

City of St. Paul Regular Meeting
704 6th Street
St. Paul, NE 68873

Monday, June 7, 2021

A meeting of the Community Development Agency (CDA) and the Mayor and City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Monday, June 7, 2021 at 7:00 p.m. Present were Mayor Joel M. Bergman and Council members Katie Kowalski, Jerry Thompson, Chuck Schmid & Mike Feeken. Absent: None. Notice of the meeting was given in advance thereof by publication in the Phonograph Herald, a legal newspaper published in said City and County. Notice of the meeting was also posted in four (4) public places. Notice of this meeting was communicated in the advance notice. All proceeds thereafter shown were taken while the convened meeting was opened to the attendance of the public.

Mayor Bergman opened the Community Development Agency (CDA) meeting at 7:00 p.m. with the "Pledge of Allegiance" and thanking the public for attending and announcing that the City of St. Paul abides by the "Open Meeting Act" as required by the NE State Statutes 84-1407 through 84-1414; Mayor Bergman 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.

Mandy Anderson's request to allow preschool enrollment to the Kids Academy needed no action from the City Council. This is due to it not being specifically addressed in the Development Agreement between the Community Development Agency (CDA) of the City of St. Paul and Mandy J. Anderson. There has been 33 applications submitted regarding the preschool enrollment to the Kids Academy; this will begin in August 2021.

Mayor Bergman adjourned the Community Development Agency (CDA) meeting at 7:06 p.m.

Mayor Bergman opened the regular City Council meeting at 7:06 p.m.

Individuals who have appropriate agenda items for City Council consideration should complete the "Request for Future Agenda Items" form located at the City Office. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given. Also, any City patrons that are requesting "Public Records" or have "Questions or Concerns" in regards to the City, they need to be submitted in writing to the City of St. Paul, so that it can be addressed appropriately. These forms are available online, in a file folder on the back wall of the Council Chambers or at the City Office.

There was an opportunity for individuals wishing to provide input on any of tonight's agenda items. Those individuals were asked to reserve time to speak.

Mayor Bergman opened the public hearing at 7:08 p.m. to review the Planning Commission's proposed changes to the City zoning regulations.

Brad Slaughter, Senior Vice President with Piper Jaffray Co. was present to review two (2) options regarding the refunding of the City's General Obligation Water Refund Bond, Series 2016 in the amount of 1,205,000. The options consist of: (1) the "Cash Flow Savings" amortization schedule option is a reduction in the interest rate from 2.22% to 1.22%, with a cost savings of \$60,259; and (2) the "Shortened" amortization schedule option is a reduction in the interest rate from 2.22% to 1.17%, with a cost savings of \$69,810; this would reduce the bond payment by one (1) year.

Council member Feeken moved to approve the "Shortened" amortization schedule option and approve Resolution #2021-4, whereas the following bonds issued by the City of St. Paul, NE are hereby called for redemption at par plus accrued interest to the extent and on such date as set forth in the Designation of Call Date defined as: General Obligation Various Purpose Refunding

Bonds, dated October 5, 2016, in the outstanding principal amount of \$1,205,000, numbered as they are shown on the books and records of the Paying Agent and Registrar, maturing in the principal amount on October 1, 2021. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0. By the Federal tax law, the City can close the bond in 90 days.

Council member Kowalski moved to introduce Ordinance #1021; an ordinance providing for the issuance of General Obligation Various Purpose Refunding Bonds Series 2021, in an amount not to exceed one million two hundred sixty thousand dollars (1,260,000) for the purpose of refunding certain outstanding bonds of the City; prescribing the form of said bonds; providing for a sinking fund and for the levy and collection of taxes to pay said bonds; providing for the sale of the bonds and authorizing the City to enter into a bond purchase agreement; authorizing the delivery of the bonds to the purchaser; providing for the disposition of the bond proceeds and ordering the ordinance published in pamphlet form. Council member Schmid waived the three (3) readings of Ordinance #1021 at three (3) different occasions. Council member Kowalski seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0. Council member Kowalski moved for final passage of Ordinance #1021. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0. Mr. Slaughter also submitted an interest rate comparison for the Piper Sandler and First National Bank capital markets; Piper Sandler presented lower rates.

Next item on the agenda for discussion was regarding the nuisance property at 108 Howard Avenue owned by Todd & Michelle Padrnos. Mr. Padrnos was present to review the items in the "Notice of Nuisance" letter that was sent to him on May 10, 2021; the letter pertained to the abatement of the nuisance in ten (10) days of receiving the letter. The items that were reviewed consisted of: (1) Barking dogs – Mr. Padrnos visited with the tenants; tenants are working on vaccinating the pets; and discussed how many pets there should be on any lot or parcel of land; Mayor Bergman will get more clarification regarding this matter; (2) Trash, litter and overall unsightly condition of the property – Mr. Padrnos stated that the television, couch and chair will be removed tonight; he has educated the tenants on trash disposal; car has been removed in back yard; kitty litter has been removed by dumpster; and the cargo container is to be removed by the end of June 2021; (3) Water damage to the structure of the building on the property – Mr. Padrnos stated the building is not a structure issue, but will repair it when he has the funds; (4) Bed bug issues – Mr. Padrnos has sprayed the apartments this last fall, along with performing preventive spraying; (5) Loud and/or offensive noise – the Police Dept. will handle this on a case by case basis; and (6) Offensive odors emanating from the property – Sergeant Greenwalt stated that there was a strong pet urine odor when visiting the apartments, along with a lack of cleaning; it was also questionable if the odor was coming from the trash not being bagged. Mayor Bergman read Municipal Code 6-103 (Dogs & Cat Definitions), along with Municipal Code 6-109 (Dogs & Cats: Barking and Offensive Dog Prohibited/Public Nuisance). Mayor Bergman stated that there is improvement to the property. The second step in the nuisance process was postponed until the nuisance can be reviewed again on Monday, June 21, 2021, with possible action.

Council member Schmid moved to approve Peters Funeral Home (Todd & Cindy Peters) Property Improvement application in the amount of \$5,000 regarding updates to the existing building. The improvements will consist of new doors and windows; painting of the building; and manufacture and installation of a new sign; the estimated cost is \$94,592. The property improvement will be absorbed by sales tax funds. Council member Kowalski seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve the Consent Agenda items: (1) Treasurer's Report for April 2021; (2) May 17, 2021 Council minutes; (3) May 24, 2021 zoning permits; (4) June 7, 2021 disbursements; and (5) two (2) St Paul Firefighters: Thomas Mrkvicka and Gale R. Treat. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

Fire Chief Mike Becker was present to give an overview of how many Firefighters (35) and EMT's (14) there are on the St. Paul Fire and Rescue Department, along with updating the Council on fire equipment.

June 7, 2021 Disbursements

Piper Sandler (bond)	\$105,787.50
BOK Financial (bonds)	\$14,636.25
Payroll: May 2021	\$77,936.42
COR Managed Svcs (computer)	\$800.00
Clearfly (service)	\$193.27
City of St. Paul Trfr to TIF (transfer)	\$250.00
Heritage Bank UB ACH (Fee)	\$25.00
Homestead Bank Loan Wire Fee #1146E (fee)	\$8.00
Quick Med Claims (service)	\$916.65
Action Flag Co. (supplies)	\$561.70
Aurora Coop (fuel)	\$872.42
Bomgaars (supplies)	\$1,165.17
Border States (supplies)	\$40.16
Brehm Drug (supplies)	\$12.65
Cardmember Svc (education, supplis, postage)	\$5,083.36
Charter Spectrum (service)	\$229.96
City Health Deductible Savings (insurance)	\$6,534.00
City of St. Paul 125 Plan (insurance)	\$160.00
Coca Cola Enterprises	\$147.12
Construction Rental (equipment)	\$336.97
COR Managed Svcs (computer)	\$1,128.00
Core & Main (supplies)	\$1,730.35
Custer County Recycling (service)	\$42.50
Danko Emergency Equip (supplies)	\$545.00
Deterdings (tool)	\$47.99
Entech Pest Managemtn (service)	\$135.00
Hawkins Inc (chemicals)	\$3,038.56
Heartland Disposal (service)	\$513.00
Helzer, Matt (postage reimb)	\$28.15
Holiday Inn - Kearney (lodging)	\$109.95
Hometown Market (supplies)	\$505.20
Howard Co. Clerk (election costs)	\$4,903.13
Howard Co. Treasurer (dispatch fee)	\$2,782.05
Howard Co. Reg of Deeds (recording fees)	\$10.00
Howard Greeley RPPD (utilities)	\$113,983.75
Jarecke Motors (repairs)	\$315.66
John Deere Financial (supplies)	\$817.88
Koperski, LaDonna (mileage)	\$104.16
League of NE Municipalities (registration)	\$325.00
Levander's Body Shop (repair)	\$81.30
Light ICS (PCA Credit)	\$41,477.66
Loup Valley Supply (supplies)	\$96.20
Madison National Life (insurance)	\$182.58
Menards (supplies)	\$153.50
Mid-American Research Chemical (supplies)	\$63.93
Mobotrex (supplies)	\$66.00
Municipal Supply (supplies)	\$733.87
NE Dept of Labor - Unemployment (Paczosa)	\$440.00
Olsson (engineering)	\$15,484.90
One Call Concepts (service)	\$22.66
Open Caret (service)	\$200.00
Overland Ready Mixed (concrete)	\$1,197.97

Parts Bin (supplies)	\$442.80
Phonograph Herald (publishing)	\$709.58
Platte Valley Communications (repair)	\$130.50
Regional Care (insurance)	\$93.50
SE Smith & Sons (supplies)	\$510.44
Servi-Tech Laboratories (lab)	\$411.60
Sherwin Williams (supplies)	\$4,383.94
Smith, Kristy (uniforms)	\$709.62
Smith Welding (service)	\$414.86
St. Paul Civic Center (summer rec)	\$55.00
St. Paul School (supplies)	\$247.50
State of Nebraska Central Svcs (telephone)	\$313.90
Stepanek, Rochelle (supplies)	\$23.41
United Healthcare (insurance)	\$23,701.29
USA Blue Book (chemicals)	\$143.87
Verizon Wireless (phones)	\$184.52
Wilbert Memorials (service)	\$50.00

June 7, 2021 Non-General

Sales Tax 25% Infrast: Johnson Service (service)	\$5,800.00
TIF: St. Paul Dev. Corp: Bed Head (Tif)	\$103.48
TIF: S. Squared Enter: Prairie Falls (Tif)	\$7,601.87
TIF: MAD Development 1/2 Share (Tif)	\$5,483.64
TIF: City of St. Paul (MAD Dev 1/2 Share) (Tif)	\$5,483.65
Sales Tax: Ho Co Reg of Deeds (Release Fee)	\$16.00
Civic: City of St. Paul Lights (utilities)	\$802.20
Civic: Home Depot Pro Inst. (supplies)	\$10.06
Civic: Sarah Townsend (janitor)	\$300.00
Civic: Entech Pest Mgmt (service)	\$85.00
Civic: Verizon Wireless (phone)	\$41.13
Civic: Cardmember Services (supplies)	\$101.99
Civic: Heartland Disposal (service)	\$80.00
Sales Tax: Street Mtr Veh Tax (tax)	\$6,024.31
Sales Tax: 25% Infrastructure (tax)	\$8,345.58
Civic: Homestead Bank (loans)	\$155,209.00
Civic: Strut Boutique (supplies)	\$838.88
Sales Tax: City Sales Tax Transfer to Civic Center (2 Civic Loans)	\$155,209.00
Redlg: CCSC: (Insurance Collection)	\$471.00

Mayor Bergman opened the public comment period at 8:03 p.m. to review the Planning Commission's proposed changes to the City of St. Paul Zoning Regulations.

After City Zoning Administrator Matthew Helzer voiced each distinct change regarding the Zoning regulations, there was only one (1) change that the City Council wanted to correct. The change is located in Section 5.7.02 – Permitted Principle Uses and Structures in the B-1 Central Business District #35 which states: Bed and Breakfast guest home and/or Airbnb properties (not on ground floor); the Airbnb will be removed and Short Term Rental will be added.

Mayor Bergman closed the public comment period at 8:25 p.m.

Council member Thompson introduced Ordinance # 1022; to amend the St. Paul Zoning Regulations, with the stipulation of the listed change above; and to amend Sections 5.1.04; 5.2.06; 5.3.06; 5.4.06; 5.7.02; 5.7.04; 5.8.02; 5.8.04; 5.9.02; 5.9.07; 5.10.07; 7.1.08; 7.2.01; 8.5; 8.9; 9.5.02; 9.5.04; 9.8.01; 9.8.05; to repeal any ordinance or parts of ordinances in conflict herewith; to provide for publication in pamphlet form, and to provide for an effective date (July 1, 2021) of this ordinance. Council member Schmid moved to waive the three (3) readings of Ordinance #1022 at three (3) different occasions. Council member Kowalski seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none.

Motion carried 4/0. Council member Kowalski moved for final passage of Ordinance #1022. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0. Mayor Bergman extended his thanks and appreciation to the people who were involved in making the changes to the City Zoning regulations.

Council member Schmid moved to approve Marlon Thomsen's hay bid in the amount of \$652 regarding the City of St. Paul Recycling Center property; the successful bid will be per year for a three (3) year contract. Council member Thompson seconded the motion. Council members Kowalski, Thompson & Schmid voted aye. Council member Feeken voted nay. Motion carried 3/1.

Council member Kowalski moved to approve the American Legion Post #119 street closing on Indian Street between 6th and 7th Streets for a flag burning on Monday, June 14, 2021 at 6:00 p.m. The flag burning will be in front of the Howard County Court House; two (2) barricades will be needed. Council member Thompson seconded the motion. Council members Kowalski, Thompson, & Feeken voted aye, Council member Schmid abstained, due to being the American Legion Post #119 Commander. Motion carried 3/0.

The Howard County Medical Center will perform the City of St. Paul employee drug (urine \$31) and alcohol testing (alcohol swab \$35), along with not assessing an annual fee per Patti Ward, Admissions/Patient Accounts Supervisor. After a brief discussion on the topic, Council member Feeken moved to approve performing the draw only when there was a City accident or incident. This motion died for a lack of a second. Council member Kowalski moved to approve utilizing the draw for: (1) random (quarterly); (2) during a City accident or incident; and (3) if there is City property or equipment damage. The City Office staff will research a random draw program to pick the City employee names. Council member Schmid seconded the motion. Council members Kowalski, Thompson & Schmid voted aye, Council member Feeken voted nay. Motion carried 3/1. The City will no longer have a separate draw for the D.O.T's; all fulltime employees will be in the same drawing pool with two (2) names drawn per quarter.

After Valley County Sergeant Daniel Howard introduced himself and spoke in regards to his family, Council member Thompson moved to approve Mayor Bergman's appointment in hiring Daniel Howard as a City of St. Paul Police Officer. Council member Kowalski seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

Utility Superintendent Helzer updates included: (1) City North-yard Quonset was painted gray by the Light Department; this is a savings to the City of approximately \$8,000; (2) concrete crushing; and (3) the Loup Basin NRD Mitigation Plan "Zoom" meeting. The Mayor and City Council members thanked the Light Department for accomplishing a great job on the building.

City of St. Paul Police submitted an "Incident & Nuisance" report. Mayor Bergman reported on the Chief of Police position; this item will be placed on the Monday, June 21, 2021 agenda.

Council member Schmid extended his thanks and appreciation to all the City employees who mow and maintain the Elmwood Cemetery; Council member Schmid received numerous beneficial comments from the community. Mayor Bergman reiterated the thanks and appreciation.

Mayor Bergman updates: (1) City of St. Paul new population number from the US Census Bureau is 2362; (2) Howard County notified the City regarding an application for a Conditional Use permit for a Hornady testing and training facility to be located in the S1/2 of S1/2 of Section 30-15-9W of the 6th P.M. in Howard County. The public hearing for the Conditional Use permit will be held on Wednesday, June 16, 2021 at 8:20 p.m., in the Assembly Room of the Howard County Courthouse; (3) congratulated Mr. & Mrs. Chuck Schmid on their 50 year anniversary; and (4) the City Office has placed a lien on the outstanding paving assessments regarding Howard Avenue, "M" Street and Paul Street.

Public Comment: The St. Paul Fire & Rescue Department will have a Pancake Feed June 13, 2021 from 8:00 a.m. to 1:30 p.m. at the St. Paul Civic Center and the Nebraska Hotrod Tour De Nebraska was in St. Paul this last weekend; the event was sponsored by the Royal Coachman.

Mayor Bergman adjourned the City Council meeting at 8:57 p.m.

June 21, 2021
Date

Joel M. Bergman
Joel M. Bergman, Mayor

Connie Jo Besk
Connie Jo Besk, City Clerk/Deputy Treasurer