

City of St. Paul Regular Meeting
704 6th Street
St. Paul, NE 68873

Monday, September 16, 2024

A meeting of the Community Development Agency (CDA) and the City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Monday, September 16, 2024 at 6:30 p.m. Present were Mayor Mike Feeken and Councilmembers: Katie Kowalski, Chuck Schmid, Bill Peters and 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) 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 Mike Feeken opened the Community Development Agency (CDA) 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 opened the Community Development Agency (CDA) public hearing at 6:31 p.m. 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.

Blake Schwartz (St. Paul Grocery Store) stated that the building planning process of the grocery store has been a long time coming and the new facility will better serve the St. Paul community.

Mayor Feeken opened the public comment period at 6:32 p.m. regarding an amendment to the Redevelopment Plan and Cost Benefit Analysis regarding 1517 2nd Street, St. Paul, NE.

After hearing no comments, Mayor Feeken closed the public comment period at 6:33 p.m.

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

The City Planning Commission held its public hearing on Monday, September 9, 2024, regarding the Hometown Market Redevelopment project.

Mayor Feeken adjourned the Community Development Agency (CDA) meeting and opened the Regular Council meeting at 6:35 p.m., 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 and stated that the City Council may vote to go into Closed Session on any agenda item as allowed by NE State Law §84-1410.

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 has "Questions or Concerns" in regards 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.

Mayor Feeken opened the City Council public hearing and public comment period at 6:37 p.m. 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.

Mayor Feeken closed the public comment period at 6:38 p.m.

Council member Schmid moved to approve Resolution 2024-19, approving an amendment to 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. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve 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. 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 Redevelopment Agreement regarding the Hometown Market project. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0. Mr. Schwartz stated that the ground breaking will begin late winter or early spring depending on the weather. Mayor Feeken voiced that Mr. Schwartz reimbursed the City for the Cline Williams TIF invoice.

A brief discussion ensued regarding proposed changes to the City Municipal Code - Section 3-308: ELECTRIC SERVICE AND EXTENSIONS. One (1) change was noted in the Electrical Municipal Code: Section 3-308-6.1: Street Lighting in New Developments within the Corporate Limits. The change consisted of the City absorbing the cost of the general street lighting in new developments. The electrical ordinance will be considered on Monday, October 7, 2024.

The next item on the agenda was the discussion regarding an "unsafe building" at 108 Howard Avenue, St. Paul, NE that is owned by Todd and Michelle Padrnos. Chief of Police Howard was instructed to contact several structural engineers to inspect the apartment complex. Chief of Police Howard stated that the City should be utilizing the City Engineer regarding the information he received.

Todd Padrnos was in attendance with Attorney Mitchell Stehlik, 724 W. Koenig Street, Grand Island, NE 68801. Attorney Stehlik stated that if there wasn't any action taken tonight, then he didn't have anything to disclose at this time. Attorney Stehlik did state that he was assisting Mr. Padrnos on addressing some of the issues and financing pertaining to the apartment complex. It was unanimously decided by the Mayor and City Council to have the City Attorney (Jason White) and Todd Padrnos's Attorney (Mitchell Stehlik) have a conversation regarding the "unsafe building" issue. Chief of Police Howard will contact City Attorney White regarding the matter. Council member Kowalski requested a report for Monday, October 7, 2024 regarding the Attorney's discussion.

Jerry Woodgate questioned the Padrno's "unsafe building" Municipal Code process.

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

Disbursements September 16, 2024

Amazon Capital Svcs (books, supplies)	1890.93
American Legal Publishing (publish)	500.00
Aurora Cooperative (fuel)	1432.32
Banyon Data Systems (software)	490.00
Berndt's Welding (service)	3568.26
Black Hills Energy (natural gas)	561.29
Bound to Stay Bound (supplies)	1611.28
Central Community College (education)	2440.00
Charter/Spectrum (service)	184.96
City Lights (utilities)	9444.04

Clearly (telephone)	195.04
Cline Williams (legal fees)	7159.50
Consumer Deposit: Sydzyik (rental deposit)	250.00
Custer County Recycling (service)	30.20
Demco (supplies)	435.91
Eakes Office (supplies)	683.23
Elan Financial (postage, supplies, fees, education, car wash)	1482.62
First Concord (service)	112.00
Gumdrop Books (books)	512.05
Hamilton Information Svcs (service)	1568.50
Heartland Disposal (service)	5887.50
Heritage Bank: Utility Bill ACH Fee (fee)	25.00
Homestead Bank (fee)	45.80
Homestead Bank (MPE Wire Fee Robotic Camera) (wire fee)	8.00
Hometown Market (supplies)	59.62
Howard Co. Register of Deeds (fee)	10.00
Howard Greeley RPPD (utilities)	169085.90
Hydraulic Equipment (service)	1062.50
Jarecke Motors (service)	82.02
Jim's Champlin (fuel)	2935.25
JK Energy Consultants (service)	592.50
John Deere Financial (supplies)	219.80
LARM (insurance)	32.61
Marlow, Annice (education)	1470.00
Menards (supplies)	95.88
MicroMarketing LLC (books)	575.91
Mid-Nebraska Disposal (service)	4804.00
Mobile Power Equipment LLC (MPE): Sewer Robotic (mach/equip) Camera System (went through by wire)	2299.00
MR Cleaning Service (service)	522.16
NE Dept of Revenue: Sales & Use Tax Form 10 (tax)	16499.11
NSG Logistics (supplies)	1970.78
One Call Concepts (service)	47.08
Open Caret (service)	200.00
Overland Ready Mixed (concrete)	363.84
Parts Bin (supplies)	151.50
Phonograph Herald (publish)	1107.75
PSSI Pest Mgmt (service)	145.81
Quick Med Claims (service)	654.83
Sample, Mathew (reimb)	11.93
Schmid, Charles (reimb)	150.00
Sherwin Williams (supplies)	207.24
SiteOne Landscape (supplies)	1688.74

Smith Welding (supplies)	144.84
St Paul Rural Fire (reimb)	24641.14
Triple T Disposal (service)	295.00
US Post Office (postage)	525.00
Wesco (supplies)	21975.13

Non-General Disbursements

Fire Station Construction Ckg to General ICS (August transfer) (Pledging of funds)	300000.00
General ICS to Fire Station Construction (September transfer) (Pledging of funds)	300000.00
ICS Transfers: City of St. Paul: Pay Elsbury Construction (transfer) Draw #6 from Street; Water; & Sewer Ck #32009	265942.40
Fire Station Construction: Bierman Contracting Inc (construction) (Draw #3)	166199.65
Sales Tax: Cline Williams: Middle Loup River Subd (legal fees)	217.50
Police Transfer #504860 to #100027: 23-24 Budget Overage (transfer)	15500.00

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

Council member Sack moved to approve Resolution 2024-21, City of St. Paul revised "Fee Schedule" effective October 1, 2024. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Utility Superintendent Matt Helzer stated that rain water is getting into the St. Paul Public Library on the west side of the building. A bid was received by Matt McCarty to remedy the situation. Council member Sack moved to approve McCarty Construction (Matt) concrete bid in the amount of \$4,750; this doesn't include sprinkler work. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0. Funds will be disbursed from the Library Maintenance Insured Cash Sweep (ICS) account to absorb the cost of the project. The City is requesting a written letter from the St. Paul Public School to encroach on school ground when working on the project.

St. Paul Development Corp. Executive Director Parker Klinginsmith was in attendance to discuss the Middle Loup River Subdivision lot pricing buy down calculation. The calculation is based on the tax levy, interest rate and the valuation increment amount for the next 15 years. The buy-down calculation consists of "for every \$50,000 of valuation the lot price would decrease approximately \$10,000." The calculation was approved by City TIF Attorney Andrew Willis. The Mayor and Council members agreed to follow the TIF buy-down calculation formula. Mayor Feeken stated that if the levy rate changes, then the formula may need to be reviewed again.

Mr. Klingensmith also stated that the Homestead Bank billboard sign will be utilized to display the lots for the Middle Loup River Subdivision.

There was a brief discussion regarding the appointment of Brian Friedrichsen as the City of St. Paul Street Superintendent and City Engineer. The appointment will be made at the first meeting in December 2024. Mr. Friedrichsen has received his "Class A" Street Superintendent license; this was disclosed at the Council meeting on Tuesday, September 3, 2024.

Chief of Police Howard was in attendance to discuss the demolition of a home located at 1122 7th Street, St. Paul, NE; Brad Lassen (owner). The home was destroyed by a house fire on January 14, 2024; utilities were turned off per the owner. Chief of Police Howard was concerned that neighborhood kids were entering the home. The home is placed on a substandard lot (44' x 132'). Chief of Police Howard and St. Paul Development Corp (SPDC) Executive Director Parker Klingensmith will contact Brad Lassen regarding the intentions of the home. The item will be placed back on the agenda for Monday, October 7, 2024.

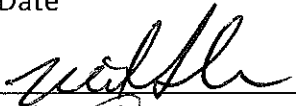
Utilities Superintendent Helzer updates: (1) the "N" Welcome Sign to be erected on the north side of St. Paul; and (2) BIG IRON City auction item earnings.

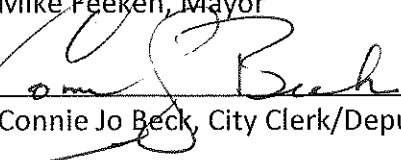
Chief of Police Howard updates: (1) the 2016 Chevy Impala current bid is \$1,950; October 8, 2024 is last day of bidding; (2) Officer Matthew Sample has been released from Workman's Compensation and Field Training; (3) removal of wiring and equipment from Howard County Sheriff Dept. vehicles regarding dash camera's; this will be in lieu of payment for the wiring. This will save the St. Paul Police Dept. \$1,200; and (4) three (3) City Police Officer's will be attending the POAN Conference in Kearney, NE in October 2024.

Mayor Mike Feeken updates: Middle Loup River Subdivision Construction Progress meeting will be held on Thursday, September 19, 2024, at 1:30 p.m. at City Hall.

Mayor Feeken adjourned the City Council meeting at 7:26 p.m.

October 7, 2024
Date


Mike Feeken, Mayor


Connie Jo Beck, City Clerk/Deputy Treasurer