

## 2nd Council Regular Meeting

Monday, December 20, 2021 7:00 PM

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

### Agenda

1. Mayor Bergman calls meeting to order, with the "Pledge of Allegiance" and the "Open Meeting Statement" as required by NE State Statutes 84-1407 through 84-1414; Mayor Bergman also states that the City Council may vote to go into Closed Session on any agenda item as allowed by NE State Statute 84-1410.

2. Submittal of Requests for Future Agenda Items

3. Reserve Time to Speak on an Agenda Item

#### **4. TODD AND MICHELLE UNSAFE BUILDING APPEAL HEARING REGARDING 108 HOWARD AVENUE, ST. PAUL, HOWARD COUNTY, NEBRASKA:**

On Monday afternoon, November 29, 2021 a City of St. Paul letter and pictures were delivered by personal service by Chief of Police Daniel Howard and Utility Superintendent Matt Helzer concerning Municipal Code 9-403: Unsafe Building; Determination and Notice, along with Municipal Code 4-323: Nuisances; Procedure in Case of Emergency to Mr. Todd Padnos at 1220 Farnum Street. The letter and pictures were also given by "Personal Service" to 108 Howard Avenue Apt. Numbers #1; #4; and #5. The vacant Apartments of #2; #3; and #6 were placed on the door. Per the Municipal Code, Howard County Register of Deeds also received a copy of the letter and pictures by "Personal Service".

Mr. Padnos will have 60 days (January 28 or 31, 2022) to remedy the problem; Mr. Padnos can appeal the determination by filing with the Municipal Clerk within ten (10) days (December 9 or 10, 2021) from the date of receipt to request a hearing; and if the person receiving the notice has not complied or taken an appeal from the determination of the Officer finding the dangerous building exists within the ten (10) days from the time when the notice was served, the Building Inspector may upon orders of the Governing Body, proceed to remedy the condition of the unsafe building.

**APPEAL HEARING:** Todd and Michelle Padnos Appeal Hearing regarding the City of St. Paul Municipal Code 9-403: Unsafe Buildings at 108 Howard Avenue, St. Paul, Howard County, Nebraska on premises mentioned has been determined to be an Unsafe Building and a nuisance after inspection by the Building Inspector (Chief of Police Dan Howard). The causes for this decision are concerns with the structural integrity of the steel staircases, decking and support beams (POSSIBLE ACTION).

5. Discuss - Approve / Deny Olsson Change Order No. 1 to decrease the contract amount by \$40,000 regarding the City of St. Paul's Wastewater Treatment Facility (WWTF) Improvements; Engineer's Project No. 020-2586. This is for the electrical cost savings, duty to the City utilizing the existing electrical wire on the lagoon site. The original contract amount will decrease from \$5,516,845 to \$5,476,845.

6. Discuss - Approve / Deny the City of St. Paul requesting additional State Revolving Loan funds (SRF) in the amount of \$682,339; the funds will consist of: (1) Olsson Design \$289,603 and Administrative Contracts \$359,900; (2) Rutjens Construction Contract \$5,516,845; (3) Change Order No. 1 (decrease \$40,000); (4) Hydro Optimization & Automation (HOA) Contract \$160,855; (5) City Miscellaneous WWTP Equipment \$15,000; and (6) Sewer Truck, Vac Trailer and Jet Trailer \$200,000.

**7. Nuisance; Failure to Abate:**

If nuisance has not been abated and the City Council determines to proceed, the City Council will give a second (2ND) "Notice" with DATE, TIME AND PLACE for interested parties to appear before the City Council and present evidence that the property is or has a public nuisance that need to be abated. Any interested party may APPEAL the decision.

a. Discuss - Approve / Deny owner(s) that need to abate public nuisance.

b. Discuss - Approve / Deny sending out second (2nd) "Notice" to abate, with deciding on a DATE, TIME AND PLACE for interested owner(s) to appear before the City Council and present evidence that the property is a public nuisance and needs to ABATE.

8. Discuss - Approve / Deny St. Paul Fire Department purchasing a "quick response" vehicle described as a 2015 Ford F-250 Super Duty XL 4x4 four (4) door Super Cab 6.8 ft, Short Box pickup costing \$22,995.

9. Discuss - Approve / Deny Consent Agenda Items:

(1) Treasurer's Report for November 2021; (2) December 6, 2021 Council minutes (regular); and (3) December 20, 2021 disbursements.

10. Discuss - Approve / Deny the CM Construction (Christopher Meyer) Infill Lot Housing Program application in the amount of \$5,000 for demolition cost regarding 1012 8th Street; the application is for the construction of a new home at this location.

11. Discuss - Approve / Deny the St. Paul Civic Center (423 Howard Avenue) Commercial Lease Agreement between the City of St. Paul and the St. Paul Development Corp. (SPDC) - see attached minutes from a Special meeting on Monday, November 15, 2021).

12. Discuss - Approve / Deny transferring City Department funds to the City ICS Accounts:

- (1) REDLG Checking - \$20,000;
- (2) Keno M. Mmkt. - \$44,000;
- (3) Police M. Mmkt. - \$15,000;
- (4) Light M. Mmkt. - \$10,000;
- (5) EMT M. Mmkt. - \$10,000;
- (6) Park M. Mmkt. - \$10,000; and
- (7) 25% Infrastructure (Sales Tax) fund - \$40,000.

13. Utility Superintendent Helzer updates

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

15. Council member updates

16. Mayor Bergman updates:

(1) Dana F. Cole & Co. has provided the City of St. Paul the October 1, 2020 through September

30, 2021 the City Lottery Compliance Procedures Report;  
(2)

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

18. Public Announcements

19. 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

20. Mayor Bergman adjourns City Council meeting.

21. Informational Items:

a. Receipts November 2021;

b. Time Certificates November 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.