

2nd Council Regular Meeting

Monday, September 16, 2024 6:30 PM

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

Agenda

1. Mayor Mike Feeken calls a meeting to order regarding the Community Development Agency (CDA) and the Regular Council 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 the Community Development Agency (CDA) **PUBLIC HEARING** to obtain public comment prior to the review and consideration of a proposed amendment to the Redevelopment Plan for a specific redevelopment project on property located at 1517 2nd Street in St. Paul, NE and more legally described as: Lots 1-6, Block 34, Original Town of St. Paul, Howard County, NE, including that portion of alley within Block 34, vacated by the City of St. Paul, NE in Ordinance #386, recorded September 14, 1966, in Miscellaneous Book 26, Page 385.

NOTE: The City Planning Commission held public hearing on Monday, September 9, 2024, regarding the Hometown Market Redevelopment Project.

5. Mayor Feeken opens the Public Comment period regarding an amendment to the Redevelopment Plan and Cost Benefit Analysis regarding 1517 2nd Street, St. Paul, NE.

a. Mayor Feeken closed the public comment period.

b. Approve / Deny Resolution 2024-17, the Community Development Agency (CDA) of the City of St. Paul, NE recommending approval and adopting an amendment to the Redevelopment Plan and Cost Benefit Analysis of the City of St. Paul regarding the Hometown Market Redevelopment Project.

6. Discuss - Approve / Deny Resolution 2024-18, authorizing and approving a Redevelopment Agreement for the Hometown Market redevelopment project utilizing Tax Increment Financing (TIF); and taking other actions required or permitted under the Community Development Law.

7. Mayor Feeken adjourns the Community Development Agency (CDA) and opens the Regular City Council meeting.

8. Mayor Feeken opens the **City Council PUBLIC HEARING** to obtain public comment prior to the review and consideration of a proposed amendment to the Redevelopment Plan for a specific redevelopment project on property located at 1517 2nd Street in St. Paul, NE and more legally described as: Lots 1-6, Block 34, Original Town of St. Paul, Howard County, NE, including that portion of alley within Block 34, vacated by the City of St. Paul, NE in Ordinance #386, recorded September 14, 1966, in Miscellaneous Book 26, Page 385.

a. Mayor Feeken opens the public comment period;

- b. Mayor Feeken closes the public comment period;
- c. Approve / Deny Resolution 2024-19, approving an amendment of the Redevelopment Plan for the City of St. Paul, NE including the specific Redevelopment project. The Redevelopment Plan amendment includes the Hometown Market Redevelopment Project (the "Project") that will utilize Tax Increment Financing (TIF) pursuant to Neb. Rev. Stat. 18-2147.

9. Discuss - Approve / Deny Resolution 2024-20, of the City Council of the City of St. Paul, NE, approving the form of the Redevelopment Agreement on behalf of the City and authorizing the Community Development Agency (CDA) of the City of St. Paul, NE to enter into said agreement and issue Tax Increment Financing (TIF) indebtedness for the Redevelopment Hometown Market Project.

- a. Approve the Redevelopment Agreement for the Hometown Market Project.

10. Consider proposed changes to the City of St. Paul Municipal Code Section 3-308: ELECTRIC SERVICE AND EXTENSIONS - Possible Action.

NOTE: The Electrical Ordinance will be discussed and approved on Monday, October 7, 2024.

11. Discussion regarding the "unsafe building" at 108 Howard Avenue, St. Paul, NE that is owned by Todd and Michelle Padmos. Chief of Police Howard to contact a structural engineer for inspection of the building per Mayor Feeken's email on August 27, 2024 (Possible Action).

12. **Discuss - Approve / Deny Consent Agenda Items:** (1) Treasurer's Report August 2024; (2) Minutes regarding September 3, 2024 (regular); and September 5, 2024 (special); (3) Disbursements September 16, 2024; and (4) Zoning Minutes September 9, 2024.

13. Discuss - Approve / Deny Bierman Contracting, Inc. Fire Station Construction Pay Request #3 in the amount of \$166,199.65 regarding the foundation and re-enforcement of site utilities.

14. Discuss - Approve / Deny Resolution 2024-21, City of St. Paul revised "Fee Schedule" effective October 1, 2024.

15. Discuss - Approve / Deny McCarty Construction (Matt) concrete work bid pertaining to the west side of the St. Paul Public Library.

16. Review the Middle Loup River Subdivision Lot Pricing (buy down calculation) - Possible Action.

17. Discuss Mayor Feeken's appointment to the City of St. Paul Engineer and Street Superintendent; this appointment will be held at the first meeting in December 2024. Brian Friedrichsen stated that he received his "Class A" Street Superintendent license at the Council meeting on Tuesday, September 3, 2024 (Possible Action).

18. Discussion to demolish a home located at 1122 7th Street, St. Paul, NE; Brad Lassen (Owner). The fire was on January 14, 2024; utilities were turned off per owner (Possible Action).

19. Utilities Superintendent Helzer updates:
(1) BIG IRON City Auction Proceeds

20. Chief of Police Howard updates:

21. Mayor Mike Feeken updates:

(1) Middle Loup River Subdivision Construction Progress meeting Thursday, September 19, 2024, at 1:30 p.m. at City Hall;

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 August 2024;

(2) City August 2024 Revenue and Expenditure Guideline (Review at City Office).

26. 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.