

City of St. Paul Regular Meeting
704 6th Street
St. Paul, NE 68873

Monday, October 3, 2022

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, October 3, 2022 at 7:00 p.m. Present were Council President Katie Kowalski and Council members Jerry Thompson, Mike Feeken and Chuck Schmid. 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.

Council President Kowalski 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. Council President Kowalski 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; per Council President Kowalski, there will be a five (5) minute limit per person on speaking.

On Monday, September 26, 2022 the Planning Commission denied zoning permit application #2022-35 (Howard County / Howard County Medical Center), due to the project not meeting proper setback requirements on the north and west side of the hospital pursuant to Section 5.3.06 and Section 9.2.01 of the City of St. Paul's Zoning Regulations.

Council President Kowalski read the City of St. Paul's Board of Adjustment minutes dated August 22, 2013 regarding the construction of a drive-up canopy for the Howard County Medical Center (HCMC) emergency room entrance. This zoning permit was denied by the Planning Commission and the City Council, therefore it went before the variance board and was approved by the following stipulations: (1) the variance is only for the canopy project and not for the entire right-of-way; (2) if the adjacent properties are affected by the utility relocation due to the canopy project, then those properties shall be returned to the same condition as before the project. This will be done at no cost to the owner; and (3) at no time in the future shall the canopy and drive-up entrance be enclosed to impair the visibility triangle of Sheridan Street on the north or south sides.

Jerry Woodgate, Planning Commission Chair spoke briefly on why the Commission denied the Howard County Medical Center's (HCMC) Permit application #2022-35. This is due to the Howard County Medical Center (HCMC) not meeting the 14.5 ft. setback on the north side and the 1.5 ft. setback on the west side of the medical center property and not meeting the site-triangle at the corner of Sheridan and "M" Streets. The permit is to construct a Therapy & Wellness Center in the amount of \$8 million. Mr. Woodgate stated that he has never been against the project; the Planning Commission needs to follow the St. Paul Zoning Regulations and have the permit go through the proper process, due to the Commission being a government entity. Arlan Johnson, Howard County Medical Center (HCMC) CEO stated that this just isn't a random project; this is a project for the people. Mr. Johnson also spoke on prior meetings regarding the history of the project setbacks, the north end property utilities, parking, sidewalk placement and the agreement to relocate the City siren. Mr. Johnson also presented a Howard County Medical Center (HCMC) economic impact information sheet to the Council members that consisted of: (1) jobs provided; (2) revenue created; and (3) the State/Local tax that would

be generated. Mr. Johnson stated that he wants to keep the ball rolling on the project. Mr. Johnson is requesting the support from the local government.

Jillyn Klein and Valerie Busse were in attendance to support the Howard County Medical Center (HCMC) Therapy & Wellness Center project.

Utilities Superintendent Matt Helzer and Council members had a brief discussion on vacating the south ten (10) feet of "M" Street between Sheridan and Sherman Streets to give the Howard County Medical Center (HCMC) the necessary setback that is needed on the north side of the medical center. An ordinance will be considered on Monday, October 17, 2022 pertaining to the vacating of the right-of-way.

Council member Thompson moved to deny Howard County/Howard County Medical Center's (HCMC) zoning permit application #2022-35 at 1113 Sherman Street; this is due to not meeting the north and west setbacks. The permit is to build a Therapy & Wellness Center. The permit needs to follow the proper variance channels. Council member Schmid seconded the motion. Council members Kowalski, Thompson & Schmid voted aye, Council member Feeken voted nay. Motion carried 3/1.

Prior to the consideration of approving the City Consent Agenda, the Council members had withdrawn Paula Imler's zoning permit application #2022-34 regarding the installation of a fence to be located at 708 3rd Street. The Planning Commission denied the permit for the reason that corrugated steel is not allowed as fence material pursuant to Section 9.8.10 of the Zoning Regulations. After a brief discussion, Council member Feeken moved to approve the fence permit. Council member Thompson seconded the motion. Council members Feeken and Thompson voted aye, Council member Schmid and Kowalski voted nay. Motion died due to a tie vote. Mayor Bergman was absent; therefore, the tie vote could not be broken.

Council member Schmid moved to approve Consent Agenda Items: (1) September 19, 2022 minutes; (2) September 26, 2022 zoning permits; and October 3, 2022 disbursements, with the stipulation that Dan Howard's claim in the amount of \$91.26 gets withdrawn from the disbursement to be explained at the next Council meeting on Monday, October 17, 2022. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

October 3, 2022 Disbursements

Gross Payroll - September 2022	129225.57
BOK Financial (bond)	154698.75
Blackburn Manufacturing (supplies)	428.01
Blue Cross Blue Shield of NE (insurance)	16760.82
Bomgaars (supplies)	158.75
BSN Sports (supplies)	126.00
Cardmember Services (training, supplies, meals, fuel)	1745.86
Charter Spectrum (service)	239.96
City Health Deductible Savings (insurance)	6534.00
City of St. Paul Transfer Out (TIF MAD Dev. proceeds)	2890.80
City of St. Paul 125 Plan (insurance)	120.00
Consolidated Management (meals)	197.65
Consumer Deposit (Rental Deposit Imus)	250.00
COR Managed Svcs (service)	125.00
Core & Main (supplies)	364.71
Cornhusker Marriott (lodging)	545.00
Crescent Electric (supplies)	178.15
Custer County Recycling (service)	39.60
Dana F Cole & Company (service)	9000.00
Dick's Repair (repair)	925.10
Eakes Office Solutions (supplies)	98.99
GB Auto Service (service)	30.24
HD Arms (supplies, uniforms)	1018.00
Howard Co. Treasurer (dispatch fee)	3122.42
Howard, Daniel (mileage)	91.26
Island Sprinkler Supply (supplies)	378.78
Jarecke Motors (repair)	236.17

League of NE Municipalities (education)	790.00
Madison Nat'l Life (insurance)	180.80
Menards (supplies)	23.98
Mid American Research (supplies)	1068.59
Mutual of Omaha (insurance)	99.36
NE Public Health Environment (lab)	485.00
Olsson (service)	13955.15
Overhead Door (supplies)	302.68
Overland Ready Mixed (concrete)	2048.50
Petty Cash (meals, fees, supplies)	41.74
Quick Med Claims (service)	1517.09
Regional Care (insurance)	71.50
SE Smith & Sons (supplies)	189.27
ServiTech (lab)	144.25
State of NE Central Svcs (telephone)	186.61
Stetson Building Products (supplies)	1631.63
Sunset Law Enforcement (supplies)	1074.35
Verizon Wireless (service)	143.49
Vogel Auto Repair (service)	423.04
Wilbert Memorials (service)	250.00

October 3, 2022 Non-General

S. Squared Enterprises (Prairie Fall TIF Sept. 2022)	6408.45
City of St. Paul (City Share MAD Dev. TIF Sept. 2022)	11426.92
MAD Development (MAD Dev. Share TIF Sept. 2022)	11426.91
Street - Mtr Veh Tax (from Sales Tax)	5646.38
25% Infrastructure (from Sales Tax)	9431.99
Keno: Willow Rising Inc. (donation)	1000.00

Council member Feeken moved to approve the 25% Infrastructure (sales tax) fund absorbing the cost of Olsson's surveying Lot 20 of the Middle Loup Subdivision; this is to place a City Welcome sign on the land. Council member Schmid seconded the motion. Council members Kowalski, Schmid & Feeken voted aye, Council member Thompson voted nay. Motion carried 3/1.

Council member Kowalski moved to approve sales tax absorbing the cost of the Civic Center liability (LARM) insurance in the amount of \$16,759.87. Council member Schmid seconded the motion. Council members Kowalski, Schmid & Feeken voted aye, Council member Thompson voted nay. Motion carried 3/1. City Clerk Beck will be requesting a monthly statement from the St. Paul Development Corp. (SPDC) in keeping track of the St. Paul Civic Center revenues, expenditures and balances.

Utilities Superintendent Helzer updates: (1) the St. Paul Swimming Pool water line had a major conduit crack at the southwest zero entry side of the pool; (2) the Sewer Flusher is at Rose Equipment; the City will be receiving it this coming week; (3) Electrical Commissioner Ed Thompson, City crew and Council member Jerry Thompson was thanked for their dedicated time to the Fall Clean-up project. Two (2) loads of iron went to the Rotary iron pile; two (2) loads of trees went to the recycling tree pile and five (5) loads of garbage went to the Loup Central Landfill. The project was a success.

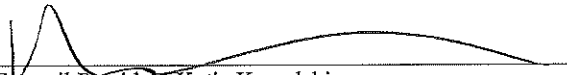
Council member Feeken received numerous telephone calls regarding comments pertaining to the interview committee hiring the most qualified applicants for the City sewer and water operator positions. Some of those persons made comments that there could be possible nepotism in hiring the applicants. Council member Thompson stated that he was part of the interview committee and that the committee was more thorough on one of the employee's employment application, due to a Council member being a family member. Council member Thompson stated that Council member Kowalski was not part of the interview committee for just that purpose.

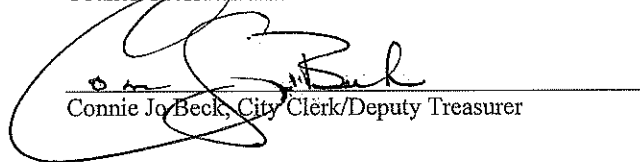
Council member Schmid also thanked the Fall Clean-up crew for doing a great job, along with stating that he has been absent due to a surgery. Council member Schmid also stated that he believes that the interview committee hired the best applicants for the sewer and water operator positions.

Council President Katie Kowalski updates: (1) City received a \$700 reimbursement check from LARM for a bulletproof vest for Officer Stethem; (2) the City of St. Paul and the St. Paul Development Corp. (SPDC) is working on a Rural Workforce Housing grant to receive funds in acquiring property, receive asbestos inspections, tear down existing structures, and to eventually develop properties for affordable workforce housing. The Mayor and Council members were instructed to prioritize a list of nuisance properties that need to be addressed, due to the Rural Workforce application being due in November 2022; (3) the Wastewater Treatment Facility (WWTF) Progress meeting that was scheduled for Wednesday, October 5, 2022 at 1:30 p.m. has been postponed to a future date; and (4) the City received a Well-field rent check from Robert Kanter in the amount of \$5,630.

Council President Kowalski adjourned the City Council meeting at 8:09 p.m.

October 17, 2022
Date


Council President Katie Kowalski


Connie Jo Beck, City Clerk/Deputy Treasurer