

City of St. Paul Regular Meeting  
704 6<sup>th</sup> Street  
St. Paul, NE 68873

**Monday, June 21, 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 21, 2021 at 7:00 p.m. Present were Acting Mayor Jerry Thompson and Council members Katie Kowalski, Chuck Schmid & Mike Feeken. Absent: Mayor Joel M. Bergman. 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.

Acting Mayor Thompson 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; 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.

Caitlin Jerabek was present to discuss the Redevelopment Agreement (Dalton Meadows Subdivision Project) between the City of St. Paul Community Development Agency (CDA) and MAD Development. Per the Agreement the minimum required schedule of home completion required that the Redeveloper complete the private improvements on at least two (2) Lots per year for each of the first six (6) years beginning year "2017" and one (1) Lot per year for next following eight (8) years beginning year "2023". 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" and is requesting to extend the time-frame for that one (1) home to be built in year "2023". Council member Schmid moved to approve MAD Developments request to extend the time-frame for the one (1) home to be built in year "2023". Council member Kowalski seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0. City Attorney Jason White will be amending the Agreement to reflect this.

**Acting Mayor Thompson adjourned the Community Development Agency (CDA) meeting at 7:11 p.m.**

**Acting Mayor Thompson opened the regular City Council meeting at 7:00 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.

Council member Schmid moved to approve Mayor Joel M. Bergman's City appointments regarding (1) Daniel K. Howard as Chief of Police, with a beginning wage of \$26.50 and (2) Moriah N. Rawlings as a new Police Officer, with a beginning wage of \$19.19. Council member Kowalski seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0. Chief of Police Howard will receive another pay increase after his six (6) months probationary period and Police Officer Rawlings will receive an increase after the completion of the Law Enforcement Training Academy and after her six (6) month

probationary period. Police Officer Rawlings will be attending the Law Enforcement Training Academy possibly in August 2021. Both the Chief of Police and Police Officer Rawlings will need uniforms and equipment. Council member Schmid thanked the interview committee for their time in performing the interviews.

Next on the agenda for discussion was the update from Mr. and Mrs. Padrnos regarding the nuisance property located at 108 Howard Avenue; this was instructed per the Mayor and City Council at the Council meeting on Monday, June 7, 2021. Mr. & Mrs. Padrnos's were not in attendance to give an update of the (1) barking dogs; (2) trash and litter cleanup; (3) loud and offensive noises; and (4) the offensive odors. Sergeant Greenwalt stated that the TV and furniture had been removed from the property. Per the Domestic Animal Ordinance #994, City Attorney White stated that there is no prohibition on the number of domestic animals a residential home can have at this time; currently the animals are grandfathered in until the domestic animal ordinance can be amended at the Tuesday, July 6, 2021 Council meeting. If the 108 Howard Avenue apartments have any violations, the City Police Department will cite those violations per the City Municipal Code. It was brought to the attention of the Council that the cargo container north of the apartments needs to be removed by the end of June 2021. Council member Kowalski moved to approve 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 time 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. Council member Schmid seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve "Harvest Hosts Nebraska"; this will allow "Parking Only" for Campers, RV's and Fifth-Wheel's utilizing the City parking lot south of the Loup River Distilling establishment and east of the St. Paul Civic Center building. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0. Mr. Montemagni will be in charge of the reservations regarding the City lots. This will potentially bring dollars into the community.

Council member Schmid moved to approve the Consent Agenda Items: (1) Treasurer's Report for May 2021; (2) June 7, 2021 Council minutes; (3) June 14, 2021 zoning permits; and (4) June 21, 2021 disbursements. Council member Feeken seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

**Disbursement June 21, 2021**

Light Sinking to ICS (Sinking)	6000.00
Water Sinking to ICS (Sinking)	22500.00
Street Sinking to ICS (Sinking)	18000.00
Fire Sinking to ICS (Sinking)	8000.00
EMT Sinking to ICS (Sinking)	9000.00
Pool Sinking to ICS (Sinking)	6000.00
Library Maint to ICS (Sinking)	2500.00
Senior Center Sinking to ICS	4000.00
Dept of Revenue (Form 10) (tax)	13184.24
Utility Billing Consumer Deposit (Lurz)	250.00
Ace Hardware (supplies)	4.99
Black Hills Energy (natural gas)	767.59
Border States Industries (supplies)	164.98
Bound Tree Medical (supplies)	1403.30
City of St Paul Light (utilities)	9732.20
Coca Cola Enterprises (concessions)	196.66
Custer County Recycling (service)	32.10
Dugan Business Forms (supplies)	245.36
Fleet US (repair)	40.12
Hawkins (chemicals)	4100.20
Heartland Disposal (service)	5449.32

Homestead Bank (ACH fee)	22.80
Hometown Market (supplies)	580.51
Howard Co. Register of Deeds (fees)	68.00
Howard Greeley RPPD (utilities)	114118.91
Jim's Champlin (fuel)	2313.89
Mid-Nebraska Disposal (service)	3618.90
Municipal Supply Inc. (supplies)	444.93
OfficeNet (service, supplies)	269.28
Open Caret (service)	200.00
Petty Cash (postage, supplies)	28.82
Platte Valley Communications (repair)	46.50
Recreonics (supplies)	762.50
Resco (supplies)	692.25
Sandry Fire Supply (supplies)	250.00
Schaper & White (service)	514.58
Servi-Tech (lab)	148.60
Sherwin Williams (supplies)	190.92
St. Paul Public School (supplies)	1032.09
Teresa's Floral (memorial)	61.25
Thiel's Tire & Repair (service)	131.01
United Healthcare (insurance)	23028.80
United States Post Office (postage)	460.00
Wells Plumbing (service)	359.30
Wesco Distribution (supplies)	239.63

**Non-General Disbursements**

Keno: Grover Cleveland Alexander Days (Operation & Fireworks Funding)	7000.00
TIF: S Squared Enterp (Tif #8659)	685.71
Civic: Charter/Spectrum (service)	192.95
Civic: Roger Goettsche (repair)	66.10
Civic: Sarah Townsend (janitor)	300.00
Civic: Carrie Kavan (Summer Rec)	1115.00
Civic: Connor Bolling (Summer Rec)	555.00
Civic: Angie Berger (Summer Rec)	1060.00
Civic: Midwest Alarm (service)	175.73
Civic: City of St. Paul Light (utilities)	718.21

Council member Feeken moved to approve the City of St. Paul's 2020-2021 Sinking Funds in the amount of \$76,000 to be deposited into the Department ICS Accounts: 1) Light Bldg/Equipment = \$6,000; 2) Water Bldg/Equipment = \$22,500; 3) Street = \$18,000; 4) Fire Equipment = \$8,000; 5) EMT Equipment = \$9,000; 6) Swimming Pool = \$6,000; 6) Library Maintenance = \$2,500; and 7) Senior Center = \$4,000. Council member Schmid seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

Remboldt Ludtke is a full service business law firm dedicated to client success and assist in business law. The City has worked with Remboldt Ludtke since 2006 in refunding bonds. Council member Schmid moved to approve Remboldt Ludtke (Tim Moll) providing the City Wastewater Treatment Facility (NE Dept. of Environment & Energy - NDEE) ordinance; reviewing the NDEE loan documents and providing legal opinion regarding the NDEE loan. The cost regarding the service is \$2,500 that will be absorbed by the sewer reserve money market account. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

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

Utility Superintendent Helzer updates consisted of: 1) Utility Superintendent Helzer and City Clerk Beck will begin the 2021-2022 Budget process with the City Department Heads; (2) Street Dept. completed an improvement to the parking lot west of the City Office in replacing the grassy area with crushed brick and concrete; 3) Water Dept. abandoned an old lead service line at 8th & Custer Streets; and 4) the City utilized a high usage of water last week.

The City Police Department had no updates to report.

Council member Feeken stated that the SparqData program "Links" need to be updated, along with placing the electronic Municipal Code in the SparqData links.

Acting Mayor Jerry Thompson's updates included: **1)** St. Paul Keno LLC proceeds for May 2021 was \$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 Light Insured Cash Sweep (ICS) account; and **3)** the Series 2015 Pool/Street Bond 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.

Acting Mayor Thompson adjourned the City Council meeting at 7:51 p.m.

Date

July 6, 2021

Jerry Thompson, Acting Mayor

Connie Jo Beck, City Clerk/Deputy Treasurer