

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

Monday, April 17, 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, April 17, 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.

Two (2) nuisance hearings were scheduled for tonight's Council meeting: (1) 1220 Farnum Street, more legally described as Lot Eight (8), Nine (9) and the West 10' feet of Lot Ten (10), Block Five (5), Military Addition, Howard County, St. Paul, NE and (2) 1520 Paul Street, more legally described as Part Lot Eleven (11), Aleshires Subdivision, Howard County, St. Paul, NE. The Mayor and Councilmembers heard brief testimony from both parties regarding the condition of their nuisance. At the conclusion of the nuisance hearing, Council member Kowalski moved to table 1220 Farnum Street until Monday, May 1, 2023. This is due to the Council requesting pictures of the property, so that they can make a determination to move forward with the nuisance process. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Per Chief of Police Dan Howard, nuisance property 1520 Paul Street has made tremendous progress and will continue to remedy the problem, therefore the City Council decided not to move forward with the nuisance process.

Next on the agenda for discussion is how the public improvement cost pertaining to the Middle Loup Subdivision is going to be absorbed by public funds; the project cost is approximately \$4 million. It was questioned whether there were earthwork and tree removal cost in the Middle Loup Subdivision bid; there is land preparation (earthwork) and tree removal/clearing bid cost in both Phase I and Phase II estimates. The entire Middle Loup Subdivision project will be completed at one (1) time, so that the St. Paul Development Corp. (SPDC) isn't limited on what they can sell. Council member Schmid moved to approve the City utilizing \$1.5 million of City reserves to draw the cost of the bond down, and then bond out the \$2.5 million. Tax Increment Financing (TIF) will be utilized to pay off the project improvements for fifteen (15) years. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

LeeAnn Jochum, Deputy Director of the South Central Economic Development District (SCEDD) provided an overview of the \$1 million Rural Workforce Land Development (RWLD) grant that the City recently was awarded. SCEDD assisted the City with the grant application process. SCEDD will be assisting in the grant administration and project administration with the other communities in SCEDD's area that were also awarded grant funds, and identified their ability to assist the City as well. Ms. Jochum indicated that there are still many outstanding questions and issues that the State has not addressed pertaining to compliance with federal and state regulations, procurement and reporting requirements. SCEDD is willing to assist the City with both grant administration and project administration for the grant. Ms. Jochum outlined the scope of work SCEDD could perform. The City would be billed for actual work performed by SCEDD as determined by the City, with a cap of 4% for grant administration and 6% for project administration. Work performed by SCEDD regarding this grant would be eligible for reimbursement from grant funds. The contract for SCEDD's grant administration on the City's Contract No. 22-RWLD-006 was provided to the City Council. The contract for the project administration will be provided to the City prior to the May 1 City Council meeting. Council member Schmid moved to approve the SCEDD Professional Service/Consultant Agreement for Grant Administration of Contract No. 22-RWLD-006, with the stipulation that City Attorney Jason White approves the contract. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. SCEDD's Rural Workforce Land Development Project Management contract will be considered at the Council meeting on Monday, May 1, 2023 at 6:30 p.m. St. Paul Development Corp. (SPDC) Executive Director Dream Solko indicated that she will also be able to assist with the project administration until July 1, 2023 until she leaves her position with the SPDC.

Council member Feeken moved to approve Emily Vanis to the LB840 Citizens Advisory Review Committee (CARC) effective immediately, with the stipulation that she meets the qualification of a registered voter. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. Tyler Eberle resigned from the CARC Board, in transitioning to the St. Paul Development Corp. (SPDC) Board as a Board member.

Council member Schmid moved to approve Consent Agenda Items: (1) April 3, 2023 (regular) Council minutes; (2) zoning minutes of April 10, 2023, (3) April 17, 2023, disbursements; and (4) private well permit for Andrew Wilshusen at 1528 Indian Street. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Disbursements April 17, 2023

911 Custom (uniform)	1111.00
AED Market (supplies)	673.75
Amazon Capital Svcs (books)	132.29
American Legal Publishing (service)	49.50
Aurora Coop (fuel)	1942.33
Black Hills Energy (natural gas)	2564.33
Bound Tree (supplies)	637.29
Central District Health Dept (lab)	126.00
Charter/Spectrum (service)	127.95
City Lights (utilities)	9263.10
Clearly (service)	193.39
COR Managed Services (service)	1376.00
Custer County Recycling (service)	22.60
Eakes Office Solutions (service)	58.46
Ebsco Mags (magazines)	414.87
Elmwood Cemetery (cemetery)	100.00
Entech Pest Mgmt (service)	91.80
First Concord Benefits (insurance)	112.00
Galls (supplies)	50.27
GB Auto Service (repair)	10.80
Heartland Disposal (service)	6320.18

Heritage Bank (fee)	25.00
Homestead Bank (fees)	40.00
Homestead Bank (Wire Fee) Bond Pymt \$1,220,000 (wire fee)	8.00
Homestead Bank Bad Check Fee (Paxton) (fee)	3.00
Homestead Bank Bad Check Fee (Cardenas) (fee)	3.00
Hometown Market (supplies)	10.76
Howard County Register of Deeds (fees)	20.00
Howard Greeley RPPD (utilities)	141251.34
Itron (service)	2092.05
Jim's Champlin (fuel)	1665.58
John Deere Financial (supplies)	84.16
Kelly Supply Co (supplies)	73.30
Koziol Upholstering (service)	567.50
Loup Valley Supply (oil)	12.30
Mid-Nebraska Disposal (service)	4272.44
Municipal Supply of NE (supplies)	3434.93
NE Municipal Power Pool (dues)	1170.64
NE Dept of Revenue Sales & Use Tax Submittal (tax)	13443.02
Novus Glass (repair)	93.00
One Call Concepts (service)	26.32
Open Caret (service)	200.00
Parts Bin (supplies)	631.49
Petty Cash (reimb, postage, service)	30.51
Phonograph Herald (publish)	713.36
PIP Marketing (checks)	289.77
Schaper & White (service)	500.00
St Paul Public School (supplies)	457.30
Stryker Sales (service)	8132.20
Sweet Shoppe (refreshments)	60.99
TASC (fees)	225.36
Triple T Disposal (service)	39.00
US Post Office (postage)	625.00
Wells Plumbing (service)	516.59

Non-General Disbursements

Elmwood Cemetery Savings to Wells Plumbing (well rig fee)	1583.27
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Utilities Superintendent Helzer updates: (1) Chief of Police Dan Howard had six (6) nuisances that need to be addressed; a nuisance letter was given to the six (6) property owners. They will be discussed on Monday, May 1, 2023 at 6:30 p.m.; (2) St. Paul Swimming Pool pump will be shipped out on Wednesday, May 3, 2023 and arrive by Monday, May 8, 2023. The pump has been back ordered for the last 16 months.

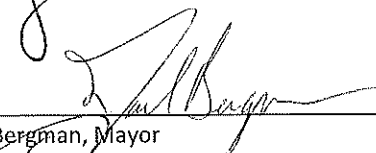
Mayor Bergman updates: (1) the next City Council meeting will be on Monday, May 1, 2023 beginning at 6:30 p.m.; (2) an updated St. Paul Fire & EMS Roster was provided (there were no changes from January 17, 2023); (3) St. Paul Community Needs Survey results are in from the NE Public Power District (NPPD) Economic Development Consultant Lyndsy Jenness; (4) please view the March 2023 Revenue and Expenditure Guideline at the City Office; (5) the City of St. Paul is in the process of going out for General Liability, Property, Workman's Comp. insurance bids; (6) Wastewater Treatment Facility (WWTF) Construction Project meeting minutes of Wednesday, April 12, 2023 (see attached); (7) the City Police Department verbally received a 30 day resignation from Police Officer Jade Stethem; the City will need a written resignation from Police Officer Stethem; (8) Wastewater Treatment Facility (WWTF) window issue; windows came in with incorrect measurements. This will be discussed at a future Council meeting; and (9) Fiber Nebraska had a meeting with Mayor Bergman and City Clerk Beck regarding placing fiber in St. Paul.

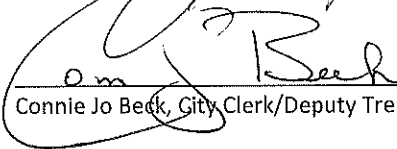
Mayor Bergman stated that there will be a City of St. Paul "Spring Cleanup" on Monday, April 24, 2023 beginning early morning.

Council member Kowalski moved to go into Closed Session at 8:13 p.m. regarding strategy session with respect to real estate purchase regarding the Howard County property. Also invited to go into closed session other than the Mayor and Council members were City Clerk Connie Jo Beck and Utilities Superintendent Matt Helzer. Council member Peters seconded the motion. A motion has been made and seconded to go into Closed Session regarding strategy session with respect to real estate purchase. There was no discussion. The pending motion is to go into Closed Session regarding strategy session with respect to real estate purchase. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. Mayor Bergman adjourned the closed session at 8:22 p.m., with no action.

Mayor Bergman adjourned the City Council meeting at 8:23 p.m.

May 1, 2023
Date


Joel M. Bergman, Mayor


Connie Jo Beck, City Clerk/Deputy Treasurer