

2nd Council Regular Meeting
Monday, August 15, 2022 7:00 PM

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

Agenda

1. Mayor Bergman calls meeting to order regarding the 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; 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. Mayor Bergman opens the Community Development Agency (CDA) meeting to review / approve a Redevelopment Contract regarding the Prairie Falls Subdivision Redevelopment Project Phase Nine (9) per S. Squared Enterprises (Steve Shoemaker).
 - a. Discuss - Approve / Deny the Community Development Agency (CDA) Redevelopment Contract regarding the Prairie Falls Subdivision Redevelopment Project Phase Nine (9), more described as Lots Nine (9) and Ten (10), Prairie Falls Subdivision, City of St. Paul, Howard County, Nebraska.
3. Mayor Bergman adjourns the Community Development Agency (CDA) meeting.
4. Mayor Bergman 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 the Leadership Certification renewal; terminates December 2022 (possible action) - Sharon Hueftle, Executive Director of the South Central Economic Development District, Inc.
8. Discuss - Approve / Deny Resolution 2022-11; whereas, the City of St. Paul continues to provide leadership and efforts to promote ongoing economic development opportunities, and hereby declares its intent to renew its "Leadership Certified Community" designation.
9. Discuss - the Community Needs Assessment Survey (possible action) - Sharon Hueftle, Executive Director of the South Central Economic Development District, Inc.
10. Discuss - Dept. of Economic Development ARPA funding for Rural Workforce Housing Land Development program (possible action) - Sharon Hueftle, Executive Director of the South Central Economic Development District, Inc.
11. Discuss - Approve / Deny disbursing additional funding to the St. Paul Chamber of Commerce in the amount of \$1,253.15 from the sales tax fund regarding promotional and marketing items.
12. Discuss - Approve / Deny P G Properties (Todd Padrnos) Economic Development Program Project application at 108 Howard Avenue, St. Paul, NE. The proposed renovations will be to repair and replace the stairs and decking regarding the two (2) levels of the apartment building, along with finishing the renovation to the apartments.

13. Discuss - Approve / Deny St. Paul Development Corp. (SPDC) Property Improvement applications regarding:

a. Rock Hard Blessings (Jessica Murphy) at 602 Howard Avenue - vinyl awning refacing in the amount of \$500; and

b. Howard Greeley County Food Pantry (Sandi Mudloff, Executive Director) at 1104 4th Street - two (2) building signs; tree removal; and replacement of tree in the amount of \$1,014.29.

14. Discuss - Approve / Deny Mayor Bergman re-appointing Carol Fanta to the Housing Authority of the City of St. Paul Board of Commissioners for another four (4) years effective October 1, 2022 and continue through September 30, 2026.

15. Discuss - Approve / Deny the Redevelopment Contract regarding the Prairie Falls Subdivision (S. Squared Enterprises) Redevelopment Project Phase Nine (9), more described as Lots Nine (9) and Ten (10), Prairie Falls Subdivision, City of St. Paul, Howard County, Nebraska.

16. Discuss - Approve / Deny the 2022 Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classifications and Standard (NBCS).

a. Approve / Deny Resolution #2022-10, whereas the governing body authorizes the signing of the Municipal Annual Certification of Program Compliance 2022 by Mayor Joel M. Bergman.

17. Discuss - Approve / Deny Rutjens Construction Inc. Pay Request #6 regarding the St. Paul Wastewater Treatment Facility (WWTF) Project #020-2586 in the amount of \$713,125.79. The work completed for this pay request consists of site and electrical work around the lift station, further work on the control building; rebar placement and concrete preparation work on the SBR basins, and the installation of site piping.

18. Discuss - Approve / Deny signing Webb & Company Architects, Inc. (Marvin Webb, AIA) Liability Release regarding the St. Paul Wastewater Treatment Facility (WWTF) "Hollow Metal" doors.

(a) Possible Action regarding the Wastewater Treatment Facility (WWTF) doors.

19. Discuss - Approve / Deny Resolution 2022-12; whereas the Mayor and City Council desire to establish fees for various City permits, services, goods, and use of equipment; with the adopted effective date October 1, 2022.

20. Discuss - Approve / Deny Resolution No. 2022-13; whereas, pursuant to the Nebraska Local Option Revenue Act, proposing and submitting to voters at the 2022 General Election an increase of the Local Sales and Use Tax rate of one-half of one-percent (1/2%) from one percent (1%) to one and one-half percent (1 1/2%).

a. Approve / Deny PURPOSE of the proposed Local Sales and Use Tax rate increase regarding the ballot question to be submitted with the resolution.

21. Discuss - Approve / Deny Consent Agenda Items:

(1) July 2022 Treasurer's Report; (2) August 1, 2022 Council minutes (regular) and the August 2, 2022 special meeting regarding the 2022-2023 Budget Public Input Hearing; and (3) August 15, 2022 disbursements.

22. Discuss - Approve / Deny the City of St. Paul Covid-19 employee sick-leave from Monday, February 7, 2022 date (to be revisited six (6) months later).

Note: Minutes of February 7, 2022: Approved allowing only the City employee's that did not previously utilize the Covid-19 sick-leave, to utilize up to forty (40) hours (5 days) at the City's expense.

23. NOTE: August 17, 2022 is the last day in POSTING internally for the Water Commissioner position.

Discuss - Approve / Deny Mayor Bergman appointing a City of St. Paul Water Commissioner, along with an effective date and hourly wage.

24. Discuss - Approve / Deny the City of St. Paul advertising internally and externally for one (1) Water Operator and two (2) Sewer Operator's. The Sewer Commissioners last day is Friday, August 19, 2022.

25. Discuss - Approve / Deny transferring 50,000 from the City Sales Tax Money Market account and depositing it into the City Sales Tax checking account; both fund accounts are at the Homestead Bank.

26. Discuss - Approve attendance of the League of NE Municipalities 2022 Annual Conference to be held on September 14 - 16, 2022 (Wednesday through Friday) at the Cornhusker Hotel, Lincoln, NE.

27. Discuss - Approve / Deny City Clerk Beck and Deputy Clerk Berthelsen attending the Heartland Clerk Association meeting on Thursday, August 25, 2022 in Kearney, NE at 11:30 a.m. (Agenda attached).

28. Utilities Superintendent Helzer updates:

(1) William Gregoski (City Sewer Commissioner) resignation submitted on Monday, August 8, 2022; last day will be August 19, 2022 (two (2) weeks);

29. Chief of Police Howard updates:

(1) Nuisance & Incident Report;

30. Council member updates

31. Mayor Bergman updates:

(1) **City absorbs Grover Cleveland Alexander (GCA) Days event insurance coverage:** Per the League Association of Risk Management (LARM), *the insurance follows the entity NOT the event itself*. LARM would pay to defend the City, but not the Chamber of Commerce. The St. Paul Chamber of Commerce would need to continue to pay the insurance coverage, with the City of St. Paul reimbursing the Chamber of Commerce back if Council approves. Also, the City needs to be named as a "Loss Payee" (this is already being done) on the Chamber of Commerce insurance. Christensen Insurance (Vincent Christensen) stated that the City would pay a much higher premium to possess GCA Day insurance from them.

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

33. Public Announcements

34. 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

35. Mayor Bergman adjourns City Council meeting.

36. Informational Items:

(1) Receipts of July 2022;

(2) Time Certificates July 2022;

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