

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

Monday, June 17, 2024

A regular City Council meeting, along with the Community Development Agency (CDA) meeting of the City of St. Paul, Nebraska was held at City Hall in said City on Monday, June 17, 2024, at 6:30 p.m. Present were Mayor Mike Feeken and Council members Katie Kowalski, Chuck Schmid, Bill Peters & Brian Sack. 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 Feeken opened the regular City Council meeting at 6:30 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 Feeken 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.

Mayor Feeken continued the meeting by announcing that 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 Feeken, there will be a five (5) minute limit per person on speaking.

Mayor Feeken opened three (3) public hearings at 6:31 p.m. (1) public hearing 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) public hearing regarding the 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) public hearing regarding proposed zoning designations for lots in the Middle Loup River Subdivision.

Council member Sack moved to approve 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 and Kendall Streets. 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. The contract is in the amount of \$2,272,000, along with Alternate #1: Drainage Work \$158,000 and Alternate #2: Additional Apparatus Bay \$79,000. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve the County Cage's (Kersten Kucera) 3<sup>rd</sup> "outdoor area diagram" option regarding a street closing on Howard Avenue between 6<sup>th</sup> and 7<sup>th</sup> Streets on Saturday, July 13, 2024, from 5:00 p.m. to 1:00 a.m. regarding the Grover Cleveland Alexander (GCA) Day street dance. This also comes with the approval of the County Cage Special Designated Liquor (SDL) application pertaining to the same date and time as noted above. Attendance will be approximately 850 people. Proof of General and Liquor Liability

insurance is current at the City Office. Wristbands will be utilized for underage drinking. Electrical power is available for the street dance. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0. A six (6) ft. fence will close off the street; Ms. Kucera received permission signatures from the business owners on the north side of the street. The south side of the street will have a walk through for patrons.

Mayor Feeken opened the public comment period at 6:43 p.m. on the request of 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. After hearing no comments, Mayor Feeken closed the public hearing at 6:44 p.m. Council member Peters moved to approve the vacation of the plat regarding the Middle Loup Subdivision. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Kowalski introduced 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. Council member Schmid waived the three (3) readings of Ordinance #1049 on three (3) different occasions. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0. Council member Kowalski moved for Final Passage of Ordinance #1049. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack vote aye, nays none. Motion carried 4/0.

Mayor Feeken opened the public comment period at 6:47 p.m. regarding 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. After hearing no comments, Mayor Feeken closed the public hearing at 6:47 p.m. Council member Sack moved to approve 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. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Schmid introduced 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. Council member Kowalski waived the three (3) readings of Ordinance #1050 on three (3) different occasions. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0. Council member Schmid moved for Final Passage of Ordinance #1050. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Sack moved to approve the 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. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Mayor Feeken opened the public comment period at 6:50 p.m. regarding the proposed zoning designations for lots within the Middle Loup River Subdivision. St. Paul Development Corp. Executive Director Parker Klinginsmith stated that the "Highway Commercial" lots are in the west subdivision and the "Light Industrial" lots are in the east subdivision. The Outlot 1 lot is Highway Commercial and it is in the southeast subdivision. Mayor Feeken closed the public hearing at 6:52 p.m. Council member Kowalski moved to approve the proposed zoning designations for lots within the Middle Loup River Subdivision. Council member Peters

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

Council member Schmid moved to approve the Consent Agenda Items: (1) May 2024 Treasurer's Report; (2) June 3, 2024 (regular) Council minutes; (3) June 10, 2024, Zoning Minutes; (4) June 17, 2024, disbursements; and (5) Elaine Swanson Well Permit at 604 7th Street. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

**Disbursements June 17, 2024**

Amazon Capital Services (books)	171.74
AT&T Mobility (service)	491.56
Aurora Cooperative (fuel)	1382.66
Automatic Systems (service)	651.39
Charter/Spectrum (service)	184.96
City Lights (utilities)	8466.45
Clearly (service)	194.47
DAS State Accounting - Central Finance: Motor Grader & Wing (Equip)	36500.00
Dept of Revenue: Sales & Use Tax Submittal (tax)	12090.69
Dick's Repair (repair)	145.76
Elan Financial (postage)	7.73
First Concord (service)	120.00
Hamilton Information Systems (computer)	1898.00
Hamilton Information Systems (contract)	1568.50
Hawkins (chemicals)	4331.82
Heartland Disposal (service)	6012.83
Heritage Bank: Utility Bill ACH Fee (fee)	25.00
Homestead Bank (ACH fees)	23.60
Hometown Market (supplies)	81.36
Howard County Register of Deeds (fees)	30.00
Howard Greeley RPPD (utilities)	116350.65
Jarecke Motors (repair)	1520.81
Jim's Champlin (fuel)	2450.43
JK Energy Consulting (contract)	2000.00
John Deere Financial (supplies)	1713.88
Kelly Supply Company (supplies)	239.97
Mid-Nebraska Disposal (service)	4724.69
Municipal Supply Inc (supplies)	1478.02
One Call Concepts (service)	34.24
Open Caret (service)	200.00
OverDrive Inc (books)	304.99
Parts Bin (supplies)	348.67
Phonograph Herald (publish)	937.64
Quick Med Claims (service)	689.67
S E Smith & Sons (supplies)	59.46
Sandry Fire Supply (supplies)	114.00
Shaffer Communications (supplies)	35.00
Smith Welding (repairs)	2663.55
St. Paul Public School (supplies)	566.14
Sun Auto Tire & Service (repair)	26.99
Thiel Tire & Auto (repair)	24.61
Triple T Disposal (service)	268.00
US Marshall Service: Treas 310: Minnesota Task Force O.T. Hours : (to incorrect State; should be Minnesota (reimburse back)	3160.90
US Post Office (postage)	525.00
Wesco (supplies)	1969.81

**Non-General Disbursements**

Council member Sack moved to approve the Rega Engineering work order regarding Project No. #241127 in the amount of \$500 pertaining to rendering a design and an initial cost estimate for the City of St. Paul's Rural Community Recovery Program (RCRP) application. Funding will be disbursed from the Park Aluminum fund. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

**Mayor Feeken closed the regular City Council meeting and opened the Community Development Agency (CDA) meeting of the City of St. Paul, NE at 6:55 p.m.**

Mayor Feeken opened the Community Development Agency (CDA) public comment period at 6:56 p.m. regarding an Amendment to the Redevelopment Plan and Cost Benefit Analysis for Lots 1-20, Middle Loup River Subdivision. Ms. Alison Janecek Borer, Tax Increment Financing (TIF) Attorney, Lincoln, NE was in attendance to explain the tax increment financing process regarding the Middle Loup River Subdivision. Mayor Feeken closed the public hearing at 7:02 p.m. Council member Schmid moved to approve 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. Council member Kowalski seconded the motion. Council member Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Sack moved to approve 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. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

**Mayor Feeken opened the regular City Council meeting at 7:04 p.m.**

Mayor Feeken opened a public comment period to amend the Redevelopment Plan regarding Lots 1-20, Middle Loup River Subdivision at 7:04 p.m. Mayor Feeken closed the public hearing at 7:05 p.m. Council member Peters moved to approve the 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. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve 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. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Utilities Superintendent Helzer updates: (1) the City Office roof has been repaired; (2) the Wastewater Treatment Facility composite test has met the NE Dept. of Environment and Energy (NDEE) standards; and (3) last Wednesday the Electrical Dept. had a pole mount transformer that failed one-half block south of Grant and Kendall Streets.

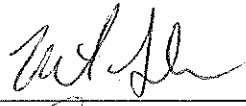
Police Sergeant Howard updates: Nuisance at 810 Elm Street: Robert and Roseann Allen (owners) have met cleanup expectations; property will be for sale.

Mayor Mike Feeken updates: Proclamation for Vanice Bahensky's 106 Birthday.

Mayor Feeken adjourned the City Council meeting at 7:13 p.m.

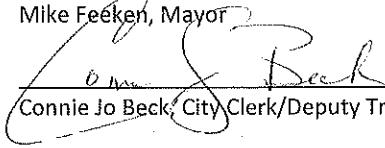
Date

*July 1, 2024*



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Mike Feeken, Mayor



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Connie Jo Beck, City Clerk/Deputy Treasurer