

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

**Monday, August 19, 2024**

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, August 19, 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 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 the public hearing at 6:31 p.m. regarding the proposed City of St. Paul's 2024-2025 Budget pertaining to all City Departments.

A lengthy discussion ensued with a large crowd in attendance regarding the Howard County Sheriff's Office proposal regarding merging City of St. Paul police services. Mayor Feeken gave an opening statement stating that "nothing is going to happen this year". Mayor Feeken then extended his appreciation to Sheriff Mike Hoff for taking the initiative to provide the City with the service proposal, so that perhaps in the future the Howard County Sheriff's Office and the St. Paul Police Dept. can share a creative partnership. Mayor Feeken also stated that the Council needs to receive these types of proposals, so that the Mayor and Council can address

potential tax savings to the citizens of St. Paul, along with balancing that with local control and having the ability of our citizens to address performance and concerns.

Sheriff Mike Hoff thanked Mayor Feeken for the great introduction. Sheriff Hoff stated that it has been brought to the Sheriff's attention numerous times to have the discussion to merge the two (2) Agencies. Sheriff Hoff spoke briefly regarding the proposed agreement, along with this year's Police Dept. deficit that was presented at the last Council meeting. Numerous patrons were in attendance to speak in favor of the City retaining the Police Dept., due to local control and to have police presence in the City. Howard County Commissioner Kathy Hirschman spoke briefly regarding Governor Pillen's legislative bill on the zero percent (0%) property tax cap and that services are probably being duplicated between the two (2) Agencies; these perhaps could be combined. City patron, Jerry Woodgate stated that the City needs to be reliable stewards of City funds. Council member Kowalski moved to approve not moving forward with the merging of Agencies. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

St. Paul Development Corp. (SPDC) Executive Director Parker Klinginsmith was in attendance to do an overview of "The Den" (Jewell Howell) Rural Economic Development Loan Grant (REDLG) specifications and to discuss the Uniform Commercial Code (UCC) document. Council member Kowalski moved to approve "The Den" (Jewell Howell) Rural Economic Development Loan Grant (REDLG) application regarding a breakfast and lunch diner in St. Paul, NE. The loan amount request is \$30,000 for seven (7) years at an interest rate of 4.50%, along with the approval of the Loan Agreement; Promissory Note; Commercial Security Agreement, and with the addition of adding a personal guarantee clause in the documents. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

At the City Council meeting on Monday, August 5, 2024, Blake Schwartz (St. Paul Grocery Store) requested to open and pave vacated 3rd Street north of "O" Street. Mr. Schwartz stated that he would pay for half (1/2) of the paving if the City would absorb the other half (1/2). Utilities Superintendent Helzer obtained estimated costs from Olsson regarding the storm sewer (City obligation) and street paving. Council member Schmid moved to approve the City absorbing half (1/2) the vacated 3rd street estimated paving improvement cost, along with disbursing funds from the 25% Infrastructure to pay for the improvements. The motion further stated that the City's paving cost will be assessed to the owner(s) of Block Thirty Five (35), Original Town and the vacated South thirty three (33.0) feet of country road when any portion of the property is developed or is sold, with said assessment to be paid in full upon development or sale of any portion of the property. 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 7:36 p.m. regarding the proposed City of St. Paul's 2024-2025 Budget. Mayor Feeken discussed the City Department changes that included the: Lights; Sewer; General; Streets; and Swimming Pool. Mayor Feeken also voiced the comparison from last fiscal year to this upcoming fiscal year pertaining to the (1) Valuation; (2) Property Tax Request; and (3) Levy. The proposed 2024-2025 Tax Rate will decrease by eight percent (8%) from this fiscal year and the Property Tax Request will increase, due to Debt

Service (bonds). After hearing no public comments, Mayor Feeken closed the public comment period at 8:08 p.m. Council member Schmid moved to approve the proposed 2024-2025 Budget changes. 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 Bierman Contracting, Inc. two (2) Pay Requests: **(1)** Pay Request #1 in the amount of \$76,607.05 pertaining to bonds, insurance, submittal exchange costs and **(2)** Pay Request #2 in the amount of \$43,582.20 regarding site grading, general conditions/site supervision costs. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve City Clerk Beck transferring \$300,000 from the Fire Station Construction NPAIT #23251-201 to the Fire Station Construction checking account to absorb the cost of construction. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

At the City Council meeting on Monday, August 5, 2024, Council approved a \$2.00 base rate increase in all electrical rate classes and a 2.5% increase in all electrical usage rate classes; this will be effective October 1, 2024. Council member Kowalski introduced Ordinance 1051; amending Article 322 to Chapter 3 of the Municipal Code of the City of St. Paul, NE; providing for the rates; customers of the Municipal Electrical System shall be charged; repealing all ordinances or parts thereof in conflict with this ordinance; and providing for the time this ordinance shall be in full force and take effect. Council member Peters moved to waive the three (3) readings of Ordinance #1051 at three (3) different occasions. Council member Sack 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 #1051. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted ayes, nays none. Motion carried 4/0.

Council member Schmid moved to approve the Consent Agenda Items: (1) Treasurer's Report July 2024; (2) Minutes regarding August 5, 2024 (special); August 5, 2024 (regular); and August 15, 2024 (special); (3) Disbursements August 19, 2024; and (4) Transfer of City funds in the amount of \$250,000 from Heritage Bank (Utility) #411025 to Checking #100027 to pay disbursements; and (5) St. Paul Rescue Squad EMT's Nekita Powell and Briana Powell. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

**Disbursements August 19, 2024**

Anderson, Audrey (reimb)	100.00
Anderson, Trae (reimb)	31.00
Aurora Coop (fuel)	1465.80
Bader, Levi (reimb)	50.00
Black Hills Energy (natural gas)	919.35
Charter/Spectrum (service)	184.96
Christensen Concrete (supplies)	369.00

City Lights (utilities)	10107.47
Clearly (service)	201.04
Construction Rental (supplies)	335.00
Custer County Recycling (service)	24.40
Dick's Repair (service)	1655.12
Dutton Lainson (supplies)	727.08
Eacker, Aliyah (reimb)	100.00
First Concord (service)	120.00
Hamilton Information System (service)	1568.50
Heartland Disposal (service)	5938.54
Homestead Bank (fees)	34.00
Hometown Market (supplies)	27.35
Howard County Register of Deeds (fees)	42.00
Howard Greeley RPPD (utilities)	182860.74
Jarecke Motors (service)	69.76
Jim's Champlin (fuel)	2754.07
John Deere Financial (supplies)	55.60
Kaluf, Blaze (reimb)	50.00
Kelly Supply Co (supplies)	105.62
Kroeger, Jessica (reimb)	50.00
League of NE Municipalities (dues)	7612.00
Lemburg, Christian (reimb)	50.00
Meinecke, Ashton (reimb)	100.00
Mid-Nebraska Disposal (service)	4778.43
NE Dept of Revenue	16726.31
NE Municipal Clerks Assn (dues)	200.00
One Call Concepts (service)	23.08
Open Caret (service)	200.00
Overland Ready Mixed (concrete)	8440.09
Parts Bin (supplies)	601.01
Paulsen, Norah (reimb)	100.00
Petty Cash (refund, postage)	31.70
Phonograph Herald (publish)	913.43
PSSI Pest Services (service)	199.81
Quick Med Claims (service)	861.87
Schaper & White (legal)	510.00
Servi-Tech (lab)	139.00
SOS Portable Toilets (service)	1070.00
State of NE Central Services (service)	528.00
Thomsen, Bryson (reimb)	100.00
Triple T Disposal (service)	281.50
US Post Office (postage)	525.00
Utilities Section of LONM (dues)	1625.00

Van Diest Supply (supplies)	2334.25
Vieth, Karlie (reimb)	100.00
Wesco Distribution (supplies)	2335.50

**Non-General Disbursements**

Sales Tax: Radke, Robert: Property Improve. Project (property improvement)	1187.50
Sales Tax: Transfer from M. Mkt to Checking: Pay Disb: (sales tax transfer)	75000.00
Fire Station Construction: Wesco: Electrical Material (electrical material)	3317.03
City of St. Paul ICS Transfer from Street, Water, Sewer RE: Elsbury Construction Drawdown #5	86604.88
Fire Station Construction: Bierman Contracting Inc (improvements) Pay Request #1 AND Pay Request #2	120189.25

Council member Sack moved to approve Resolution 2024-13; the City of St. Paul directs the sale of police surplus personal property as listed in the resolution. The sale will be by on-line bidding through PURPLE WAVE; there will be no reserve bidding. The Clerk shall cause notice of the sale and terms of the sale to be posted pursuant to Neb Rev Stat 17-503.02. It has been determined that the fair market value of such property is less than \$5,000 by Chief of Police Howard and the notice of the sale of property will be posted in three (3) prominent places within the City for a period of not less than seven (7) days prior to the sale in accordance with Neb Rev Stat 17-503.01. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Police Chief Howard was present to discuss Todd and Michelle Padrnos's "Unsafe Building" at 108 Howard Avenue, St. Paul, NE. An "Unsafe Buildings; Determination and Notice" letter was posted to the Padrnos door at 1220 Farnum Street, St. Paul, NE on June 13, 2024; this is due to Todd or Michelle not answering the door. The letter stated, "You must remedy the condition or demolish the building within sixty (60) days (August 12, 2024) from the date of receipt of the notice or the Municipality will proceed to do so. Appeal of this determination may be made to the Governing Body, acting as the Board of Appeals, by filing with the Municipal Clerk within ten (10) days from the date of receipt of the notice a request for a hearing." If the person does not comply or taken an appeal from the determination of the officer or employee finding that a dangerous building exists within the ten (10) days from the time when the notice is served upon such person by personal service or certified mail, the Building Inspector may, upon orders of the Governing Body, proceed to remedy the condition or demolish the unsafe building. Per Chief of Police Howard, Todd or Michelle has made no effort to improve 108 Howard Avenue apartments. Several tenants spoke on behalf of the serious living conditions of the apartment and building structure. There was a brief discussion on hiring a structural engineer. The item was tabled until Chief of Police Howard and Mayor Feeken can discuss and possibly get the lien holder involved regarding the property. The item will be placed on the Council agenda, Monday, September 16, 2024.

Utilities Superintendent Helzer stated the new St. Paul Fire Station water, sanitary sewer; and storm sewer has been stubbed out.

Chief of Police Howard stated that the 2016 Impala control bar has been donated to St. Paul Fire Dept.

Mayor Feeken adjourned the City Council meeting at 8:45 p.m.

September 3, 2024  
Date

Charles M. Schmid  
Mike Feeken, Mayor / Charles "Chuck" Schmid Council President

Connie Jo Beck  
Connie Jo Beck, City Clerk / Deputy Treasurer