

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

Monday, August 15, 2022

A meeting of the Community Development Agency (CDA) and the City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Monday, August 15, 2022 at 7:00 p.m. Present were Mayor Joel M. Bergman and Councilmembers: Jerry Thompson and Chuck Schmid. Absent: Council members Mike Feecken and Katie Kowalski. The Mayor and City Council members followed Nebraska Statute §17-105, due to the absence of two (2) City of St. Paul Council members. NE Statute §17-105 states that when the City Council consists of four (4) members as established by ordinance or home rule charter, the Mayor shall be deemed a member of the City Council for purposes of establishing a quorum when the Mayor's presence is necessary to establish the quorum. Unless a greater vote is required by law, an affirmative vote of at least one-half of the elected members shall be required for the transaction of any business.

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) 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 7:01 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.

The first item on the agenda was the Redevelopment Contract regarding the Prairie Falls Subdivision Redevelopment Project Phase Nine (9) per S. Squared Enterprises (Steve Shoemaker).

After Steve Shoemaker gave a brief history of the Prairie Fall Subdivision, Council member Schmid moved to approve 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) in Prairie Falls Subdivision, City of St. Paul, Howard County, Nebraska. Council member Thompson seconded the motion. Council members Thompson, Schmid and Mayor Bergman voted aye, nays none. Motion carried 3/0. Mr. Shoemaker stated that the project has been a success in the building of seven (7) new homes and an added valuation to St. Paul in the amount of \$1.5 million.

Mayor Bergman adjourned the Community Development Agency (CDA) meeting at 7:05 p.m.

Mayor Bergman opened the regular City Council meeting at 7:05 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 has "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.

Sharon Hueftle, Executive Director of the South Central Economic Development District, Inc. was in attendance to discuss the City of St. Paul Leadership Certification renewal; the certification will terminate December 1, 2022. The Leadership Certification will provide leadership and efforts to promote ongoing economic development opportunities regarding St. Paul. The item was tabled until Tuesday, September 6, 2022, so that a full Council quorum can be present to move the project forward.

Sharon Hueftle was also in attendance to discuss the City of St. Paul's Community Needs Assessment Survey; the last City survey was completed in 2014. The South Central Economic Development District (SCEDD) can conduct the survey for an amount of \$8,000; it was stated that the Nebraska Public Power District (NPPD) could conduct the survey for free, with utilizing only "yes and no" questions via the survey monkey. The survey is open to each household in the community to provide (1) data for the Comprehensive Plan, Strategic Plan and grant applications; (2) feedback on community specific issues; and (3) the combined wants and needs of citizens regarding businesses, education, housing and child care. The item was tabled until Tuesday, September 6, 2022.

Sharon Hueftle was also in attendance to discuss the Dept. of Economic Development ARPA funding for Rural Workforce Housing Fund (RWHF) Land Development program. The program was created from the state's allocation under the federal Coronavirus State and Local Fiscal Recovery Funds to support the response and recovery from the COVID-19 public health emergency. Governor Pete Ricketts and the NE Legislature allocated \$10,000,000 from the federal Coronavirus State Fiscal Recovery Fund, pursuant to the American Rescue Plan Act of 2021 to the NE Dept. of Economic Development (DED) for the creation of the RWHF program. The eligible uses of the Rural Workforce Housing Fund (RWHF) Land Development program includes (1) development of affordable housing; (2) improvements to vacant and abandoned properties, including rehabilitation or maintenance and renovation; or cost to secure a vacant or abandoned properties in disproportionately impacted communities; (3) cost associated with acquiring and securing legal title to vacant or abandoned properties in disproportionately impacted communities; (4) removal and remediation of environmental contaminants, or hazards from vacant or abandoned properties in disproportionately impacted communities; (5) demolition or deconstruction of vacant or abandoned buildings in disproportionately impacted communities; and (6) costs associated with inspection fees and other administrative costs incurred to ensure compliance with applicable environmental laws and regulations for demolition or other remediation activities in disproportionately impacted communities. Council member Thompson moved to approve proceeding forward with the Rural Workforce Housing Land Development program through the State of Nebraska. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0. On Tuesday, September 6, 2022 a resolution will be considered regarding the program.

Council member Thompson moved to approve the additional funding to the St. Paul Chamber of Commerce in the amount of \$1,253.15. The funds will be disbursed from the sales tax fund regarding promotional and marketing items. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

A brief discussion ensued regarding P G Properties (Todd Padrnos) Economic Development Program project application at 108 Howard Avenue, St. Paul, NE. The concern of the City Council is that the renovation and repairs to the Padrnos apartment building is not an eligible use of the economic development funds. Council member Thompson moved to deny Todd Padrnos's Economic Development application, due to it not meeting the eligible use. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve two (2) St. Paul Development Corp. (SPDC) Property Improvement applications regarding: (1) Rock Hard Blessings (Jessica Murphy) at 602 Howard Avenue - vinyl awning refacing in the amount of \$500; and (2) 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. Council member Schmid

seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve 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. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Schmid moved to approve 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. Council member Thompson seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Schmid moved to approve the 2022 Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classifications and Standard (NBCS), along with Resolution #2022-10, whereas the governing body authorizes the signing of the Municipal Annual Certification of Program Compliance 2022 by Mayor Joel M. Bergman. Council member Thompson seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Schmid moved to approve 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. Council member Thompson seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve signing Webb & Company Architects, Inc. (Marvin Webb, AIA) Liability Release regarding the St. Paul Wastewater Treatment Facility (WWTF) "Hollow Metal" doors. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve 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. This comes with the stipulation that the Police Department UTV/Golf Cart inspection fee of \$50 be dissolved. Council member Schmid seconded the motion. Council members Thompson & Schmid voted aye, Mayor Bergman voted nay. Motion carried 2/1. On Tuesday, September 6, 2022, the Municipal Code for UTV's and Golf Carts will be up for consideration to be amended.

Council member Thompson moved to approve 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 ( $\frac{1}{2}\%$ ) from one percent (1%) to one and one-half percent ( $1\frac{1}{2}\%$ ). The verbiage on the ballot question shall read: Revenues from the increased sales and use tax are available to be utilized for the general purposes of the City. The City Council intends to utilize the revenues from the increased sales and use tax to pay debt service on bonds issued to pay the costs of constructing a Fire Station for the City of St. Paul, a portion of which will be leased to the Rural Fire District. A sunset clause of twenty (20) years will also be placed in the ballot question, along with once the Fire Station bond is paid off, the sales tax will cease. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0. Resolution No. 2022-13 needs to be taken to the Howard County Clerk's office prior to Thursday, September 1, 2022. Bill Peters, Dream Solko and Jerry Woodgate provided a positive opinion regarding the Fire Station ballot question verbiage, along with stating that they favor the sunset clause in the ballot question.

Council member Thompson moved to approve the 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. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

**Disbursements August 15, 2022**

Aurora Cooperative (fuel)	3392.23
Black Hills Energy (natural gas)	798.87
Bound Tree (supplies)	664.50
City Lights (utilities)	11912.75
Clearly (telephone)	195.76
COR Managed Svcs (service)	1200.00
Custer County Recycling (service)	47.20
Eakes Office (contract)	421.01
Elmwood Cemetery (service)	100.00
Entech Pest Mgmt (service)	135.00
GB Auto (service, supplies)	990.67
Hach Company (chemicals)	307.93
Hawkins (chemicals)	1144.78
Heartland Clerks Assoc (dues)	20.00
Heartland Disposal (service)	7179.00
Heritage Bank (Utility Billing ACH Fee)	25.00
Homestead Bank (ACH fee)	33.60
Hometown Market (supplies)	394.63
Howard County Court (fees)	17.00
Howard County Register of Deeds (fees)	10.00
Howard Greeley RPPD (utilities)	170861.78
Hydro Optimization (service)	4340.17
Jim's Champlin (fuel)	3681.33
John Deere Financial (supplies)	241.30
LARM (insurance)	82.48
Levanders Auto (repair)	228.22
Logan Contractors Supply (supplies)	104.58
Loup Valley Supply (supplies)	125.00
Marlow, Annice (education)	1605.00
Menards (supplies)	103.17
Mid-Nebraska Disposal (service)	3695.30
Municipal Supply (supplies)	193.50
NE Dept of Revenue: Form 10 Sales Tax (tax filing)	16141.01
One Call Concepts (service)	32.18
Open Caret (service)	200.00
Overland Ready Mixed (concrete)	964.92
Phonograph Herald (publish)	277.72
S E Smith & Sons (supplies)	244.08
Schaper & White (service)	864.58
Smith Welding (service)	142.59
St Paul Rural Fire	6700.00
US Post Office (postage)	460.00
USA Blue Book (supplies)	74.13
Vermeer High Plains (sewer vac/trailer)	\$75,137.00

**Non-General Disbursements**

Health Deductible (check order)	24.67
Light ICS to Light Npait (transfer)	449653.41
Water ICS to Water Npait (transfer)	148890.04
Sewer ICS to Sewer Npait (transfer)	198791.74
General ICS to General Npait (transfer)	449637.21
Fire ICS to Fire Npait (transfer)	84798.71
Ambulance ICS to Ambulance Npait (transfer)	149878.32
Park ICS to Park Npait (transfer)	90715.83
Library ICS to Library Npait (transfer)	49302.08

Keno ICS to Keno Npait (transfer)	99590.20
Redlg ICS to Redlg Npait (transfer)	49302.59
American Rescue Plan (ARP): Sewer Trailer & Vacuum	75137.00
Sales Tax: Phonograph Herald: GCA Days Advertising	54.00

Council member Thompson moved to approve eliminating the City of St. Paul Covid-19 employee sick-leave effective immediately. Employees will need to utilize their City sick leave if they acquire Covid-19. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve Mayor Bergman appointing Jeremy Gorecki as the City of St. Paul Water Commissioner once he receives his Grade 2 Water license per the Water Commissioner Job description. Once Mr. Gorecki receives his promotion as Water Commissioner, Mr. Gorecki will be placed in a step on the Pay Plan that reflects a minimum of a three percent (3%) wage increase to his current wage. Council member Schmid seconded the motion. Council member Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0. Utilities Superintendent Helzer will take the position as Water Commissioner until Mr. Gorecki receives his Grade 2 water license.

Council member Thompson moved to approve the City of St. Paul advertising internally and externally for one (1) Water Operator and two (2) Sewer Operator's. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve transferring 50,000 from the City Sales Tax Money Market account and depositing into the City Sales Tax checking account; both fund accounts are at the Homestead Bank. Council member Schmid seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

There was a brief discussion on the 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.

Council member Schmid moved to approve 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. Council member Thompson seconded the motion. Council members Thompson, Schmid & Mayor Bergman voted aye, nays none. Motion carried 3/0.

Utilities Superintendent Helzer updates: (1) William Gregoski (City Sewer Commissioner) resignation was submitted on Monday, August 8, 2022; last day will be Friday, August 19, 2022; (2) City has possession of the new Sewer Vacuum; funds were utilized from the American Rescue Plan (ARP) fund; (3) Swimming Pool season ended on Sunday, August 14, 2022. There were an average of 1.19 persons per day at the swimming pool; the swimming pool was opened 11.5 weeks (83 days) and closed a total of seven (7) days; and (4) the swimming pool has a 4 inch (4") water-line break under the deck that soon will be repaired.

Chief of Police Howard updates: (1) grass and weed letters were sent Monday; the Nebraska Central Railroad was contacted to eliminate the weeds along the track (2) nuisance letters will be hand delivered instead of mailing to save on postage; and (3) Police Officer Jade Stethem has passed his physical endurance test at the NE Law Enforcement Training Center (NLETC) and will begin Law Enforcement school on Sunday, August 28, 2022.

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. Vincent Christensen (Christensen Insurance) stated that the City would pay a much higher premium to possess GCA Day insurance from them; (2) the City Council was given a

spreadsheet of the City's NPAIT – US Treasury investments; (3) the 2022-2023 Budget is up for consideration on Tuesday, September 6, 2022; City Clerk Beck has not received the City valuation as of yet. Once the valuation is in from the Howard County Assessor, City Clerk Beck will forward the updated 2022-2023 Budget figures to the Mayor and City Council members; and (4) the Mayor and Council members thanked Sewer Commissioner Bill Gregoski for his dedicated service to the City of St. Paul.

Public Announcements: (1) St. Paul Public School begins on Thursday, August 18, 2022; (2) the Howard County Sheriff's Office, along with the St. Paul Police Department will be working law enforcement together at the St. Paul Public School this year.

Mayor Bergman adjourned the City Council meeting at 8:49 p.m.

September 6, 2022  
Date

Joel M. Bergman  
Joel M. Bergman, Mayor

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