

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

**Monday, March 20, 2023**

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, March 20, 2023, at 7:00 p.m. Present were Mayor Joel M. Bergman and Council members Katie Kowalski, Chuck Schmid, Mike Feeken and Bill Peters. Absent: None. 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 regard 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 Mayor Bergman, there will be a five (5) minute limit per person on speaking.

The first item for discussion on the agenda was regarding the Middle Loup Subdivision improvement cost and the Tax Increment Financing (TIF) funding regarding the Phase I and Phase II projects. Utilities Superintendent Helzer spoke in regards to the utilities project cost and the sanitary sewer lift station. The water and sanitary sewer mains will be a sizeable project construction cost.

The Mayor and Council received numerous emails from Attorney Andrew Willis (Cline Williams), Lincoln, NE that were forwarded from City Clerk Beck regarding the project cost for Phase I, along with incorporating Phase II. In reviewing the subdivision map, Phase I has twelve (12) lots, that's if the City converts the far south three (3) lots of the subdivision into two (2) lots; the estimated cost on improvements is \$2.9 million. Phase II consists of seven (7) lots; the estimated cost on improvements is \$813,000. According to Attorney Andrew Willis, it would be advantageous to TIF the entire Middle Loup Subdivision as a whole; this sets up the financing mechanism, but the City will need to make the upfront payments on the project. The City can fund the project from bonding, reserves, sales tax, grants, private resources, American Rescue Plan funds, etc. If the City utilizes reserves to pay for the project, then the TIF will help repay those reserves over a 15 year period. Other topics of discussion pertaining to the Middle Loup Subdivision was the trees and gas line running north and south in the middle of the subdivision; the assessed value of business's; utility assessments; bonding; and erecting a billboard on the property. St. Paul Development Corp. (SPDC) Executive Director Solko's recommendation is to perform construction improvements on the entire subdivision, so that they aren't limited on what they can sell. Council member Feeken stated that he would like to see the St. Paul Development Corp. (SPDC) go after the Community Development Block Grant (CDBG) and the new Site and Building Fund grant. Council member Feeken moved to approve moving forward with construction of Phase I and Phase II of the Middle Loup Subdivision and utilizing Tax Increment Financing (TIF), along with a combination of Sales Tax LB 840 funds and reserve

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funds. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the two (2) Property Improvement applications consisting of: (1) Loup River Distilling (Andrew McCarthy) at 503 Howard Avenue regarding adding permanent awnings with the distillery logo to all windows in the amount of \$5,000; and (2) Northwestern Mutual (Nathan Karges) at 602 Howard Avenue regarding awning signage in the amount of \$1,290; the owner is aware of the improvements. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. St. Paul Development Corp. (SPDC) Executive Director will contact the Howard County Treasurer's Office to see if the taxes have been paid in full regarding 602 Howard Avenue.

Chief of Police Dan Howard was present to discuss the St. Paul Police Department city wide seven (7) page nuisance list consisting of: (1) tree limbs/brush; (2) grass/weeds/yard waste; (3) tires; (4) appliances; (5) trash/rubbish; (6) unlicensed vehicles; (7) unlicensed camper/trailers; and (8) other miscellaneous items, such as a camper parked on a yard and an unregistered boat on the street. Once the discussion ceased, the City Council added a nuisance to the list regarding 726 Howard Avenue; the nuisance has unregistered vehicles, abandon vehicles, rubbish and iron. Chief of Police Howard stated that he hand delivered nine (9) nuisance letters to residents out of the seven (7) pages he acquired. Mayor Bergman stated that the City will not be enforcing the campers being parked in their own personal property. Chief of Police Dan Howard will follow-up on a scrap tire collection grant. There was also a brief discussion regarding the 108 Howard Avenue Apartments. Chief of Police Dan Howard will follow-up on the nuisance list that was provided. No action was taken.

A discussion ensued regarding the submittal of letters to (1) Todd and Michelle Padmos (1220 Farnum Street) and (2) John McClellan (1520 Paul Street) regarding the "Notice of Hearing to Determine Existence of Public Nuisance and to Abate in Whole or in Part". The hearing is to determine whether the above noted premises constitute a public nuisance; the hearing date is scheduled for Monday, April 17, 2023 at 7:00 p.m. Council member Schmid moved to approve mailing the letter to both parties. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve Consent Agenda Items: (1) February 2023 Treasurer's Report; (2) March 6, 2023 (regular) Council minutes; and (3) March 20, 2023, disbursements, with the clarification that the Omaha World Herald disbursement will not be paid twice. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

**Disbursements March 20, 2023**

Amazon Capital Services (books)	19.60
Anderson, Trae (meals)	50.31
Applied Concepts (supplies)	2300.00
Aurora Coop (fuel)	1550.00
Beck, Connie Jo (supplies)	13.95
Black Hills Energy (natural gas)	2768.61
BOK Financial (bond interest)	4473.75
Bound Tree (supplies)	32.99
Brehm's Drug (supplies)	15.42
Charter/Spectrum (service)	127.95
City Lights (utilities)	8882.87
Core and Main (supplies)	427.01
Custer County Recycling (service)	22.40
Eakes Office Solutions (supplies)	479.29
Entech Pest Mgmt (service)	91.80
First Concord Benefits (service)	128.00
Galls (uniform)	177.98
GB Auto Service (service)	84.98
Heartland Disposal (service)	6466.71

Heritage Bank (Light): Utility Bill ACH Fees (fees)	25.00
Homestead Bank (ACH fees)	22.60
Homestead Bank (NSF Check Fee) (fee)	3.00
Howard Greeley RPPD (utilities)	152408.28
Jarecke Motors (repair)	103.35
Jim's Champlin (fuel)	2006.82
John Deere Financial (supplies)	164.92
Kowalski, Trevor (meals)	58.43
Koziol Uphoistery (repair)	670.00
Logan Contractors Supply (supplies)	359.85
Menards (supplies)	171.98
Mid-Nebraska Disposal (service)	4278.87
Mork, Curtis - The Lego Guy (education)	400.00
Municipal Supply (supplies)	631.97
NE Dept of Revenue: Sales Tax Form 10 Submittal (tax)	13179.88
NMVCA (education)	65.00
Omaha World Herald (subscription)	500.99
One Call Concepts (service)	6.74
Penworthy Corp (books)	257.53
Phonograph Herald (publish)	288.38
S E Smith & Sons (supplies)	19.79
Servi-Tech (lab)	165.00
Solko Solutions (service)	50.00
US Post Office (postage)	525.00

**Non-General Disbursements**

Sales Tax Money Mmkt to Sales Tax Checking (transfer)	50000.00
City Insured Cash Sweep Transfer to City NE CLASS (trfr)	1941000.00

Council member Schmid moved to approve amending the City of St. Paul Regular Council meeting start time from 7:00 p.m. to 6:30 p.m. regarding the first (1st) and third (3rd) Mondays of the month. An amendment to the ordinance will be considered on April 3, 2023. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve City Clerk Beck transferring \$400,000 from the Heritage Bank "utility billing" account and placing it into the City's Insured Cash Sweep (ICS) account at Citizens Bank & Trust. The Department accounts will be deposited as follows: Light (50%), Water (25%) and Sewer (25%). Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. Mayor Bergman voiced that a local institution gave him a courtesy call expressing that when you invest your money locally, it keeps your money on Main Street.

Council member Schmid moved to approve City Clerk Beck closing the City's General Premium Investment Money Market Account #504-684 after the south "Welcome Sign" disbursement of \$8,723 has been cleared. The funds will be placed in the General Insured Cash Sweep (ICS) account at Citizens Bank and Trust. Also approved, was the transferring of funds from the: (1) 25% Infrastructure Sales Tax fund \$90,000; (2) the City Health Deductible fund \$100,000; (3) Keno Money Market fund \$30,000; and (4) the REDLG fund \$80,000. The funds will be deposited into the Insured Cash Sweep (ICS) account at Citizens Bank & Trust in the perspective departments. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Utilities Superintendent Helzer updates: (1) Downey Drilling Inc., Kearney, NE performed test holes at the City Recycling Center on Wednesday, March 15, 2023 regarding potable water; (2) G-Works presentation regarding the City's utility services including electrical; electrical however needs the primary and secondary placed on the G-Works map. This site is not for the general public. Utilities Superintendent Helzer applauded Jeremy Gorecki, Ronnie Switzer and Bill Gregoski for placing numerous hours into the utilities project. Council member Feeken stated

that this is important; due to the City losing the knowledge regarding employee's retiring and (3) the City will acquire a new Electrical Commissioner in the near future.

Chief of Police Howard updates consisted of: (1) Thursday, April 6, 2023 from 9:00 a.m. to 2:00 p.m. the St. Paul Police Dept. is hosting a "Railroad Investigation and Safety Course" at the St. Paul Civic Center (423 Howard Avenue); (2) Tuesday, April 18, 2023, the St. Paul Police Department will be taking a "Mental Health" training; the Howard County Sheriff's Office will be handling calls for the St. Paul Police Dept.; (3) Chief of Police Dan Howard scheduled a Police Department meeting on Wednesday, March 29, 2023; (4) the St. Paul Police Dept. will be advertising for two (2) part-time Police Officer positions; (5) Tuesday, March 21, 2023 the St. Paul Police Dept. will be having an accreditation audit regarding training files and background investigations; and (6) Part-time Police Officer Lawrence Stump's final day was Saturday, March 18, 2023; he has accepted a full-time position with the Custer County Sheriff's Office.


Mayor Bergman updates:

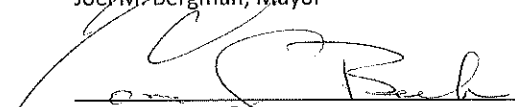
(1) Utilities Clerk Wroblewski received the \$300 for the Annual Garbage Hauling fee from Mid-Nebraska Disposal; Heartland Disposal; and Triple T. Disposal; (2) Caitlin Birdsell (MAD Development) has fulfilled her home building obligation up to Year 2022; she will need two (2) homes built in 2023; (3) Revenue & Expenditure Guideline for February 2023 (document attached); (4) City of St. Paul's Sewer Rates will increase from \$3.20 per 1,000 gallons of water per month to \$3.80 per 1,000 gallons per month, along with a monthly service rate of \$30 a month to \$37 a month; the rates came effective March 1, 2023; the new rate will be billed out in April 2023; (5) City will be mailing a letter to all LARM Members stating that the City of St. Paul will be going out for insurance bids; postage cost will be approximately \$125; (6) St. Paul Chamber of Commerce Easter Egg Hunt is scheduled for Saturday, April 1, 2023 beginning at 1:00 p.m.; rain date is scheduled for the following Saturday, April 8, 2023. The City has a current Certificate of Insurance on file; Street closings consist of: Indian Street between 4<sup>th</sup> and 6<sup>th</sup> Streets and 5<sup>th</sup> Street between Howard Avenue and Indian Street; (7) St. Paul Library Board accepted Library Director Aubrie Brown's resignation effective immediately on Tuesday, March 14, 2023; Ms. Kelli Helton will be the interim Library Director; (8) the 43<sup>rd</sup> Army Band is requesting to perform a concert in the City Park on one of these days of June 26, June 27, or June 28, 2023; and (9) South Central Economic Development District (SCEDD) will have a meeting on Thursday, March 30, 2023 at 5:30 p.m. at the Loup River Distillery; RSVP is required.

Mayor Joel M. Bergman announced that City Clerk/Deputy Treasurer Connie Jo Beck will have a birthday tomorrow on March 21, 2023.

Mayor Bergman adjourned the City Council meeting at 8:40 p.m.

April 3, 2023  
Date

  
Joel M. Bergman, Mayor

  
Connie Jo Beck, City Clerk/Deputy Treasurer