

2nd Council Regular Meeting

Monday, June 21, 2021 7:00 PM

City Hall
704 6th Street
St. Paul, NE 68873

Agenda

1. Acting Mayor Jerry Thompson calls the meeting to order regarding the City of St. Paul's **Community Development Agency (CDA) and the regular City Council** meeting with the "Pledge of Allegiance" and the "Open Meeting Statement" as required by NE State Statutes 84-1407 through 84-1414; Acting Mayor Thompson also stated that the City Council may vote to go into Closed Session on any agenda item as allowed by NE State Statute 84-1410.
2. Discuss the Tax Increment Financing (TIF) Agreement between the City of St. Paul Community Development Agency (CDA) and MAD Development regarding the number of homes that have been built in 2021 and the number of homes to be built each year thereafter in the Dalton Meadow Subdivision. Due to the Covid-19 pandemic, lumber prices have increased 200%; this is making the housing market more volatile. MAD Development has one (1) more home to build in 2021; MAD Development is requesting to extend the time-frame for that one (1) home in "2021" to be built in the year 2023 (possible action).
3. Acting Mayor Thompson adjourns the City of St. Paul Community Development Agency (CDA) meeting.
4. Acting Mayor Thompson opens the regular City Council meeting.
5. Submittal of Requests for Future Agenda Items
6. Reserve Time to Speak on an Agenda Item
7. Discuss - Approve / Deny Mayor Joel M. Bergman's City of St. Paul appointments: (1) Daniel K. Howard as the Chief of Police; and (2) Moriah N. Rawlings as a new Police Officer (see attached letter from Mayor Bergman).
 - a. Approve beginning wage regarding the Chief of Police and Police Officer position.
 - b. Discuss Ms. Rawlings attending the Law Enforcement Training Center.
8. **Discuss nuisance property update located at 108 Howard Avenue; possible action.**
 - a. Discuss removal of more than three (3) animals on a Lot/Parcel of land; possible action (Ordinance 994).
 - b. Approve / Deny moving forward with the nuisance abatement process by sending a second notice. A second notice shall establish a date, time and place regarding a hearing at which all interested parties may appear before the City Council to present evidence to determine whether the premises constitute a public nuisance, to be abated. The notice shall be in the following form:
NOTICE OF HEARING TO BE DETERMINED EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE OR IN PART.
9. Discuss - Approve / Deny allowing "Parking Only" for Campers, RV's and Fifth-Wheel campers utilizing the City of St. Paul parking lot south of the Loup River Distilling establishment and east of the St. Paul Civic Center building for Harvest Hosts Nebraska.

10. Discuss - Approve / Deny Consent Agenda Items:

- (1) Treasurer's Report for May 2021
- (2) June 7, 2021 Council minutes;
- (3) June 14, 2021 zoning permits;
- (4) June 21, 2021 disbursements

11. Discuss - Approve / Deny the City of St. Paul's 2020-2021 Sinking Funds (\$76,000) to be deposited into the City ICS Accounts :

- 1) Light Bldg/Equipment Sinking = \$6,000;
- 2) Water Bldg/Equipment Sinking = \$22,500;
- 3) Street Sinking = \$18,000;
- 4) Fire Equipment Sinking = \$8,000;
- 5) EMT Equipment Sinking = \$9,000;
- 6) Swimming Pool Sinking = \$6,000;
- 6) Library Maintenance = \$2,500; and
- 7) Senior Center Sinking = \$4,000

12. Discuss - Approve / Deny Remboldt Ludtke (Tim Moll) providing the City ordinance, review the City loan documents and provide legal opinion regarding the NE Dept. of Environment & Energy (NDEE) City loan; the cost amount is \$2,500.

***Remboldt Ludtke is a full service business law firm dedicated to client success and assist in every aspect of business law. The City of St. Paul has worked with Remboldt Ludtke since 2006.

13. **REMINDER: Change regarding the first City Council meeting in July 2021:** Due to the 4th of July holiday falling on a Sunday this year, the City of St. Paul's Office will be closed on Monday, July 5, 2021. Therefore, the first City Council meeting will be scheduled for Tuesday, July 6, 2021 at 7:00 p.m.

14. Utility Superintendent Helzer updates:

- 1) Street Dept. Parking Lot Improvements; replaced grassy area with crushed brick and concrete;
- 2) Water improvements at 8th & Custer Streets;
- 3) Begin the 2021-2022 Budget process with the individual Department Commissioners

15. City of St. Paul Police updates a. Nuisance & Incident Report

16. Council member updates

17. Acting Mayor Jerry Thompson's updates:

- 1) St. Paul Keno LLC proceeds for May 2021 is \$9,509;
- 2) The City's Production Cost Adjustment (PCA) credit in the amount of \$41,478 regarding the months of February, March, & April 2021 will be deposited in the Lights Insured Cash Sweep (ICS) account; and
- 3) the Pool and Street Bond Series 2015 in the amount of \$625,000 was paid in full on June 15, 2021; this will give the City an annual cash flow of \$105,000.

18. Public Comment Period - restricted to items on the agenda

19. Public Announcements

20. Closed Session: The City of St. Paul reserves the right to go into Closed Session when it is clearly necessary to protect the public interest or for the prevention of needless injury to the reputation of an individual; or pending litigation

21. Acting Mayor Thompson adjourns City Council meeting.

22. Informational Items:

- 1) Receipts May 2021;
- 2) Time Certificates May 2021

This agenda, including supporting documentation, is available for public viewing during normal business hours at the City Office, 704 6th Street, St. Paul, Nebraska.