

1st Council Regular Meeting

Monday, April 1, 2024 6:30 PM

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

Agenda

1. Mayor Mike Feeken calls City Council meeting to order, with the "Pledge of Allegiance" and the "Open Meeting Statement" as required by NE State Statutes 84-1407 through 84-1414; Mayor Feeken 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. Submittal of Request for Future Agenda Items

3. Reserve time to Speak on an Agenda Item

4. Discuss - Approve / Deny JEO Consulting Group new St. Paul Fire Station Drainage Amendment Agreement regarding storm sewer design services in the amount of \$9,900.

5. Discuss - Approve / Deny Electrical Commissioner James Summers purchasing \$300,000 in electrical materials for the Middle Loup Subdivision; the amount in the 2023-2024 Budget is \$100,000.

a. Discuss / Approve Electrical Commissioner Summers taking the remaining \$200,000 from the Light Dept. reserve of \$750,000.

6. Discuss - Approve / Deny Electrical Commissioner Summers purchasing a 2023 Dump Trailer from U-Betcha Auto, St. Paul, NE in the amount of \$11,000. The dump trailer is 16 ft.; has side walls; a 14 ft. box; two (2) horizontal opening end gates with loading ramps for equipment hauling. It comes with a tandem axle, storage box, 2-5/16 bumper hitch and new tires.

7. NOTICE OF HEARING TO BE DETERMINED EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE OR IN PART

The Mayor and Council shall hear all evidence from the owner or any interested party pertaining to the nuisance at:

(1) 1108 7th Street, St. Paul, NE (Lot Eight (8), Block Four (4), Original Town, St. Paul) and (2) 920 Indian Street, St. Paul, NE (Lot Nine (9) and E 6' of Lot Eight (8), Bartlett's Add, St. Paul, NE).

Discuss - Approve / Deny whether the premise constitutes a public nuisance, and if determined to constitute a public nuisance, to be abated.

a. Discuss - Approve Resolution #2024-2, granting days to abate said nuisance after the notice and hearing of 1108 7th Street. Failure to abate the nuisance will result in the nuisance being abated by the City and the cost will be assessed upon the premises until the lien is paid in full.

b. Discuss - Approve Resolution #2024-3, granting days to abate said nuisance after the notice and hearing of 920 Indian Street. Failure to abate the nuisance will result in the nuisance being abated by the City and the cost will be assessed upon the premises until the lien is paid in full.

8. Discuss the City of St. Paul's Department Status updates regarding (possible action): (1) Water; (2) Sewer; and (3) Landfill.

9. Discuss - Approve / Deny Olsson "Letter Agreement Amendment #2" for Professional Services dated January 12, 2023, between St. Paul Economic Development Corporation (Client) and Olsson, Inc. (Olsson) regarding the Middle Loup River Subdivision; this comes with the stipulation that the St. Paul Development Corp. (SPDC) also approves. The project description is for Construction Phase Services, including construction administration, staking, observation, and material testing. Olsson's scope of services will be provided on a time-and-expense basis not to exceed \$190,900.

10. Discuss - Approve / Deny Consent Agenda Items:

- (1) Council Minutes regarding March 18, 2024 (regular) and March 21, 2024 (special);
- (2) Disbursements April 1, 2024;
- (3) Renewing the City of St. Paul's Clearly service in the amount of \$174.70 (monthly) for the next two (2) years; this does not include the \$19 for the remote support from BTS; and
- 4) Lawrence Stump as a St. Paul EMT (Part-time St. Paul Police Officer); Officer Stump is a Paramedic.

11. Discuss - Approve / Deny utilizing a General Obligation Various Purpose bond to absorb the Middle Loup Subdivision improvement cost; bonding amount?

***Minutes of March 20, 2023, and April 17, 2023 - utilize \$1.5 Million of reserve funds.

12. Discuss - Approve / Deny paying Olsson engineering invoice in the amount of \$903.05 from which account regarding "M" Street and Nelson Street.

13. Discuss - Approve / Deny the City of St. Paul "Social Media Code of Conduct" policy effective April 2, 2024. City Attorney White reviewed and approved the policy.

14. Discuss 1st of the month City of St. Paul's nuisances per the Nuisance Committee (Chief of Police Dan Howard to report) - Possible Action.

15. A working schedule needs to be prepared by TIF Attorney Andrew Willis, Lincoln, NE regarding "Notices for Public Hearings" on the Redevelopment Plan and Agreement. NOTE: The City will hold Public Hearings for the Planning Commission, CDA, and the City Council.

Review the numbers pertaining to the Middle Loup Subdivision "Amendment to the Redevelopment Plan" AND "Redevelopment Agreement" of the City of St. Paul Project (Possible Action).

a. Will the proceeds for selling the twenty (20) lots in the Middle Loup Subdivision go directly to the City of St. Paul, NE to recoup the cost of improvements (Possible Action).

16. Utilities Superintendent Helzer updates:

(1) City employees removed the trees at the new Fire Station location on Thursday, March 28, 2024;

17. Chief of Police Howard updates:

(1) 1st of the Month Police Activity Report;

18. Mayor Feecken updates:

(1) Notice of Special Meeting on Wednesday, April 3, 2024 at 7:30 p.m. at the Fire Station (824 6th Street) regarding the Final Review of the new Fire Station Plans;

19. Public Announcements

20. Closed Session: Pending Litigation; Strategy Session with respect to real estate purchase; and prevent needless injury to the reputation of an individual

21. Mayor Feeken adjourns City Council meeting

22. Informational Items:

a. City Receipts February 2024;

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

The City of St. Paul abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in the meeting room as required by Nebraska State Law.

The Mayor and City Council reserve the right to enter into an Executive Session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the Agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, person(s) having items on the agenda, and the public. The City of St. Paul reserves the right to adjust the order of items on the agenda.

Anyone wishing to speak may be limited to three (3) to five (5) minutes per person. Please utilize the podium and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner.