

**City of St. Paul Regular Meeting**

Monday, December 17, 2018 7:00 PM

704 6<sup>th</sup> Street

St. Paul, NE 68873

Ralph Kezeor: Present

Brenda Klanecky: Present

Katie Kowalski: Present

Jerry Thompson: Present

1. Mayor Bergman calls meeting to order, with the "Pledge of Allegiance" and the "Open Meeting Statement" for the Community Development Agency (CDA) and the Regular City Council meeting of the City of St. Paul

2. Mayor Bergman opens the Community Development Agency (CDA) meeting

3. Mayor Bergman opens the public hearing for the Community Development Agency (CDA) meeting regarding the Amendment to the Redevelopment Plan of the City of St. Paul, Nebraska. The redevelopment project consist of Megan Yutesler dba Bed Head Coffee Company (Redeveloper) submitting a proposal for the redevelopment of Lots Nine (9), Ten (10), Eleven (11), Twelve (12) & Thirteen (13), Block 78, Original Town. The Site is to include the construction of an approximately 3,200 square foot commercial building and associated improvements. The building would be utilized to operate a coffee shop location with a drive-through window. The building would also have two (2) classroom spaces that will be utilized for various classes, workshops, and events, including but not limited to yoga & cooking classes, gymnastics lessons, meal preparation workshops, and various other classes and workshops that are desired in the community. a. Comment Period b. Close Comment Period

4. PLEASE READ AMENDMENT TO THE REDEVELOPMENT PLAN - Discuss - Approve / Deny the Community Development Agency (CDA) Resolution 2018-20; whereas the Community Development Agency (CDA) of the City of St. Paul, Nebraska, approving and adopting an Amendment to the Redevelopment Plan of the City of St. Paul, Nebraska, to implement the Bed Head Coffee Redevelopment project in the redevelopment area; authorizing the use of Tax Increment Financing (TIF) on a specific redevelopment project site in the redevelopment area; adopting a cost benefit analysis for the redevelopment project; and taking other actions required or permitted under the Community Development Law.

5. Discuss - Approve / Deny the Community Development Agency (CDA) Resolution 2018-21; whereas the Community Development Agency (CDA) of the City of St. Paul, Nebraska is authorizing and approving a Redevelopment Agreement for the Bed Head Coffee Redevelopment project in utilizing Tax Increment Financing (TIF); and taking other actions required or permitted under the Community Development Law.

6. Discuss - Approve / Deny the Community Development Agency (CDA) Redevelopment Agreement for the Bed Head Coffee Project. The Agreement consists of: Definitions & Interpretations; Representations; Obligations of the CDA & Public Improvements; Construction of the Project; Related Obligations; Financing Project; Encumbrances; Default, Remedies;

Indemnification; and Exhibit A through F

7. Mayor Bergman adjourns the Community Development Agency (CDA) meeting

8. Mayor Bergman opens the Regular City Council meeting of the City of St. Paul

9. Submittal of Requests for Future Agenda Items

10. Reserve Time to Speak on an Agenda Item

11. Mayor Bergman opens a public hearing to obtain public comment prior to the consideration of: (1) amending the Redevelopment Plan for Area #1 of the City of St. Paul, which includes a specific redevelopment project; (2) a cost-benefit analysis for the specific project; and (3) a Redevelopment Agreement for the Project. This property is more described as Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block 78, Original Town, St. Paul, Howard County, Nebraska

12. Discuss - Approve / Deny Treasurer's Report for November 2018

13. Discuss - Approve / Deny the Planning Commission minutes of Tuesday, December 11, 2018

14. Discuss - Approve / Deny Michael & Jami Kezeor's Certificate of Approval of Administrative Subdivision regarding Aleshire's Addition Second Replat to the City of St. Paul, Nebraska, an Administrative Replat of the West Half of Lot Twenty (20), Aleshire's Addition and Lot B, Aleshire's Addition First Replat to the City of St. Paul, Howard County, Nebraska

15. Mayor Bergman opens the public comment period for the consideration of: (1) amending the Redevelopment Plan of Area #1 of the City of St. Paul, which includes a specific redevelopment project; (2) a cost-benefit analysis for the specific project; and (3) a Redevelopment Agreement for the Project. This property is more described as Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block 78, Original Town, St. Paul, Howard County, Nebraska. a. Closes the public comment period

16. PLEASE READ AMENDMENT TO THE REDEVELOPMENT PLAN - Discuss - Approve / Deny City Resolution 2018-22; whereas the City Council approves an amendment of the Redevelopment Plan for Redevelopment Area #1 for the City of St. Paul, Nebraska, which includes a specific Redevelopment project.

17. Discuss - Approve / Deny City Resolution #2018-23; whereas the City of St. Paul is approving the form of the Redevelopment Agreement; and

authorizing the Community Development Agency (CDA) of the City of St. Paul to enter into the Agreement and issue Tax Increment Financing (TIF) indebtedness for the Redevelopment project.

18. Discuss - Approve / Deny the City of St. Paul Redevelopment Agreement for the Bed Head Coffee Project. The Agreement consists of: Definitions & Interpretations; Representations; Obligations of the CDA & Public Improvements; Construction of the Project; Related Obligations; Financing Project; Encumbrances; Default, Remedies; Indemnification; and Exhibit A through F

19. Discuss - Approve / Deny Resolution 2018-24; authorizing banking authority to City of St. Paul Officers

20. Discuss / Approve the City Water Well-field Pasture Lease "Request for Bids" to be published in the Phonograph Herald at three (3) consecutive times beginning on Wednesday, December 26, 2018 a. Discuss / Approve the City Water Well-field Pasture Lease

21. Discuss / Approve the City Lagoon Farm Lease "Request for Bids" to be published in the Phonograph Herald at three (3) consecutive times beginning on Wednesday, December 26, 2018. a. Discuss / Approve the City Lagoon Farm Lease

22. Discuss / Approve a Study Session date to review Ordinance #944 regarding Utility Terrain Vehicles (Tuesday, January 8, Wednesday, January 9 or Thursday, January 10, 2019)

23. Discuss - Approve /Deny second (2nd) City Council meeting in January 2018 be Tuesday, January 22, 2019, due to the Martin Luther King holiday

24. Utility Superintendent Helzer updates

25. Chief of Police Paczosa updates a. Nuisance & Incident Report

26. Council member updates

27. Mayor Bergman updates

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

29. Public Announcements

30. Closed Session: The City of St. Paul reserves the right to go into Closed Session when it is clearly necessary to protect the public interest or for the prevention of needless injury to the reputation of an individual; or pending litigation

31. Mayor Bergman adjourns City Council meeting.

32. Informational Items: a. Receipts for November 2018 b. Time Certificates for November 2018

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Date

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Mayor Tracy J. Howard

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City Clerk Connie Jo Beck