

**ARNOLD COMMUNITY CENTER**  
**May 13, 2024**

A regular 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, May 13, 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, Reed's Food Center, and the Village Office. Said notice contained the statement that the agenda, kept continuously current, 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, Donnell DeLosh, Zach Hagler, Jason Jenkins. Absent: Aaron Olson. 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.

The minutes of the previous regular meeting on April 8, 2024, was not read as the Clerk had previously furnished each member with a copy thereof. Moved by Hagler and seconded by DeLosh that the minutes of the previous regular meeting on April 8, 2024, be approved as presented. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

The Clerk presented the claims paid in April:

**04/08 TOTAL AMOUNT OF CLAIMS APPROVED & PAID**

**\$ 89,701.80**

**04/16** US Department of Energy 13,583.56 Electricity

**04/17** Nebraska Department of Revenue

3,844.32 Sales/Use Tax

**04/30** Payroll 11,578.57

Aflac 591.36 Payroll Deductions

IRS 3,535.11 Fed WH/Payroll Taxes

Nebraska Department of Revenue

523.51 State Withholding

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**TOTAL AMOUNT OF CLAIMS \$123,358.23**

The Treasurer's Report shows there is

\$116,811.99 in the General Fund  
\$ 38,364.00 in the Edna B. Peterson Estate  
\$235,608.76 in the Street Fund  
\$ 32,496.84 in the Motor Vehicle Sales Tax Fund  
\$818,369.88 in the Electric Fund  
\$(110,364.71) in the Water Fund  
\$ 87,573.32 in the Sewer Fund  
\$ (23,351.46) in the Solid Waste Fund  
\$ 18,339.48 in the Closure/Post Closure Care Account  
\$307,340.80 in the Economic Development Fund  
\$ 1,860.31 in the Community Development Agency Fund  
\$ 10,905.53 in the Trust & Agency Funds

as of April 30, 2024. After discussion, moved by DeLosh and seconded by Jenkins that the Treasurer's Report be approved as presented. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

The Clerk presented the following claims on file:

Akrs Equipment	\$	12.81	Parts
American Agricultural Lab			
		193.20	Testing (WW)
Aristotle Funds		747.74	Pension
Arnold Insurance Agency		62.00	Insurance - Sewer Camera
Barco Municipal Products		270.56	Signs/Posts
Mary Becker		592.14	Salary
Borders Law Office		112.50	Attorney Fee
CNA Surety Direct Bill		300.00	Treasurer Bond
Capital One Trade Credit		107.24	Heavy Duty Shelving
Central Nebraska Bobcat		231.04	Parts
City of North Platte		882.58	Tipping Fees
Country Partners Cooperative			
		854.85	Diesel/Gas/Propane/Scale Fees
Custer Public Power District			
		56.62	Electricity
Becky Dailey		257.99	Tree (Reimbursement)
Dana F. Cole & Company	2,440.00		Auditor Fees
Ralph DeLaune		50.00	Cell Phone Reimbursement
Dutton-Lainson Company		978.33	Electric Supplies
Eakes Office Solutions		453.50	Office Supplies
Tory Edwards		50.00	Cell Phone Reimbursement
Harvey Foran		945.89	Salary

GPM Environmental Solutions, LLC	618.00	Annual Calibration (Flow Meter)
Kenneth Goodenow Jr.	303.84	Salary
Marshia Grant	300.00	CC: Contract Labor
Great Plains Communications	611.02	Telephone/Internet
Patricia Lamberty	50.00	Cell Phone Reimbursement
League of Nebraska Municipalities	505.00	Reg Fee (Patty- Finance Conf)
Lexington Area Solid Waste Agency	1,660.72	Tipping Fees
Medica Insurance	11,208.18	Health Insurance
Maricela Melendez	130.00	Contract Labor (Janitorial)
Menards	8.82	Supplies
Mid-American Research Chemical	369.97	Park Expense
Mills Hardware	87.14	Electric Expense
Mills Hardware	45.83	Sewer Expense
Mills Hardware	162.68	Street Expense
Mills Hardware	250.87	Office/CC/Park Expense
Municipal Energy Agency of Nebraska	20,050.54	Electricity
NE Public Health Environmental Lab	62.00	Testing (Water)
Nansel's Best Service	769.48	Diesel/Gas/Equipment Repairs & Maintenance
Nebraska Rural Water Association	250.00	Membership Dues
One Call Concepts, Inc.	9.56	One Call Fees
Paulsen, Inc.	737.50	Crushed Concrete
Petty Cash Fund	165.20	Postage
Pinnacle Bank	127.85	ARA: Boat Motor
Pinnacle Bank	91.90	Donuts (Community Clean Up) CC: Dishcloths
Postmaster	102.11	Every Door Direct Mail (Scrap Tire Event)
PowerManager	531.40	Customer Bills/Envelopes
Reed's Food Center	131.88	Supplies
Rose Equipment	10,800.00	Sewer Camera with 400' Reel
Surplus Center	244.88	ARA: Boat Expense
T.C. Engineering Inc.	775.00	Engineering Fees
The Arnold Sentinel	644.04	Printing & Publishing Fees
Tillotson Enterprises	\$ 7,194.00	Pool: Sealing Control Joints
Travelers - RMD	1,003.00	Workers Comp (Volunteer Firemen & EMTs)
US Department of Energy	10,920.58	Electricity

Village of Arnold	5,072.24	Utilities
Village of Callaway	250.00	Contract Labor
Village of Stapleton	1,056.00	Trucking Fees
Norma Walker	300.00	CC: Contract Labor
Rusty Wyckoff	50.00	Cell Phone Reimbursement
<b>Total Amount of Claims</b>		<b>\$87,250.22</b>

After discussion, moved by Hagler and seconded by Jenkins that the claims be approved and paid as presented except for the claims payable to Country Partners Cooperative. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

Moved by Jenkins and seconded by Hagler to pay the claims payable to Country Partners Cooperative. Roll call vote: Aye: Bowers, Hagler, Jenkins. Nay: none. Abstain: DeLosh. Absent: Olson. Motion carried.

Cheryl Carson, Economic Development Director, presented AEDC's update:

I applied for a grant on behalf of Finch Memorial Library to the Arnold Community Foundation. The grant would assist with funding to replace the west facing storm protection windows. The library is listed on the National Register of Historic Places and provides an assortment of services to the community of Arnold, as well as tourists who come to look at the library due to its designated status.

AEDC will be contracting advertising and promotion of Arnold businesses and tourism opportunities with Eagle Radio. These ads reach out through Pandora, Spotify, YouTube, as well as the local Arnold area and surrounding regions. There will also be a display ad on the North Platte Post website, which will link back to the Arnold Website to promote more visibility of Arnold offerings and housing availability.

On Tuesday May 14, I will be attending "6 Regions One Nebraska in North Platte." This is sponsored and hosted by Governor Jim Pillen, Nebraska Department of Economic Development and Nebraska Chamber. The purpose of this session and future sessions will be to focus on regional workforce and economic development. These full groups will meet twice per year in 2024, 2025 and 2026 for on-going work sessions.

In April, I participated in focused webinars and work sessions for Community Development, developing Entrepreneurship Resources for Custer County and Arnold area needs, and LB840 information and updates.

### **Website / Facebook /Advertising:**

I continually update the Website and Facebook. I create advertising campaigns, videos on Facebook and Visit Nebraska for events and businesses. I advertise events thru TV commercials, Newsmakers program, print ads, social media, and the newspaper. I take advantage of free webinars. I attend Arnold Chamber, Custer County Tourism Visitors (CCTV), Custer County Economic Development (CCED) and other meetings when needed.

Cheryl Carson informed the Board that the AEDC recommends a \$2,000.00 grant be issued to Dahlia Valley Ranch . The grant will accompany a loan from the AEDC Revolving Loan Fund. The loan and grant will be used for business expansion. After discussion, moved by DeLosh and seconded by Hagler to issue a check to Dahlia Valley Ranch for \$2,000.00 for a grant from the

Economic Development Fund as recommended by the AEDC. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

Cheryl Carson informed the Board that the following lot has been identified for sale:

Parcel ID #000691900 Legal Description: 0 17 25 PARCEL: Robison's Addition: All of Lot Six Except the North 15', Block 2, Arnold Village (Twist Property) (702 N Broadway)

The AEDC's goal is to purchase and secure ownership of the lot, clear overgrown vegetation, level lot and plan for future workforce housing development beneficial to the community of Arnold. The lot is located inside the City limits. Currently the lot is zoned for residential and the Comprehensive Plan suggests future use of this lot 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 current infrastructure at 702 N Broadway is sufficient for future workforce housing development. The AEDC is asking the Village Board to consider their request for funds for \$12,500. 00. The funds would be used to purchase parcel ID# 000691900 and to pay other costs to prepare the lots for future workforce housing (Costs to secure legal title, inspection fees, surveys and site preparation). After discussion, moved by DeLosh and seconded by Hagler to issue a check to AEDC from the Economic Development Fund for \$12,500.00 to purchase parcel ID# 000691900 and to pay other acquisition costs. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

After discussion, moved by Hagler and seconded by Jenkins that the following claims be approved and paid as presented from the Economic Development Fund:

AEDC	\$2,794.75	Salary(C Carson-Reimbursement)
AEDC	213.79	Payroll Taxes - Reimbursement
AEDC	6.00	Keys - Reimbursement
AEDC	99.00	Reg Fee (Cheryl-HomeNE)
Cheryl Carson	50.00	Cell Phone (Reimbursement)
Cheryl Carson	56.66	Mileage
Marshia Grant	85.00	Contract Labor (Janitorial)
Great Plains Communications	128.90	Telephone/Internet
KIIT	144.00	TV Commercial Advertising

KNPL	153.00	TV Commercial Advertising
Reeds Food Center	13.18	Cleaning Supplies
Village of Arnold	117.33	Utilities
<b>TOTAL AMOUNT OF CLAIMS</b>		<b>\$3,861.61</b>

Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkin. Nay: none. Absent: Olson. Motion carried. Mary Becker attended the meeting to express concerns on the Street Improvements for Cedar Street. (The street was patched and double sealed in 2023). Mary Becker presented pictures of the street to the Board. Mary Becker stated that there are patches on the street where the rock is gone and that you can see down to the previous surface. Doug DeLaune, Village Superintendent, informed the Board that Tri State Paving used the material provided by the Village. Doug DeLaune stated that smaller chips would be used in the future, which will alleviate issues. Doug DeLaune stated that it is mostly an issue on the north end of Cedar Street. Zach Hagler stated that the Village needs to keep an eye on it.

Mary Becker gave an update on the Tree Board. Mary Becker informed the Board that the Tree Board met with Crissy Land, Nebraska Forest Service Ranger. Crissy Land provided valuable information about the grant process. The tree grant that is due May 15 has a limited amount of funds available, but there will be future grants. All the research that went into writing the first grant can be used for subsequent grants. The Tree Board will be submitting a grant application by the May 15<sup>th</sup> deadline. The grant application is to cut down ten diseased or dead trees, removal of stumps and ten new trees planted in their place. The Tree Board did a tree inventory and prioritized the ten trees for the grant. The Tree Board will be meeting again to come up with a plan for the Arnold Recreation Area.

Consideration of the Landscaping at the Community Center was the next item on the agenda. Doug DeLaune stated that the landscaping in front of the Community Center is causing a water issue next to the building. There are two layers of plastic and several layers of mulch. The water from the downspouts is not able to drain away from the building due to the depth of the mulch. Doug DeLaune stated that it needs to be relandscaped. The mulch needs to get down to grass level. Donnell DeLosh stated that the Community Center is a focal point and the landscaping needs to look nice. There was no money budgeted for landscaping for this fiscal year. Landscaping will be included in the 2024-2025 budget. The Board discussed a temporary solution. That temporary solution is to trench from the downspouts under the sidewalk to the

parking lot and installs tubes, which would carry the water away from the building. The Board directed Doug DeLaune to proceed with the project.

Neil & Diana Coleman attended the meeting regarding the issue of a resident living in the storage unit. Diana Coleman stated that they are aware that this is a private matter and that the Village does not have any Ordinances regarding individuals living in a storage unit. However, Diana Coleman stated that they wanted to formally inform the Village Board of the situation. Diana Coleman stated that the individual is causing problems and that the problems are escalating. Law Enforcement has been called multiple times.

### **ARNOLD ROTARY CLUB ESSAY CONTEST FOR SIXTH GRADERS**

(Sixth Graders were told to think of a project that would benefit the Community).

Discussion was held on the following essays:

Student #2 Replacing the Tennis Court with a Batting Cage

Student #13 Old Mill Park – Batting Cage at the Old Mill Park

*At the February 12, 2024, meeting the Board gave Justin Strasburg permission to put batting cages on the west half of the tennis courts at the Old Mill Park.*

Student #5 Sports Balls and Foot Pump at the Community Center

*Individuals will have to provide their own sports balls and foot pumps to use at the Community Center*

Student #8 Sand Volleyball Court Issues (Sand is full of stickers/Plastic border around the sand is a safety hazard)

*Doug DeLaune, Village Superintendent, stated that the Sand Volleyball Court is scheduled to be sprayed. Doug stated that he will replace the pipe that is missing around the sand volleyball court.*

Student #10 Drinking Fountain @ Pool (Drinking Fountain is old, it leaks, and it has the hottest water to drink from)

*Doug DeLaune, Village Superintendent, stated that the drinking fountain works. You have to let it run to get cold water. Discussion was held. The Board directed Doug DeLaune to check into options that would provide cold water.*

Consideration of the Application for Payment Request #1 from Level LLC for Street Improvements 2023 (Paving, Curb and Gutter on North Haskell from Highway 92 to East Washington Avenue) was the next item on the agenda. After discussion, moved by DeLosh and seconded by Jenkins to issue a check to Level LLC for \$117,092.10 for Street Improvement

Project 2023 (Payment Request #1) as recommended by Tom Werblow, the Village Engineer. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

After discussion, moved by Jenkins and seconded by DeLosh to accept the Audit for Fiscal Year Ending September 2023 as prepared. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

### **CDBG Planning Grant**

Patricia Lamberty, Village Clerk, informed the Board that the Department of Economic Development approved the Sold Source Request for Central Nebraska Economic Development District (CNEDD). The Village is authorized to contract with CNEDD based on the documentation of the factors stated in the email request on April 17, 2024, and the Village Board meeting minutes from April 8, 2024. After discussion, moved by DeLosh and seconded by Hagler to authorize Chairman Glen Bowers to sign the Professional Service/Consultant Agreement for CDBG Planning Project – Grant #21-PP-002 with CNEDD for Zoning Ordinances Services. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

Consideration of the Amendment to the Professional Service/Consultant Agreement for General Administration Services was the next item on the agenda. The amendment would extend the time of performance to November 30, 2024. After discussion, moved by Hagler and seconded by Jenkins to authorize Chairman Glen Bowers to sign the Amendment to the Professional Service/Consultant Agreement with CNEDD for General Administration Services. Roll call vote: Aye: Bowers, DeLosh, Hagler, Jenkins. Nay: none. Absent: Olson. Motion carried.

Consideration of Code Enforcement Officer was the next item on the agenda. Chairman Glen Bowers stated that in the Ordinance Enforcer Agreement drafted by Mike Borders, Village Attorney, that one of the job duties is to enforce regulations pertaining to zoning, building and land use as a duty. Glen Bowers stated that Doug DeLaune is the zoning administrator and he enforces the regulations pertaining to zoning, building and land use. Glen Bowers said that the Board had agreed that written complaints need to be filed and that is not in the agreement. Donnell DeLosh stated that he does not think the Village needs a written complaint on every issue such as vehicles and properties... Someone asked if the Village has an Ordinance why does



a complaint have to be filed for it to be enforced? Donnell DeLosh replied that he does not think you necessarily have to unless it is a dog bite. Discussion was held on the pros and cons of contracting for Code Enforcement Officer versus a Village Employee becoming a Code Enforcement Officer. Someone asked if there is a job description for a Code Enforcement Officer. Glen Bowers stated that the Board is working on it. Donnell DeLosh, Zach Hagler and Doug DeLaune will meet with the Village Employees to see if someone is interested in becoming a Code Enforcement Officer as part of their duties.

Discussion was held on properties that need mowed. The Village charges \$75.00 to mow using the Bobcat. It is \$37.50 for a half hour. The Board discussed that the amount needs to be higher.

The matter will be on the June agenda.

### **Abandoned Vehicles**

Cheryl Carson informed the Board that she had a conversation with Mike Harvey about starting a vehicle program. Mike Harvey is going to talk to the Legion members. The idea is to approach individuals about donating their abandoned vehicle to the Legion or possibly split the proceeds in half.

Doug DeLaune, Village Superintendent, informed the Board that the Custer County Board of Supervisors voted to direct the Custer County Attorney to issue a Quit Claim Deed to turn the small tract (Right of Way @ NE Corner of Highway 92 and Highway 40 Junction) over to the Village of Arnold. The Village will have to have the property replatted. Doug DeLaune informed the Board that he signed a work order with Shawn Boyd, Surveyor, to have the property replatted.

### **Comments from the floor**

Thank you for the work on Haskell Street.

Thank you to all the employees that mow. The parks and the Arnold Recreation Area always look so nice.

What is the status on the fountains? Doug DeLaune stated that there is one going. The second one is in the lake but it is not anchored. Doug DeLaune said that the third fountain was sent in for repairs and was delivered today.

**Comments from the Village Clerk**

The Village received \$500.00 donation from the Salvation Army (Custer County Branch) to go towards swimming lessons.

The Scrap Tire Event is May 30-31 and June 1<sup>st</sup>

The Village will continue to collect Household Hazardous Waste throughout the year. The Village will use the containers provided by Red Willow County Household Hazardous Waste. Village employees will take the containers to McCook when they are full.

Pinnacle Bank reimbursed the Village \$10,600.89 for the counterfeit checks.

**Comments from the Village Superintendent**

We are getting the pool ready to go. There is an issue with the pool heater.

There being nothing further to come before the Board at this time, Chairman Glen Bowers declared the meeting adjourned. Meeting adjourned at 8:40 p.m.