

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

**Monday, December 20, 2021**

A meeting of the Mayor and City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Monday, December 20, 2021 at 7:00 p.m. Present were Mayor Joel M. Bergman and Council members Katie Kowalski, Jerry Thompson and Mike Feeken. Absent: Council member Schmid. 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 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 Meetings Act, which is posted on the west wall as required by Nebraska State Law §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 Law §84-1410.

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.

**UNSAFE BUILDING APPEAL HEARING REGARDING 108 HOWARD AVENUE, ST. PAUL, HOWARD COUNTY, NEBRASKA:** On Monday afternoon, November 29, 2021 a City of St. Paul nuisance 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 posted on the doors. Per the Municipal Code, Howard County Register of Deeds also received a copy of the letter and pictures by "Personal Service".

Todd and Michelle Padnos filed a "Notice to Appeal a Nuisance Violation" to City Clerk Connie Jo Beck on December 6, 2021; the appeal will be heard by the City Council on Monday, December 20, 2021 concerning the structural integrity of the steel staircases, decking and support beams at 108 Howard Avenue.

At 7:02 p.m. this evening, Mr. Padnos was in attendance to discuss his nuisance with the City Mayor and Council members. Chief of Police Dan Howard reiterated the integrity of the structure at the 108 Howard Avenue apartments. Chief Howard stated that the beam structure is a safety issue and needs to be replaced; this is due to the rust and holes. Mr. Padnos then questioned Chief of Police Howard and Utilities Superintendent Helzer on what their credentials were in rating the building as unsafe and why they didn't give him a courtesy call to discuss this matter. Chief of Police Howard stated that he attempted to call numerous times, along with sending a letter, but never received a response. Mr. Padnos stated that the repairs take time and money. Mayor Bergman posed the question on how long he owned the apartments; Mr. Padnos stated two (2) years. Mayor Bergman stated that the City follows the Municipal Code regarding the structural inspections; this does not require credentials; this is part of the City's process regarding nuisances. Mayor Bergman also stated to Mr. Padnos that this must be a

concern of yours if you want to make the necessary changes. Mr. Padrnos then stated "where do we go from here." Per the agreement of the Council, Mr. Padrnos will have until Monday, February 7, 2022 to have the key structure fixed; Chief of Police Howard and Utilities Superintendent Helzer will give Mr. Padrnos a courtesy call to inspect the project. Mayor Bergman stated that the City is willing to work with Mr. Padrnos concerning the matter. This item will be placed on the Council agenda Monday, February 7, 2022 for discussion.

Council member Kowalski moved to approve Olsson's Change Order No. 1 to decrease the contract amount by \$40,000 regarding the City's Wastewater Treatment Facility (WWTF) Improvements; Engineer's Project No. 020-2586. This is for the electrical cost savings, due 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. Council member Thompson seconded the motion. Council members Kowalski, Thompson & Feeken voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve the City of St. Paul requesting additional NE Dept. of Environment and Energy (NDEE) State Revolving Loan funds (SRF) in the amount of \$682,339; the City could possibly receive the funds at zero percent (0%) if there is money available. The funds will be utilized for: (1) Olsson Design \$289,603 and Administrative Contract cost \$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 (upgrades to the City's existing SCADA system); and (6) Sewer Truck, Vac Trailer and Jet Trailer \$200,000. Council member Feeken seconded the motion. Council members Kowalski, Thompson & Feeken voted aye, nays none. Motion carried 3/0.

Next on the agenda for discussion was to review a list of nuisances that have not been abated from the first (1<sup>st</sup>) nuisance letter that was sent by Chief of Police Dan Howard. It was agreed upon by the Council members to proceed with a second (2<sup>nd</sup>) abatement letter to the list of names that haven't abated the nuisance the first time. The appeal of the nuisances will be revisited on Monday, February 7, 2022 at 7:00 p.m.

There was a lengthy discussion between Council member Kowalski, Assistant Fire Chief Mark Wilson and St. Paul Fire Dept. Training Officer Nathan Becker concerning the purchase of a St. Paul Fire Department "quick response" vehicle (2015 Ford F-250 Super Duty XL (gas) 4x4 Super Cab) truck costing \$22,995. The item was tabled until St. Paul Fire Chief Becker could present more information to the Council on Monday, January 3, 2022. The St. Paul Rural Fire Board approved the purchase of the truck on December 13, 2021; the St. Paul Rural Fire will absorb half (1/2) the cost of the truck.

Council member Feeken moved to approve Consent Agenda items: (1) Treasurer's Report for November 2021; (2) December 6, 2021 Council minutes (regular); and (3) December 20, 2021 disbursements. Council member Thompson seconded the motion. Council members Kowalski, Thompson & Feeken voted aye, nays none. Motion carried 3/0.

**Disbursements December 20, 2021**

Quick Med Claims (service)	1486.30
Amazon Capital Services (books)	830.08
Aurora Coop (fuel)	1339.41
Barco Municipal Products (supplies)	309.51
Black Hills Energy (natural gas)	1895.71
Brehm's Drug (supplies)	7.43
Christensen Concrete (supplies)	27.60
City Lights (utilities)	8734.05
Construction Rental (equipment)	260.00
Consumer Deposit (GB Auto Deposit)	250.00
Custer County Recycling (service)	24.70
Dept of Health & Human Svcs (refund)	21.36
NE Dept of Rev (sales & use tax)	10820.14
Dutton Lainson (supplies)	3494.37
Entech Pest Mgmt (service)	85.00

Filter Care (service)	55.60
Heartland Disposal (service)	5754.70
Homestead Bank (ACH fees)	23.40
Homestead Bank (BOKF Wire Fee)	8.00
Howard Greeley RPPD (utilities)	112105.90
ltron (service)	88.20
Jarecke Motors (repair)	598.46
Jim's Champlin (fuel)	1690.90
Loup Valley Supply (supplies)	18.00
Mid-Nebraska Disposal (service)	3470.00
Midwest Hydraulic Svcs (repair)	203.08
OfficeNet (supplies, copier agmt)	231.49
Olsson (service)	4098.35
One Call Concepts (service)	13.44
Overland Ready Mixed (concrete)	437.98
PCAN Treasurer (dues)	30.00
Platte Valley Communications (repair)	2584.61
POAN (dues)	60.00
SE Smith & Sons (supplies)	1189.12
Schaper & White (service)	845.83
Servi-Tech (lab)	125.60
Smith Welding (service)	184.66
St. Paul Veterinary Clinic (fee)	20.00
Steadfast Builders (service)	261.00
United Healthcare (insurance)	24243.75
US Postal Service (postage)	460.00
Wesco Distribution (supplies)	560.28

**Disbursements Non-General**

Civic: Schaper & White (service)	87.50
Sales Tax Transfer from Money Market to Checking (transfer)	40000.00
Sales Tax: Wroblewski Trust: Elstermeier Floral Land (land pymt)	16726.16
Sewer ICS: Hydro Opt & Auto Solutions: (rack server system)	31079.50
Water Mmkt: Hydro Opt & Auto Solutions: (radio upgrade)	9727.97

St. Paul Development Corp. Executive Director Mike Coghlan was present to discuss the CM Construction (Christopher Meyer) Infill Lot Incentive Program Analysis report regarding the property of 1012 8<sup>th</sup> Street. At the completion of the project the estimated value of the property will be \$229,000. Council member Thompson moved to approve the CM Construction Infill Lot Housing application in the amount of \$12,567. Council member Feeken seconded the motion. Council members Kowalski, Thompson & Feeken voted aye, nays none. Motion carried 3/0.

Council member Kowalski moved to approve the St. Paul Civic Center (423 Howard Avenue) Commercial Lease Agreement between the City of St. Paul and the St. Paul Development Corp. (SPDC). Council member Feeken seconded the motion. Council members Kowalski, Thompson & Feeken voted aye, nays none. Motion carried 3/0. The term of the Agreement shall be for a period of one (1) year commencing on October 1, 2021, and expiring at midnight on September 31, 2022; the Agreement maybe renewed annually.

Council member Kowalski moved to approve 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. Council member Thompson

seconded the motion. Council members Kowalski, Thompson & Feeken voted aye, nays none. Motion carried 3/0.

Utility Superintendent Helzer updates: (1) offered a compliment to the Electric Department on keeping the City electrical lines clear during the wind storm last week; and (2) salt spreader repairs.

Chief of Police Howard updates: (1) submitted a Nuisance & Incident report; (2) mailed approximately 15 more nuisance letters out this past week; and (3) gear has been purchased for Police Officer Moriah Rawlings for the Law Enforcement Training Academy; Ms. Rawlings will begin training on January 2, 2022.

Mayor Bergman updates: (1) Dana F. Cole & Co. has provided the City with the 2020-2021 City Lottery Compliance Procedures report; (2) the City will have a cost savings of \$44,000 in refunding a Series 2017 Street Bond in the amount of \$600,000; the interest rate will go from 2.98% to 1.60%; the bond was for Street Improvement Districts 2014-2, 2014-3, 2016-1 and 2016-2; (3) the League Association of Risk Management (LARM) Board will have a vacancy, due to Teresa Youngquist submitting her resignation to the Board; she will no longer be the Clerk/Treasurer of Beaver City, NE; the resignation is effective January 3, 2022; and (4) the City Office will be closed beginning 12:00 p.m. (noon) Thursday, December 23, 2021 and all day December 24, 2021 regarding Christmas Eve and Christmas day; and off at 3:00 p.m. on December 31, 2021 and all day on January 1, 2022 regarding New Year's Eve day and New Year's day; this will be posted on the City front door.

Mayor Bergman adjourned the City Council meeting at 8:26 p.m.

January 3, 2022

Date

Joel M. Bergman, Mayor

Connie Jo Beck, City Clerk/Deputy Treasurer