, which motion was seconded by Board Member Aaron Olson. The Chairman then stated the question: "Shall Ordinance No. 479 be passed and adopted?" Upon roll call vote, the following Board Members voted AYE: Bowers, Hagler, Jenkins, Olson.

The following voted NAY: none. Absent: DeLosh. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Board, the Chairman declared the ordinance adopted and the Chairman, in the presence of the Board, signed and approved the ordinance. The Clerk attested the passage and approval of the same and affixed her signature thereto and the seal of the Village thereto.

There being nothing further to come before the Board at this time, Chairman Glen Bowers declared the meeting adjourned. Meeting adjourned at 7:45 P.M.