

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

Monday, January 5, 2026

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, January 5, 2026, at 6:30 p.m. Present were Mayor Mike Feeken and Council members Katie Kowalski, Bill Peters, Mark Wilson & Jerry Woodgate. Absent: None. Also, in attendance was City Attorney Drew Graham. 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 managed 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.

A lengthy discussion occurred on whether to allow residences on the ground level of buildings in the Central Business District which encompasses the downtown area. The current zoning regulations allow residences on the second floor but specifically prohibits residences on the ground floor of buildings in this area. Property owners Jeff & Shauna Christensen requested that they be allowed to provide residential living quarters on the first floor of their property at 407 Howard Avenue. Comments were made both in support and in opposition to the requested change. After extensive discussion, City Attorney Drew Graham indicated that based on the current zoning regulations there was nothing the City Council could do to accommodate their request at this time. Attorney Graham suggested that the property owners meet with City officials to outline specifically the zoning regulations they want changed. The proposed changes

could be scheduled for public hearings before the Planning Commission and the City Council. Attorney Graham stated that the Planning Commission and/or the City Council could approve, decline or modify the requested changes after public hearings before each respective group.

Council member Kowalski moved to approve the Consent Agenda Items: (1) December 15, 2025 Meeting Minutes; and (2) January 5, 2026 Disbursements. Council member Peters seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye. Nays none. Motion carried 4/0.

Gross Wages - December	113957.58
Amazon Capital Services (books)	481.01
AT&T Mobility (service)	624.15
Bomgaars (supplies)	1020.03
BSN Sports (supplies)	294.98
Cengage Learning (books)	131.16
Charter/Spectrum (service)	249.97
City Health Deductible Savings (insurance)	5808.00
City of St. Paul 125 Plan (insurance)	90.00
Consumer Deposit Rental Deposit (Smith) (rental deposit)	250.00
Custer County Recycling (service)	16.40
Custom Upholstery of NE (repair)	2800.00
Dana F Cole & Company (audit)	15780.00
Dutton Lainson (supplies)	291.94
Elan Financial Svcs (postage, supplies, fees, car wash)	1208.80
Galusha Electric (service)	526.38
Heartland Disposal (service)	267.20
Heritage Bank (fee)	25.00
Homestead Bank (Wire Fee Outgoing Multiple Bonds 12/15/25) wire fee	8.00
Howard County Register of Deeds (fees)	10.00
Howard County Treasurer (dispatch)	3481.65
Johnny's Lock & Key (supplies)	25.50
Lech, John (uniform)	210.95
Leth Auto Repair (service)	135.36
Loup Central Landfill (fees)	48.50
Madison Nat'l Life (Insurance)	212.42
Medica (insurance)	20364.04
Menards (supplies)	299.98
Nebraska Rural Water Assn (membership, education)	400.00
On the Spot Cleaning (service)	435.00
POAN (membership)	80.00
RVW Inc. (service)	111.00
S E Smith & Sons (supplies)	14.63
Sample, Mat (reimb)	13.00
Servi-Tech (lab)	177.00

Smith Welding (service)	590.09
Sparqdata Solutions (contract)	4250.00
Stryker Sales (supplies, service)	8339.06
Svehla Law Office (legal)	130.00
Twin Loups Mutual Aid (service)	845.80
US Postal Service (fee)	370.00
Wells Plumbing (supplies)	24.58
Wesco Distribution (supplies)	8971.93
Wilbert Memorials (service)	225.00

Non-General Disbursements

Sales Tax: Dana F. Cole & Co. (Auditing Services) auditing services	2100.00
Keno: Dana F. Cole & Co. (Auditing Services) auditing services	2500.00
Health Ded: Medica OneSource - admin fees (fees)	64.00
Sales Tax: Street: Mtr Veh Tax: October 2025 Proceeds (Mtr Veh Tax)	5277.76
Sales Tax: Fire Station: October 2025 Proceeds (Fire Station)	15503.41
Sales Tax: 25% Infrastructure: October 2025 Proceeds (25% Infrast)	7751.70
Park Grant: Olsson - engineering fees (fees)	3330.18
Health Ded: Medica OneSource - reimb health ded (fees)	165.59
Health Ded: Medica OneSource - reimb health ded (fees)	353.26
25% Infrastructure: Svehla Law Office (legal)	780.00
Health Ded: Medica OneSource - reimb health ded (fees)	1115.39

Council member Kowalski moved to approve the NE Dept. of Transportation (NDOT) "Certificate of Compliance" regarding services performed in calendar year 2025. The amount due to the State of Nebraska for snow removal is 5.10 lane miles x \$1,470.00 per lane mile = \$7,497.00. Council member Wilson seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye. Nays none. Motion carried 4/0.

Council member Wilson moved to approve Maintenance Agreement No. 47 between the NE Dept. of Transportation (NDOT) and the Municipality of St. Paul for the period from January 1, 2026, to December 31, 2026, pertaining to surface maintenance and/or snow removal in the amount of \$7,497.00. The maintenance agreement consists of: (1) West City Limits and (2) South City Limits to North City Limits. Council member Peters seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye. Nays none. Motion carried 4/0.

Police Chief Dan Howard discussed recent ordinances enacted in Hastings, Minden and Norfolk pertaining to electric scooters, electric bikes, hoverboards, mopeds, etc. and whether such an ordinance should be implemented here. Although everyone using these modes of transportation must follow the rules of the road (stop signs, speed limits, etc.), Chief Howard indicated that the Police Department cannot cite individuals under 11 years of age. He suggested impounding the scooters/bikes instead. Chief Howard will draft an ordinance for consideration at the January 20 City Council meeting.

Next on the agenda was a request to set a timeline to advertise for the City Clerk/Deputy Treasurer position as a result of the upcoming retirement of City Clerk Connie Jo Beck. This item is tabled until the March 16, 2026 City Council meeting.

Police Chief Dan Howard did not have any nuisances to discuss.

Mayor Feeken announced that the next City Council meeting will be held on Tuesday, January 20, 2026, due to the Martin Luther King holiday.

Chief of Police Howard updates:

(1) The 2025 Annual Activity Report was reviewed; (2) All officers completed their required training hours; and (3) Tires were recently purchased through the state contract for one of the police department vehicles.

Utilities Superintendent Helzer indicated that they experienced a water main break that was fixed earlier today.

Mayor Feeken updates:

(1) Per Citizens Bank & Trust (Bobbie Placke) the IntraFi (Insured Cash Sweep) account interest rate decreased from 3.65% to 3.35% effective December 31, 2025.

The final item on the agenda was a discussion on the potential sale of lots in the Middle Loup River Subdivision to Rasmussen Auto Sales. Mayor Feeken explained that all lots within Middle Loup River Subdivision are covered by tax increment financing (TIF) pursuant to a Redevelopment Agreement for the area. Within the Redevelopment Agreement, calculations were made to place anticipated valuations on each lot that would pay for the infrastructure costs for the lots. The suggested sale price for each lot was then set based on these valuations. Rasmussen Auto Sales is interested in purchasing two (2) lots within Middle Loup River Subdivision.

Council member Woodgate moved to go into Closed Session for the protection of the public interest, specifically to hold a strategy session with respect to real estate negotiations related to the potential sale of lots in the Middle Loup River Subdivision to Rasmussen Auto Sales. Individuals to be included in such Closed Session (in addition to Mayor Feeken and the City Council members): Jared & Sarah Rasmussen, owners of Rasmussen Auto Sales; Parker Klingensmith, Lisa Woodgate and Glen Killion representing the St. Paul Development Corporation; Real Estate Agent Mike McCann; and City Attorney Drew Graham. Council member Wilson seconded the motion. Upon roll call vote, Council Members Kowalski, Peters, Wilson & Woodgate voted aye. Nays none. Motion carried 4/0.

Mayor Feeken restated the motion to go into Closed Session for the protection of the public interest, specifically to hold a strategy session with respect to real estate negotiations related to the potential sale of lots in the Middle Loup River Subdivision to Rasmussen Auto Sales.

At 7:55 p.m., Mayor Feeken, the City Council members, Jared & Sarah Rasmussen, owners of Rasmussen Auto Sales; Parker Klingensmith, Lisa Woodgate and Glen Killion representing the St. Paul Development Corporation; Real Estate Agent Mike McCann; and City Attorney Drew Graham commenced a Closed Session meeting.

At 8:38 p.m., the Closed Session concluded and the regular City Council meeting resumed.

Council member Kowalski moved to go into Closed Session for the protection of the public interest, specifically to hold a strategy session with respect to real estate negotiations related to the potential sale of lots in the Middle Loup River Subdivision to Rasmussen Auto Sales. Individuals to be included in such Closed Session (in addition to Mayor Feeken and the City Council members): Parker Klinginsmith, Lisa Woodgate and Glen Killion representing the St. Paul Development Corporation; Real Estate Agent Mike McCann; and City Attorney Drew Graham. Council member Wilson seconded the motion. Upon roll call vote, Council Members Kowalski, Peters, Wilson & Woodgate voted aye. Nays none. Motion carried 4/0.

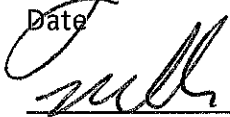
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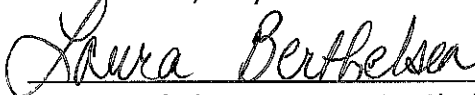
At 8:40 p.m., Mayor Feeken, the City Council members, Parker Klinginsmith, Lisa Woodgate and Glen Killion representing the St. Paul Development Corporation; Real Estate Agent Mike McCann; and City Attorney Drew Graham commenced a Closed Session meeting.

At 9:10 p.m., the Closed Session concluded and the regular City Council meeting resumed. City Attorney Graham will consult with TIF Attorney Andrew Willis to prepare an agreement to be considered at a later date.

Mayor Feeken adjourned the City Council meeting at 9:12 p.m.

January 20, 2026
Date


Mike Feeken, Mayor


Laura Berthelsen, Deputy City Clerk