

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

Monday, March 3, 2025

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, March 3, 2025, at 6:30 p.m. Present were Mayor Mike Feeken and Council members Katie Kowalski, Bill Peters, Mark Wilson & Jerry Woodgate. 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 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.

Nuisance Property at 108 Howard Avenue

On Monday, January 6, 2025, City Council members passed a motion to amend the demolition date of 108 Howard Avenue from Wednesday, February 19, 2025, to Tuesday, March 4, 2025. At tonight's City Council meeting, Mayor Feeken read Elmer Perez's email pertaining to the progress of the 108 Howard Avenue apartment complex. The apartment progress consisted of: (1) removal of the outside building decking and steps; (2) removing and replacing drywall; (3) kitchen cabinets have been removed in Unit 2; they will be replaced; and (4) floor and ceilings are also being removed in Unit 3. Council member Woodgate moved to dismiss/suspend the demolition of the unsafe building at 108 Howard Avenue. Council member Wilson seconded

the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

The City of St. Paul Departments provided a 6-Month update per Mayor Feeken regarding the (1) Revenue and Expenditure Guideline and Long Term Indebtedness; (2) Personnel; Training and Development; (3) Needs; Non-Budgeted Equipment and Resource needs; (4) Overall Department Challenges; (5) Achievements and Milestones; and (6) Goals and Upcoming Projects. The Departments included: (1) St. Paul Fire Department (Mike Becker, Fire Chief); (2) St. Paul Library (Kelli Helton, Library Director); and (3) St. Paul Police Dept. (Dan Howard, Chief of Police). The Ambulance 6-Month review will be rescheduled for Monday, March 17, 2025.

St. Paul Development Corp. (SPDC) Executive Director Parker Klinginsmith was in attendance to discuss the Infill Lot Housing Program application pertaining to the property at 1404 Grant Street. Mr. Klinginsmith provided the Mayor and Council with the Construction Analysis of the Infill Lot Incentive program. The funds will be utilized for the construction of two (2) new homes with full basements and two (2) car garages. The program is a reimbursement grant program that incentivizes new residential construction by builders and/or developers. Whether the type of construction is for eventual home ownership or rental, this program is structured upon the estimated final development value of the project. The program is funded by economic development sales tax funding. Council member Wilson moved to approve STS Construction (Tyler Solko) Infill Lot Housing program application for the maximum amount of \$36,060.90; this amount will be based off the final development of the project. Per Mr. Klinginsmith, this amount will be more near \$28,000. Council member Woodgate seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0. The SPDC recommended this item to the City Council.

Council member Kowalski moved to approve the City of St. Paul Procurement Procedures and Code of Conduct pertaining to the State of Nebraska - Rural Community Recovery Program (RCRP) grant. Council member Peters seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0. Any expenditure of \$25,000 needs to go through the procurement process for only this park improvement project.

Council member Wilson moved to approve the recommendation of the "Request for Proposal" (RFP) Committee in selecting Olsson of Grand Island, Nebraska based on it receiving the highest evaluated score for the Engineer Planning and Project/Construction Management work regarding 3-court tennis/pickleball courts at the Grover Cleveland Alexander ball fields project. Council member Peters seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

Council member Peters moved to approve the Consent Agenda Items: (1) Council Minutes February 18, 2025 (regular); and (2) Disbursements March 3, 2025. Council member Wilson seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

March 3, 2025 Disbursements

Gross Wages - February	100076.08
Bomgaars (supplies)	1091.27

Bryan Jensen Clothing (uniforms, PPE)	1610.25
Charter/Spectrum (service)	239.96
City Health Deductible Savings (insurance)	5445.00
City of St Paul Heritage Bank UB Account Transfer of (transfer funds)	200000.00
Funds to City Homestead Bank Account	
City of St. Paul 125 Plan (insurance)	90.00
Consumer Deposit: Rental Deposit Herrick (rental deposit)	250.00
Custer County Recycling (Service)	21.20
Eakes Office Solutions (contract)	395.10
Elan Financial (meals, supplies, fuel, education, postage, lodging, fees)	2850.35
Filtercare of NE (service)	26.95
Greenough, Jarod (mileage)	159.60
Heartland Disposal (service)	163.71
Howard Co. Register of Deeds (fees)	20.00
Howard Co. Treasurer (Dispatch Fee)	3334.89
Hydro Tech (service)	839.90
Interstate Batteries (supplies)	879.00
Loup Valley Supply (supplies)	30.65
Madison Nat'l Life (insurance)	198.36
Menards (supplies)	29.34
Mutual of Omaha (insurance)	127.08
NE Dept of Envir & Energy (fee)	40.00
NE Public Health Envir (lab)	31.00
Parts Bin (supplies)	371.24
Protective Equip Testing Lab (ppe)	915.00
Smith Welding (repair)	100.00
St. Paul Public School (supplies)	449.90
State of NE Central Svcs (telephone)	4.10
Sun Auto Tire & Service (repair)	24.99
Thiel Tire & Auto (service)	110.00
Vogel Auto Repair (service)	1609.83
Wesco (supplies)	168272.49

Non-General Disbursements

Bierman Contracting Inc. Pay Request 8 (construction pay request)	91674.05
Npait: Fire Station Construction: Pay Request 8 (transfer of funds)	91674.05
transfer of funds to Fire Station Construction Account	
TIF: St. Paul Development Corp: Bed Head Coffee (tif proceeds)	434.03
TIF: S Squared Enterprises: Prairie Falls (tif proceeds)	3967.32
TIF: MAD Development: 1/2 MAD Dev TIF Proceeds (tif proceeds)	5981.05

TIF: City of St Paul: 1/2 MAD Dev TIF Proceeds (tif proceeds)	5981.05
ICS: Light: Wesco Distribution: Transformer (hospital transformer)	29305.79
Sales Tax: Street: Mtr Veh Tax: December 2024 Proceeds (Mtr Veh Tax)	5867.69
Sales Tax: Fire Station: December 2024 Proceeds (Fire Station)	19978.12
Sales Tax: 25% Infrastructure: December 2024 Proceeds (25% Infrast)	9989.06
Park Improvement Grant: Check Order (check order)	25.28
NPAIT Light #23251-101: Transfer to Light Checking (transfer) to Pay 2 Wesco Invoices #522388 and #522987	166412.49

Utilities Superintendent Helzer updates: (1) City Electrical Department converted the US Hwy 281 lighting to LED; this is to lighten the electrical circuit load; and (2) on Thursday, February 27, 2025 the City had a power outage involving the Howard Greeley Rural Public Power Districts (HGRPPD) north sub-station. Utilities Superintendent Helzer extends a thank you to HGRPPD crew for their expertise in getting power restored.

Chief of Police Dan Howard provided a list of nuisances for the first (1st) of the month:

Nuisances:

- (1) 1220 Farnum Street - semi-trailer and roll off dumpster in front yard;
- (2) 221 Jackson Street - clutter, unlicensed vehicles;

Unsafe Structures:

- (1) 416 5th Street - roof with holes, non-licensed vehicles;
- (2) 422 5th Street - shed leaning; holes in roof;
- (3) 904 3rd Street - building collapsed; numerous cats;
- (4) 1122 Farnum Street - roof collapsed on garage

Council member Wilson moved to approve beginning the nuisance process on the above nuisances. Council member Peters seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

Chief of Police Howard updates: (1) reported on stolen property; (2) Jim's Champlin fuel card; and (3) Chief of Police Howard and Officer Holmes attending a de-escalation training in David City.

Mayor Feeken updates: (1) St. Paul Fire and Rescue Roster will be updated by St. Paul Fire Chief Mike Becker; (2) Fire Station Construction Progress meeting on Tuesday, March 11, 2025, at 2:00 p.m. in the City Council Chambers; and (3) Proposed Legislation regarding LB 34.

Mayor Feeken adjourned the City Council meeting at 8:05 p.m.

March 17, 2025

Date