

1st City Board Regular Meeting

Monday, February 4, 2019 7:00 PM

City Hall
704 6th Street
St. Paul, NE 68873

Agenda

1. Mayor Bergman calls meeting to order for the Community Development Agency (CDA) and the Regular meeting, with the "Pledge of Allegiance" and the "Open Meeting Statement"
2. Mayor Bergman opens the Community Development Agency (CDA) meeting to discuss the Prairie Falls Subdivision Redevelopment Project Phase Four (4) regarding Lot Two (2), Block Three (3), Harris Subdivision.
3. Discuss - Approve / Deny the Redevelopment Contract of the Prairie Falls Redevelopment Project Phase Four (4), along with "Exhibit C" - Memorandum of Redevelopment Contract for Corey and Tarra Larsen.
"Exhibit C" will be recorded at the Howard County Court House once it is approved by the City Council; this places the Howard County Assessor on notice of this being a TIF project and that taxes will need to be divided on Lot Two (2), Block Three (3), Harris Subdivision.
4. Mayor Bergman adjourns the Community Development Agency (CDA) meeting.
5. Mayor Bergman opens the regular City Council meeting of the City of St. Paul, NE
6. Submittal of Request for Future Agenda Items
7. Reserve time to Speak on an Agenda Item
8. Council member moved, seconded, with roll call - **Open public hearing for the consideration of a request by the St. Paul Development Corp. to annex a tract of land located in the remaining part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska, EXCEPTING a tract therein conveyed to Galen Falk and Jane A. Falk as recorded in Deed Records Book 46, Page 536 of the Records of the County Clerk of Howard County, Nebraska and EXCEPTING a tract therein conveyed to the City of St. Paul, Nebraska as recorded in Deed Records, Book 14, Page 1754 of the Records of the County Clerk of Howard County, Nebraska. The property is identified for tax purposes as Parcel #47-0860185.**
9. Discuss - Approve / Deny the January 2019 minutes of January 7, (special meeting - golf carts) January 7 (regular) and January 22, 2019 (regular), February 4, 2019 disbursements and zoning permits of January 28, 2019.
10. **City Clerk read the first (1st) reading of Ordinance 998; an Ordinance to annex a certain territory adjoining the present corporate boundaries of the City of St. Paul, to incorporate the same within the corporate boundaries of the City of St. Paul, pursuant to the provisions of Section 19-5001 ET SEQ., revised Statutes of Nebraska, and to provide an effective date for this ordinance. The proposed property to be annexed is more described as the remaining part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska,**

EXCEPTING a tract therein conveyed to Galen Falk and Jane A. Falk as recorded in Deed Records Book 46, Page 536 of the Records of the County Clerk of Howard County, Nebraska and EXCEPTING a tract therein conveyed to the City of St. Paul, Nebraska as recorded in Deed Records, Book 14, Page 1754 of the Records of the County Clerk of Howard County, Nebraska. The property is identified for tax purposes as Parcel #47-0860185. Following the successful adoption of the preliminary and final plat of this subject land, the property will be identified as the Middle Loup Subdivision.

11. Mayor Bergman opens public comment period for the request by the St. Paul Development Corp to annex a tract of land located in the remaining part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska, EXCEPTING a tract therein conveyed to Galen Falk and Jane A. Falk as recorded in Deed Records Book 46, Page 536 of the Records of the County Clerk of Howard County, Nebraska and EXCEPTING a tract therein conveyed to the City of St. Paul, Nebraska as recorded in Deed Records, Book 14, Page 1754 of the Records of the County Clerk of Howard County, Nebraska. The property is identified for tax purposes as Parcel #47-0860185.

12. Council member move, seconded, with roll call - **Close public hearing**

13. Discuss - Approve / Deny the proposed annexation of a request by the St. Paul Development Corp. to annex a tract of land located in remaining part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska, EXCEPTING a tract therein conveyed to Galen Falk and Jane A. Falk as recorded in Deed Records Book 46, Page 536 of the Records of the County Clerk of Howard County, Nebraska and EXCEPTING a tract therein conveyed to the City of St. Paul, Nebraska as recorded in Deed Records, Book 14, Page 1754 of the Records of the County Clerk of Howard County, Nebraska. The property is identified for tax purposes as Parcel #47-0860185.

14. City Clerk Beck read the first (1st) reading of Annexation Ordinance #998 - An Ordinance to annex a certain territory adjoining the present corporate boundaries of the City of St. Paul, to incorporate the same within the corporate boundaries of the City of St. Paul, pursuant to the provisions of Section 19-5001 ET SEQ., revised Statutes of Nebraska, and to provide an effective date for this ordinance. The proposed property to be annexed is more described as the remaining part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska, EXCEPTING a tract therein conveyed to Galen Falk and Jane A. Falk as recorded in Deed Records Book 46, Page 536 of the Records of the County Clerk of Howard County, Nebraska and EXCEPTING a tract therein conveyed to the City of St. Paul, Nebraska as recorded in Deed Records, Book 14, Page 1754 of the Records of the County Clerk of Howard County, Nebraska. The property is identified for tax purposes as Parcel #47-0860185. Annexation Ordinance #998 will be read at two (2) separate occasions at a City Council meeting per State Statute. Following the successful adoption of the preliminary and final plat of this subject land, the property will be identified as the Middle Loup Subdivision.

15. Discuss - Approve / Deny Olsson Letter Agreement Amendment #1; this amendment will become a part of the Letter Agreement for Professional Services dated November 5, 2018 between the City of St. Paul and Olsson Inc. The project is located at Kendall Street from US

Hwy 281 to 1/2 block east regarding concrete paving and drainage improvements not to exceed \$21,000. The anticipated start date is February 4, 2019, with an anticipated design completion date of February 25, 2019. This is by the request of Archer Credit Union, due to constructing a new building.

16. Discuss - Approve / Deny S Squared Enterprises LLC (Stephen Shoemaker) petition for special assessment improvements to pave a portion of Paul Street, commencing at 6th Street, proceeding west for approximately 232.31 feet.

17. Discuss - Approve / Deny Olsson Letter Agreement Amendment #2; this amendment will become a part of the Letter Agreement for Professional Services dated November 5, 2018 and Amendment #1 dated February 4, 2019 between the City of St. Paul and Olsson Inc. The project is located at Paul Street from 6th Street to approximately 230 L.F. west regarding concrete paving not to exceed \$11,600. The anticipated start date is February 4, 2019, with an anticipated design completion date of February 25, 2019. This is by the petition request of S Squared Enterprises LLC (Stephen Shoemaker).

18. Discuss - Approve / Deny the Howard Avenue / Trail sidewalk width from 9th Street to Jackson Street.

19. Discuss the rebuilding of a residential structure at 224 Howard Avenue zoned as Highway Commercial (HC) in the event of destruction by fire, flood or natural disaster (excluding purposeful demolition). The house is currently considered a non-conforming use within this zoning district.

a. Approve / Deny Resolution 2019-1, whereas the property owner at 224 Howard Avenue can rebuild a residential structure in the event of destruction by fire, flood, or natural disaster (excluding purposeful demolition).

20. Discuss - Approve / Deny two (2) Special Designated Liquor licenses for Nite Crawlers, 1648 Worms Road, St. Libory, NE (CK115871) at the St. Paul Civic Center on:

a. Saturday, April 6, 2019 from 1:00 p.m. to 1:00 a.m. for a wedding reception

b. Saturday, June 1, 2019 from 1:00 p.m. to 1:00 a.m. for a wedding reception

Identification will be checked, along with wristbands being utilized for underage drinking

21. Discuss - Approve / Deny the final payment to the South Central Economic Development District (SCEDD) in the amount of \$1,107.50 for grant administration services for the 2017 Downtown Revitalization (DTR) Planning Project #17-PP-010.

22. Discuss - Approve / Deny the request for Community Development Block Grant (CDBG) funds Draw down #5 from the NE Dept. of Economic Development in the amount of \$1,107.50 for the Downtown Revitalization Planning grant administration services.

23. Utility Superintendent Helzer updates

24. Chief of Police Paczosa updates

25. City Council member updates

26. Mayor Bergman updates

27. Public Comment Period - restricted to items on the agenda

28. Public Announcements

29. International Brotherhood of Electrical Workers (IBEW) 1597 regarding Ms. Killinger's Grievance Two (2), Step Three (3) - Review by City Council members (Possible action)

30. Closed Session: Pending Litigation; Strategy Session with respect to real estate purchase; and prevent needless injury to the reputation of an individual

31. Mayor Bergman adjourns City Council meeting

32. Informational Items:

a. 2% Keno revenue to the NE Dept. of Revenue Charitable Gaming for October through December 2018

b. Mobile Food Vendor Expiration List