

**City of St. Paul Regular Meeting and
Community Development Agency (CDA) Meeting
704 6th Street
St. Paul, NE 68873**

Tuesday, January 20, 2026

A regular City Council meeting, along with the Community Development Agency (CDA) meeting of the City of St. Paul, Nebraska was held at City Hall in said City on Tuesday, January 20, 2026, at 6:30 p.m. Present were Mayor Mike Feeken and Council members Bill Peters, Mark Wilson and Jerry Woodgate. Absent Council member Katie Kowalski. 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 regular City Council 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 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.

Council member Woodgate moved to approve Mayor Feeken re-appointing Jeff Palik as the City of St. Paul's Engineer (#E-10492) and Street Superintendent (#S-1269) effective immediately. Council member Wilson seconded the motion. Council members Peters, Wilson & Woodgate voted aye, nays none. Motion carried 3/0. Mr. Palik stated that he was happy to work with St. Paul again.

Brian Friedrichsen (previous City Engineer) stated that his last day with Olsson's was last week. Mr. Friedrichsen extended his appreciation in working with the City of St. Paul. The Mayor and Council members thanked Mr. Friedrichsen for his dedicated service to the City.

City Engineer Jeff Palik was present to discuss the Diamond Engineering Pay Request #3 in the amount of \$114,659.86. The pay request pertained only to electrical work. Mr. Palik stated that the tennis and pickleball court lighting has been installed, turned on, and has power. The inspector has approved the lighting. The lights still need to be checked at night regarding the direction of the heads. Also discussed was the retainage in the pay requests; Pay Request #2 had a retainage of 10% and Pay Request #3 had a retainage of 5%. Mr. Palik stated that the surface coating issue still needs to be resolved. Mayor Feeken stated that there has been some back and forth regarding the administration agreement between the City, South Central Economic

Development District (SCEDD) and Olsson pertaining to the electrical and surface coating. Mr. Palik provided a brief history on how pay requests are paid.

Council member Wilson moved to approve Diamond Engineering Co. Pay Request #3 pertaining to the St. Paul Tennis and Pickleball Courts (Project #025-0534) in the amount of \$114,659.86. Council member Peters seconded the motion. Council members Peters, Wilson & Woodgate voted aye, nays none. Motion carried 3/0.

Council member Wilson moved to approve the Consent Agenda Items: (1) Treasurer's Report of December 2025; (2) Minutes of January 5, 2026 (regular); (3) Disbursements of January 20, 2026; (4) two (2) St. Paul Rescue Squad EMT's: Kennadi Findley and Trent Findley; and (5) correction to the Minutes of December 15, 2025 City Council meeting. Council member Peters seconded the motion. Council members Peters, Wilson & Woodgate voted aye, nays none. Motion carried 3/0.

Disbursements January 20, 2026

Advanced Climate Control (service)	1556.00
Altec Industries (supplies)	8052.58
Amazon Capital Business (books)	240.87
Aurora Coop (fuel)	919.28
Central District Health Dept (lab)	156.00
Charter Communications (service)	510.00
City Lights (utilities)	9582.41
Clearly (telephone)	198.97
Construction Rental (rent)	1144.56
Consumer Deposit: Rental Deposit Parker (rental deposit)	250.00
Consumer Deposit: Rental Deposit J Camden (rental deposit)	250.00
CopyCat Printing (supplies)	132.50
Custer County Recycling (service)	33.00
Dutton Lainson (supplies)	98.28
Ecolab (service)	145.81
Elmwood Cemetery (service)	800.00
Hamilton Information (service)	1568.50
Heartland Disposal (service)	5531.75
Homestead Bank: Bad Check Fee 1/5/26 (bad check fee)	3.00
Homestead Bank (fee)	40.20
Hometown Leasing (contract)	39.12
Howard County Register of Deeds (fees)	10.00
Howard Greeley RPPD (utilities)	154242.04
Jim's Champlin (fuel)	1851.83
John Deere Financial (supplies)	7.64
Menards (supplies)	26.52
Mid-Nebraska Disposal (service)	5239.20
NE Dept of Revenue: Sale & Use Tax Submittal (tax)	15668.56
On the Spot Cleaning (service)	290.00
One Call Concepts (service)	10.23
Open Caret (service)	200.00
Overland Ready Mixed (concrete)	486.86
Parts Bin (supplies)	976.36
Phonograph Herald (publish)	528.49
Quick Med Claims (service)	416.79
Road Builders Machinery (supplies)	369.08

Smith Welding (service)	42.28
Svehla Law Office (legal)	975.00
Target Solutions Learning (education)	2044.35
Thiel Tire & Auto (service)	752.60
Triple T Disposal (service)	446.00
U S Postal Service (postage)	540.00
Wesco (supplies)	160.50

Non-General Disbursements

Sales Tax: Back Alley Graphics (property Improvement)	1244.00
Sales Tax: St Paul Dev Corp 1st 25-26 Budget Draw (draw of funds)	35000.00
Health Ded: Medica OneSource - reimb health ded (fees)	168.68
Park Grant: SCEDD - grant administration (fee)	6250.00
Fire Station Construction Ckg to Fire Station ICS (funds transfer) (Funds transfer for reimbursemet of new Water Meter)	3905.50
Health Ded: Medica OneSource - admin fees (fee)	64.00
Fire Station Construction Ckg to Fire Station Construction ICS (funds transfer)	180000.00
Light ICS: Wesco - inventory (supplies)	4224.36

Acknowledgment of Mid-Nebraska Disposal, Inc. increased garbage hauling service rates.

The St. Paul Police Department received an \$11,000 grant from the Walter Scott Family Foundation (Jack Lewis Safety) for a new intoximeter.

Utilities Superintendent Helzer stated that the City of St. Paul received \$275 for the 1998 Park Dept. truck; the sale was made on the Purple Wave Auction website.

Mayor Mike Feeken updates: (1) Brad Slaughter (First National of Nebraska) will no longer be the City of St. Paul's bond representative; Austin Partridge from Northland Public Finance will be the City of St. Paul's representative. Mr. Partridge visited the City on Friday, January 9, 2026. Mr. Slaughter extended his deepest gratitude to the Mayor and Council for doing business with him; (2) Connie Jo Beck and Kari Pierson submitted St. Paul Rescue Squad resignations effective January 1, 2026; both rescue members had 30 years of service. Mayor Feeken thanked the St. Paul Rescue Squad members for their dedicated service; and (3) the December 2025 Revenue / Expenditure Guideline can be viewed at the City Office.

Mayor Feeken closed the regular City Council meeting at 6:49 p.m.

Mayor Feeken opened the Community Development Agency (CDA) meeting at 6:49 p.m. pertaining to the discussion and action regarding the potential sale of lots in the Middle Loup River Subdivision to Rasmussen Auto Sales. This agenda item may be considered in closed session.

Mayor Feeken provided a background history of the Community Development Agency (CDA) and the Community Redevelopment Authority (CRA), both of which pertain to blight and substandard areas, Redevelopment Agreements and Tax Increment Financing (TIF).

Prior to the closed session, Jordan Robinson was seeking clarification of figures regarding the Middle Loup River Subdivision lot valuations. Other topics included (1) sale of lot transparency; (2) the Middle Loup River Subdivision bond and reserve totals; (3) sale of lot amount; (4) the increase of City utility rates, due to the project; (5) permit process; and (6) the Assignment and Assumption Agreement. Parker Klinginsmith stated

that the numbers were not going to pencil out if the City tried to recoup the full valuation amount of \$20,477,437. The minimum requirement for the aggregate valuation of all the lots is \$12,450,131.

Council member Woodgate moved to go into the Community Development Agency (CDA) Closed Session at 7:26 p.m. for the purpose of when it is clearly necessary to protect 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, City Clerk/Deputy Treasurer Connie Jo Beck and the City Council members): Jared & Sarah Rasmussen, owners of Rasmussen Auto Sales; Parker Klinginsmith and Lisa Woodgate representing the St. Paul Development Corporation; and Real Estate Agent Brenda Starkey. Council member Peters seconded the motion. Upon roll call vote, Council Members Peters, Wilson & Woodgate voted aye. Nays none. Motion carried 3/0.

Mayor Feeken restated the motion to go into Closed Session for the purpose when it is clearly necessary to protect 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.

There was no discussion.

The pending motion was to go into Closed Session for the purpose of when it is clearly necessary to protect 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.

The motion to go into Closed Session for the purpose of when it is clearly necessary to protect 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 has been ADOPTED.

Mayor Feeken adjourned the closed session at 8:08 p.m.

Action Taken: Council member Woodgate moved that contingent upon an offer and acceptance by and between the City of St. Paul and Rasmussen Auto Sales (Jared and Sarah Rasmussen) for the purchase of Lots in the Middle Loup River Subdivision each acre will be \$25,000. Accordingly, Lots Twelve (12) and Fourteen (14) each comprise of 1.01 acres resulting in a total purchase price of \$50,500. The Community Development Agency (CDA) also agrees to set a combined desired lot valuation of \$500,000 for purposes of the Assignment and Assumption of Redevelopment Agreement. Council member Wilson seconded the motion. Council members Peters, Wilson & Woodgate voted aye, nays none. Motion carried 3/0.

Mayor Feeken closes the City of St. Paul Community Development Agency (CDA) meeting at 8:12 p.m.

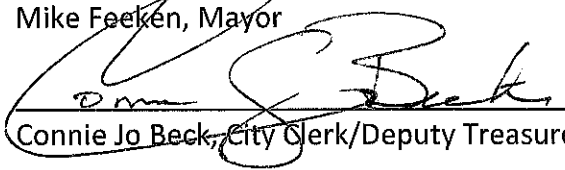
Mayor Feeken reopens the REGULAR City Council meeting at 8:12 p.m. regarding the discussion and action pertaining to the potential sale of lots in the Middle Loup River Subdivision to Rasmussen Auto Sales. This agenda item may be considered in closed session.

Council member Woodgate moved that contingent upon an offer and acceptance by and between the City of St. Paul and Rasmussen Auto Sales (Jared and Sarah Rasmussen) for the purchase of Lots in the in the Middle Loup River Subdivision each acre will be \$25,000. Accordingly, Lots Twelve (12) and Fourteen (14) each comprise of 1.01 acres resulting in a total purchase price of \$50,500. The City Council also agrees per the recommendation of the Community Development Agency (CDA) to set a combined desired lot valuation of \$500,000 for purposes of the Assignment and Assumption of Redevelopment Agreement. Council member Wilson seconded the motion. Council members Peters, Wilson & Woodgate voted aye, nays none. Motion carried 3/0.

Mayor Feeken adjourned the regular City Council meeting at 8:14 p.m.

January 2, 2026
Date


Mike Feecken, Mayor


Connie Jo Beck, City Clerk/Deputy Treasurer