

2nd Council Regular Meeting

Monday, June 17, 2024 6:30 PM

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

Agenda

1. Mayor Mike Feeken calls the meeting to order regarding the regular City Council meeting and the Community Development Agency (CDA) meeting, 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 Requests for Future Agenda Items

3. Reserve Time to Speak on an Agenda Item

4. **Mayor Feeken opens three (3) public hearings:**

(1) On request by the St. Paul Development Corp. (SPDC) to vacate the plat for the Middle Loup Subdivision except for U.S. Highway 281 right-of-way dedicated to the Middle Loup Subdivision, City of St. Paul, Howard County, Nebraska;

(2) Final Plat of Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska; and

(3) On the proposed zoning designations for lots in the Middle Loup River Subdivision.

5. Discuss - Approve / Deny Owner-Contractor Agreement between the City of St. Paul, NE (Owner) and Bierman Contracting Inc. (Contractor) regarding the construction of a new St. Paul Fire Station. The fire station will be located at 4th Street and Kendall Street. The fire station building will utilize a pre-engineered metal building structure totaling approximately 10,500 sf. Interior space will be subdivided into apparatus bays, offices, storage and meeting rooms, and a restroom. The exterior finishes will consist of pre-finished metal wall panels, and pre-finished standing seam metal roof panels. All required site, framing, finishing, plumbing, mechanical, and electrical work.

6. Mayor Feeken opens the public comment period on the request by the St. Paul Development Corp. (SPDC) to vacate the plat for the Middle Loup Subdivision except for U.S. Highway 281 right-of-way dedicated to the Middle Loup Subdivision, City of St. Paul, Howard County, Nebraska.

(a) Closes Public Comment Period;

(b) Discuss - Approves / Deny the vacation of the plat regarding the Middle Loup Subdivision.

7. Introduce Ordinance #1049; to vacate the plat of Middle Loup Subdivision in the City of St. Paul, Howard County, Nebraska as recorded on May 8, 2019, in Book 19, Page 1860 in records of Howard County, Nebraska, except for U.S. Highway 281 right-of-way as dedicated with Middle Loup Subdivision, City of St. Paul, Howard County, Nebraska; to provide for an effective date; and to provide for the publication of this ordinance in pamphlet form.

***Introduce Ordinance, with no second or roll call;

***Waive the three (3) readings of Ordinance on three (3) different occasions, with a second and

roll call;

***Final Passage of Ordinance, with second and roll call.

8. Mayor Feeken opens the public comment period on the Final Plat of the Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska.

(a) Closes Public Comment Period;

(b) Discuss - Approves / Deny the Final Plat of the Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska.

9. Introduce Ordinance #1050; to approve the Final Plat of Middle Loup River Subdivision in the City of St. Paul, Howard County, Nebraska; to authorize a Certificate of Approval of such subdivision to be filed with the Register of Deeds; and to provide for an effective date and the publication of this ordinance.

***Introduce Ordinance, with no second or roll call;

***Waive the three (3) readings of Ordinance on three (3) different occasions, with a second and roll call;

***Final Passage of Ordinance, with second and roll call.

10. Discuss - Approve / Deny Certificate of Approval of Middle Loup River Subdivision legally described as: A tract of land located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska.

11. Mayor Feeken opens the public comment period on the proposed zoning designations for lots within the Middle Loup River Subdivision.

(a) Closes Public Comment Period;

(b) Discuss - Approve / Deny the proposed zoning designations for lots within the Middle Loup River Subdivision.

12. Discuss - Approve / Deny Consent Agenda Items: (1) Treasurer's Report May 2024; (2) June 3, 2024 (regular) Council minutes; (3) June 10, 2024, Zoning Minutes; (4) June 17, 2024, disbursements; and (5) Elaine Swanson Well Permit 604 7th Street.

13. Discuss - Approve / Deny Rega Engineering work order regarding Project No. #241127 in the amount of \$500.00 pertaining to rendering a design and an initial cost estimate for the City of St. Paul's Rural Community Recovery Program (RCRP) application. Funding Source? Disbursed from the Park Aluminum fund.

14. Mayor Feeken closes the regular City Council meeting and opens the Community Development Agency (CDA) meeting of the City of St. Paul, NE.

PUBLIC HEARING Amending the Redevelopment Plan and Cost Benefit Analysis regarding Lots 1-20, Middle Loup River Subdivision and to recommend this for City Council approval.

(a) Mayor Feeken opens the Community Development Agency (CDA) public comment period regarding an Amendment to the Redevelopment Plan and Cost Benefit Analysis for

Lots 1-20, Middle Loup River Subdivision.

(b) Mayor Feeken closes the public comment period.

(c) Discuss - Approve / Deny Resolution 2024-8; the Community Development Agency (CDA) of the City of St. Paul, Nebraska recommending approval and adopting an amendment to the Redevelopment Plan of the City of St. Paul, NE and Cost Benefit Analysis for the Middle Loup River Redevelopment Project in the Redevelopment Plan Amendment.

15. Discuss - Approve / Deny Resolution 2024-9; the Community Development Agency (CDA) of the City of St. Paul, Nebraska authoring and approving a Redevelopment Agreement regarding the Middle Loup River Subdivision Redevelopment Project utilizing Tax Increment Financing (TIF); and taking other actions required or permitted under the Community Development Law.

16. Mayor Feeken opens regular City Council meeting to order.

17. PUBLIC HEARING Amending the Redevelopment Plan regarding Lots 1-20, Middle Loup River Subdivision

Mayor Feeken opens public comment period;

Mayor Feeken closes public comment period;

Discuss - Approve / Deny City of St. Paul, NE Resolution 2024-10 amending the Redevelopment Plan regarding the Middle Loup River Subdivision Redevelopment Project that will utilize Tax Increment Financing (TIF) pursuant to Neb. Rev. Stat. 18-2147.

18. Discuss - Approve / Deny Resolution 2024-11; of the City Council of the City of St. Paul, Nebraska, approving the form of the Redevelopment Agreement on behalf of the City and authorizing the Community Development Agency of the City of St. Paul, NE to enter into said agreement and issue Tax Increment Financing (TIF) indebtedness for the Middle Loup River Subdivision Redevelopment Project.

19. Utilities Superintendent Helzer updates

20. Police Sergeant Howard updates:

(1) Nuisance: Robert and Roseann Allen (owners) met cleanup expectation at 810 Elm Street; looking to sell property

21. Mayor Mike Feeken updates:

22. Public Announcements

23. Closed Session: The City of St. Paul reserves the right to go into Closed Session when it is clearly necessary to protect the public interest or for the prevention of needless injury to the reputation of an individual; or pending litigation

24. Mayor Feeken adjourns City Council meeting.

25. Informational Items:

(1) Receipts May 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.