

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

**Monday, May 18, 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 Monday, May 18, 2026, at 6:30 p.m. Present were Mayor Mike Feeken and Council members Katie Kowalski, Bill Peters, Mark Wilson, and 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 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.

Gary Hinrichs, Certified Public Accountant with Dana F. Cole & Co. provided an audit presentation regarding the City of St. Paul's 2024-2025 Financial Statement for the year ending September 30, 2025. Mr. Hinrichs announced that this is an unqualified audit, which represents a clean audit report; expenditure was within the approved budget limits. Mr. Hinrichs stated that the City Clerk and her staff do an exceptional job of maintaining City records. Council member Kowalski moved to approve the City of St. Paul's 2024-2025 Financial Statement. Council member Peters seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

Mayor Feeken closed the regular City Council meeting at 6:40 p.m. and opened the Community Development Agency (CDA) meeting of the City of St. Paul, NE at 6:40 p.m. regarding the discussion and action pertaining to the potential sale of lot(s) in the Middle Loup River Subdivision. This agenda item may be considered in Closed Session.

### **COMMUNITY DEVELOPMENT AGENCY (CDA) MEETING**

#### **Closed Session:**

Council member Woodgate moved to go into the Community Development Agency (CDA) Closed Session at 6:43 p.m. 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. Individuals in attendance regarding the Closed Session were Mayor Mike Feeken; City Clerk/Deputy Treasurer Connie Jo Beck; Council members Katie Kowalski, Bill Peters, Mark Wilson and Jerry Woodgate; Utilities Superintendent Matt Helzer; St. Paul Development Corp. Executive Director Lisa Woodgate; Parker Klinginsmith; and Real Estate Agent Brenda Starkey. 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 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. 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. 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 has been adopted.

Mayor Feeken adjourned the closed session at 7:12 p.m.

Action Taken: Council member Wilson moved to approve Mayor Feeken signing the Assignment and Assumption of the Redevelopment Agreement pertaining to Lot Three (3) of the Middle Loup River Subdivision, St. Paul, Howard County, Nebraska. This comes with the stipulation that the taxable real property valuation of Lot Three (3) is not less than \$1,143,568.00 ("Minimum Lot Valuation") no later than January 1, 2028, and shall not protest the assessed property valuation of the lot. Accordingly, Lot Three (3) is comprised of 2.48 acres. Council member Woodgate seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

### **REGULAR COUNCIL MEETING**

Mayor Feeken closed the City of St. Paul Community Development Agency (CDA) meeting at 7:31 p.m. and reopened the City of St. Paul's regular Council meeting at 7:31 p.m. regarding the discussion and action pertaining to the potential sale of lot(s) in the Middle Loup River Subdivision. This agenda item may be considered in Closed Session.

Council member Kowalski moved to approve Mayor Feeken signing the Assignment and Assumption of the Redevelopment Agreement pertaining to Lot Three (3) in the Middle Loup River Subdivision, St. Paul, Howard County, Nebraska. This comes with the stipulation that the taxable real property valuation of Lot Three (3) is not less than \$1,143,568.00 ("Minimum Lot Valuation") no later than January 1, 2028, and shall not protest the assessed property valuation of the Lot. Accordingly, Lot Three (3) is comprised of 2.48 acres. 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 proposed conveyance of the vacated south half (S1/2) of alley in Block 108, Original Town, Howard County, St. Paul, NE to Chad W. and Tonya L. Shriner for One dollar (\$1.00). The vacated south half (S1/2) alley was considered and approved at the Monday, May 4, 2026, City Council meeting, with Ordinance No. 1070 recorded at the Howard County Register of Deeds. 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 introduce Ordinance No. 1071 to vacate the north half (N1/2) of the alley in Block 108, Original Town, St. Paul, Nebraska; and to declare an effective date. The property is more legally described as: Commencing at the southeast corner of Lot Seven (7), Block One Hundred Eight (108), in the Original Town of St. Paul, Howard County, Nebraska, said point being the True Point of Beginning; thence northerly along the East line of said Lot Seven (7) to the northeast corner of Lot Eight (8) in said Block; thence easterly along an extension of the North line of said Lot Eight (8) to the northwest corner of Lot One (1) in said Block; thence southerly along the West line of said Lot One (1) to the southwest corner of Lot Two (2) in said Block; thence westerly along an extension of the South line of said Lot Two (2) to the True Point of Beginning. Council member Kowalski moved to waive the three (3) readings of Ordinance No. 1071 at three (3) separate occasions. Council member Wilson seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0. Council member Peters moved for final passage of Ordinance No. 1071. Council member Wilson seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the City of St. Paul disbursing the second (2nd) of five (5) allocations from Keno funds to the St. Paul Early Childhood Foundation in the amount of \$50,000. Council member Wilson seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0. Council approval was given on August 21, 2023.

#### MUNICIPAL CODE 3-314: NUISANCES; AFFECT OF FAILURE TO ABATE

If the below nuisances are not abated within the period given in the first (1st) notice, the City Council may determine to proceed with a second (2nd) notice in the same manner. The second (2nd) notice shall establish a date, time, and place at which all interested parties may appear before the City Council. Any interested party may appeal such decision to the City Council. Chief of Police Howard provided a summary of two (2) nuisances, which include: (1) 204 5<sup>th</sup> Street (Kyle Kult) and 1014 Grand Street (Michael Peace). Council member Wilson moved to approve sending the second (2<sup>nd</sup>) notice to 1014 Grand Street, more legally described as Lot Nine (9) &

East 8' of Lot Eight (8), Block Two (2), Military Addition, St. Paul, NE. And nuisance property 204 5<sup>th</sup> Street, Chief of Police Howard offered his assistance in cleaning the property, due to the owner having medical issues. Council member Peters seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

On March 17, 2026, Chief of Police Howard sent a certified letter of "Notice of Unsafe Building" to owner, David Moomey regarding 1212 Howard Avenue. The owner had until March 27, 2026, (ten (10) days) to appeal the determination by a written request with a hearing to the governing body; no request was received by the City. The property owner had until May 16, 2026 (60 days), to remedy the condition or demolish the building; no action has been taken as of this time.

Council member Peters moved to approve by Monday, June 1, 2026, the property owner (David Moomey) is to have the "unsafe property" at 1212 Howard Avenue either up for sale or needs to be demolished. The property is more legally described as the East Half (E1/2) of Lot Eight (8) & All of Lot Nine (9), Block Four (4), Barlett's Addition, St. Paul, NE. Council member Wilson seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

The amendment to the St. Paul Municipal Code to establish new Sections 5-403 to 5-406 of Chapter 5 related to the operation of Light-Weight E-Scooters, E-Bikes, and Hoverboards was tabled. This is due to Mayor Feeken contacting Julie Harris, the Executive Director of the Bike Walk Nebraska, a non-profit organization for additional information.

Council member Kowalski moved to approve Kinkaid Brewing Co., Broken Bow, NE Special Designated Liquor (SDL) application regarding Kelley Jordan's celebration of life on Sunday, May 31, 2026, at the St. Paul Civic Center (423 Howard Avenue) from 3:00 p.m. to 9:00 p.m. The City has a current General and Liquor Liability certificate. 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 the Consent Agenda Items: (1) Treasurer's Report April 2026; (2) Minutes May 4, 2026 (regular); (3) Disbursements May 18, 2026, with Svehla Law citation in lieu of arrest was in question, and (4) the attendance of the Central Community College Backflow Recertification class on Wednesday, June 10, 2026, from 9:00 a.m. to 4:00 p.m. in Columbus, NE in the amount of \$85 per person. Attendance includes Utilities Superintendent Matt Helzer, Water Commissioner Jeremy Gorecki, Sewer Operator Trevor Kowalski, and Electrical Commissioner James Summers. Council member Woodgate seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

**Disbursements May 18, 2026**

Amazon Capital Services (books)	119.97
Aqua-Aerobic Systems (supplies)	50.66
AT&T Mobility (service)	674.86
Aurora Coop (fuel)	2811.50
Black Hills Energy (natural gas)	1324.23

Blackburn Mfg (supplies)	1936.29
Central NE Bobcat (service)	1400.00
Charter/Spectrum (service)	321.96
City Lights (utilities)	8008.79
Clearly (service)	198.79
Construction Rental (supplies)	112.02
Custer County Recycling (service)	19.10
Dana F Cole & Company (audit)	2470.00
Dutton Lainson (supplies)	772.51
Hamilton Information System (service)	1568.50
Hamilton Information System (computer)	398.00
Heartland Disposal (service)	5499.91
Heritage Bank: UB ACH Fee (fee)	25.00
Homestead Bank (fee)	23.00
Howard County Register of Deeds (fee)	38.00
Howard Greeley RPPD (utilities)	125156.20
Inland Truck Parts & Service (repair)	5005.74
Island Sprinkler Supply (supplies)	1175.35
Jim's Champlin (fuel)	2824.07
John Deere Financial (supplies)	2.60
Leth Auto Repair (service)	2054.60
Loup Central Landfill Assoc (dues)	2303.00
Menards (supplies)	8.91
Meyer, Nicholas (reimb)	275.00
MicroMarketing (book)	15.19
Mid-Nebraska Disposal (service)	5450.75
Municipal Supply of NE (supplies)	988.86
National Sign Company (supplies)	454.50
NE Revenue: April 2026 Sales & Use Tax Submittal (tax submittal)	13208.01
NE State Fire Marshall (certificate)	36.00
On the Spot Cleaning (service)	290.00
One Call Concepts (service)	21.28
Open Caret (service)	200.00
Phonograph Herald (publish)	1005.99
PIP Marketing (supplies)	1488.98
Quick Med Claims (service)	1439.95
S E Smith & Sons (supplies)	61.47
Sample, Mat (reimb)	13.00
Servi-Tech (lab)	323.00
Smith Welding (repair)	237.73
Svehla Law Office (legal)	2500.76
Triple T Disposal (service)	489.00
US Post Office (postage)	540.00

Wesco (supplies)	2340.09
EMT Sinking Fund: 25-26 EMT ICS Investment (sinking fund)	9000.00
Senior Center Sinking Fund: 25-26 Senior Center ICS Investment (sinking fund)	2500.00
Sewer Sinking Fund: 25-26 Sewer ICS Investment (sinking fund)	12000.00
Street Sinking Fund: 25-26 Street ICS Investment (sinking fund)	14000.00

**Non-General Disbursements**

Health Ded: Medica OneSource - health ded (reimb)	8291.37
Park Grant: White Cap - ADA pads for sidewalks (supplies)	522.58
25% Infrastructure: Citizens Bank & Trust Check Order (check order)	31.29
Health Ded: Medica OneSource - health ded (reimb)	7029.52
Keno: St. Paul Early Childhood Foundation Inc.: Capital Campaign (allocation) 2nd Allocation	50000.00
Keno ICS #103314 to Keno Mmkt #504409: Transfer for St. Paul (funds transfer) Early Childhood Foundation	50000.00
Park Grant: Cunningham Recreation - toddler playground (improvement)	126097.07
Park Grant: S E Smith & Sons - concrete mix (supplies)	64.68
Health Ded: Medica OneSource - admin fee (fee)	64.00
Light ICS: Automatic Systems - replacement PLC at WTP (supplies)	8780.42

Council member Woodgate moved to approve the City of St. Paul's 2025-2026 Sinking Fund transactions in the amount of \$37,500 to be invested in the City's Insured Cash Sweep (ICS) accounts at Citizens Bank & Trust: (1) EMT Vehicle/Equipment \$9,000; (2) Senior Center \$2,500; (3) Sewer Building/Equipment \$12,000; and (4) Streets \$14,000. Council member Peters seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

Council member Woodgate moved to approve the City of St. Paul Employee Health Insurance renewal for the second (2<sup>nd</sup>) year with Medica Choice National. The increase in 2026-2027 will be 8.8%; the deductible will remain at \$5,000. Council member Kowalski seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0. The Medica Choice health insurance rates will be effective July 1, 2026.

Council member Peters moved to approve Chief of Police Howard's recommendation to deny Officer Mat Sample #4492 reimbursement for mileage pertaining to the Special Response Team (SRT) training on May 4-8, 2026, in Johnston, Iowa. Council member Woodgate seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

Council member Woodgate moved to approve posting the City Sergeant position internally for 14 days, along with authorizing Mayor Feeken to visit with Howard County Sheriff Hoff regarding City coverage. If Sheriff Hoff and Mayor Feeken decide not to move forward with

utilizing Howard County services, then the City will move forward to advertise externally for the Sergeant position. Council member Kowalski seconded the motion. Council members Kowalski, Peters, Wilson & Woodgate voted aye, nays none. Motion carried 4/0.

Chief of Police Dan Howard reported hail damage to three (3) police cars regarding the storm on Sunday, May 17, 2026. Deputy Clerk Berthelsen will contact the League Association of Risk Management (LARM) if there is any storm damage to report.

Utilities Superintendent Helzer updates: (1) Elmwood Cemetery donation from John & Sandy Mudloff in the amount of \$1,500 to be utilized for two (2) hydrants; (2) Hamilton met with the City on Thursday, May 7, 2026, regarding a telecommunication project; and (3) Swimming pool will be filled on Wednesday, May 27, 2026, with an opening date of Friday, May 29, 2026.

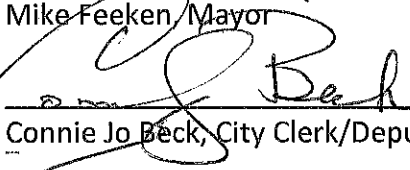
Mayor Mike Feeken updates: City of Lexington, NE is transitioning sections of the Greenwood Cemetery to drought-tolerate native grasses.

There was a brief discussion regarding the unsafe home at 315 4<sup>th</sup> Street owned by Mike and Elizabeth Rawlings.

Mayor Feeken adjourned the City Council meeting at 8:39 p.m.

June 1, 2026  
Date

  
Mike Feeken, Mayor

  
Connie Jo Beck, City Clerk/Deputy Treasurer