City of St. Paul
Council Meeting Minutes

Monday, December 15, 2014 – 7:00 P.M.

A meeting of the Mayor and Council of the City of St. Paul, Nebraska was held at the City Hall in said City on Monday, December 15, 2014 at 7:00 P.M. Present was Mayor Howard and Councilmembers: Beck, Solko, Tomlinson & Klanecky. Absent: None. Mayor Howard opened the meeting at 7:00 P.M. with thanking the public for attending and announcing that the City of St. Paul abides by the Open Meetings Act, which is posted on the west wall as required by the Nebraska State Law. Mayor Howard also stated that the City Council may vote to go into Closed Session on any agenda item as allowed by State law.

Councilmember Solko moved to approve the November, 2014 Treasurer's Report. Councilmember Klanecky seconded the motion. Motion carried 4/0.

Councilmember Klanecky nominated Councilmember Beck and Councilmember Tomlinson nominated Councilmember Solko as Council President for 2014-2015. After nominations ceased, roll call was taken on Councilmember Beck. Councilmember Klanecky and Councilmember Beck voted aye, Councilmember Tomlinson and Councilmember Solko voted nay. This was a tie vote.
Roll call vote was taken on Councilmember Solko. Councilmember Tomlinson and Councilmember Solko voted aye. Councilmember Klanecky and Councilmember Beck voted nay. This was also a tie vote. Since these were tie votes on both sides, Mayor Howard broke the tie vote by keeping Councilmember Solko as Council President for the 2014-2015 year.

Information was provided to the City Council on the Flex Plan and Health Reimbursement Account.
Councilmember Solko moved to approve J. J. Green, President of Primark Insurance Agency, Grand Island NE administer the City's Flex Plan (Cafeteria 125 Plan) and the Health Reimbursement Account (HRA) starting January 1, 2015. This is due to Sydney Widga selling his sector of business and per his recommendation to the City. Councilmember Klanecky seconded the motion. Motion carried 4/0.

Councilmember Klanecky moved to approve State Farm Resolution 2014-23 Designating Public Depository and Authorizing Withdrawal of City Funds on two (2) Time Certificates ending in #3117 and #0918. Councilmember Beck seconded the motion. Motion carried 4/0. This allows listed persons on the resolution to withdraw or make changes to the Time Certificates.

Councilmember Tomlinson moved to approve the City Clerk & Deputy Clerk attend the Heartland Clerks meeting on December 17, 2014 in Kearney, NE and Randy Jerabek, Parks Mgr. attend the 2015 NE Turf Conference in LaVista, NE. Councilmember Solko seconded the motion. Motion carried 4/0.

After Utility Superintendent Helzer updated the City Council on the Northwest Drainage issue, Councilmember Solko moved to approve City Engineer Kevin Prior to proceed on

developing a plan and taking elevation shots to mitigate the flooding issues on the northwest side of St. Paul. The maximum dollar amount to be utilized by Olsson's is $4,000. Councilmember Tomlinson seconded the motion. Motion carried 4/0. The Mayor and City Councilmembers thank Todd Wojtalewicz for his willingness to cooperate with the City. Plans will be turned over to the NRD for possible funding. This project needs to be completed prior to the spring of 2015 for planting.

Councilmember Beck moved to approve the LARM Insurance Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management under the Intergovernmental Risk Management Act and the Interlocal Cooperation Act of the State of Nebraska. Councilmember Klanecky seconded the motion. Motion carried 4/0. This agreement has been reviewed and approved by City Attorney Steve Curry.

Councilmember Klanecky moved to approve an LB840 Sales Tax loan to Augy's Fitness Center LLC (921 2nd Street) in the amount of $90,000. The term is for 12 years at an interest rate of 2%, with the payment being $720.35 beginning April 1, 2015. Loan security will be backed by personal guarantees by Bob Augustyn and Tom Augustyn, as a secondary lien position on the real estate and building by Pathway Bank in Burwell, NE. Additional security will be in the form of a UCC statement on the fitness equipment. Councilmember Beck seconded the motion. Motion carried 4/0. A business plan has also been presented to the City Council. Augy's Fitness Center is expected to be open approximately March 1, 2015.
Michele Woodgate encourages all people to go to the "Augy's Fitness Center" website. This facility will have high quality equipment.
It is disclosed that the land is owned by private funds through the St. Paul Development Corporation. This was a top desire in the Community Needs Survey to have a fitness center in St. Paul.

St. Paul Development Corp. Executive Director Mike Feeken gave a PowerPoint presentation outlining a probable way to sell the Zlomke property in utilizing Tax Increment Financing (TIF) and presenting information on a Land TIF Analysis. The Zlomke property is more described as Lot 9, 10, 11, 12 and 13, Block 78, Original Town. Councilmember Solko moved to approve St. Paul Development Corp. Executive Director Mike Feeken beginning the TIF process on the legal description: Lot 9, 10, 11, 12 and 13, Block 78, Original Town. Councilmember Tomlinson seconded the motion. Motion carried 4/0.

Mayor Tracy Howard opened up discussion on the City purchasing the Elstermeier metal building. It was the consensus of the City Council not to purchase the Elstermeier building.

Councilmember Beck moved to approve the Nebraska State Patrol (Paul Hagen) utilizing the Heritage Living Center building for a one day nondestructive training on January 14, 2015, with the stipulation that the City of St. Paul has ownership by that date. Councilmember Solko seconded the motion. Motion carried 4/0. A "Liability Release" will be submitted to the City Office prior to the training.

The hiring of Mike Feeken as a City Coordinator on a part time / consultant basis as recommended by the St. Paul Development Corporation was postponed.

After discussing City key authorization of all City buildings, a Master Key list will be completed and presented of all City buildings at the January 5, 2014 Council meeting. A Recycling Center key list will also be presented at that time.

Councilmember Beck moved to approve Mayor Howard signing the Real Property Donation Agreement for substantially all of the assets of the former Heritage Living Center building and property located at 920 Jackson Street. This is with the stipulations that all corrections are made in the Agreement (1) Page 3, Appraisal Fee (1.4) Donation Value section (2) Page 6, Dates to be December 31, 2014 (3) Page 9, Address – 68873, Fax (308)754-5286 (4) Page 9, Copies to: Curry & Associates, P.C. and (5) Page 12, Schedule 1.1A - Legal Description has been corrected. Councilmember Klanecky seconded the motion. Motion carried 4/0. This building was formerly operated as a skilled nursing facility. The Donor is the "Heritage of St. Paul, Inc." (Jack D. Vetter, President) to the City of St. Paul, NE.

Chuck Schmid updates includes (1) Tim Aitkens will be removing the Doll House, he is in the process of giving it to another community or any interested person and (2) the selling of crushed concrete. The City has crushed 2000 ton, with utilizing the crushed concrete for several major projects of the City.

Chuck Schmid former Utility Superintendent thanked the community for the support he has received for the last 42 years, with 37 years as Utility Superintendent. He also thank all past Mayors and Councilmembers he's worked under and stated memories and events that have occurred during his time as Utility Superintendent. He stated that Matt Helzer has been doing an excellent job and is a good replacement for him.

Utility Superintendent Matt Helzer Updates include: (1) Grass pile at the Recycling Center started on fire, firefighters dump sand to smolder the fire. He will contact Fred Meyer to see if he still would want to utilize the grass this spring (2) Steve Hecker, Loss Control with LARM Insurance will meet with the Utility Superintendent Helzer and City Clerk Beck tomorrow at 9:30 A. M. concerning safety and (3) Tennis Court has cracks in the new cement. Phil Carkoski has been notified by email, with no response. City Engineer Prior has been involved, and the City may possibly contact the City Attorney if no other response comes from Mr. Carkoski.

Mayor Howard Updates include: (1) Randy Jerabek would like to attend a Wastewater Certification Class in Hastings, NE, so two (2) persons have their license in wastewater. This has been budgeted for in the Sewer Department. It was agreed upon unanimously by the City Council to send Randy Jerabek to certification class (2) Any thoroughfares can be assessed per City Attorney Curry (3) City Real Estate Tax – All City property needs to be utilized for some purpose to avoid taxation of property (4) Hilmer property Certificate of Special Assessment has been recorded, with City Attorney Curry starting the foreclosure process (5) damage to the Senior Center floor from Ziller Tile, a letter from City Attorney to Ziller Tile has been mailed (6) the Housing Authority Audit has been completed for July 2013 to July 2014. Mrs. Ute Wojtalewicz will submit the audit once it has been received by the Housing Authority.

For public comment: Rev. Katie Collins, thanked the Mayor, City Councilmembers and the many civil service members in the room for the dedicated service and time they put into the community. Rev. Collins was also present on behalf of Marion Bahensky to read a letter, a “Letter to the Editor” that will be placed the paper this week concerning the non-appointment of the former Chief of Police Studnicka, nuisances and paving.

Robbie Collins also spoke under public comment concerning the non-appointment of the former Chief of Police Studnicka. Mr. Collins wanted it known for the record to say thank you to the former Chief for his faithful service to his community. He has earned our respect and gratitude for his service both as a man with integrity and a man who served selflessly.

Mike Feeken stated that there are Library Board minutes in the Council packets and that there is a Library Board meeting on Wednesday, December 17, 2014 at 7:00 P.M.

Councilmember Solko moved to go into Closed Session 8:50 P.M. to discuss personnel. Councilmember Tomlinson seconded the motion. A motion has been made and seconded to go into Closed Session for the purpose of discussing personnel. There was no discussion. The pending motion is to go into Closed Session for the purpose of discussing personnel. Motion carried 4/0.

Closed Session ended at 10:12 P.M. per Mayor Howard.

Councilmember Beck moved to approve action for closed session (1) Chief of Police Paczosa to advertise for a Police Officer (2) pay former Chief of Police Studnicka his 22 Holiday hours and his 11.25 Comp. hours (3) 5% wage increases to Utility Superintendent Matt Helzer, Chief of Police Marcus Paczosa and Sergeant Scott Greenwalt and a (4) 3% wage increase to Sewer Commissioner Wm. “Bill” Gregoski. The above employees are on a 6 month probationary period. Councilmember Klanecky seconded the motion. Motion carried 4/0.

City Clerk Connie Jo Beck will call comparable City’s regarding Police Officer wages.

Councilmember Beck moved to adjourn the meeting at 10:15 P.M. Councilmember Tomlinson seconded the motion. Motion carried 4/0.

DATE: _____

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Tracy J. Howard, Mayor

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Connie Jo Beck, City Clerk