

1st Council Regular Meeting  
Monday, April 4, 2022 7:00 PM

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

## **Agenda**

1. **6:00 p.m. - JJ Green - Primark Insurance**  
Discuss - Approve / Deny the City of St. Paul's employee United Healthcare (UHC) insurance renewal coverage effective May 1, 2022; JJ Green with Primark Insurance will be in attendance.
2. Mayor Bergman calls meeting to order, with the "Pledge of Allegiance" and the "Open Meeting Statement" as required by NE State Statutes 84-1407 through 84-1414; Mayor Bergman also states that the City Council may vote to go into Closed Session on any agenda item as allowed by NE State Statute 84-1410.
3. Submittal of Request for Future Agenda Items
4. Reserve time to Speak on an Agenda Item
5. Mayor Bergman opens Public Hearing regarding a "Conditional Use Permit" application filed by Birdhouse Properties, LLC (Caitlin Birdsell) for the construction of a multi-family dwelling on Lots One (1) and Two (2), Dalton Meadows Subdivision in St. Paul, Howard County, Nebraska. The property is located on the south side of Jay Street, west of Nelson Street.
6. Discuss - Approve / Deny Pay Request #2 to Rutjens Construction Inc. Tilden, NE regarding the Wastewater Treatment Facility (WWTF); Project #020-2586 in the amount of \$16,097.01 for stored material (transformer). The pay request will be submitted to the NE Dept. of Environment & Energy (NDEE) for reimbursement.
7. Mayor Bergman opened the "public comment" period regarding a "Conditional Use Permit" application filed by Birdhouse Properties, LLC (Caitlin Birdsell) for the construction of a multi-family dwelling on Lots One (1) and Two (2), Dalton Meadows Subdivision in St. Paul, Howard County, Nebraska. The property is located on the south side of Jay Street, west of Nelson Street.
8. Approve / Deny the "Conditional Use Permit" application filed by Birdhouse Properties, LLC (Caitlin Birdsell) for the construction of a multi-family dwelling on Lots One (1) and Two (2), Dalton Meadows Subdivision in St. Paul, Howard County, Nebraska. The property is located on the south side of Jay Street, west of Nelson Street.
9. Discuss - Approve / Deny bid for a new or used City Sewer Jetter Trailer.
10. Discuss - Approve / Deny bid for a new or used City Sewer Hydro-Excavation Trailer (Vacuum).
11. Discuss - Approve / Deny City of St. Paul surplus property (well-field building) bid; the building is located at 12th Avenue and Eagle Road, St. Paul, Howard County, NE. Bids were to be submitted by 1:00 p.m. on Friday, April 1, 2022; the sale shall be for cash. City Clerk Connie Jo Beck followed the terms of the sale pursuant to Neb. Rev. Stat. 17-503.02. The building must be dismantled by September 30, 2022.
12. City Council consideration for the Nebraska Air-boaters to clear City owned land by the Middle Loup River - Parcel #471024461. The goal would be to utilize the land for

- recreation and access to the river. This is contingent on City approval to gain access to the property as it is currently land locked (Possible Action).
13. Discuss - Approve / Deny Consent Agenda Items: (1) March 14, 2022 (special) and March 21, 2022 (regular) Council minutes; (2) March 28, 2022 zoning permits; and (3) April 4, 2022 disbursements.
  14. Discuss - Approve / Deny construction of the City "Welcome Sign" to be located on the south side of St. Paul, NE. The sign north of St. Paul is still in the discussion stage, but hoping to finalize soon.
    - a. Approve / Deny which account will absorb cost of south "Welcome Sign".
  15. Discuss - Approve / Deny the St. Paul Rescue Squad's "2022 Billing Rate Schedule" to be mailed to Quick Med Claims, Omaha, NE; this is regarding the St, Paul Rescue Squad's medical transports. The 2022 billing rates will remain the same as the year 2021. The St. Paul Rescue Squad approved the billing rates at the Monday, March 28, 2022 meeting.
  16. Discuss - Approve / Deny Emily Paczosa (411 Mills, Dannebrog, NE) as a new Emergency Medical Technician (EMT) to the St. Paul Rescue Squad. Emily Paczosa is currently certified as an EMT.
  17. Discuss - Approve / Deny the City of St. Paul purchasing a heat blanket from Jon Kuck (St. Libory, NE) in the amount of \$1,200 to be utilized at the Elmwood Cemetery to thaw cemetery graves.
    - a. Approve / Deny disburse funds from which account: (1) Elmwood Cemetery Perpetual \$8,173 or Elmwood Cemetery ICS \$19,619.
  18. Discuss - Approve / Deny transferring \$50,000 from the City Sales Tax Money Market and placing it in the City Sales Tax Checking account; this is to pay the Street - Motor Vehicle Tax and the 25% Infrastructure funds from the Sales Tax proceeds on the 17th of the month.
  19. Discuss - Approve / Deny the City of St. Paul advertising until May 1, 2022 regarding the hiring of a City Police Officer in the Phonograph Herald and at the Law Enforcement Training Center, Grand Island, NE;
    - a. Approve / Deny a starting hourly wage for a Non-Certified Police Officer and a Certified Police Officer.
  20. Discussion regarding the "Physical Capacity Profile Testing System" for City employees; this test would be performed at the Howard County Medical Center. The testing system would reduce injuries by ensuring employees have the physical strength to safely perform their job responsibilities. Reducing workers compensation exposure by documenting impairments that an employee brings with them to the workplace. Providing pre-injury baseline measurements on an employee allowing treating professionals to expedite the rehabilitation process; the test is \$65 per employee (Possible Action).
  21. Discuss - Approve / deny City of St. Paul's "2022 seasonal hire" hourly wage for:
    - (1) Electrical Dept. - One (1) seasonal;
    - (2) Street Dept. - Two (2) seasonal;
    - (3) Cemetery/Park - One (1) long seasonal;
    - (4) Sewer/Park - One (1) short seasonal;

- (5) Park - One (1) seasonal; and
- (6) Landfill - One (1) seasonal.
- 22. Utility Superintendent Helzer updates:
  - (1) Water Treatment Facility Filter Aerator (motor starter switch) burned up Sunday, March 27, 2022; parts are on order.
- 23. Chief of Police Howard updates:
- 24. City Council member updates
- 25. Mayor Bergman updates:
  - (1) Special Council meeting on Wednesday, April 13, 2022 at 6:00 p.m. regarding an IBEW 1597 Union negotiation workshop;
  - (2) Special Designated Liquor (SDL) permits regarding St. Peter and Paul's Catholic Church "fish fry" on Friday, April 1 and April 8, 2022 from 4:00 p.m. to 9:00 p.m.;
  - (3) Update on Alliance for Community Energy (ACE) meeting on Tuesday, March 22, 2022: Choice Gas Selection period is from April 1, 2022 to April 22, 2022, with seven (7) suppliers: ACE, Blackhills Energy, Constellation New Energy (team up with ACE), Vista Energy, Wood River Energy, Symmetry Energy and Uncle Frank Energy. The City will be promoting ACE / Constellation New Energy via City Facebook, Website and the Phonograph Herald. It was conveyed to the City that this will be a RATE SHOCK to the local residents; this will be a rate increase of 33%. Financial Reports and Legislation Bills were reviewed (minutes to be kept in electronic record under the Open Meetings Act); ACE Community Clean-up Assistance would provide a donation to a local organization regarding a clean-up project; safety vest and trash bags would be provided to the City;
  - (4) City received Certificate of Insurance from Robert Kanter regarding the Water Well-Field Pasture Rent; expiration date is May 29, 2022;
  - (5) State of NE (State Patrol) Lease Agreement renewal regarding the rental of the City North-yard building in the amount of \$250 monthly; the lease will be from March 1, 2022 to February 29, 2024;
  - (6) Public Alliance for Community Energy (ACE) April 1, 2022 beginning rates for Central Nebraska; attached is prior year ACE rates.
- 26. Public Comment Period - restricted to items on the agenda
- 27. Public Announcements
- 28. Closed Session: Pending Litigation; Strategy Session with respect to real estate purchase; and prevent needless injury to the reputation of an individual
- 29. Mayor Bergman adjourns City Council meeting
- 30. Informational Items:
- 31. This agenda, including supporting documentation, is available for public viewing during normal business hours at the City Office, 704 6th Street, St. Paul, Nebraska.

CITY OF SAINT PAUL  
704 6<sup>TH</sup> STREET  
SAINT PAUL, NEBRASKA 68873

NOTICE OF TIME AND PLACE OF  
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, NEBRASKA, WILL BE HELD MONDAY, **APRIL 4, 2022 at 6:00 P.M.** IN THE CITY COUNCIL CHAMBERS. THIS MEETING WILL BE OPEN TO THE PUBLIC. AN AGENDA FOR SUCH MEETING IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE CITY CLERK AT THE CITY UTILITIES OFFICE. THE PURPOSE OF THIS MEETING IS THE **EMPLOYEE HEALTH INSURANCE RENEWAL WITH POSSIBLE ACTION.** POSTED THIS 24<sup>th</sup> DAY OF MARCH 2022.



CONNIE JO BECK

CITY CLERK/DEPUTY TREASURER

Post in four (4) public places:

- City Utility Office
- US Post Office
- Citizens Bank & Trust
- Howard County Court House (lower level)

**Connie Beck**

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**From:** JJ Green, CLU <jj@primarkagency.com>  
**Sent:** Monday, February 28, 2022 1:50 PM  
**To:** Connie Beck; Laura Berthelsen  
**Subject:** CITY OF ST. PAUL: 05U5384  
**Attachments:** May 2022 UHC Renewal.pdf; May 2022 Renewal.pdf

**Importance:** High

Hi again. Here's the 'formal' renewal paperwork for the May renewal with United Healthcare. Keep in mind, even though the REVIEW worksheet page only shows 9.3% renewal, the age increases are not in there, so it's actually 11.5% (The Medical and Blue Cross quotes I gave you already have the age increases in their quotes.)

If you renew with UHC, there are a couple signatures we'll need. If you move to Medica or Blue Cross, we'll start that process in a couple weeks after the Council meets.

Good news on the Principal Vision renewal, NO increase for that. If you want to look at the Dental quote again, or VOLUNTARY LIFE thru payroll deductions, let me know.

I'll contact TASC and tell them there is no change on the Vision rates.

Thanks.

JJ

**JJ Green, CLU, President | Primark Insurance Agency**

1219 W 2nd St | Grand Island NE 68801  
Office 308.384.8700 | Fax 308.384.4603

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time employees of the City subject to the applicable waiting periods. The specifications and other details of each of these plans shall be made available to all employees upon request.

### Section 1: Health Insurance

The City shall contract annually with a health insurance carrier to provide a group health care plan.

- A. The City shall contribute 85% of the monthly cost of the Health Insurance premium; the employee shall contribute the remaining 15% of the premium.
- B. The Employees Health Care Deductibles for the term of this contract are set as follows:

#### Calendar Year Deductible:

Employee will pay calendar year deductible of: \$750.00  
Spouse &/or dependents will pay calendar year deductible of: \$750.00

#### Co-insurance

The City pays 80%, Employee pays 20%, of the next \$3000 of eligible claims. \$ 600

#### Remainder of Calendar Year Deductible:

City pays remaining calendar year deductible at 100% for each covered person up to the family maximum. Health Insurance Company pays 100% after the calendar year deductible has been met.

City of St Paul will not provide any added deductible or co-insurance reimbursement to "Out of Network" providers.

Insurance plan will be reviewed annually and prior to renewal. Any changes will be agreed upon by both the City and Union.

### Section 2: Retirement Plan

- A. The City shall match the employee contribution to the pension on a one percent (1%) to one percent ( 1%) basis not to exceed six percent (6%) or \$1000, whichever is greater of the employee's gross pay.

B. The employees may contribute up to the maximum allowed by law.

Section 3: Life Insurance. The City shall provide a life insurance policy for eligible employees in the amount of \$30,000. The premium shall be 100% paid by the City. The City shall credit each employee with ten (\$10) dollars per month to purchase additional coverage.

### Section 4: Disability Plan

## City of St. Paul NE

(\$6,550 Ded. – 100% thereafter)

HRA Reimbursement Plan Design with United Healthcare **CD-QU** plan, effective 5/1/21  
 City HRA only reimburses for “**IN-NETWORK**” claims. (2-Per Family)

Employee PPO Calendar Year Deductible: (Each Person)  \$750  2 per Family Max.	Employee pays 20% and City HRA pays 80% of the Next \$3,000 Of the UHC Deductible, 2 per Family Max.	City HRA then pays 100% of Remaining \$2,800 of UHC deductible, (2x Family) Including RX Co-Pays After the Deductible, If any.  These payments equal \$6,550 total,+ RX Co-Pays, (if any). UHC then takes over At 100%.
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Employee total calendar year Out-Of-Pocket: \$1,350 for Single Coverage, \$2,700 for Family Coverage.

City HRA total liability: \$2,400 Single Coverage, \$4,800 for Family, + up to \$300 Max. per Single, (2x) Family, of RX Co-Pays after UHC Deductible, if any.

**United Healthcare / Health Deductible Savings**

**March 2022**

			15%	85%	Account	City Check
Water	Jeremy	\$1,806.39	\$270.96	\$1,535.43		
	Ron	\$2,299.32	\$344.90	\$1,954.42		
	Liana	\$1,640.27	\$246.04	\$1,394.23		
	Sub Total		<b>\$861.90</b>	<b>\$4,884.08</b>	02-10-130	<b>\$4,884.08</b>
General	Connie	\$1,989.88	\$298.48	\$1,691.40		
	Matt	\$1,348.99	\$202.35	\$1,146.64		
	Laura	\$1,947.00	\$292.05	\$1,654.95		
	Sub Total		<b>\$792.88</b>	<b>\$4,492.99</b>	10-10-130	<b>\$4,492.99</b>
Lights	Rob	\$1,345.52	\$201.83	\$1,143.69		
	Jack	\$2,317.86	\$347.68	\$1,970.18		
	Ed	\$1,158.93	\$173.84	\$985.09		
	Kris	\$2,188.83	\$328.32	\$1,860.51		
			<b>\$1,051.67</b>	<b>\$5,959.47</b>	01-10-130	<b>\$5,959.47</b>
Parks	Randy	\$2,606.82	<b>\$391.02</b>	<b>\$2,215.80</b>	42-10-130	<b>\$2,215.80</b>
Police	Scott	\$502.98	\$75.45	\$427.53		
	Matt	-\$419.92	-\$62.99	-\$356.93		
	Dan	\$1,806.39	\$270.96	\$1,535.43		
	Moriah	\$386.31	\$57.95	\$328.36		
			<b>\$341.36</b>	<b>\$1,934.40</b>	32-10-130	<b>\$1,934.40</b>
Streets	Jamie	\$1,840.00	\$276.00	\$1,564.00		
	Cody	\$1,088.24	\$163.24	\$925.00		
			<b>\$439.24</b>	<b>\$2,489.00</b>	21-10-130	<b>\$2,489.00</b>
Sewer	Bill	\$1,828.41	<b>\$274.26</b>	<b>\$1,554.15</b>	03-10-130	<b>\$1,554.15</b>
	Total	\$27,682.22	\$4,152.33	\$23,529.89		\$23,529.89
						\$23,529.89
			<b>Total</b>	<b>\$23,529.89</b>		
<b>Due from Health Deductible Acct. 102-482:</b>			<b>\$4,152.33</b>			
<b>Notes:</b>						
None						

Invoice No: 301949776142  
Invoice Date: 02/09/2022  
Bill Group: 1  
Coverage Period: 03/01/2022 - 03/31/2022  
Due Date: 03/01/2022

*Current UHC Employee Rates*

**Details**

Current Detail - 3/01-3/31/2022								Adjustment Detail			Totals
Policy No.	Name	Plan	ID	Coverage	Status	Vol (000's)	Charge Amount	Period	Code	Amount	Total
05U5274	BECK, CONNIE JO	CHOICE+/INS	*****2466	ES	A		\$1,989.88				\$1,989.88
05U5274	BERTHELSEN, LAURA	CHOICE+/INS	*****1403	ES	A		\$1,947.00				\$1,947.00
05U5274	BRENNICK, CODY	CHOICE+/INS	*****6229	ESC	A		\$1,088.24				\$1,088.24
05U5274	COSTELLO, MATHEWS J	CHOICE+/INS	*****2929	E	A			2/01-2/28/2022	TRM	-\$419.92	-\$419.92
05U5274	FOUSEK, KRISTIE	CHOICE+/INS	*****8596	ESC	A		\$2,188.83				\$2,188.83
05U5274	GORECKI, JEREMY	CHOICE+/INS	*****3130	ESC	A		\$1,806.39				\$1,806.39
05U5274	GREENWALT, SCOTT	CHOICE+/INS	*****6231	E	A		\$502.98				\$502.98
05U5274	GREGOSKI, WILLIAM	CHOICE+/INS	*****1724	ESC	A		\$1,828.41				\$1,828.41
05U5274	HELZER, MATTHEW	CHOICE+/INS	*****5092	ESC	A		\$1,348.99				\$1,348.99
05U5274	HOWARD, DANIEL K	CHOICE+/INS	*****8897	ESC	A		\$1,806.39				\$1,806.39
05U5274	JAEGER, ROBERT	CHOICE+/INS	*****7831	ESC	A		\$1,345.52				\$1,345.52
05U5274	JERABEK, RANDALL	CHOICE+/INS	*****9368	ESC	A		\$2,606.82				\$2,606.82
05U5274	KLANECKY, JAMIE	CHOICE+/INS	*****4556	ESC	A		\$1,840.00				\$1,840.00
05U5274	PAULSEN, JACK	CHOICE+/INS	*****3199	ES	A		\$2,317.86				\$2,317.86
05U5274	RAWLINGS, MORIAH N	CHOICE+/INS	*****0452	E	A		\$386.31				\$386.31
05U5274	SWITZER, RONNIE	CHOICE+/INS	*****9762	ES	A		\$2,299.32				\$2,299.32

Coverage Type	Status	Code
E Employee Only	A Active	ADD Retroactive Addition
ES Employee and Spouse	C Cobra	TRM Retroactive Termination
ESC Employee and Family	R Retiree	CHG Retroactive Change
EC Employee and Child(ren)	T Terminated	

Questions? We're here to help.

Toll free 1-888-842-4571  [www.employereservices.com](http://www.employereservices.com)

Invoice No: 301949776142  
 Invoice Date: 02/09/2022  
 Bill Group: 1  
 Coverage Period: 03/01/2022 - 03/31/2022  
 Due Date: 03/01/2022

**Details**

Current Detail - 3/01-3/31/2022								Adjustment Detail			Totals
Policy No.	Name	Plan	ID	Coverage	Status	Vol (000's)	Charge Amount	Period	Code	Amount	Total
05U5274	THOMPSON, ED	CHOICE+/INS	*****3821	E	A		\$1,158.93				\$1,158.93
05U5274	WROBLEWSKI, LIANA	CHOICE+/INS	*****7964	EC	A		\$1,640.27				\$1,640.27
<b>Total</b>							<b>\$28,102.14</b>			<b>-\$419.92</b>	<b>\$27,682.22</b>

Questions? We're here to help.



Toll free 1-888-842-4571



[www.employereservices.com](http://www.employereservices.com)

## AGENDA ITEM REQUEST FORM

Anyone wishing to offer comments or concerns about city matters, or who wants to have an item placed on the City Council agenda must complete this form. The completed form must be submitted to the City Clerk, City of St. Paul, 704 6<sup>th</sup> Street, St. Paul, NE 68873 no later than Noon on the Wednesday prior to the City Council meeting. If the Wednesday prior to the City Council meeting is a holiday, the deadline is noon on the previous day. The City Council generally meets at 7:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month.

**City Council Meeting Date:** \_\_\_\_\_

**Requested Agenda Item:** \_\_\_\_\_

\_\_\_\_\_

**Please state your comment or concern (please be specific, providing documentation if available):**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**What action do you want the City Council to take?** \_\_\_\_\_

\_\_\_\_\_

**Will this project/item require City funding?** YES \_\_\_\_ NO \_\_\_\_ **If so, how much?** \_\_\_\_\_

**Name (please print):** \_\_\_\_\_

**Name (signature):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

.....  
*For City Official Use Only*

\_\_\_ Added to City Council Agenda. Date of City Council meeting: \_\_\_\_\_

\_\_\_ Referred to City Council Committee for Recommendation

City Council Action Taken: \_\_\_\_\_

\_\_\_\_\_

City Funds Authorized: \_\_\_\_\_

**City of St. Paul  
704 6<sup>th</sup> Street  
St. Paul, Nebraska 68873  
(308)754-4483**

**REQUEST FOR OPEN PUBLIC RECORDS**

**RECORD REQUEST INFORMATION (To be completed by Requestor – Please Print)**

Full Name: \_\_\_\_\_ (Phone) \_\_\_\_\_

Address: \_\_\_\_\_ (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip)

I hereby acknowledge that I am aware that under the terms of Neb. Rev. Stat. §84-712, I am authorized to examine public records not withheld from me under the terms of Neb. Rev. Stat. §84-712.04 or other appropriate statutes, and that I may make memoranda and abstracts therefrom during the hours the offices are normally open to the public.

I hereby declare that I do not intend to and will not:

- a. Use any list of names or addresses contained in or derived from the records or information for the purpose of selling or offering for sale any property or service to any person listed or to any person who resides at any address listed; or
- b. Sell, give, or otherwise make available to any person any list of names or addresses contained in or derived from the records or information for the purpose of allowing that person to sell or offer for sale any property or service to any person who resides at any address listed.

I hereby request a copy of the following public records:

\_\_\_\_\_  
\_\_\_\_\_

Requestor Signature \_\_\_\_\_ Date \_\_\_\_\_ Email/Fax Number \_\_\_\_\_

*(Most records will be provided within four (4) full business days from the date of request.)*

**For Administrative Records**

The request for the above-named document(s) was granted and/or allowed to be examined.

Signed \_\_\_\_\_ Date \_\_\_\_\_

This request was denied, and the requesting party was issued a letter of denial in accordance with the provisions of Neb. Rev. Stat. §84-712.04.

Signed \_\_\_\_\_ Date \_\_\_\_\_

**YOUR COPY OF THIS FORM SHALL SERVE AS YOUR RECEIPT**

*If you have any questions about your record request, please contact the City Clerk's Office at (308) 233-3216.*



**City of St. Paul  
Citizen Complaint Form**

Name of person making complaint \_\_\_\_\_

Residential address \_\_\_\_\_

Postal address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email address \_\_\_\_\_

**Complaint Details**

Date of Incident \_\_\_\_\_ Time \_\_\_\_\_

Location of Incident \_\_\_\_\_

Who/what is the subject of your complaint? \_\_\_\_\_

DETAILED summary of your complaint \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Witness Details (If applicable)**

Name of witness(es) \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone Number of witness \_\_\_\_\_

**Complaint Outcome**

How would you like this issue resolved? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Complainant

\*\*\*\*\*

**Action taken by City**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the St. Paul City Council will hold a public hearing at 7:00 p.m. on April 4, 2022 in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, NE 68873 to take public comments on a Conditional Use Permit application filed by Birdhouse Properties LLC for the construction of a multi-family dwelling on Lots One (1) and Two (2), Dalton Meadows Subdivision in St. Paul, Howard County, Nebraska. Such property is located on the south side of Jay Street, west of Nelson Street. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Connie Jo Beck  
City Clerk/Deputy Treasurer

For publication on March 23, 2022

Application Fee: \$100.00  
Date Paid: \_\_\_\_\_  
Check No. \_\_\_\_\_ Cash \_\_\_\_\_

CITY OF ST. PAUL  
Application for Conditional Use Permit

Address or Location: LOTS 1 & 2 Dalton Meadows Subdivision (Jay Street)

Under the provision of Article VI of the City of St. Paul Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit for the purpose of: multifamily dwelling

On the property legally described as follows: Lot 1 & 2 of Dalton Meadows Subdivision St. Paul, Nebraska

Proposed development of the property is shown on the plans attached hereto.

Owner Name: Birdhouse Properties LLC  
Address: 2298 Hwy 92 Farwell, Ne 68838  
Telephone: (308) 754-8332

Signature of Applicant: Caetlin Birdsell

\*Pursuant to Article 6 of the St. Paul Zoning Regulations, the applicant must provide notice to all owners of such record title holders of property located within three hundred (300) feet of the property. Date received: 3/1/22

4/4/22  
council mtg  
public hearing  
+

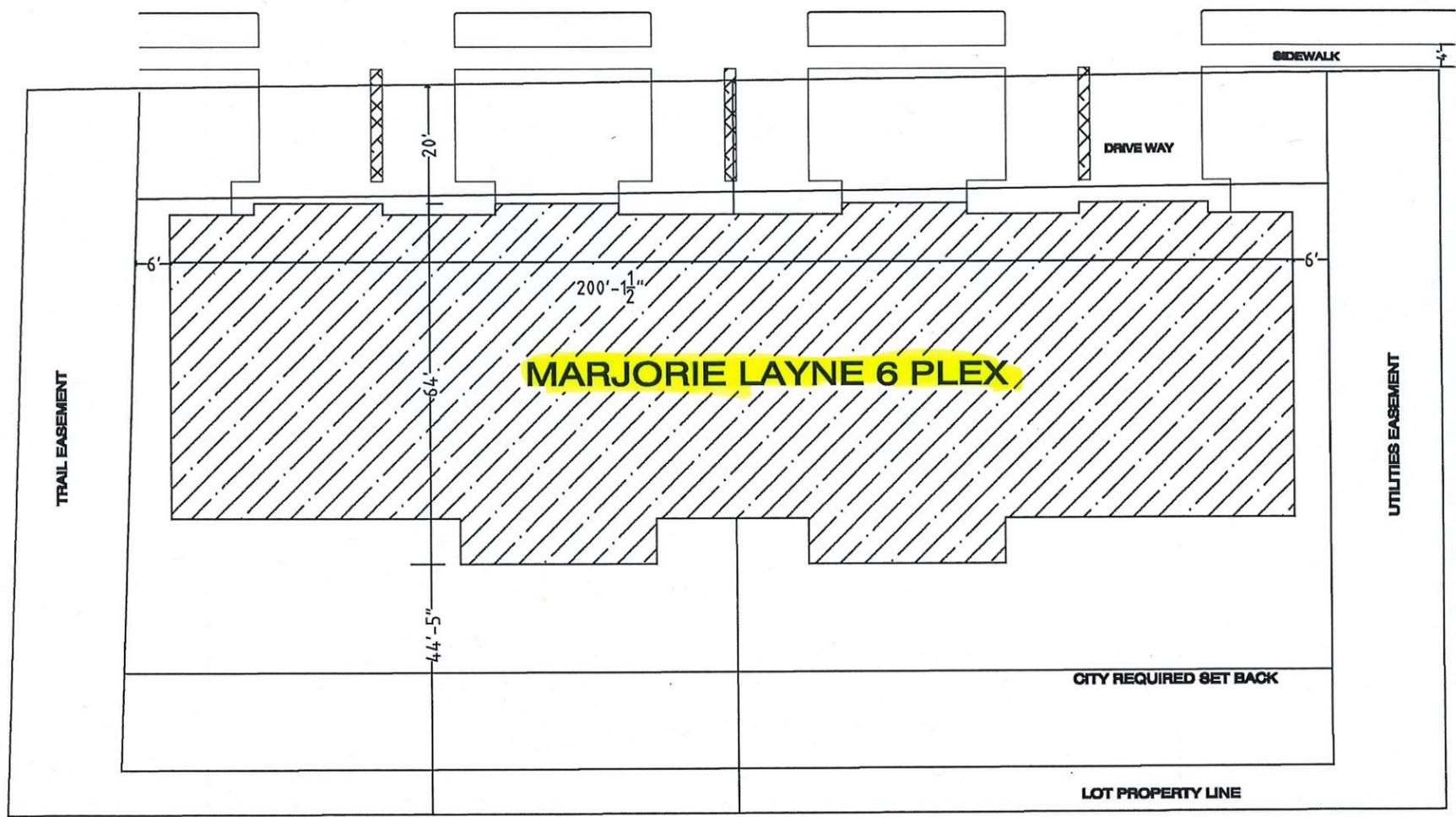
For Office Use Only:  
Planning Commission hearing date: 3/28/22 Approved \_\_\_\_\_ Denied \_\_\_\_\_  
If Denied, Reason for Denial: \_\_\_\_\_

City Council hearing date: 4/4/22 Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Conditions of Approval (if applicable): \_\_\_\_\_

If Denied, Reason for Denial: \_\_\_\_\_

Board of Adjustment hearing date: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

LOT 1 & 2 JAY STREET



TRAIL EASEMENT

UTILITIES EASEMENT

CITY REQUIRED SET BACK

LOT PROPERTY LINE

20'

6'

44'-5"

200'-1 1/2"

DRIVE WAY

SIDEWALK

MARJORIE LAYNE 6 PLEX

MARJORIE LAYNE 6 PLEX

Caitlin Birdsell to Own

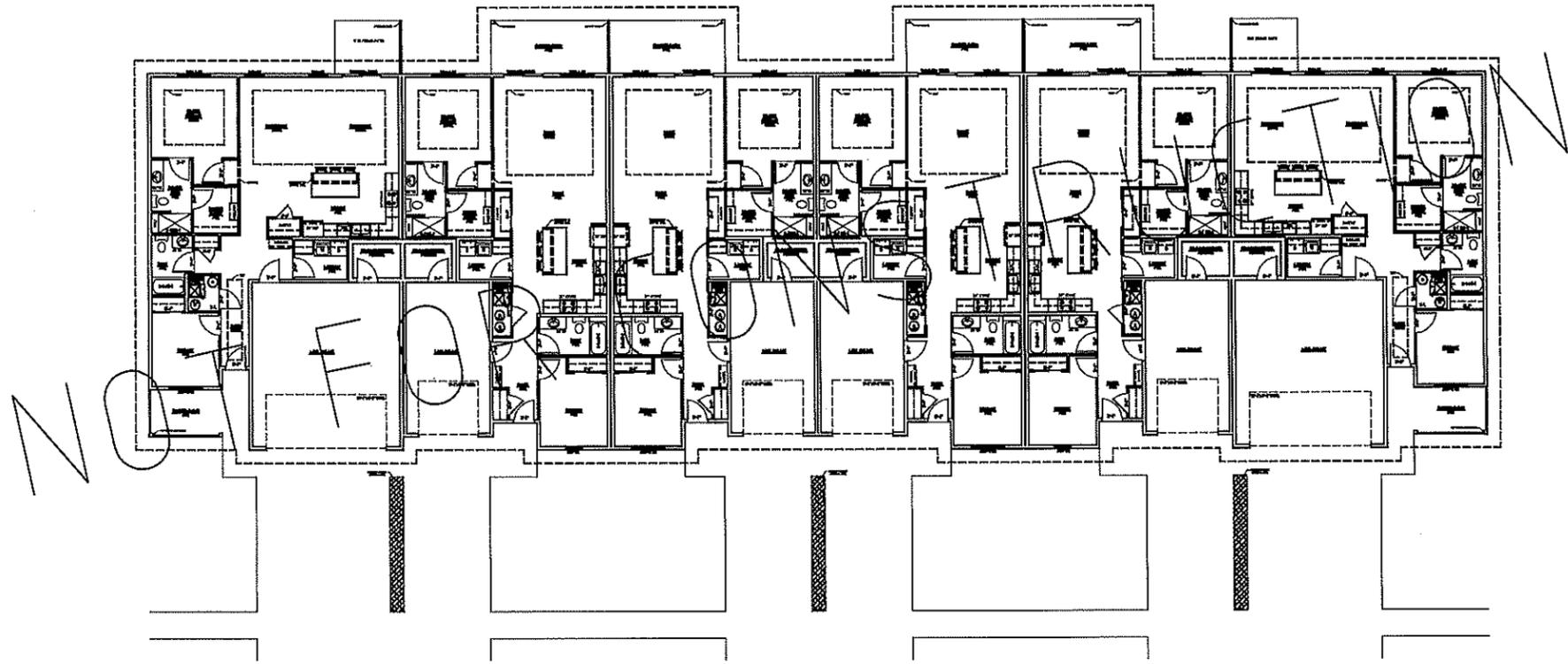
\*\*\*Fall or Spring build

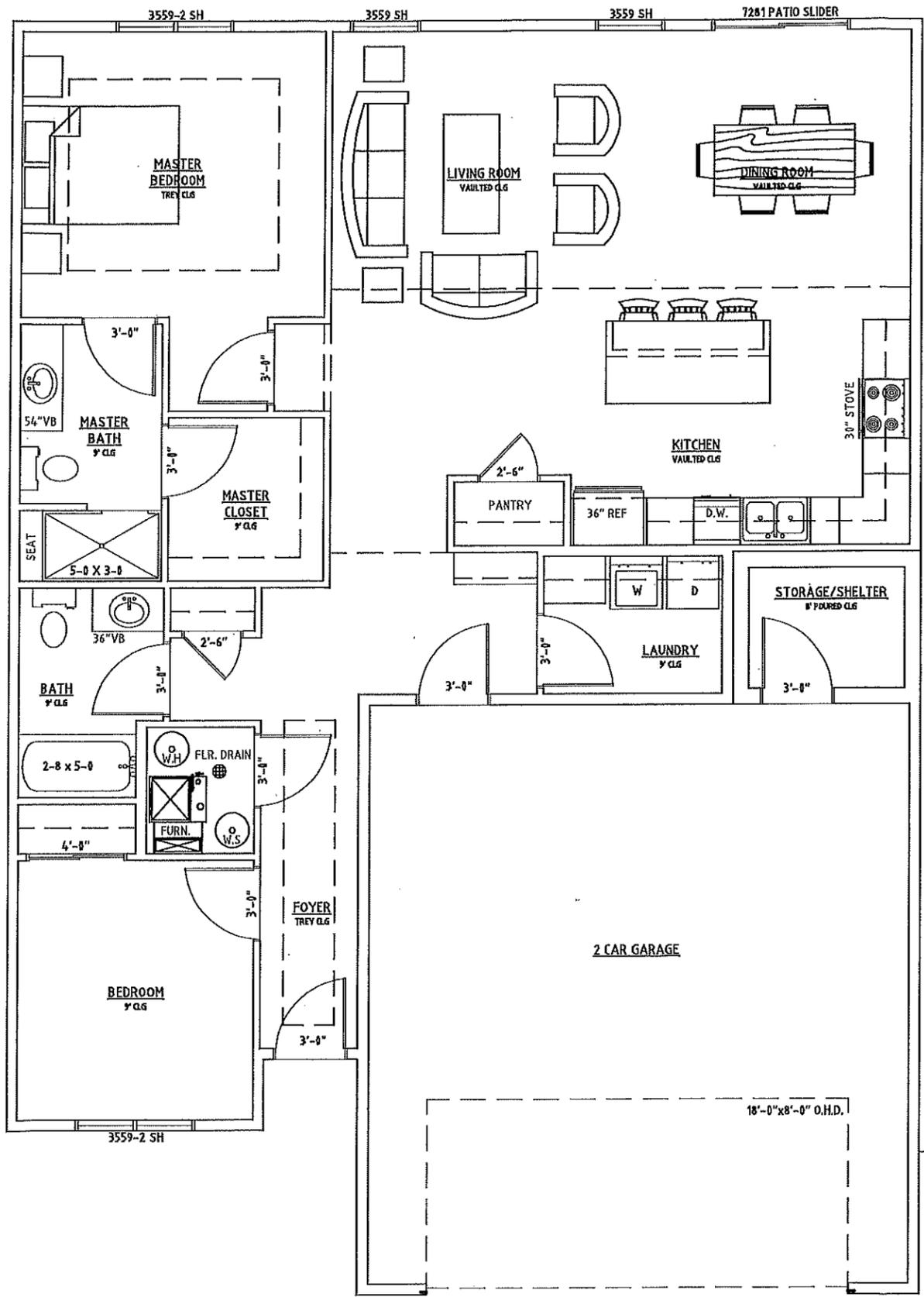
\*\*\*Water Well: Underground Sprinklers

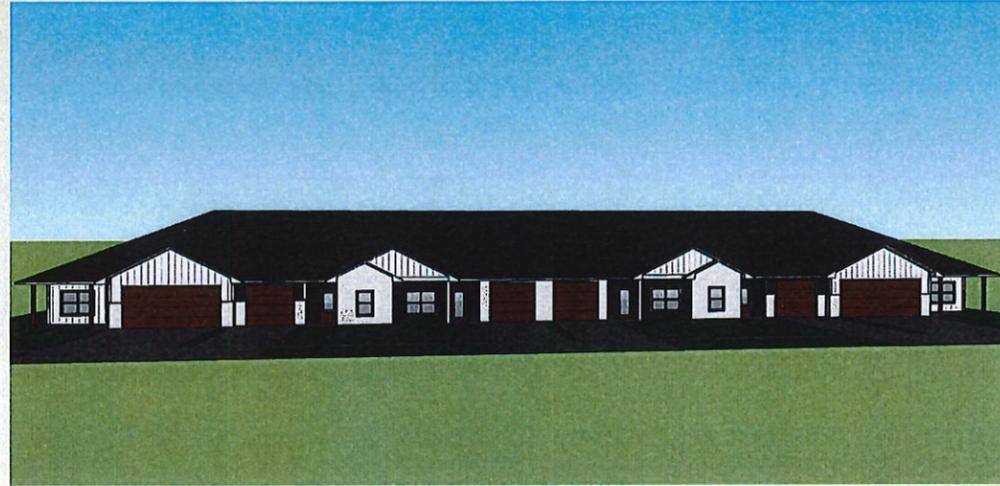
\*\*\*Water & Sewer will be separately metered

\*\*\*ALL Electric









Marjorie Layne 6 Plex  
55+ Luxury Living



MARJORIE LAYNE 6 PLEX

Caitlin Birdsell to Own

\*\*\*Fall or Spring build

\*\*\*Water Well: Underground Sprinklers

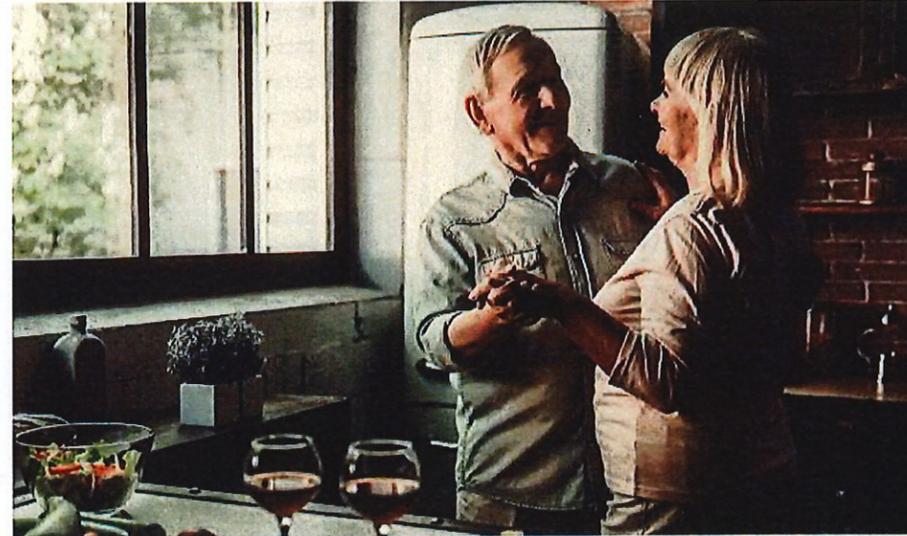
\*\*\*Water & Sewer will be separately metered

\*\*\*ALL Electric



# 55 + LUXURY LIVING

ADA LIVING  
ZERO ENTRY  
LUXURY FINISHES  
2 BED, 2 BATH  
STORM SHELTERS  
LARGE GARAGE  
OPEN LIVING AREA  
LOTS OF STORAGE





**NO MORE MAINTENANCE**

**NO MORE MOWING**

**NO MORE SCOOPING SNOW**

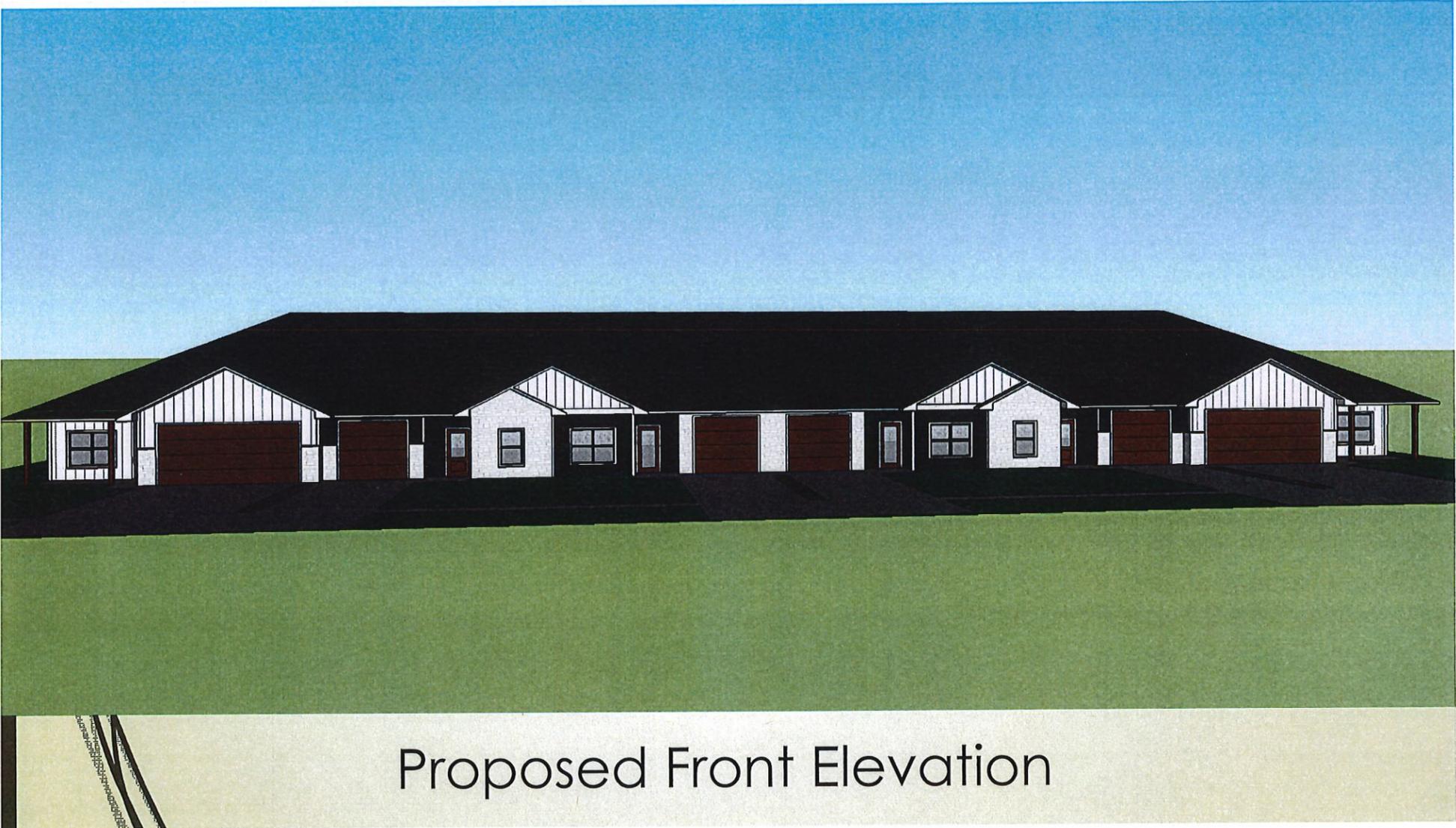
**NO MORE CLEANING GUTTERS**

**NO MORE CHANGING  
LIGHTBULBS AGAIN!!!**

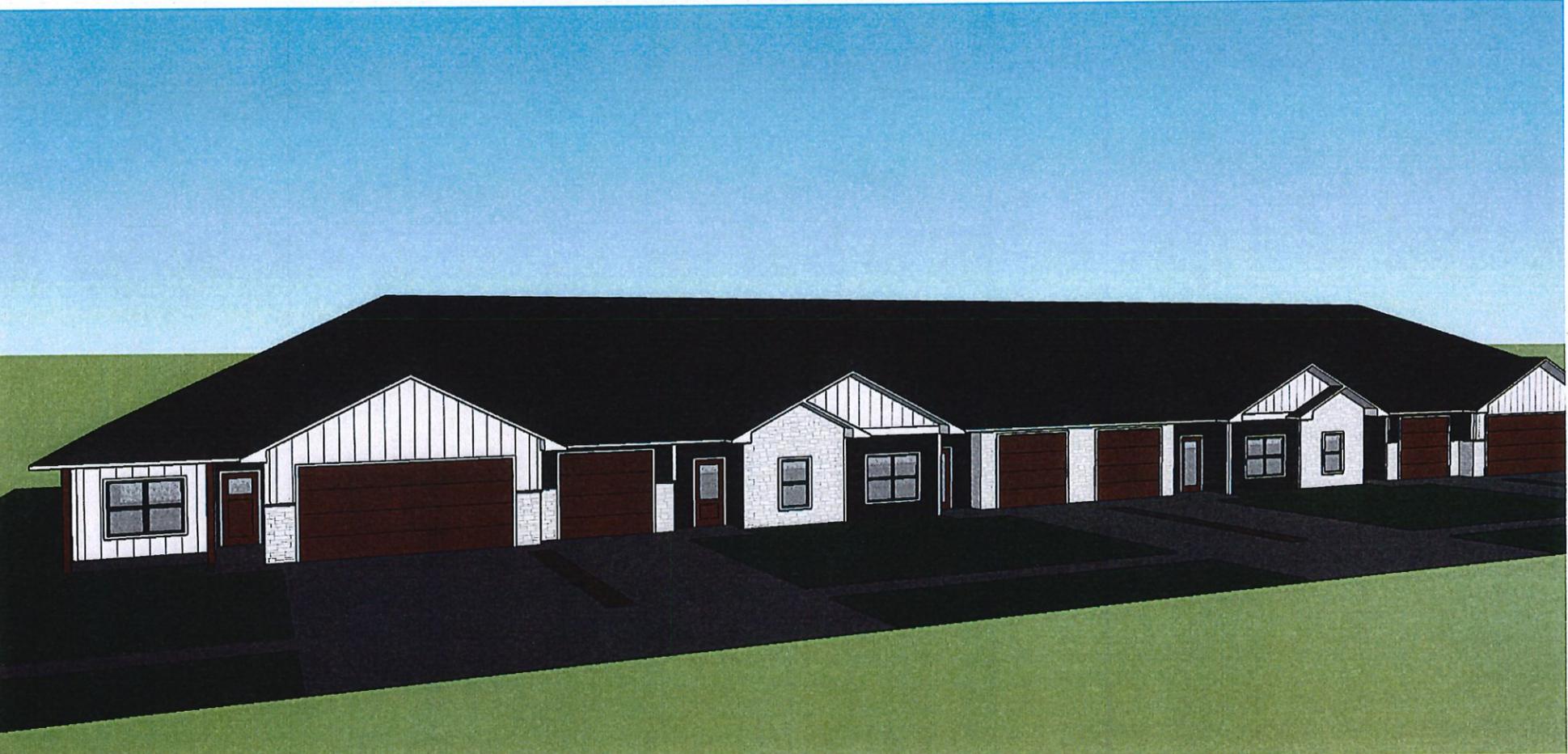


Proposed site for Marjorie Layne in Dalton  
Meadows Subdivision

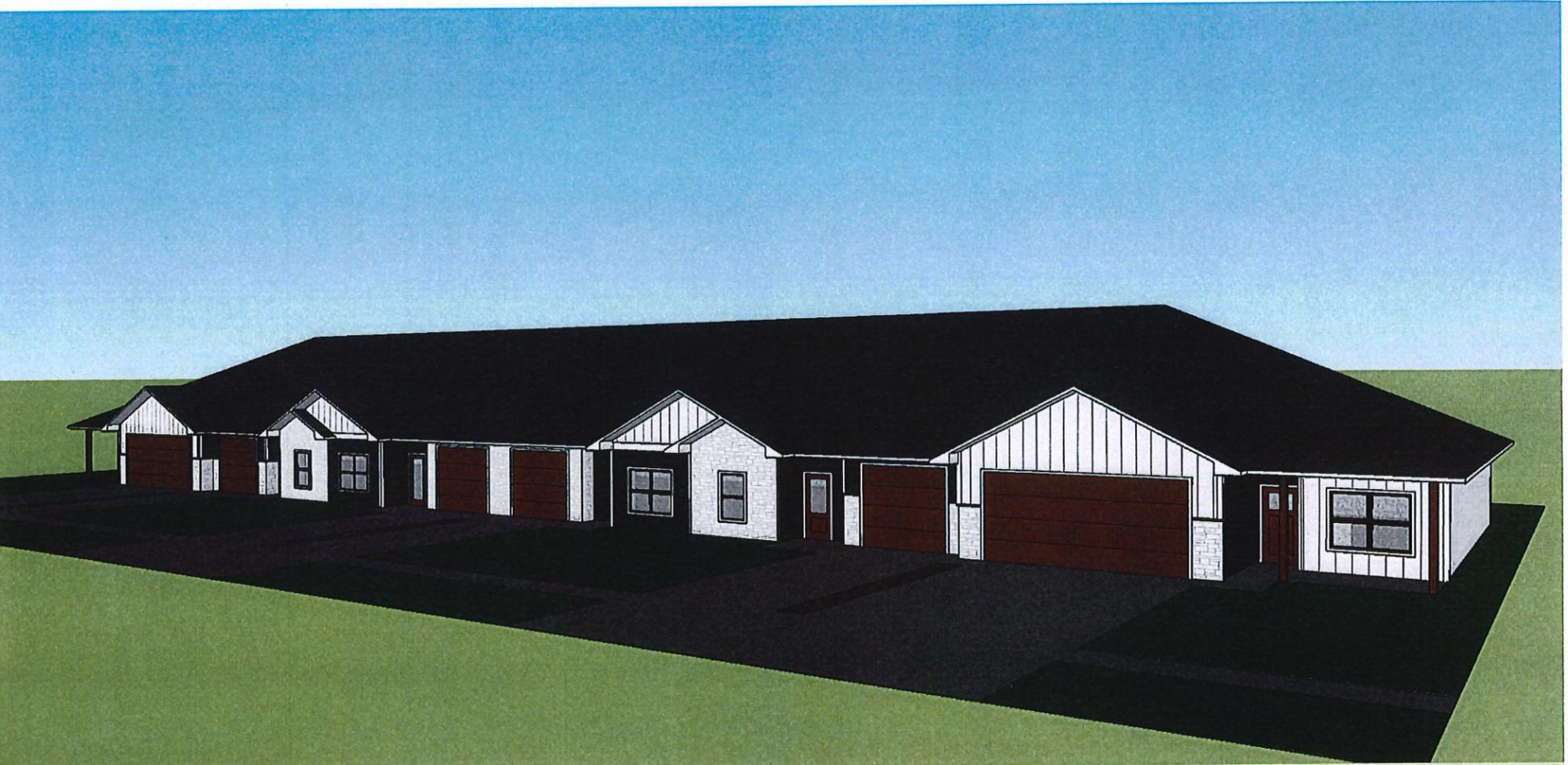
LOTS 1 & 2



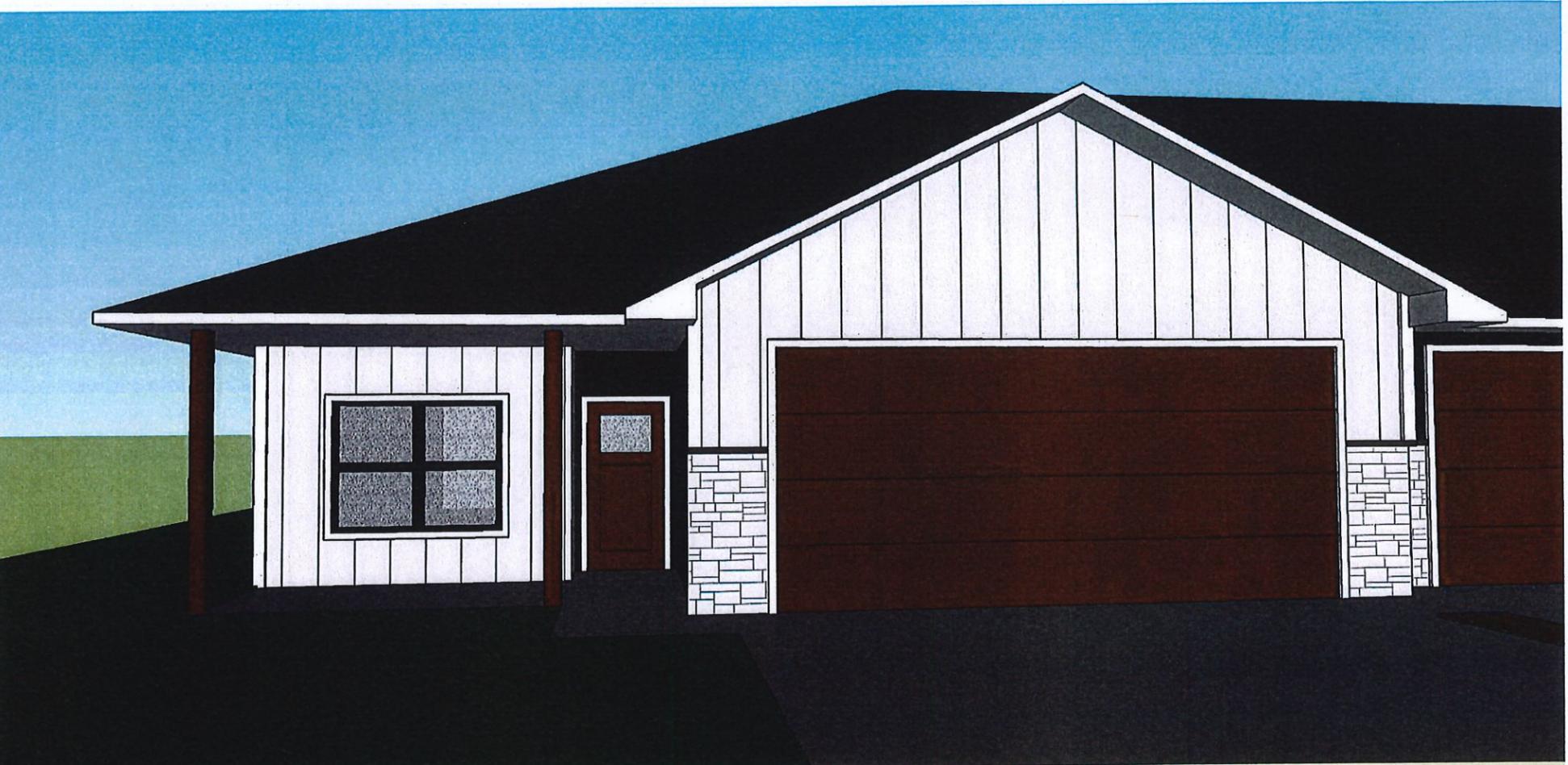
Proposed Front Elevation



Proposed Front Elevation



Proposed Front Elevation



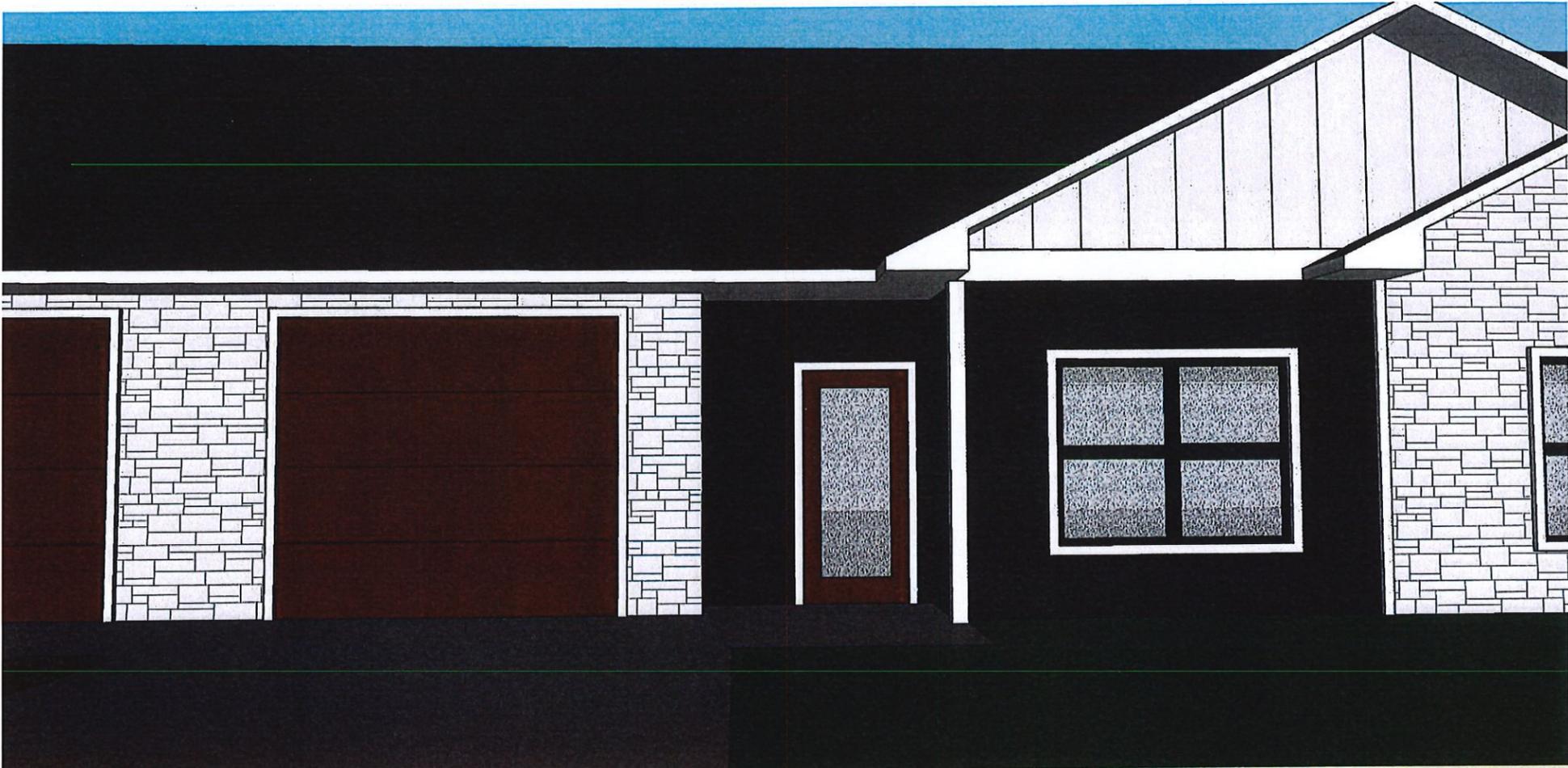
Proposed Front Elevation ML 1



Proposed Front Elevation ML 2



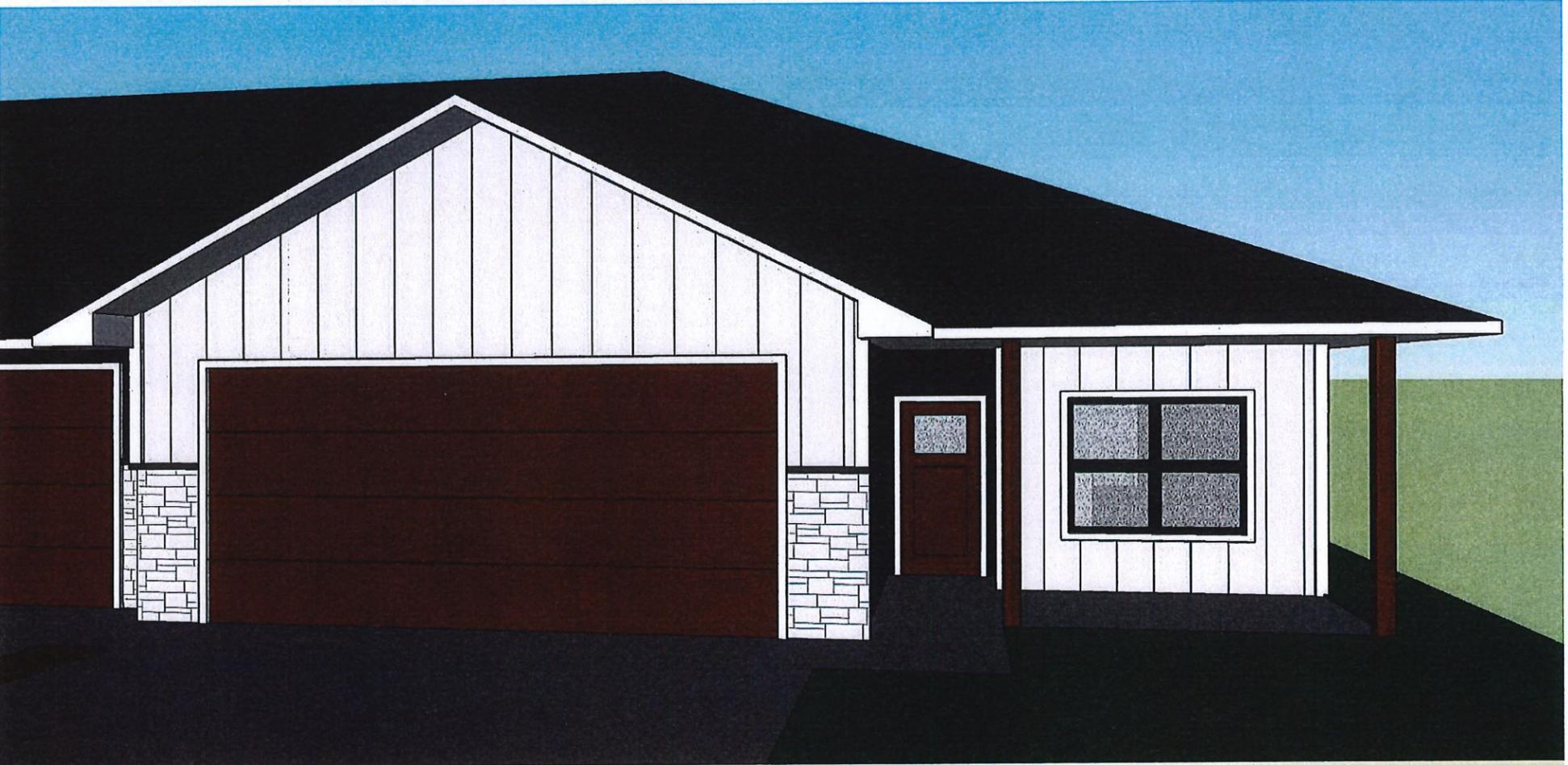
Proposed Front Elevation ML 3



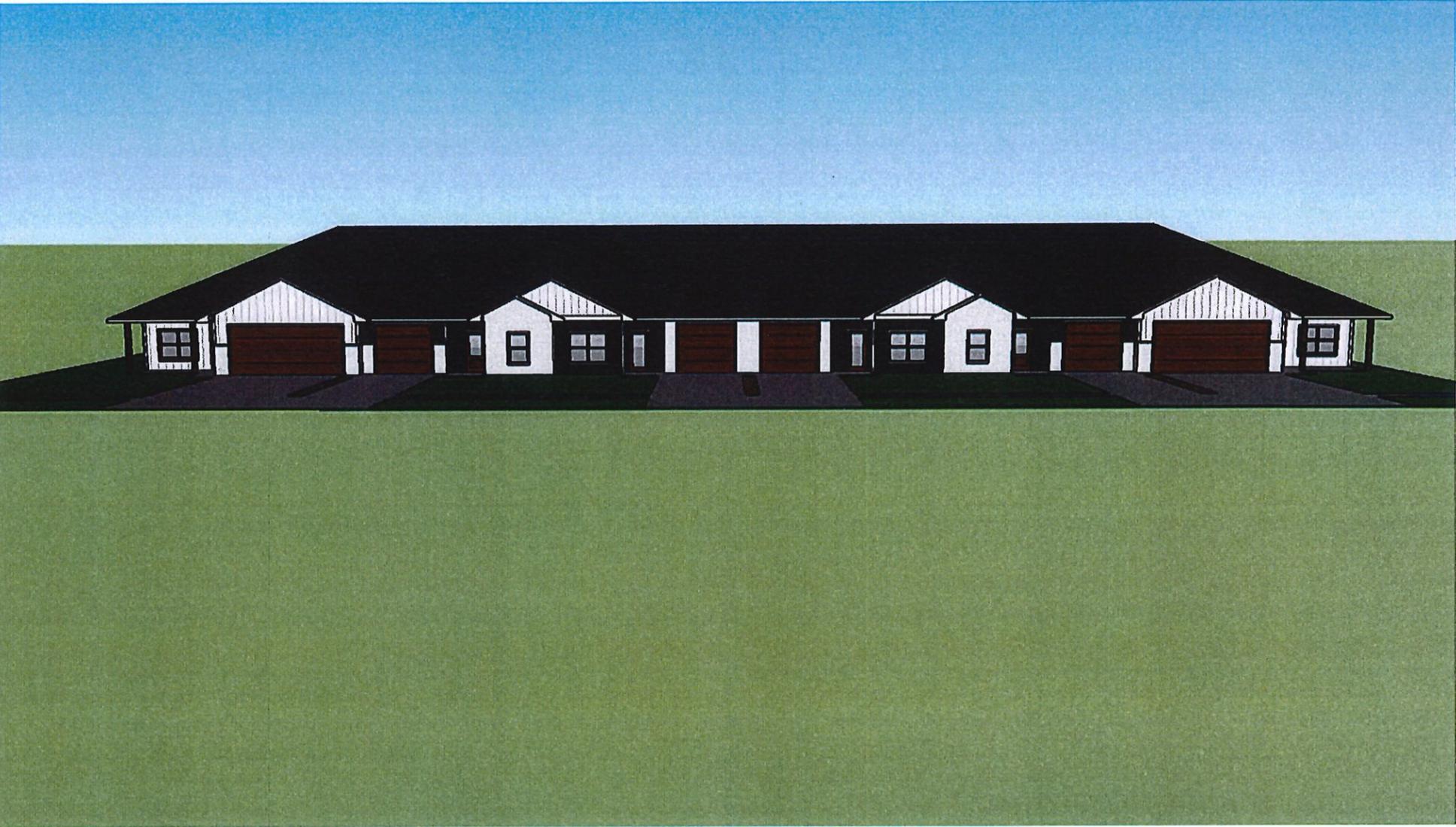
Proposed Front Elevation ML 4



Proposed Front Elevation ML 5



Proposed Front Elevation ML 6



**CERTIFICATE OF TITLE**

DVORACEK TITLE AND BUSINESS SERVICES, LLC hereby certifies that they have examined the records in the offices of the Register of Deeds in and for Howard County, Nebraska, as the same relates to the following described real estate:

Lots 1 and 2, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska

Which Real Estate is owned by:

MAD Development, LLC

And state that the following person own real estate within 300 feet of the above described real estate, and should be given notice as required by Ordinance No. 798 of the City of St. Paul, Nebraska:

Benjamin J. and Allison E. Behring  
1508 Jay Street  
St. Paul, NE 68873

Eric & Maria Montemagni, Trustees of the  
Montemagni Revocable Trust  
1026 Jansen Road  
St. Paul, NE 68873

Jeffrey A. and Patricia K. Buchanan  
1050 Westridge Lane  
St. Paul, NE 68873

David W. and Lynne S. Nuss  
1621 Kendall Street  
St. Paul, NE 68873

Jodi J. Davis  
1616 Jay Street  
St. Paul, NE 68873

Ellen M. Payne  
1612 Jay Street  
St. Paul, NE 68873

Douglas G. and Rene' C. Derner  
1003 Nelson Street  
St. Paul, NE 68873-1438

Brock W. and Stephanie A. Prater  
1509 Indian Street  
St. Paul, NE 68873

Misty and Rick Fowler  
1021 Nelson Street  
St. Paul, NE 68873

Richard D. and Nancy F. Psota  
1016 Nelson Street  
St. Paul, NE 68873

Barrett J. and Karla D. Huneke  
1518 Jay Street  
St. Paul, NE 68873

Bryan E. and Theresa A. Robinson  
1524 Indian Street  
St. Paul, NE 68873

Randall and Lisa Jerabek  
1620 Jay Street  
St. Paul, NE 68873

Spencer R. Robinson  
1520 Indian Street  
St. Paul, NE 68873

William and Bertha Jerabek  
1423 Jay Street  
St. Paul, NE 68873

Kelsey M. Scheer  
1619 Kendall Street  
St. Paul, NE 68873

MAD Development, LLC  
P.O. Box 333  
Spalding, NE 68665

Frank C. and Mary Jane Stepanek  
1513 Kendall Street  
St. Paul, NE 68873

Jeremy and Melissa Taylor  
1515 Indian Street  
St. Paul, NE 68873

Andrew and Jenna Wiishusen  
332 Nelson Street  
St. Paul, NE 68873

Todd Wojtalewicz  
1068 Westridge Lane  
St. Paul, NE 68873

Timothy and Rennee Wood  
1507 Jay Street  
St. Paul, NE 68873

DATED : March 1, 2022 (10:32am)

*Dvoracek Title & Business Services, LLC*

Certificate of Authority No. 631

  
Robyn D. Dvoracek  
Robyn D. Dvoracek, Registered Abstractor

Prepared for: MAD Development

**5.3 R-2 – RESIDENTIAL DISTRICT**

5.3.01 INTENT: It is the intent of this district to provide for the medium density residential uses consisting of single family, two family, multi-family dwelling units, compatible supporting uses, and accessory uses.

5.3.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings
2. Two-family dwellings
3. Nursery, primary and secondary education
4. Child care homes
5. Public uses: Including but not limited to public parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems, community buildings, public buildings
6. Places of worship such as churches and synagogues

5.3.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Section 9.11
2. Accessory uses and structures normally appurtenant to the permitted and conditional uses and structures and constructed of similar and/or acceptable building materials
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Towers and Antenna, including television, amateur radio or land mobile towers under 35 feet in height, subject to Section 9.13

5.3.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the R-2 Residential District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Multi-family dwellings
2. Townhouses
3. Medical campus;
4. Medical clinics and services;

- 5. Mortuaries, funeral homes and cemeteries;
- 6. Child care center
- 7. Museum and art galleries;
- 8. Retirement and/or nursing homes;
- 9. Public and private golf courses;
- 10. Bed and breakfast homes;
- 11. Communication and utility building and uses, excluding towers over 35 feet;
- 12. Clubs, fraternities, lodges and meeting places of a non-commercial nature

5.3.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the R-2 Residential District.

5.3.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	7200**	66'	20'	6'	25'	35'
Two Family Dwelling	3,600 per family**	66' per family	20'	6', 0' of party wall	25'****	35'
Multifamily Housing	1,800 per family and 7,200 for lot**	66'	20'	6' or 10' if over 30' tall	25'****	45'
Town-houses	3,600 per family**	33'	20'	6' or 0' if party wall or 10' over 30' tall	25'****	35'
Other Uses	7200**	66'	20'	6'	25'****	35'
Accessory Uses			20'	6'***	6'****	25'

\* Excluding Road R.O.W.

\*\* If with public/community water and sewer, otherwise 1 acre with any combination of public and private water/sewer systems and 3 acres with both systems being private.

\*\*\*Increased to 10 feet if vehicular access from alley, and shall not be located on a recorded easement.

\*\*\*\*Or 20% of lot depth, whichever is less.

2. Building on corner lots shall provide front yard setbacks of twenty (20) feet on both street frontages; and designate remaining yards two side yards. All requirements of sight triangle shall be met.
3. Building and structures shall not exceed three (3) stories in height. Accessory buildings shall not occupy more than thirty percent of the required area for the rear yard. Attached garages are considered part of principal building.
4. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.
5. The side yard setback between individual units of two-family dwellings may be reduced to zero, if one (1) hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained.

*Amended by Ordinance No. 1022, effective 7/1/2021*

5.3.07 PARKING REGULATIONS: Parking with the R-2 District shall be in accordance with the provisions of this ordinance.

5.3.08 SIGN REGULATIONS: Signs within the R-2 District shall be in conformance with the provisions of this ordinance.

**ARTICLE 6 – CONDITIONAL USE PERMIT**

**6.1 GENERAL**

The City Council may authorize by conditional use permit after public hearing, any of the buildings or uses designated in this Ordinance as permitted conditional uses.

**6.2 PROCEDURES**

Such application shall be in writing, filed in the zoning office, state the proposed location and use of the property, and such other relevant matters as may be requested by the Planning Commission. Upon receipt of such application, the Zoning Administrator shall forward the application to the Planning Commission for its recommendation. Upon hearing, the Planning Commission shall forward its recommendation to the City Council, within thirty (30) days. Upon hearing, the City Council may allow or deny the application in whole or in part, or prescribe conditions for such use of the property. No conditional use permit shall become effective until after separate public hearings are held by both the Planning Commission and the City Council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the purpose, time, and place of such hearing shall be given by publication thereof in a paper of general circulation in the City one time at least ten (10) days prior to such hearing.

In addition to the publication of the notice herein prescribed, a notice, in sign form, of the hearing shall be posted in a conspicuous place on or near the property on which such action is pending. The sign shall be placed at least ten (10) days prior to date of each hearing. A written notice of such hearing shall be distributed to record title owners of property located within three hundred (300) feet of the property line of the property requesting the conditional use permit in incorporated areas and up to one (1) mile of the property line of the property requesting the conditional use permit in unincorporated areas and 300 feet of the property line if adjacent to the corporate limits. Addresses certified by a registered title abstractor of such record title holders shall be provided to the city by the applicant.

Except as otherwise provided herein, no conditional use permit shall be granted by the City Council, without an affirmative vote of a majority of all members of the City Council and providing the proposed use is found to comply with the following guidelines:

1. Be compatible with and similar to the use permitted in the district
2. Not be a matter which should require re-zoning of the property
3. Not be detrimental to adjacent property
4. Not tend to depreciate the value of the surrounding structures or property

## ARTICLE 6

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5. Be compatible with the stated intended use of the district
6. Not change the character of the district
7. Be in accordance with the Comprehensive Plan

In case of protest against such conditional use permit, signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent on the side and in the rear thereof extending one hundred (100) feet, there from, and of those directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite lots, such conditional use permit shall not become effective except by the favorable vote of two-thirds of all members of the City Council.

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT  
(Dalton Meadows Subdivision Project)**

This Second Amendment to Redevelopment Agreement ("Second Amendment") is entered into by and between the Community Development Agency of the City of St. Paul, Nebraska ("CDA") and Mad Development, LLC, a Nebraska limited liability company ("Redeveloper").

**RECITALS**

A. The CDA and Redeveloper entered into that certain Redevelopment Agreement dated February 16, 2016, as subsequently amended (the "Redevelopment Agreement") to implement the Dalton Meadows Subdivision Project (the "Project").

B. The Amendment to the Redevelopment Plan for the Project ("Plan Amendment") initially identified the private improvements as single family dwelling units.

C. On July 20, 2020, the CRA modified and amended the Plan Amendment to permit Single Family Attached dwelling units and Multifamily dwelling units to be constructed on certain identified lots as part of the Project ("Supplemental Amendment").

D. The CDA and Redeveloper desire to amend the Redevelopment Agreement to implement the terms of the Supplemental Amendment.

NOW THEREFORE, in consideration of mutual promises contained herein and in the Redevelopment Agreement, the parties agree to amend the Redevelopment Agreement as follows:

1. Additional Housing Types Permitted. Notwithstanding anything else to the contrary contained in the Redevelopment Agreement, the Redevelopment Agreement is hereby amended such that the following provisions shall apply to the Project:
  - a. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots 1, 2, 7, 8, and 9, Dalton Meadows, St. Paul, Howard County, Nebraska.
  - b. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Multifamily dwelling units on Lots 1 and 2, Dalton Meadows, St. Paul, Howard County, Nebraska.

2. Reconfirm other Terms. The CDA and Redeveloper hereby reconfirm all other terms and conditions of the Redevelopment Agreement, except as expressly modified by the terms of this First Amendment.

This Second Amendment to Redevelopment Agreement is effective as of the 20 day of July, 2020.

**"CDA"**  
COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA

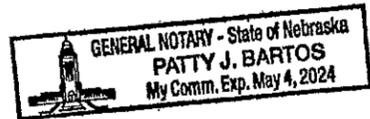
ATTEST:

By: *Connie Jo Beck*  
Secretary **Connie Jo Beck,**  
City Clerk

By: *Joel M. Bergman*  
Chairman **Joel M. Bergman, Mayor**

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2020, by Connie Jo Beck and Joel M. Bergman, Chairman and Secretary respectively of the Community Development Agency of the City of St. Paul, Nebraska, a public body corporate and politic, on behalf of the Agency.



*Patty J. Bartos*  
Notary Public

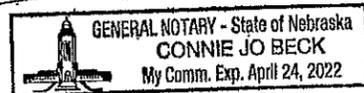
**"REDEVELOPER"**  
Mad Development, LLC, a Nebraska  
limited liability company

*Caitlin Jerabek*  
Caitlin Jerabek, Manager

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2020, by Caitlin Jerabek, Manager of Mad Development, LLC, a Nebraska limited liability company, on behalf of the company.

*Connie Jo Beck*  
Notary Public



**COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION NO. 2020-12**

(Minor Modification and Amendment to the  
Dalton Meadows Subdivision Redevelopment Plan Amendment)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF ST. PAUL, NEBRASKA, MAKING A MINOR MODIFICATION  
AND AMENDMENT TO THE DALTON MEADOWS SUBDIVISION  
REDEVELOPMENT PLAN AMENDMENT TO CLARIFY THE HOUSING TYPES  
PERMITTED ON CERTAIN LOTS.**

RECITALS

A. On January 19, 2016, the City of St. Paul, Nebraska ("City") adopted an amendment to the Redevelopment Plan for the Dalton Meadows Redevelopment Project (the "Plan Amendment").

B. The Plan Amendment identified all the private improvements as single family dwelling units. However, the Project Site is located in an R-2 zoning district, which allows Single Family Attached dwelling units as a permitted use and Multifamily dwelling units as a conditional use.

C. The Supplemental Amendment and Minor Modification to the Amendment to the Redevelopment Plan attached hereto as Exhibit "A" ("Supplemental Amendment") clarifies that certain other types of housing will be permitted on certain lots in the Project Site.

D. Pursuant to Neb. Rev. Stat. § 18-2115, the CDA has the authority to make minor modifications to the Redevelopment Plan, and additional public hearings are only required for a substantial modification of the Redevelopment Plan.

E. The CDA has determined that the Supplemental Amendment is a minor modification to the Plan Amendment.

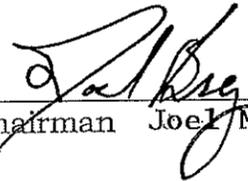
F. The CDA desires to adopt the Supplemental Amendment to make the minor modifications described therein.

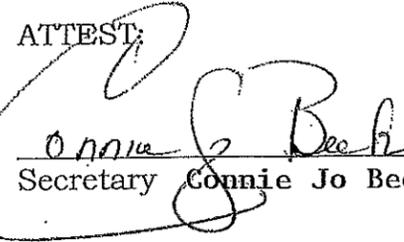
NOW, THEREFORE, BE IT RESOLVED, by the Community Development Agency of the City of St. Paul, Nebraska, the Supplemental Amendment is approved and adopted as part of the Redevelopment Plan for the City of St. Paul, Nebraska.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

IN WITNESS WHEREOF, the undersigned Community Development Agency of the City of St. Paul, Nebraska, hereby pass and adopt this Resolution as of this 20<sup>th</sup> day of July, 2020.

COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA.

By:   
Chairman Joel M. Bergman, Mayor

ATTEST:  
  
Secretary Connie Jo Beck, City Clerk

**EXHIBIT "A"**

(Supplemental Amendment)

4826-6804-7810, v. 1

4826-6804-7810, v. 1

4826-6804-7810, v. 1

**SUPPLEMENTAL AMENDMENT AND MINOR MODIFICATION TO THE  
AMENDMENT TO THE REDEVELOPMENT PLAN  
OF THE CITY OF ST. PAUL, NEBRASKA**

**(DALTON MEADOWS SUBDIVISION PROJECT)**

The City of St. Paul, Nebraska ("City") has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for a certain redevelopment area in the City of St. Paul, as amended (the "Redevelopment Plan"). The Redevelopment Plan was approved by the City Council of the City on November 5, 2012, pursuant to Resolution No. 2012-14. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan. The Dalton Meadows Subdivision Project was identified and created pursuant to an amendment to the Redevelopment Plan dated January 19, 2016 ("Dalton Meadows Plan Amendment").

Pursuant to Neb. Rev. Stat. § 18-2115, the Community Development Agency of the City ("CDA") has the authority to make minor modifications to the Redevelopment Plan, and additional public hearings are only required for a substantial modification of the Redevelopment Plan.

The purpose of this Amendment is to amend the Dalton Meadows Plan Amendment to clarify the types of dwelling units that can be constructed on the lots in the Project Site identified therein. The Dalton Meadows Plan Amendment identified all the improvements as single family dwelling units. However, the Project Site is located in an R-2 zoning district, which allows Single Family Attached dwelling units (townhomes) as a permitted use and Multifamily dwelling units as a conditional use. Redeveloper has identified a housing need in the City of St. Paul for housing types other than single family dwelling units and desired to clarify the lots in the Project Site upon which housing units other than single family dwelling units may be constructed as part of this project.

The CDA has determined that no material negative effects shall be caused by this minor modification. The minor modification will not have a negative effect on the project or the project TIF amount. The minor modification will only cause a small potential increase in the number of units, which serves the purpose of the Dalton Meadows Plan Amendment and this Project.

**Amendments to the Redevelopment Plan Amendment  
for the Project Superior Redevelopment Project**

1. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots 1, 2, 7, 8, and 9, Dalton Meadows, St. Paul, Howard County, Nebraska in connection with this Project.
2. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Multifamily dwelling units on Lots 1 and 2, Dalton Meadows, St. Paul, Howard County, Nebraska in connection with this Project.

Except as expressly amended above, the Dalton Meadows Plan Amendment remains in full effect.

**COMMUNITY DEVELOPMENT AGENCY OF THE  
CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION NO. 2020-13**

(Second Amendment to Redevelopment Agreement for the  
Dalton Meadows Subdivision Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF ST. PAUL, NEBRASKA, AUTHORIZING AND APPROVING THE  
SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT (DALTON  
MEADOWS SUBDIVISION PROJECT).**

RECITALS

A. The Community Development Agency of the City of St. Paul, Nebraska ("CDA") and Mad Development, LLC, a Nebraska limited liability company ("Redeveloper"), entered into that certain Redevelopment Agreement (Dalton Meadows Subdivision Project) dated February 16, 2016, as subsequently amended (the "Redevelopment Agreement").

B. The CDA modified the Dalton Meadows Redevelopment Plan Amendment to allow additional housing types on certain lots pursuant to that certain Supplemental Amendment and Minor Modification to the Amendment to the Redevelopment Plan ("Minor Modification") that was approved by the CDA on July 20, 2020.

C. Redeveloper and the CDA desire to amend the Redevelopment Agreement to clarify that certain additional housing types are permitted on certain lots in conformance with the Minor Modification.

D. The Second Amendment to Redevelopment Agreement (Dalton Meadows Subdivision Project) is attached hereto as Exhibit "A" (the "Second Amendment").

NOW THEREFORE, BE IT RESOLVED, the CDA hereby approves and adopts the Second Amendment and authorizes the Chairperson and the Secretary of the CDA to execute and enter into the First Amendment.

BE IT FURTHER RESOLVED, the CDA hereby authorizes the Chairperson and/or Secretary to take any further actions necessary to implement the First Amendment.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

**(SIGNATURE PAGE FOLLOWS)**

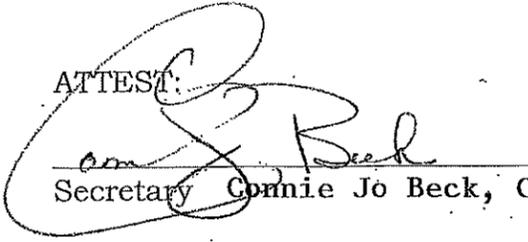
Dated this 20<sup>th</sup> day of July, 2020.

OF

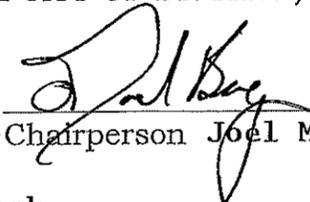
COMMUNITY DEVELOPMENT AGENCY

THE CITY OF ST. PAUL, NEBRASKA

ATTEST:

  
Secretary **Connie Jo Beck, City Clerk**

By:

  
Chairperson **Joel M. Bergman, Mayor**

**EXHIBIT "A"**

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT  
(DALTON MEADOWS SUBDIVISION PROJECT)**

(See Attached)

4852-2821-1650, v. 1

Exhibit "A"

City of St. Paul Regular Meeting  
704 6<sup>th</sup> Street  
St. Paul, NE 68873

**Monday, July 20, 2020**

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, July 20, 2020 at 7:00 p.m. Present were Mayor Joel M. Bergman and Councilmembers: Brenda Klanecky, Ralph Kezeor, Katie Kowalski & Jerry Thompson. 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) 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 Bergman opened the Community Development Agency (CDA) meeting at 7:00 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. Mayor Bergman also stated that the City Council may vote to go into Closed Session on any agenda item as allowed by State Law.

Mayor Bergman opened the Community Development Agency (CDA) meeting at 7:01 p.m. to make minor modifications and to amend the Redevelopment Plan of the Dalton Meadows Subdivision. Caitlin Jerabek was in attendance to answer any question from the Mayor and City Council.

Council member Kezeor moved to approve the Community Development Agency (CDA) Resolution 2020-12; making a minor modification and amendment to the Dalton Meadows Subdivision Redevelopment Plan and to clarify the housing types permitted on certain lots. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Caitlin Jerabek was in attendance to answer questions from the Mayor and City Council. Utility Superintendent Helzer discussed the "Conditional Use" permit regarding Lots One (1) and Two (2), Dalton Meadows Subdivision.

Council member Kowalski moved to approve the Community Development Agency (CDA) Resolution 2020-13; authorizing and approving the Second Amendment to the Redevelopment Agreement pertaining to the Dalton Meadows Subdivision. The Redeveloper and the CDA desire to amend the Redevelopment Agreement and to clarify those certain additional housing types are permitted on certain lots in conformance with the minor modifications. The Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots One (1), Two (2), Seven (7), Eight (8) and Nine (9) and construct Multi-Family dwelling units on Lots One (1) and Two (2), Dalton Meadows Subdivision. Council member Kezeor seconded the motion. Council

members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Mayor Bergman adjourned the Community Development Agency (CDA) meeting at 7:15 p.m.

Mayor Bergman opened the regular City Council meeting at 7:16 p.m.

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 handled 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.

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.

Bob Dvorak was present to speak on behalf of Lori Kelly that lives at the "Lake of the Woods". Mr. Dvorak stated that Ms. Kelly is in need of large chunks of concrete to place in the river by her home, due to the river bank eroding away. Mr. Dvorak stated that Ms. Kelly needs massive amounts of concrete to remedy the erosion problem. Ms. Kelly is more than willing to pay the cost of the cement. Street Commissioner Jamie Klanecky and Utility Superintendent Helzer don't have a problem with Mr. Dvorak acquiring the larger pieces of cement. Council member Kezeor moved to approve Mr. Dvorak utilizing the larger pieces of cement for Ms. Kelly. Council member Klanecky seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Mayor Bergman stated that the City will figure a cost per tonnage of the acquired cement.

Council member Klanecky moved to approve Resolution 2020-14; to provide for the sale of City Lot One (1) and part of Lot Two (2), Block 64, Original Town in the City of St. Paul, Howard County, Nebraska, and to provide for a method of sale. The property described above has been determined to have a fair market value less than \$5,000; the property will be sold on Monday, August 3, 2020 at 6:00 p.m. in the City Council Chambers prior to the regular City Council meeting. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the City Treasurer's Report for June 2020. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski introduced Ordinance #1010 relating to fireworks; providing the type of fireworks allowed; providing the time when fireworks may be sold in the City of St. Paul; to repeal conflicting ordinances and sections; to provide an effective date. Council member Thompson waived the three (3) readings of Ordinance 1010 at three (3) different occasions. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Council member Kowalski moved for final passage of Ordinance 1010. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the St. Paul Development Corp. (609 Howard Avenue) Property Improvement application regarding the removal of the awning, recover and

then reinstall; costing \$990 with Tri-City Sign Co. performing the work. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Klanecky moved to approve the League Association of Risk Management (LARM) 2020-2021 Renewal Resolution No. 2020-15. This would provide a written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2023; 180 day and three (3) year commitment; 5% discount. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

After a lengthy discussion on purchasing a used dump truck to be utilized by the Street Department; the topic was tabled, so that it could be considered at the 2020-2021 Budget workshop on Wednesday, July 29, 2020. Street Commissioner Klanecky was in attendance to answer questions.

Council member Thompson moved to approve Resolution 2020-16; an amendment to the City of St. Paul Flex/HRA Medical plan. This is based on the CARES ACT changes, which allows over-the-counter (OTC) items without a prescription and feminine products; they are now allowable for reimbursement. Council member Kowalski seconded the motion. Council members Klanecky, Kowalski & Thompson voted aye, Council member Kezeor voted nay. Motion carried 3/1.

Chief of Police Marcus Paczosa was in attendance to discuss the COPS Hiring Program grant; the grant is \$125,000 in federal funds over a three (3) year award period. Within the three (3) year period, the City's local cash match required is \$66,773. The award begins July 1, 2020 and ends June 30, 2023. In the fourth year, the City absorbs 100% of the Police Officer wages and benefits. At 8:19 p.m. Council member Kowalski requested to move to Agenda Item #17 to discuss hiring a full-time City Police Officer; there was no objection from the other Council members. Council member Kowalski had numerous questions for Chief Paczosa, which pertained to the grant, hiring and budget. Agenda Item #16 and #17 was tabled until the 2020-2021 Budget workshop.

Utility Superintendent Helzer updates included: (1) Drone footage of the Howard Avenue project; (2) Paving of the Sheridan Street intersection will take priority over the other intersections; there is approximately one (1) block of sidewalk to pour with cement; and (3) Recycling Center gate pad-lock is missing; a security system was discussed.

Chief of Police Paczosa submitted an "Incident & Nuisance" report, along with reporting on police business such as nuisances, a City firearm through the Law Enforcement Training Center and Trev Sharman's graduation date is set for Friday, August 21, 2020.

Council member Klanecky reported on City recycling and submitted a Financial Statement to City Clerk Beck from the Loup Central Landfill for review and filing.

Mayor Bergman updates included: (1) the 2020-2021 Budget workshop will be on Wednesday, July 29, 2020 beginning at 5:00 p.m. in the City Council Chambers; (2) the proposed 2020-2021

Budget hearing for public input will be on Monday, August 3, 2020 at 7:00 p.m.; (3) the Civic Center loan payment was made in the amount of \$155,209 to the Homestead Bank on July 10, 2020; (4) the Rural Economic Development Loan Grant (REDLG) checking account funds were transferred to the ICS Account at Citizens Bank to receive a higher interest rate; and (5) Cody Brennick was hired as a City employee on July 13, 2020; he will work in the Street Department.

Mayor Bergman adjourned the City Council meeting at 8:43 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treasurer

\_\_\_\_\_  
Joel M. Bergman, Mayor

City Employee Hourly Wages: Non-union – Utility Superintendent - \$32.95, City Clerk - \$30.68, Chief of Police - \$30.68, Police Sergeant - \$24.81, Police Officers - \$17.00 to \$22.11, Library employees - \$10.72 to \$17.00, Housekeeping - \$15.00.

Seasonal Hourly Wages - \$11.00 to \$11.50, Landfill - \$11.46, Pool employees - \$8.00 to \$16.00 and EMT's (transports) \$15.00 hourly.

Union Hourly: Light Commissioner - \$32.67, Lineman - \$28.82, Water Commissioner - \$29.35, Water Operator - \$22.28, Sewer Superintendent - \$24.38, Street Commissioner - \$23.63, Equipment Operator - \$17.43, Deputy City Clerk - \$19.80, Payroll Clerk - \$16.12, Utility Clerk - \$20.28, Parks Manager - \$22.13.

Mayor: \$2,400; City Council: \$1,600; City Treasurer \$1,600; City Clerk: \$1,800

City of St. Paul Regular Meeting  
Monday, July 20, 2020 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 City Council meeting, with the "Pledge of Allegiance" and the "Open Meeting Statement"
- 2. Mayor Bergman opens the Community Development Agency (CDA) meeting to make minor modifications and to amend the Redevelopment Plan of the Dalton Meadows Subdivision.**
  - a. Discuss - Approve / Deny the Community Development Agency (CDA) Resolution 2020-12; making a minor modification and amendment to the Dalton Meadows Subdivision Redevelopment Plan to clarify the housing types permitted on certain lots.
3. Discuss - Approve / Deny the Community Development Agency (CDA) Resolution 2020-13; authorizing and approving the Second Amendment to the Redevelopment Agreement pertaining to the Dalton Meadows Subdivision. The Redeveloper and the CDA desire to amend the Redevelopment Agreement to clarify those certain additional housing types are permitted on certain lots in conformance with the minor modifications. The Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots One (1), Two (2), Seven (7), Eight (8) and Nine (9) and construct Multi-Family dwelling units on Lots One (1) and Two (2), Dalton Meadows Subdivision.
4. Mayor Bergman adjourns the Community Development Agency (CDA) meeting.
5. Mayor Bergman opens the regular City Council meeting.
6. Submittal of Requests for Future Agenda Items
7. Reserve Time to Speak on an Agenda Item
8. Discuss - Approve / Deny Bob Dvorak utilizing City crush concrete for an emergency project at the "Lake of the Woods"; recipient is willing to pay for the cost of the concrete.
9. Discuss - Approve / Deny Resolution 2020-14; to provide for the sale of City Lot One (1) and part of Lot Two (2), Block 64, Original Town in the City of St. Paul, Howard County, Nebraska, and to provide for a method of sale.
10. Discuss - Approve / Deny City Treasurer's Report for June 2020.
11. Discuss - Introduce Ordinance #1010 relating to fireworks; providing the type of fireworks allowed; providing the time when fireworks may be sold in the City of Saint Paul; to repeal conflicting ordinances and sections; to provide an effective date.
  - \*\*\*Introduce Ordinance with no second or roll call
  - \*\*\*Waive the three (3) readings of ordinance at three (3) different occasions with second & roll call
  - \*\*\*Final passage with second & roll call

**Connie Beck**

---

**From:** Brian Friedrichsen <bfriedrichsen@olsson.com>  
**Sent:** Monday, March 28, 2022 2:42 PM  
**To:** Connie Beck  
**Cc:** Matt Helzer  
**Subject:** St. Paul WWTP Improvements - Pay Request #2  
**Attachments:** 22-03-23\_GNCV\_Certificate of Payment No. 2.pdf; Drinking Water State Revolving Fund Worksheet\_Payment No. 2.xlsx

Connie,

Attached please find pay request #2 for the treatment plant. This pay app is only for stored materials like the last one. Invoice and photographic documentation is attached to the pay request as well. I have also attached the updated SRF spreadsheet for you use. **The amount asked from SRF is going to be just a bit more than what is shown on the Rutjens pay request. This is due to SRF not paying the total amount asked for on the last reimbursement.** If you have any questions on either of these please let me know.

Thanks,

**Brian J. Friedrichsen, PE**  
Civil

D 308.398.2946  
C 308.750.4326

201 E. Second Street  
Grand Island, NE 68801  
O 308.384.8750



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CERTIFICATE OF PAYMENT: 2



Date of Issuance: March 23, 2022

Project: Waste Water Treatment Plant Improvements, St. Paul, Nebraska - 2021

Project No.: 020-2586

Contractor: Rutjens Construction Inc., P O Box 99, Tilden, NE 68781

DETAILED ESTIMATE		
Description	Unit Price	Extension
See Attached.		
PLEASE REMIT PAYMENT TO: Rutjens Construction Inc., P O Box 99, Tilden, NE 68781		
Value of Work Completed This Request:		\$0.00

Original Contract Cost:	\$5,516,845.00
Approved Change Orders:	
No. 1	\$0.00
No. 2	\$0.00
No. 3	\$0.00
Total Contract Cost:	\$5,516,845.00

Value of completed work and materials stored to date	\$81,421.47
Less retainage percentage 10%	\$8,142.15
Net amount due including this estimate	\$73,279.32
Less: Estimates previously approved:	

No. 1	\$57,182.31	No. 11	\$0.00	No. 20	\$0.00
No. 2	\$0.00	No. 12	\$0.00	No. 21	\$0.00
No. 3	\$0.00	No. 13	\$0.00	No. 22	\$0.00
No. 4	\$0.00	No. 14	\$0.00	No. 23	\$0.00
No. 5	\$0.00	No. 15	\$0.00	No. 24	\$0.00
No. 6	\$0.00	No. 16	\$0.00	No. 25	\$0.00
No. 7	\$0.00	No. 17	\$0.00		
No. 8	\$0.00	No. 18	\$0.00	Total Previous Estimates:	\$57,182.31
No. 9	\$0.00	No. 19	\$0.00		
No. 10	\$0.00			<b>NET AMOUNT DUE THIS ESTIMATE:</b>	<b>\$16,097.01</b>

The undersigned hereby certifies, based upon periodic observations as set forth in scope of work and the data included in all applicable payment applications that, to the best of its knowledge, information and belief: (1) the work has progressed as indicated in the applicable payment applications; (2) the work performed and materials delivered by Contractor are in conformance with the plans and specifications; and (3) the Contractor, in accordance with the contract, is entitled to payment as indicated above.

This certification does not constitute a warranty or guarantee of any type. Client shall hold its Contractor solely responsible for the quality and completion of the Project, including construction in accordance with the construction documents. Any duty or obligation of Olsson hereunder is for the sole benefit of the Client and not for any third party, including the Contractor or any Subcontractor.

cc: City of St. Paul, Nebraska - Owner  
 Rutjens Construction Inc., P O Box 99, Tilden, NE 68781  
 Project File

OLSSON  
 By: B. J. Fick

B & C ELECTRICAL SERVICES LLC  
3639 Highway 39  
Genoa, NE 68640  
becky@bandces.com

# INVOICE

**BILL TO**  
RUTJENS CONSTRUCTION  
PO Box 99  
TILDEN, NE 68781

**INVOICE #** 2020-709  
**DATE** 02/23/2022  
**DUE DATE** 03/10/2022  
**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
WASTE-WATER TREATMENT PLANT IMPROVEMENTS ST. PAUL, NEBRASKA Job Materials STORED MATERIAL-TRANSFORMER	1	17,885.57	17,885.57
BALANCE DUE			<b>\$17,885.57</b>



**PACKING SLIP** Page 002/ 002  
Document Number 811646551  
Document Date Jan 31, 2022

**PACKING**

Pallet/Parcel	Total Weight	Net Weight	Length	Width	Height	Volume
Material	COO	Quantity	SAP Order	ORD Nbr	Carrier Tracking No.	
4X30T2FISS8	US	1 PCE	9718328-000240	44243156-26		

# Schneider Electric

*St Paul*



811546551

<b>PACKING SLIP</b> Page 001/ 002	
Document Number	811546551
Document Date	Jan 31, 2022

**Shipper**

Schneider Electric, USA INC  
6 Commercial Rd  
HUNTINGTON IN 46760  
UNITED STATES OF AMERICA

**Carrier**

DAFG DAYTON FREIGHT LINES  
UNITED STATES OF AMERICA

**Ship-To**

BC ELECTRIC  
3639 HIGHWAY 39  
GENOA NE 68640  
UNITED STATES OF AMERICA

**Sold-To**

CRESCENT ELEC SUP CO  
3970 REUTING RD  
GRAND ISLAND NE 68803-6043  
UNITED STATES OF AMERICA

Mode: GRD LTL

Number of parcels: 1  
Total Gross Weight: 881.850 LBR

**Loading Place**

Schneider Electric, USA INC  
US05-01  
Schneider Electric USA INC  
6 COMMERCIAL ROAD  
HUNTINGTON IN 46760  
UNITED STATES OF AMERICA

Production Order: 20244823967

ORD Nbr	44243156	Customer PO Number	8509840821
SAP Order	0009718328	Project	
		Markings Text	

SAP Item	ORD Item	PO Item	Material	Description	Quantity	UOM	Parcel
			Cust. Mat. Ref				
000240	000026		4X30T2FISS6	LV Transformer; Sealed Resin Encapsulate	1	PCE	801010001088216527

Designation: T2

**PACKING**

Pallet/Parcel	Total Weight	Net Weight	Length	Width	Height	Volume
Material	COO	Quantity	SAP Order	ORD Nbr	Carrier Tracking No.	
801010001088216527	881.850 LBR	881.850 LBR	0.000 IN	0.000 IN	0.000 IN	0.000 FT3

Schneider Electric USA, Inc.







Pay App.  
2

Project: Waste Water Treatment Plant Improvements, St. Paul, Nebraska - 2021  
Contractor: Rutjens Construction Inc., P O Box 99, Tilden, NE 68781

Project #: 020-2586  
Date: 3/23/2022

ITEM NO.	DESCRIPTION OF WORK	Pay Unit	Total Est. Qty	Unit Price	SCHEDULED VALUE (D * E)	WORK COMPLETED				MATERIALS PRESENTLY STORED (NOT IN H OR J)	TOTAL QUANTITY TO DATE (G+I)	TOTAL COMPLETED AND STORED TO DATE (H+J+K)	% (M/F)	BALANCE TO FINISH (F-M)	RETAINAGE
						Qty from previous pay appl.	Total From previous pay appl.	Qty this Period	Total from this Period						
1	MOBILIZATION/INSURANCE/BONDS	L.S.	1	\$ 550,000.00	\$ 550,000.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 550,000.00	\$ -
2	LIFTSTATION/SCREENING MANHOLE	L.S.	1	\$ 485,741.00	\$ 485,741.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 485,741.00	\$ -
	Structures			\$ 234,911.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 234,911.00	\$ -
	Equipment			\$ 215,874.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 215,874.00	\$ -
	Site Work (fencing, concrete, equipment shelter)			\$ 34,956.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 34,956.00	\$ -
3	CONTROL/BLOWER BUILDING	L.S.	1	\$ 645,877.00	\$ 645,877.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 645,877.00	\$ -
	Concrete (pad, sidewalk, driveway, stairs)			\$ 94,631.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 94,631.00	\$ -
	Building Erection			\$ 191,887.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 191,887.00	\$ -
	Plumbing			\$ 81,744.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 81,744.00	\$ -
	Blowers			\$ 133,255.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 133,255.00	\$ -
	Cabinetry			\$ 25,584.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 25,584.00	\$ -
	Generator			\$ 118,776.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 118,776.00	\$ -
4	SBR TANK/EQUIPMENT	L.S.	1	\$ 985,666.00	\$ 985,666.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 985,666.00	\$ -
	Concrete (structures, sidewalk)			\$ 475,731.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 475,731.00	\$ -
	Equipment			\$ 425,744.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 425,744.00	\$ -
	Stairs & Handrail			\$ 31,966.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 31,966.00	\$ -
	Piping			\$ 39,725.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 39,725.00	\$ -
	Fencing			\$ 12,500.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 12,500.00	\$ -
5	LAGOON CLEANING/LINER CONSTRUCTION	L.S.	1	\$ 621,274.00	\$ 621,274.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 621,274.00	\$ -
	Equipment Removals and Demo			\$ 37,633.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 37,633.00	\$ -
	North Cell Decommissioning			\$ 108,941.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 108,941.00	\$ -
	South Cell Decommissioning			\$ 108,941.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 108,941.00	\$ -
	Earthwork			\$ 150,015.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 150,015.00	\$ -
	Liner Construction			\$ 205,125.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 205,125.00	\$ -
	Site Work (fencing, concrete, splitter structure, signage)			\$ 10,619.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 10,619.00	\$ -
6	SITE PIPING	L.S.	1	\$ 811,180.00	\$ 811,180.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 811,180.00	\$ -
	Sanitary (gravity, force main, WAS, etc.)			\$ 290,573.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 290,573.00	\$ -
	Water			\$ 271,105.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 271,105.00	\$ -
	Air			\$ 81,655.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 81,655.00	\$ -
	Valves			\$ 167,847.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 167,847.00	\$ -
7	SWPPP	L.S.	1	\$ 31,125.00	\$ 31,125.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 31,125.00	\$ -
	Seeding			\$ 21,637.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 21,637.00	\$ -
	Silt Fence			\$ 9,488.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 9,488.00	\$ -
8	ELECTRICAL	L.S.	1	\$ 744,973.00	\$ 744,973.00	\$ -	\$ -	0.00	\$ -	\$ 81,421.47	0.00	\$ 81,421.47	10.9%	\$ 663,551.53	\$ 8,142.15
	Lift Station (10%)			\$ 75,147.00		\$ -	\$ -	0.00	\$ -	\$ 6,353.59	0.00	\$ 6,353.59	8.5%	\$ 68,793.41	\$ 635.36
	Site Work (17%)			\$ 125,510.00		\$ -	\$ -	0.00	\$ -	\$ 28,886.67	0.00	\$ 28,886.67	22.9%	\$ 96,623.33	\$ 2,868.67
	Control/Blower Building (50%)			\$ 374,988.00		\$ -	\$ -	0.00	\$ -	\$ 31,767.95	0.00	\$ 31,767.95	8.5%	\$ 343,220.05	\$ 3,176.80
	SBR (23%)			\$ 169,328.00		\$ -	\$ -	0.00	\$ -	\$ 14,613.26	0.00	\$ 14,613.26	8.6%	\$ 154,714.74	\$ 1,461.33
9	MECHANICAL	L.S.	1	\$ 147,941.00	\$ 147,941.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 147,941.00	\$ -
10	NEW SUBMERSIBLE WELL	L.S.	1	\$ 45,864.00	\$ 45,864.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 45,864.00	\$ -
11	EARTHWORK	L.S.	1	\$ 387,204.00	\$ 387,204.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 387,204.00	\$ -
	Lift Station			\$ 15,221.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 15,221.00	\$ -
	Control/Blower Building			\$ 165,210.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 165,210.00	\$ -
	SBR			\$ 206,773.00		\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 206,773.00	\$ -
12	SCADA	L.S.	1	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	0.00	\$ -	\$ -	0.00	\$ -	0.0%	\$ 60,000.00	\$ -
Change Order					\$ -	\$ -	\$ -	0.00	\$ -	\$ 81,421.47	0.00	\$ 81,421.47	1.5%	\$ 5,435,423.53	\$ 8,142.15
Contract Total					\$ 5,516,845.00	\$ -	\$ -	0.00	\$ -	\$ 81,421.47	0.00	\$ 81,421.47	1.5%	\$ 5,435,423.53	\$ 8,142.15





Progress Estimate

Contractor's Application

For (Contract): Wastewater Treatment Facility						Application Number: 2				
Application Period: 3/1/2022-3/23/2022						Application Date: 3/23/2022				
A				B	C	D	E	F	G	
Bid Item No.	Item Description	Contract Information			Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish - F) (B
		Item Quantity	Units	Unit Price						
1	Mobilization/Insurance/Bonds	1	L.S.	\$550,000.00	\$550,000.00					\$550,000.00
2	Lift Station/Screening Manhole	1	L.S.	\$485,741.00	\$485,741.00					\$485,741.00
	Structures			\$234,911.00						\$234,911.00
	Equipment			\$215,874.00						\$215,874.00
	Site Work (fencing, concrete, equipment shelter)			\$34,956.00						\$34,956.00
3	Control/Blower Building	1	L.S.	\$645,877.00	\$645,877.00					\$645,877.00
	Concrete (Pad, Sidewalk, Driveway, Stairs)			\$94,631.00						\$94,631.00
	Building Erection			\$191,887.00						\$191,887.00
	Plumbing			\$81,744.00						\$81,744.00
	Blowers			\$133,255.00						\$133,255.00
	Cabinetry			\$25,584.00						\$25,584.00
	Generator			\$118,776.00						\$118,776.00
4	SBR Tank/Equipment	1	L.S.	\$985,666.00	\$985,666.00					\$985,666.00
	Concrete (structures, sidewalk)			\$475,731.00						\$475,731.00
	Equipment			\$425,744.00						\$425,744.00
	Stairs & Handrail			\$31,966.00						\$31,966.00
	Piping			\$39,725.00						\$39,725.00
	Fencing			\$12,500.00						\$12,500.00
5	Lagoon Cleaning/Liner Construction	1	L.S.	\$621,274.00	\$621,274.00					\$621,274.00
	Equipment Removals and Demo			\$37,633.00						\$37,633.00
	North Cell Decommissioning			\$108,941.00						\$108,941.00
	South Cell Decommissioning			\$108,941.00						\$108,941.00
	Earthwork			\$150,015.00						\$150,015.00
	Liner Construction			\$205,125.00						\$205,125.00
	Site work (fencing, concrete splitter structure, signage)			\$10,619.00						\$10,619.00
6	Site Piping	1	L.S.	\$811,180.00	\$811,180.00					\$811,180.00
	Sanitary (gravity, force main, WAS, etc.)			\$290,573.00						\$290,573.00
	Water			\$271,105.00						\$271,105.00
	Air			\$81,655.00						\$81,655.00
	Valves			\$167,847.00						\$167,847.00
7	SWPPP	1	L.S.	\$31,125.00	\$31,125.00					\$31,125.00
	Seeding			\$21,637.00						\$21,637.00
	Silt Fence			\$9,488.00						\$9,488.00
8	Electrical	1	L.S.	\$744,973.00	\$744,973.00		\$81,421.47	\$81,421.47	10.9%	\$663,551.53

Progress Estimate

Contractor's Application

For (Contract): Wastewater Treatment Facility						Application Number: 2					
Application Period: 3/1/2022-3/23/2022						Application Date: 3/23/2022					
A				B	C	D	E	F		G	
Bid Item No.	Item Description	Contract Information			Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish - F	(B - F)
		Item Quantity	Units	Unit Price							
	Lift Station (10%)			\$75,147.00			\$6,353.59	\$6,353.59	8.5%	\$68,793.41	
	Sitework (17%)			\$125,510.00			\$28,686.67	\$28,686.67	22.9%	\$96,823.33	
	Control/Blower Building (50%)			\$974,988.00			\$31,767.95	\$31,767.95	8.5%	\$943,220.05	
	SBR (23%)			\$169,328.00			\$14,613.26	\$14,613.26	8.6%	\$154,714.74	
9	Mechanical	1	LS.	\$147,941.00	\$147,941.00					\$147,941.00	
10	New Submersible Well	1	LS.	\$45,864.00	\$45,864.00					\$45,864.00	
11	Earthwork	1	LS.	\$387,204.00	\$387,204.00					\$387,204.00	
	Lift Station			\$15,221.00						\$15,221.00	
	Control/Blower Building			\$165,210.00						\$165,210.00	
	SBR			\$206,773.00						\$206,773.00	
12	SCADA	1	LS.	\$60,000.00	\$60,000.00					\$60,000.00	
<b>Totals</b>				\$5,516,845.00	\$5,516,845.00		\$81,421.47	\$81,421.47	1.5%	\$5,435,423.53	





## NOTICE OF PUBLIC HEARING

Notice is hereby given that the St. Paul City Council will hold a public hearing at 7:00 p.m. on April 4, 2022 in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, NE 68873 to take public comments on a Conditional Use Permit application filed by Birdhouse Properties LLC for the construction of a multi-family dwelling on Lots One (1) and Two (2), Dalton Meadows Subdivision in St. Paul, Howard County, Nebraska. Such property is located on the south side of Jay Street, west of Nelson Street. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Connie Jo Beck  
City Clerk/Deputy Treasurer

For publication on March 23, 2022

Application Fee: \$100.00  
Date Paid: \_\_\_\_\_  
Check No. \_\_\_\_\_ Cash \_\_\_\_\_

CITY OF ST. PAUL  
Application for Conditional Use Permit

Address or Location: LOTS 1 & 2 Dalton Meadows Subdivision (Jay Street)

Under the provision of Article VI of the City of St. Paul Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit for the purpose of: multifamily dwelling

On the property legally described as follows: Lot 1 & 2 of Dalton Meadows Subdivision St. Paul, Nebraska

Proposed development of the property is shown on the plans attached hereto.

Owner Name: Birdhouse Properties LLC  
Address: 2298 Hwy 92 Farwell, Ne 68838  
Telephone: (308) 754-8332

Signature of Applicant: Caetlin Birdsell

\*Pursuant to Article 6 of the St. Paul Zoning Regulations, the applicant must provide notice to all owners of such record title holders of property located within three hundred (300) feet of the property. Date received: 3/1/22

4/4/22  
council mtg  
public hearing  
+

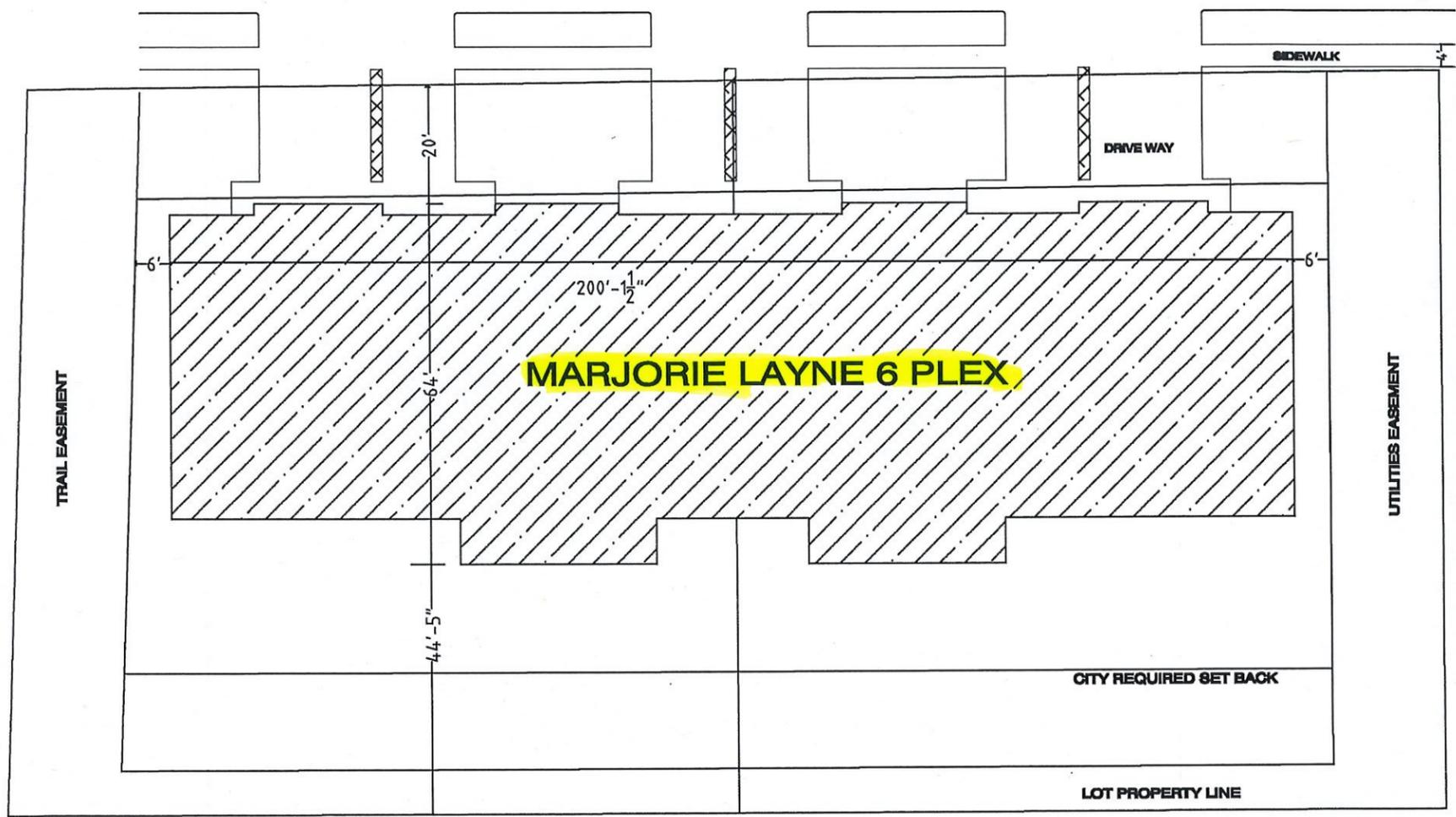
For Office Use Only:  
Planning Commission hearing date: 3/28/22 Approved \_\_\_\_\_ Denied \_\_\_\_\_  
If Denied, Reason for Denial: \_\_\_\_\_

City Council hearing date: 4/4/22 Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Conditions of Approval (if applicable): \_\_\_\_\_

If Denied, Reason for Denial: \_\_\_\_\_

Board of Adjustment hearing date: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

LOT 1 & 2 JAY STREET



TRAIL EASEMENT

20'

DRIVE WAY

SIDEWALK

200'-1 1/2"

MARJORIE LAYNE 6 PLEX

UTILITIES EASEMENT

CITY REQUIRED SET BACK

LOT PROPERTY LINE

6'

44'-5"

6'

MARJORIE LAYNE 6 PLEX

Caitlin Birdsell to Own

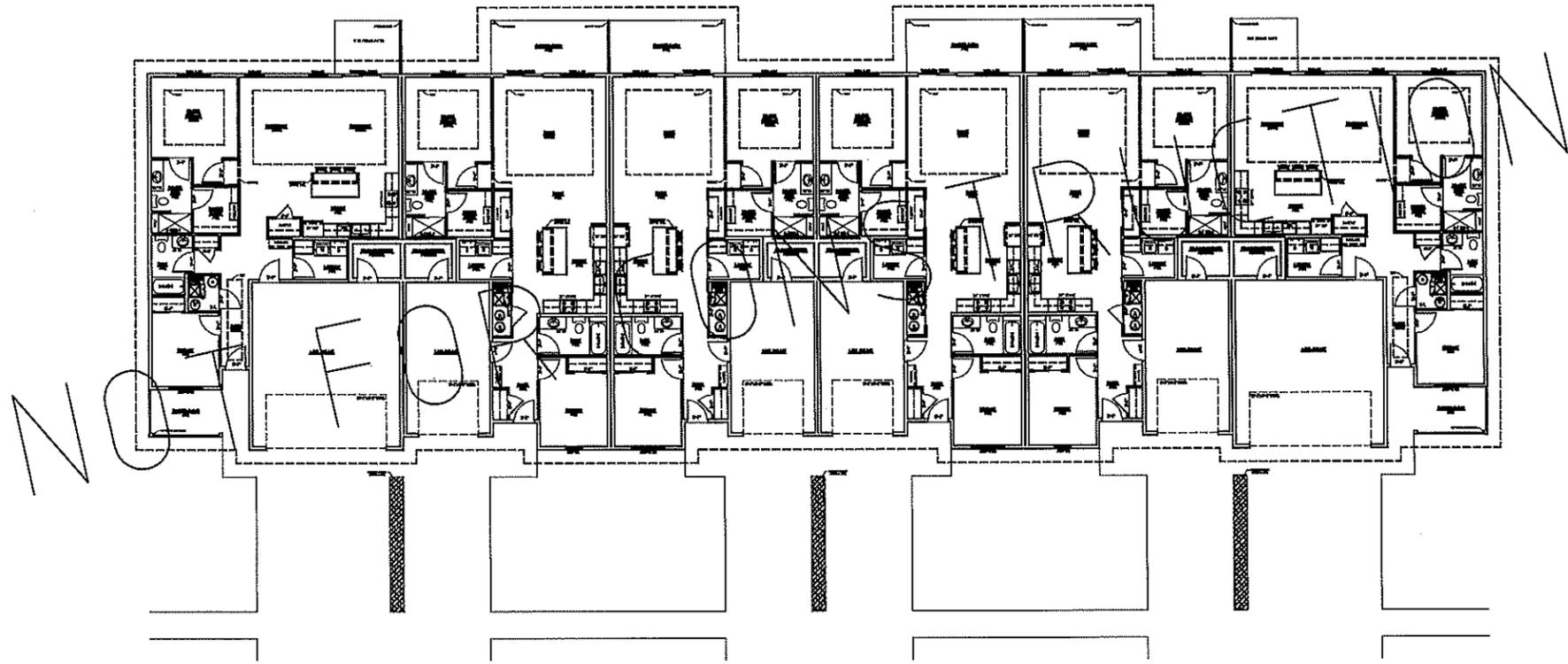
\*\*\*Fall or Spring build

\*\*\*Water Well: Underground Sprinklers

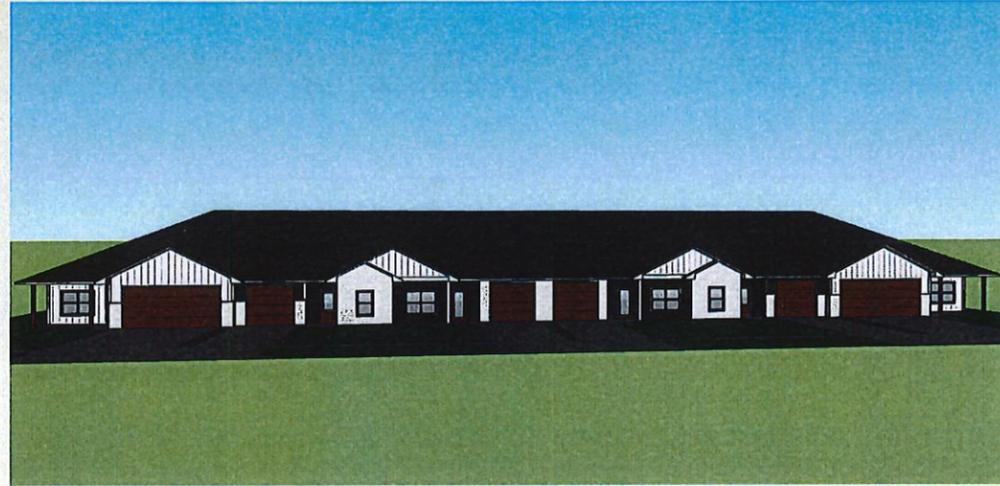
\*\*\*Water & Sewer will be separately metered

\*\*\*ALL Electric









Marjorie Layne 6 Plex  
55+ Luxury Living



MARJORIE LAYNE 6 PLEX

Caitlin Birdsell to Own

\*\*\*Fall or Spring build

\*\*\*Water Well: Underground Sprinklers

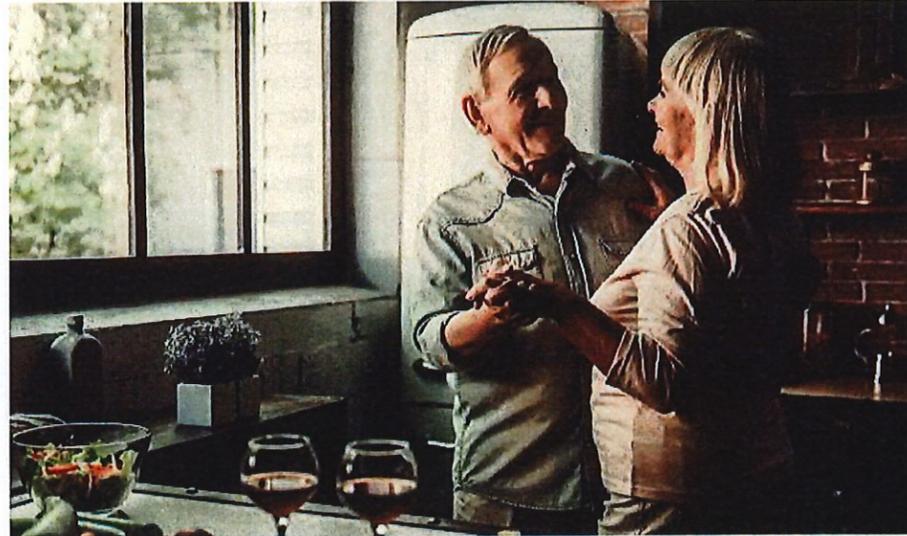
\*\*\*Water & Sewer will be separately metered

\*\*\*ALL Electric



# 55 + LUXURY LIVING

ADA LIVING  
ZERO ENTRY  
LUXURY FINISHES  
2 BED, 2 BATH  
STORM SHELTERS  
LARGE GARAGE  
OPEN LIVING AREA  
LOTS OF STORAGE





**NO MORE MAINTENANCE**

**NO MORE MOWING**

**NO MORE SCOOPING SNOW**

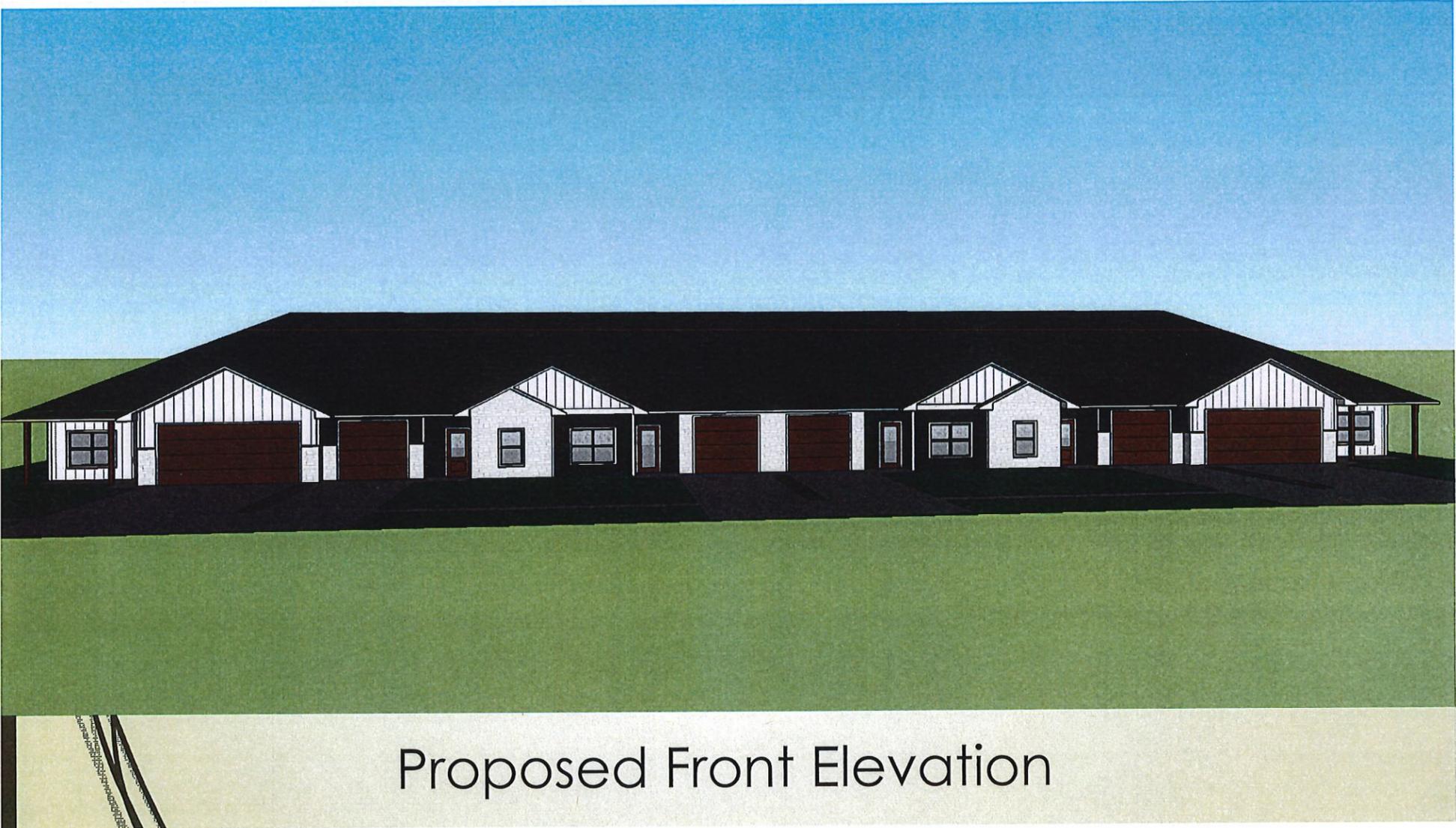
**NO MORE CLEANING GUTTERS**

**NO MORE CHANGING  
LIGHTBULBS AGAIN!!!**

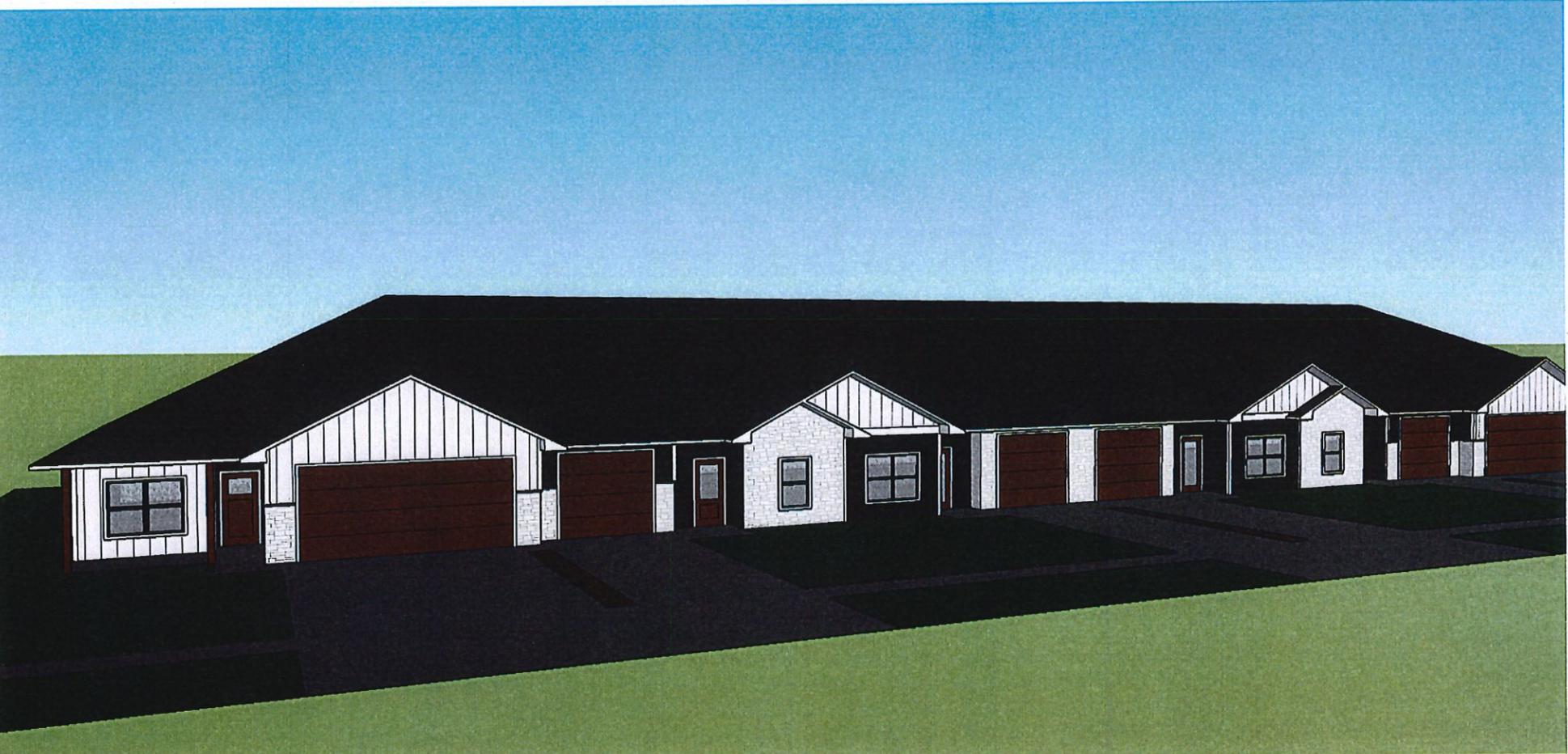


Proposed site for Marjorie Layne in Dalton  
Meadows Subdivision

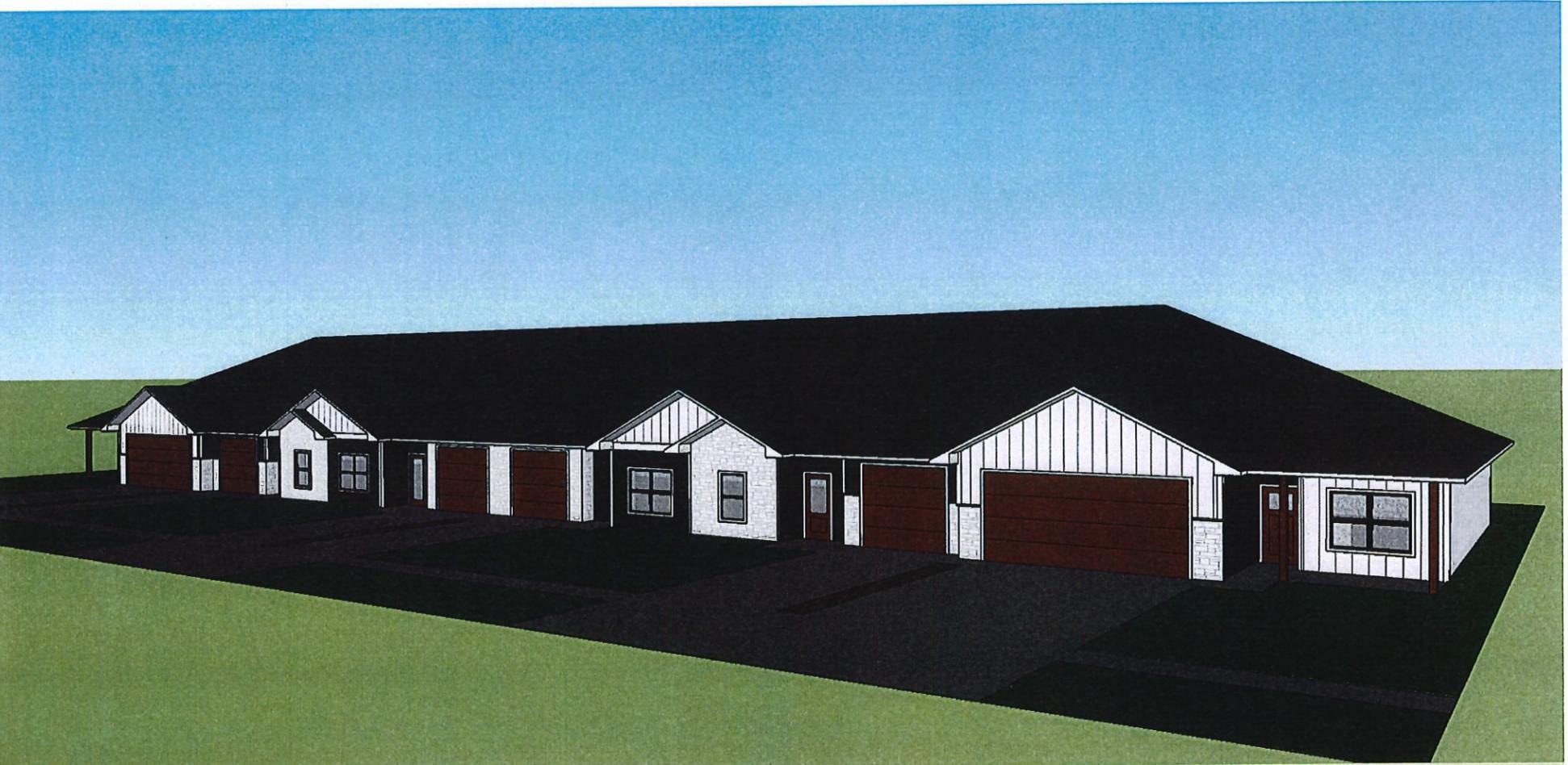
LOTS 1 & 2



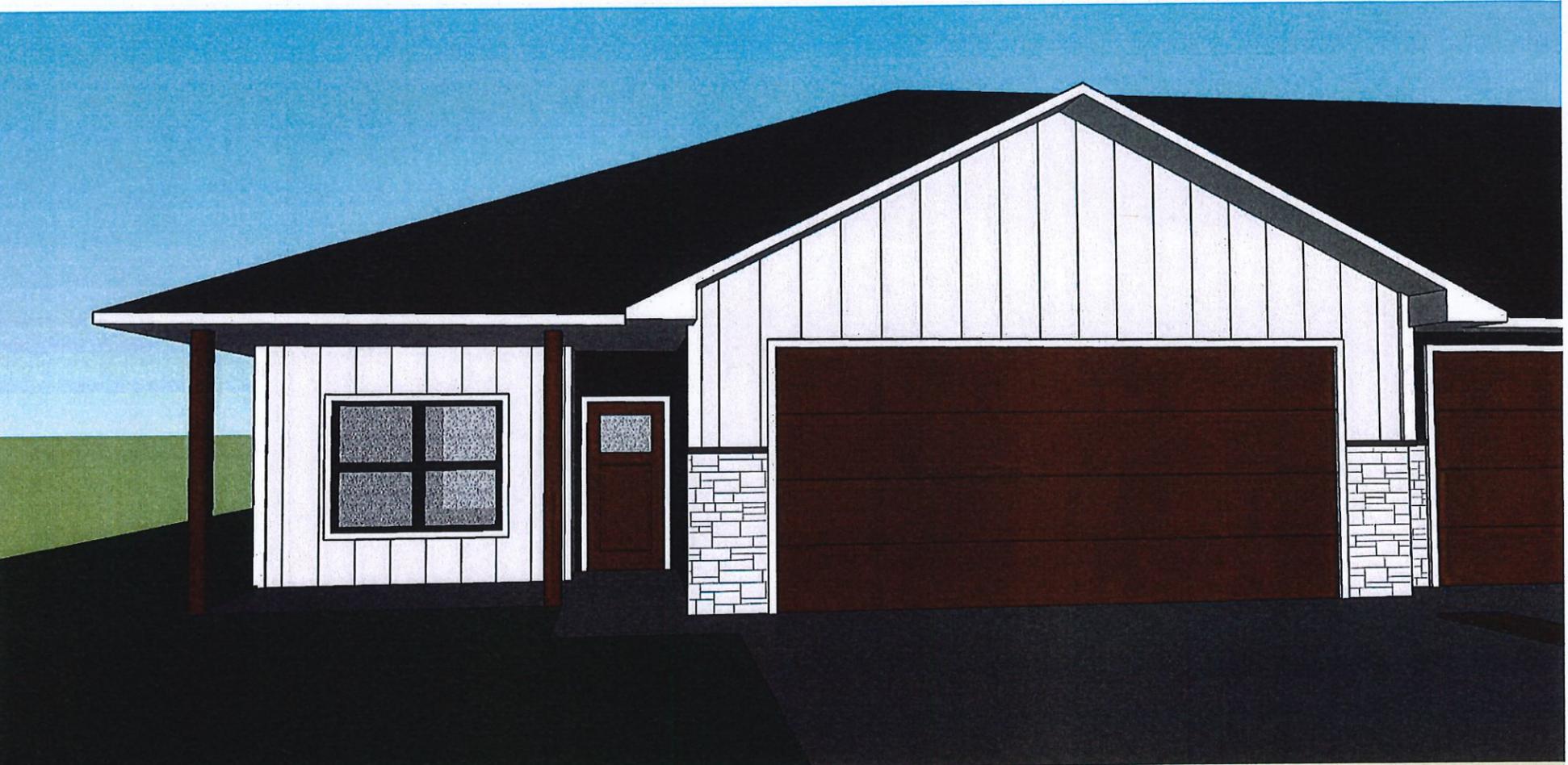
Proposed Front Elevation



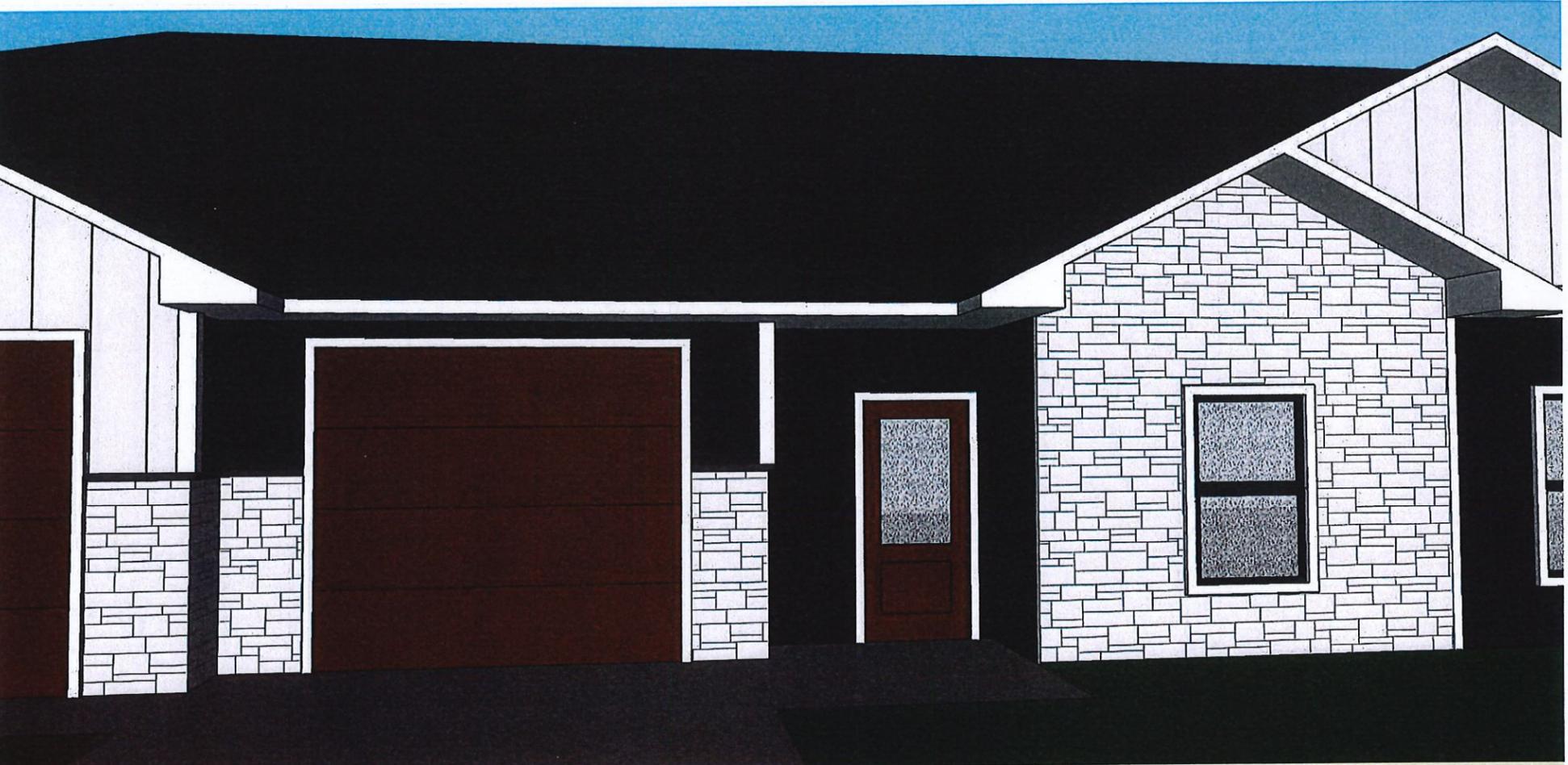
Proposed Front Elevation



Proposed Front Elevation



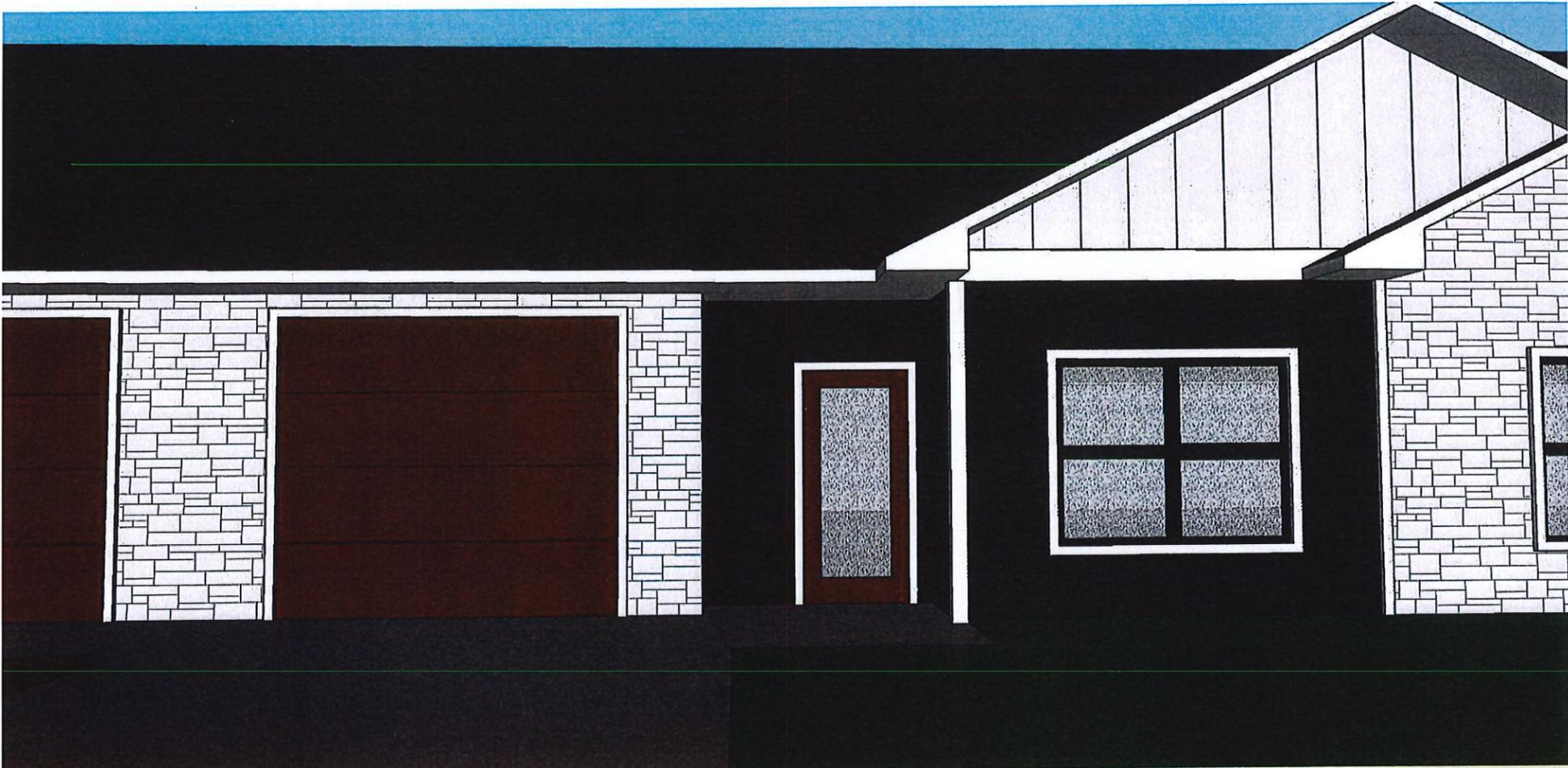
Proposed Front Elevation ML 1



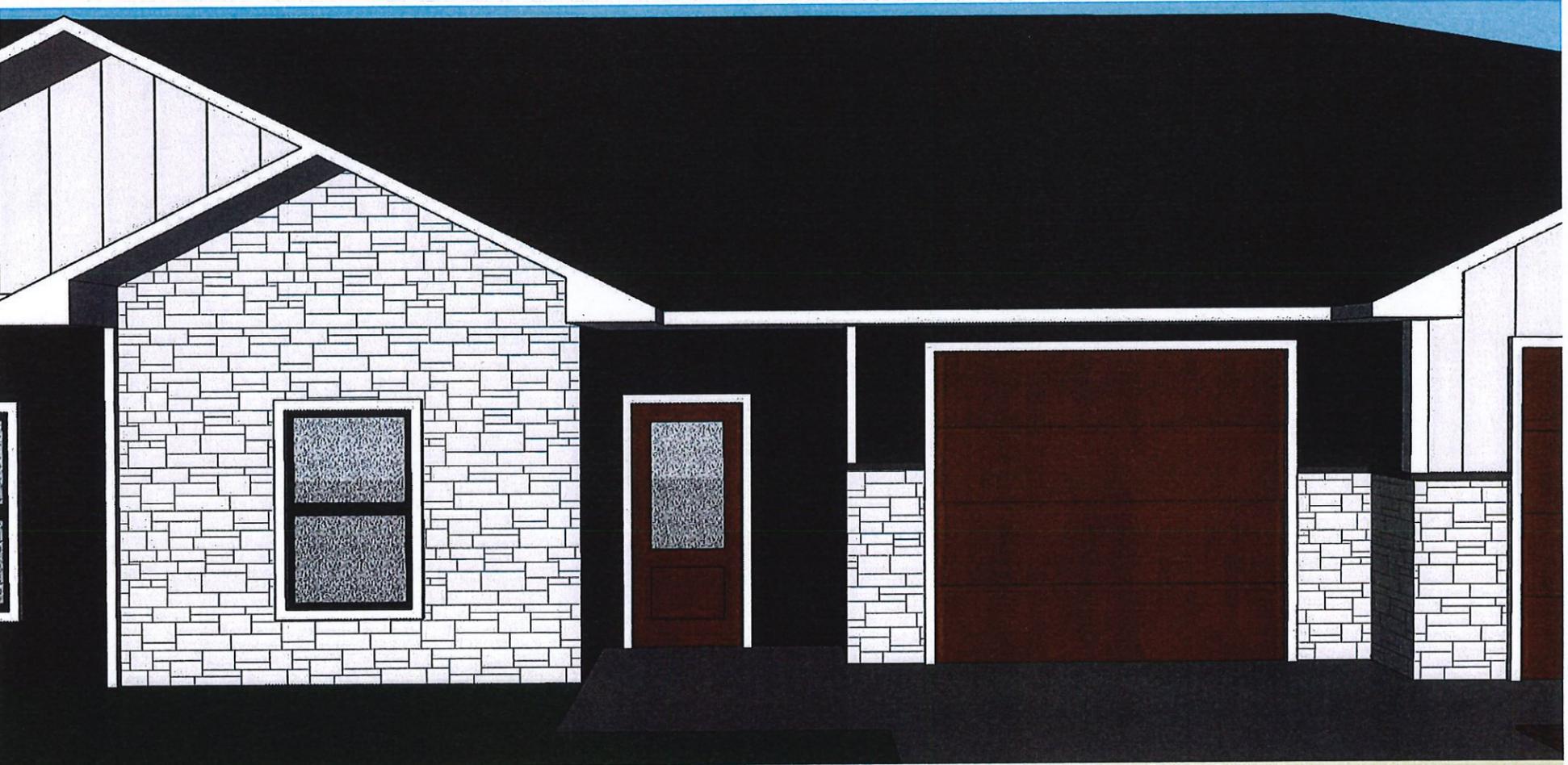
Proposed Front Elevation ML 2



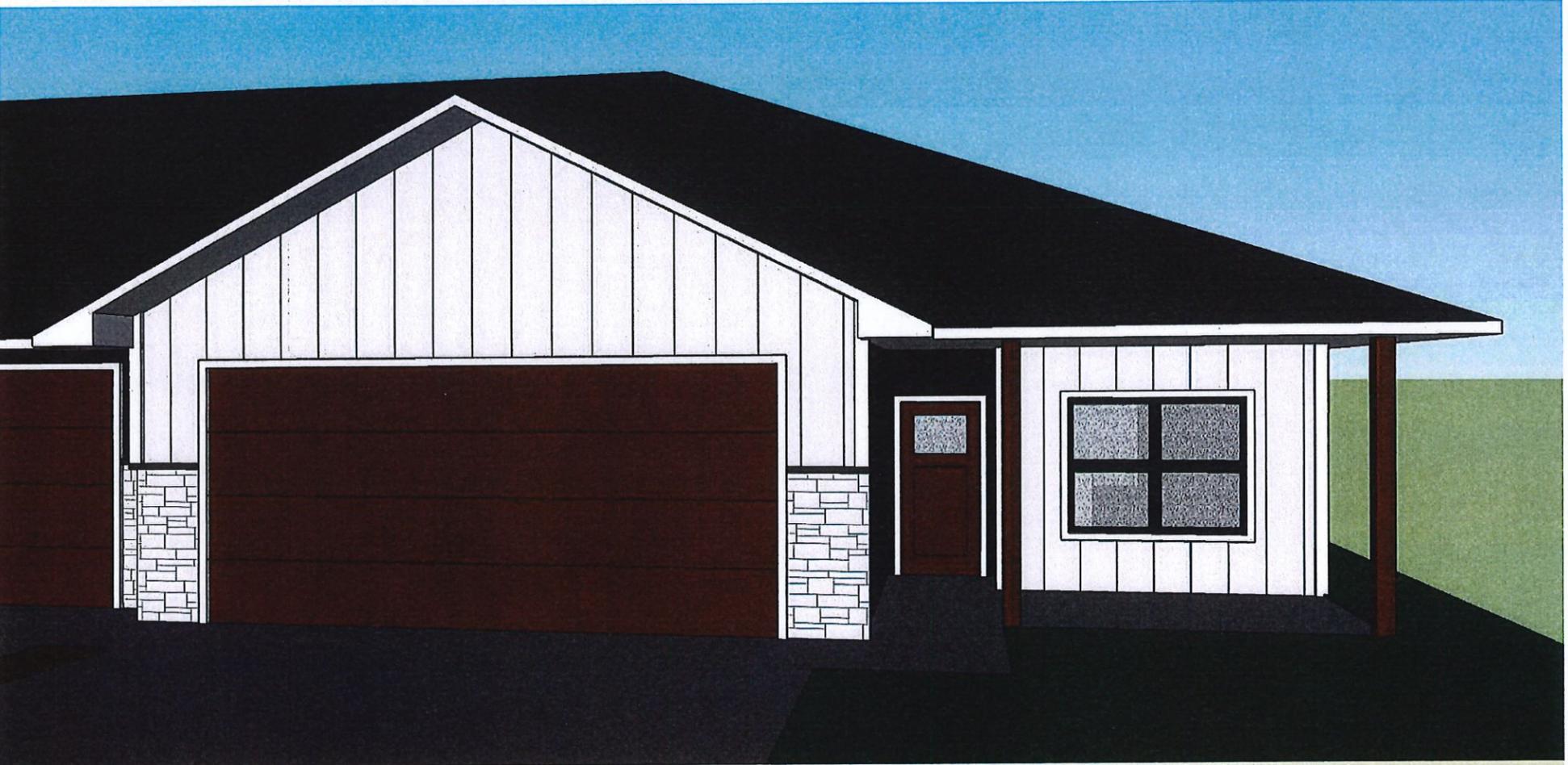
Proposed Front Elevation ML 3



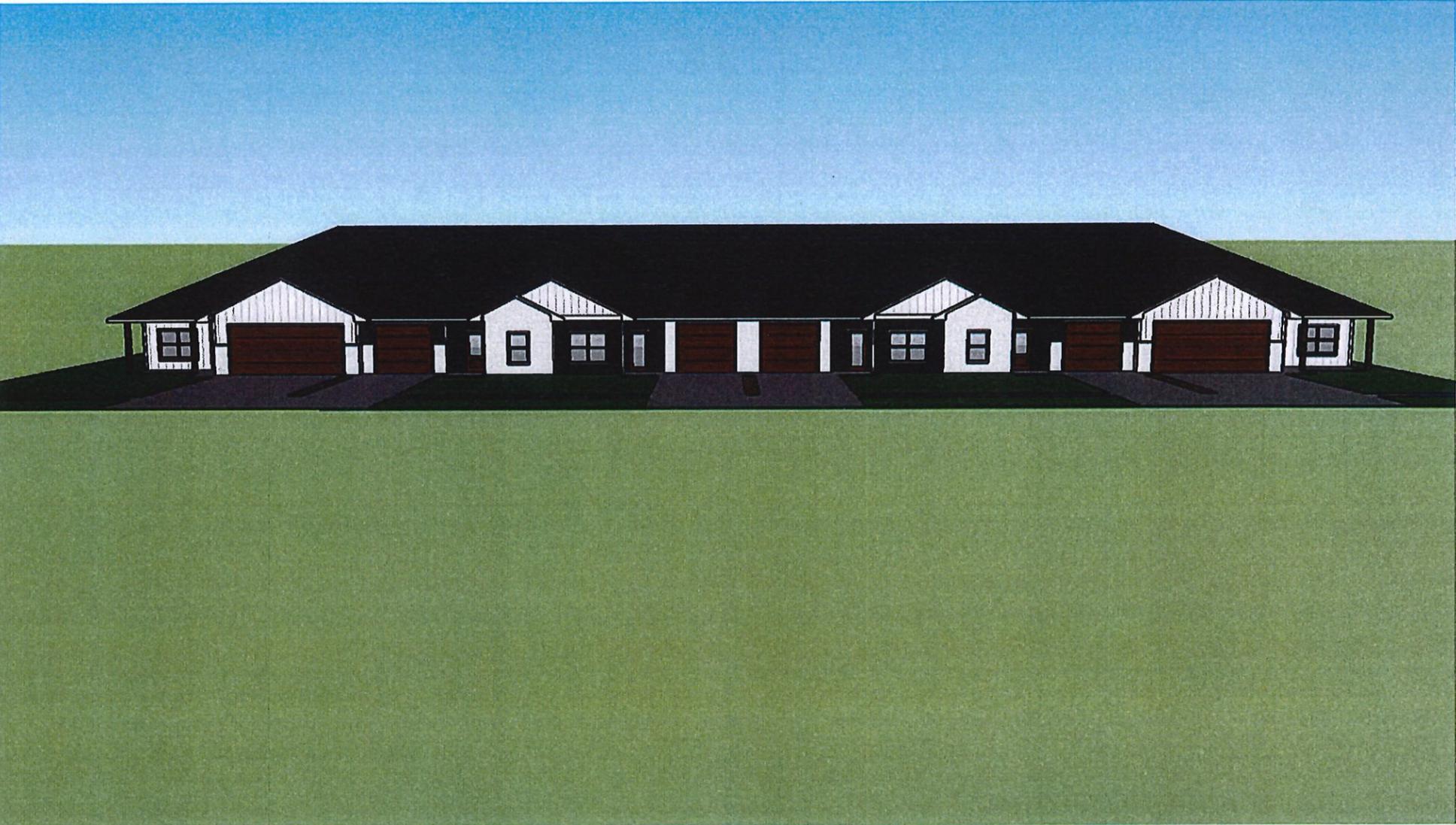
Proposed Front Elevation ML 4



Proposed Front Elevation ML 5



Proposed Front Elevation ML 6



**CERTIFICATE OF TITLE**

DVORACEK TITLE AND BUSINESS SERVICES, LLC hereby certifies that they have examined the records in the offices of the Register of Deeds in and for Howard County, Nebraska, as the same relates to the following described real estate:

Lots 1 and 2, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska

Which Real Estate is owned by:

MAD Development, LLC

And state that the following person own real estate within 300 feet of the above described real estate, and should be given notice as required by Ordinance No. 798 of the City of St. Paul, Nebraska:

Benjamin J. and Allison E. Behring  
1508 Jay Street  
St. Paul, NE 68873

Eric & Maria Montemagni, Trustees of the  
Montemagni Revocable Trust  
1026 Jansen Road  
St. Paul, NE 68873

Jeffrey A. and Patricia K. Buchanan  
1050 Westridge Lane  
St. Paul, NE 68873

David W. and Lynne S. Nuss  
1621 Kendall Street  
St. Paul, NE 68873

Jodi J. Davis  
1616 Jay Street  
St. Paul, NE 68873

Ellen M. Payne  
1612 Jay Street  
St. Paul, NE 68873

Douglas G. and Rene' C. Derner  
1003 Nelson Street  
St. Paul, NE 68873-1438

Brock W. and Stephanie A. Prater  
1509 Indian Street  
St. Paul, NE 68873

Misty and Rick Fowler  
1021 Nelson Street  
St. Paul, NE 68873

Richard D. and Nancy F. Psota  
1016 Nelson Street  
St. Paul, NE 68873

Barrett J. and Karla D. Huneke  
1518 Jay Street  
St. Paul, NE 68873

Bryan E. and Theresa A. Robinson  
1524 Indian Street  
St. Paul, NE 68873

Randall and Lisa Jerabek  
1620 Jay Street  
St. Paul, NE 68873

Spencer R. Robinson  
1520 Indian Street  
St. Paul, NE 68873

William and Bertha Jerabek  
1423 Jay Street  
St. Paul, NE 68873

Kelsey M. Scheer  
1619 Kendall Street  
St. Paul, NE 68873

MAD Development, LLC  
P.O. Box 333  
Spalding, NE 68665

Frank C. and Mary Jane Stepanek  
1513 Kendall Street  
St. Paul, NE 68873

Jeremy and Melissa Taylor  
1515 Indian Street  
St. Paul, NE 68873

Andrew and Jenna Wiishusen  
332 Nelson Street  
St. Paul, NE 68873

Todd Wojtalewicz  
1068 Westridge Lane  
St. Paul, NE 68873

Timothy and Rennee Wood  
1507 Jay Street  
St. Paul, NE 68873

DATED : March 1, 2022 (10:32am)

*Dvoracek Title & Business Services, LLC*

Certificate of Authority No. 631

  
Robyn D. Dvoracek, Registered Abstractor

Prepared for: MAD Development

**5.3 R-2 – RESIDENTIAL DISTRICT**

5.3.01 INTENT: It is the intent of this district to provide for the medium density residential uses consisting of single family, two family, multi-family dwelling units, compatible supporting uses, and accessory uses.

5.3.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings
2. Two-family dwellings
3. Nursery, primary and secondary education
4. Child care homes
5. Public uses: Including but not limited to public parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems, community buildings, public buildings
6. Places of worship such as churches and synagogues

5.3.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Section 9.11
2. Accessory uses and structures normally appurtenant to the permitted and conditional uses and structures and constructed of similar and/or acceptable building materials
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Towers and Antenna, including television, amateur radio or land mobile towers under 35 feet in height, subject to Section 9.13

5.3.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the R-2 Residential District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Multi-family dwellings
2. Townhouses
3. Medical campus;
4. Medical clinics and services;

- 5. Mortuaries, funeral homes and cemeteries;
- 6. Child care center
- 7. Museum and art galleries;
- 8. Retirement and/or nursing homes;
- 9. Public and private golf courses;
- 10. Bed and breakfast homes;
- 11. Communication and utility building and uses, excluding towers over 35 feet;
- 12. Clubs, fraternities, lodges and meeting places of a non-commercial nature

5.3.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the R-2 Residential District.

5.3.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	7200**	66'	20'	6'	25'	35'
Two Family Dwelling	3,600 per family**	66' per family	20'	6', 0' of party wall	25'****	35'
Multifamily Housing	1,800 per family and 7,200 for lot**	66'	20'	6' or 10' if over 30' tall	25'****	45'
Town-houses	3,600 per family**	33'	20'	6' or 0' if party wall or 10' over 30' tall	25'****	35'
Other Uses	7200**	66'	20'	6'	25'****	35'
Accessory Uses			20'	6'***	6'****	25'

\* Excluding Road R.O.W.

\*\* If with public/community water and sewer, otherwise 1 acre with any combination of public and private water/sewer systems and 3 acres with both systems being private.

\*\*\*Increased to 10 feet if vehicular access from alley, and shall not be located on a recorded easement.

\*\*\*\*Or 20% of lot depth, whichever is less.

2. Building on corner lots shall provide front yard setbacks of twenty (20) feet on both street frontages; and designate remaining yards two side yards. All requirements of sight triangle shall be met.
3. Building and structures shall not exceed three (3) stories in height. Accessory buildings shall not occupy more than thirty percent of the required area for the rear yard. Attached garages are considered part of principal building.
4. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.
5. The side yard setback between individual units of two-family dwellings may be reduced to zero, if one (1) hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained.

*Amended by Ordinance No. 1022, effective 7/1/2021*

5.3.07 PARKING REGULATIONS: Parking with the R-2 District shall be in accordance with the provisions of this ordinance.

5.3.08 SIGN REGULATIONS: Signs within the R-2 District shall be in conformance with the provisions of this ordinance.

**ARTICLE 6 – CONDITIONAL USE PERMIT**

**6.1 GENERAL**

The City Council may authorize by conditional use permit after public hearing, any of the buildings or uses designated in this Ordinance as permitted conditional uses.

**6.2 PROCEDURES**

Such application shall be in writing, filed in the zoning office, state the proposed location and use of the property, and such other relevant matters as may be requested by the Planning Commission. Upon receipt of such application, the Zoning Administrator shall forward the application to the Planning Commission for its recommendation. Upon hearing, the Planning Commission shall forward its recommendation to the City Council, within thirty (30) days. Upon hearing, the City Council may allow or deny the application in whole or in part, or prescribe conditions for such use of the property. No conditional use permit shall become effective until after separate public hearings are held by both the Planning Commission and the City Council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the purpose, time, and place of such hearing shall be given by publication thereof in a paper of general circulation in the City one time at least ten (10) days prior to such hearing.

In addition to the publication of the notice herein prescribed, a notice, in sign form, of the hearing shall be posted in a conspicuous place on or near the property on which such action is pending. The sign shall be placed at least ten (10) days prior to date of each hearing. A written notice of such hearing shall be distributed to record title owners of property located within three hundred (300) feet of the property line of the property requesting the conditional use permit in incorporated areas and up to one (1) mile of the property line of the property requesting the conditional use permit in unincorporated areas and 300 feet of the property line if adjacent to the corporate limits. Addresses certified by a registered title abstractor of such record title holders shall be provided to the city by the applicant.

Except as otherwise provided herein, no conditional use permit shall be granted by the City Council, without an affirmative vote of a majority of all members of the City Council and providing the proposed use is found to comply with the following guidelines:

1. Be compatible with and similar to the use permitted in the district
2. Not be a matter which should require re-zoning of the property
3. Not be detrimental to adjacent property
4. Not tend to depreciate the value of the surrounding structures or property

## ARTICLE 6

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5. Be compatible with the stated intended use of the district
6. Not change the character of the district
7. Be in accordance with the Comprehensive Plan

In case of protest against such conditional use permit, signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent on the side and in the rear thereof extending one hundred (100) feet, there from, and of those directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite lots, such conditional use permit shall not become effective except by the favorable vote of two-thirds of all members of the City Council.

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT  
(Dalton Meadows Subdivision Project)**

This Second Amendment to Redevelopment Agreement ("Second Amendment") is entered into by and between the Community Development Agency of the City of St. Paul, Nebraska ("CDA") and Mad Development, LLC, a Nebraska limited liability company ("Redeveloper").

**RECITALS**

A. The CDA and Redeveloper entered into that certain Redevelopment Agreement dated February 16, 2016, as subsequently amended (the "Redevelopment Agreement") to implement the Dalton Meadows Subdivision Project (the "Project").

B. The Amendment to the Redevelopment Plan for the Project ("Plan Amendment") initially identified the private improvements as single family dwelling units.

C. On July 20, 2020, the CRA modified and amended the Plan Amendment to permit Single Family Attached dwelling units and Multifamily dwelling units to be constructed on certain identified lots as part of the Project ("Supplemental Amendment").

D. The CDA and Redeveloper desire to amend the Redevelopment Agreement to implement the terms of the Supplemental Amendment.

NOW THEREFORE, in consideration of mutual promises contained herein and in the Redevelopment Agreement, the parties agree to amend the Redevelopment Agreement as follows:

1. Additional Housing Types Permitted. Notwithstanding anything else to the contrary contained in the Redevelopment Agreement, the Redevelopment Agreement is hereby amended such that the following provisions shall apply to the Project:
  - a. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots 1, 2, 7, 8, and 9, Dalton Meadows, St. Paul, Howard County, Nebraska.
  - b. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Multifamily dwelling units on Lots 1 and 2, Dalton Meadows, St. Paul, Howard County, Nebraska.

2. Reconfirm other Terms. The CDA and Redeveloper hereby reconfirm all other terms and conditions of the Redevelopment Agreement, except as expressly modified by the terms of this First Amendment.

This Second Amendment to Redevelopment Agreement is effective as of the 20 day of July, 2020.

**"CDA"**  
COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA

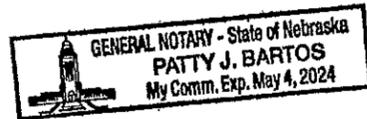
ATTEST:

By: *Connie Jo Beck*  
Secretary **Connie Jo Beck,**  
City Clerk

By: *Joel M. Bergman*  
Chairman **Joel M. Bergman, Mayor**

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2020, by Connie Jo Beck and Joel M. Bergman, Chairman and Secretary respectively of the Community Development Agency of the City of St. Paul, Nebraska, a public body corporate and politic, on behalf of the Agency.



*Patty J. Bartos*  
Notary Public

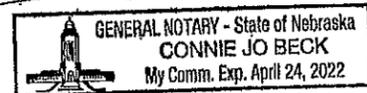
**"REDEVELOPER"**  
Mad Development, LLC, a Nebraska  
limited liability company

*Caitlin Jerabek*  
Caitlin Jerabek, Manager

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2020, by Caitlin Jerabek, Manager of Mad Development, LLC, a Nebraska limited liability company, on behalf of the company.

*Connie Jo Beck*  
Notary Public



**COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION NO. 2020-12**

(Minor Modification and Amendment to the  
Dalton Meadows Subdivision Redevelopment Plan Amendment)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF ST. PAUL, NEBRASKA, MAKING A MINOR MODIFICATION  
AND AMENDMENT TO THE DALTON MEADOWS SUBDIVISION  
REDEVELOPMENT PLAN AMENDMENT TO CLARIFY THE HOUSING TYPES  
PERMITTED ON CERTAIN LOTS.**

RECITALS

A. On January 19, 2016, the City of St. Paul, Nebraska ("City") adopted an amendment to the Redevelopment Plan for the Dalton Meadows Redevelopment Project (the "Plan Amendment").

B. The Plan Amendment identified all the private improvements as single family dwelling units. However, the Project Site is located in an R-2 zoning district, which allows Single Family Attached dwelling units as a permitted use and Multifamily dwelling units as a conditional use.

C. The Supplemental Amendment and Minor Modification to the Amendment to the Redevelopment Plan attached hereto as Exhibit "A" ("Supplemental Amendment") clarifies that certain other types of housing will be permitted on certain lots in the Project Site.

D. Pursuant to Neb. Rev. Stat. § 18-2115, the CDA has the authority to make minor modifications to the Redevelopment Plan, and additional public hearings are only required for a substantial modification of the Redevelopment Plan.

E. The CDA has determined that the Supplemental Amendment is a minor modification to the Plan Amendment.

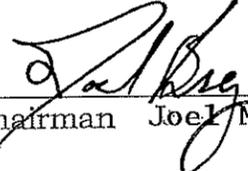
F. The CDA desires to adopt the Supplemental Amendment to make the minor modifications described therein.

NOW, THEREFORE, BE IT RESOLVED, by the Community Development Agency of the City of St. Paul, Nebraska, the Supplemental Amendment is approved and adopted as part of the Redevelopment Plan for the City of St. Paul, Nebraska.

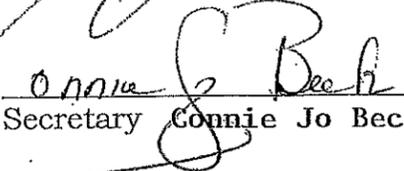
BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

IN WITNESS WHEREOF, the undersigned Community Development Agency of the City of St. Paul, Nebraska, hereby pass and adopt this Resolution as of this 20<sup>th</sup> day of July, 2020.

COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA.

By:   
Chairman Joel M. Bergman, Mayor

ATTEST:

  
Secretary Connie Jo Beck, City Clerk

**EXHIBIT "A"**

(Supplemental Amendment)

4826-6804-7810, v. 1

4826-6804-7810, v. 1

4826-6804-7810, v. 1

**SUPPLEMENTAL AMENDMENT AND MINOR MODIFICATION TO THE  
AMENDMENT TO THE REDEVELOPMENT PLAN  
OF THE CITY OF ST. PAUL, NEBRASKA**

**(DALTON MEADOWS SUBDIVISION PROJECT)**

The City of St. Paul, Nebraska ("City") has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for a certain redevelopment area in the City of St. Paul, as amended (the "Redevelopment Plan"). The Redevelopment Plan was approved by the City Council of the City on November 5, 2012, pursuant to Resolution No. 2012-14. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan. The Dalton Meadows Subdivision Project was identified and created pursuant to an amendment to the Redevelopment Plan dated January 19, 2016 ("Dalton Meadows Plan Amendment").

Pursuant to Neb. Rev. Stat. § 18-2115, the Community Development Agency of the City ("CDA") has the authority to make minor modifications to the Redevelopment Plan, and additional public hearings are only required for a substantial modification of the Redevelopment Plan.

The purpose of this Amendment is to amend the Dalton Meadows Plan Amendment to clarify the types of dwelling units that can be constructed on the lots in the Project Site identified therein. The Dalton Meadows Plan Amendment identified all the improvements as single family dwelling units. However, the Project Site is located in an R-2 zoning district, which allows Single Family Attached dwelling units (townhomes) as a permitted use and Multifamily dwelling units as a conditional use. Redeveloper has identified a housing need in the City of St. Paul for housing types other than single family dwelling units and desired to clarify the lots in the Project Site upon which housing units other than single family dwelling units may be constructed as part of this project.

The CDA has determined that no material negative effects shall be caused by this minor modification. The minor modification will not have a negative effect on the project or the project TIF amount. The minor modification will only cause a small potential increase in the number of units, which serves the purpose of the Dalton Meadows Plan Amendment and this Project.

**Amendments to the Redevelopment Plan Amendment  
for the Project Superior Redevelopment Project**

1. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots 1, 2, 7, 8, and 9, Dalton Meadows, St. Paul, Howard County, Nebraska in connection with this Project.
2. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Multifamily dwelling units on Lots 1 and 2, Dalton Meadows, St. Paul, Howard County, Nebraska in connection with this Project.

Except as expressly amended above, the Dalton Meadows Plan Amendment remains in full effect.

**COMMUNITY DEVELOPMENT AGENCY OF THE  
CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION NO. 2020-13**

(Second Amendment to Redevelopment Agreement for the  
Dalton Meadows Subdivision Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF ST. PAUL, NEBRASKA, AUTHORIZING AND APPROVING THE  
SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT (DALTON  
MEADOWS SUBDIVISION PROJECT).**

RECITALS

A. The Community Development Agency of the City of St. Paul, Nebraska ("CDA") and Mad Development, LLC, a Nebraska limited liability company ("Redeveloper"), entered into that certain Redevelopment Agreement (Dalton Meadows Subdivision Project) dated February 16, 2016, as subsequently amended (the "Redevelopment Agreement").

B. The CDA modified the Dalton Meadows Redevelopment Plan Amendment to allow additional housing types on certain lots pursuant to that certain Supplemental Amendment and Minor Modification to the Amendment to the Redevelopment Plan ("Minor Modification") that was approved by the CDA on July 20, 2020.

C. Redeveloper and the CDA desire to amend the Redevelopment Agreement to clarify that certain additional housing types are permitted on certain lots in conformance with the Minor Modification.

D. The Second Amendment to Redevelopment Agreement (Dalton Meadows Subdivision Project) is attached hereto as Exhibit "A" (the "Second Amendment").

NOW THEREFORE, BE IT RESOLVED, the CDA hereby approves and adopts the Second Amendment and authorizes the Chairperson and the Secretary of the CDA to execute and enter into the First Amendment.

BE IT FURTHER RESOLVED, the CDA hereby authorizes the Chairperson and/or Secretary to take any further actions necessary to implement the First Amendment.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

**(SIGNATURE PAGE FOLLOWS)**

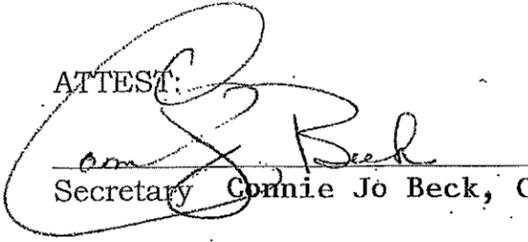
Dated this 20<sup>th</sup> day of July, 2020.

OF

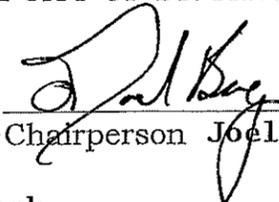
COMMUNITY DEVELOPMENT AGENCY

THE CITY OF ST. PAUL, NEBRASKA

ATTEST:

  
Secretary **Connie Jo Beck, City Clerk**

By:

  
Chairperson **Joel M. Bergman, Mayor**

**EXHIBIT "A"**

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT  
(DALTON MEADOWS SUBDIVISION PROJECT)**

(See Attached)

4852-2821-1650, v. 1

Exhibit "A"

City of St. Paul Regular Meeting  
704 6<sup>th</sup> Street  
St. Paul, NE 68873

**Monday, July 20, 2020**

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, July 20, 2020 at 7:00 p.m. Present were Mayor Joel M. Bergman and Councilmembers: Brenda Klanecky, Ralph Kezeor, Katie Kowalski & Jerry Thompson. 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) 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 Bergman opened the Community Development Agency (CDA) meeting at 7:00 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. Mayor Bergman also stated that the City Council may vote to go into Closed Session on any agenda item as allowed by State Law.

Mayor Bergman opened the Community Development Agency (CDA) meeting at 7:01 p.m. to make minor modifications and to amend the Redevelopment Plan of the Dalton Meadows Subdivision. Caitlin Jerabek was in attendance to answer any question from the Mayor and City Council.

Council member Kezeor moved to approve the Community Development Agency (CDA) Resolution 2020-12; making a minor modification and amendment to the Dalton Meadows Subdivision Redevelopment Plan and to clarify the housing types permitted on certain lots. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Caitlin Jerabek was in attendance to answer questions from the Mayor and City Council. Utility Superintendent Helzer discussed the "Conditional Use" permit regarding Lots One (1) and Two (2), Dalton Meadows Subdivision.

Council member Kowalski moved to approve the Community Development Agency (CDA) Resolution 2020-13; authorizing and approving the Second Amendment to the Redevelopment Agreement pertaining to the Dalton Meadows Subdivision. The Redeveloper and the CDA desire to amend the Redevelopment Agreement and to clarify those certain additional housing types are permitted on certain lots in conformance with the minor modifications. The Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots One (1), Two (2), Seven (7), Eight (8) and Nine (9) and construct Multi-Family dwelling units on Lots One (1) and Two (2), Dalton Meadows Subdivision. Council member Kezeor seconded the motion. Council

members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Mayor Bergman adjourned the Community Development Agency (CDA) meeting at 7:15 p.m.

Mayor Bergman opened the regular City Council meeting at 7:16 p.m.

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 handled 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.

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.

Bob Dvorak was present to speak on behalf of Lori Kelly that lives at the "Lake of the Woods". Mr. Dvorak stated that Ms. Kelly is in need of large chunks of concrete to place in the river by her home, due to the river bank eroding away. Mr. Dvorak stated that Ms. Kelly needs massive amounts of concrete to remedy the erosion problem. Ms. Kelly is more than willing to pay the cost of the cement. Street Commissioner Jamie Klanecky and Utility Superintendent Helzer don't have a problem with Mr. Dvorak acquiring the larger pieces of cement. Council member Kezeor moved to approve Mr. Dvorak utilizing the larger pieces of cement for Ms. Kelly. Council member Klanecky seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Mayor Bergman stated that the City will figure a cost per tonnage of the acquired cement.

Council member Klanecky moved to approve Resolution 2020-14; to provide for the sale of City Lot One (1) and part of Lot Two (2), Block 64, Original Town in the City of St. Paul, Howard County, Nebraska, and to provide for a method of sale. The property described above has been determined to have a fair market value less than \$5,000; the property will be sold on Monday, August 3, 2020 at 6:00 p.m. in the City Council Chambers prior to the regular City Council meeting. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the City Treasurer's Report for June 2020. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski introduced Ordinance #1010 relating to fireworks; providing the type of fireworks allowed; providing the time when fireworks may be sold in the City of St. Paul; to repeal conflicting ordinances and sections; to provide an effective date. Council member Thompson waived the three (3) readings of Ordinance 1010 at three (3) different occasions. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Council member Kowalski moved for final passage of Ordinance 1010. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the St. Paul Development Corp. (609 Howard Avenue) Property Improvement application regarding the removal of the awning, recover and

then reinstall; costing \$990 with Tri-City Sign Co. performing the work. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Klanecky moved to approve the League Association of Risk Management (LARM) 2020-2021 Renewal Resolution No. 2020-15. This would provide a written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2023; 180 day and three (3) year commitment; 5% discount. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

After a lengthy discussion on purchasing a used dump truck to be utilized by the Street Department; the topic was tabled, so that it could be considered at the 2020-2021 Budget workshop on Wednesday, July 29, 2020. Street Commissioner Klanecky was in attendance to answer questions.

Council member Thompson moved to approve Resolution 2020-16; an amendment to the City of St. Paul Flex/HRA Medical plan. This is based on the CARES ACT changes, which allows over-the-counter (OTC) items without a prescription and feminine products; they are now allowable for reimbursement. Council member Kowalski seconded the motion. Council members Klanecky, Kowalski & Thompson voted aye, Council member Kezeor voted nay. Motion carried 3/1.

Chief of Police Marcus Paczosa was in attendance to discuss the COPS Hiring Program grant; the grant is \$125,000 in federal funds over a three (3) year award period. Within the three (3) year period, the City's local cash match required is \$66,773. The award begins July 1, 2020 and ends June 30, 2023. In the fourth year, the City absorbs 100% of the Police Officer wages and benefits. At 8:19 p.m. Council member Kowalski requested to move to Agenda Item #17 to discuss hiring a full-time City Police Officer; there was no objection from the other Council members. Council member Kowalski had numerous questions for Chief Paczosa, which pertained to the grant, hiring and budget. Agenda Item #16 and #17 was tabled until the 2020-2021 Budget workshop.

Utility Superintendent Helzer updates included: (1) Drone footage of the Howard Avenue project; (2) Paving of the Sheridan Street intersection will take priority over the other intersections; there is approximately one (1) block of sidewalk to pour with cement; and (3) Recycling Center gate pad-lock is missing; a security system was discussed.

Chief of Police Paczosa submitted an "Incident & Nuisance" report, along with reporting on police business such as nuisances, a City firearm through the Law Enforcement Training Center and Trev Sharman's graduation date is set for Friday, August 21, 2020.

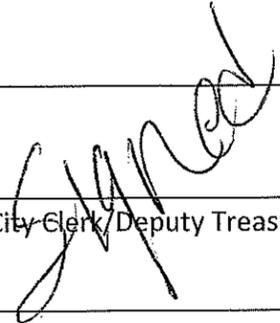
Council member Klanecky reported on City recycling and submitted a Financial Statement to City Clerk Beck from the Loup Central Landfill for review and filing.

Mayor Bergman updates included: (1) the 2020-2021 Budget workshop will be on Wednesday, July 29, 2020 beginning at 5:00 p.m. in the City Council Chambers; (2) the proposed 2020-2021

Budget hearing for public input will be on Monday, August 3, 2020 at 7:00 p.m.; (3) the Civic Center loan payment was made in the amount of \$155,209 to the Homestead Bank on July 10, 2020; (4) the Rural Economic Development Loan Grant (REDLG) checking account funds were transferred to the ICS Account at Citizens Bank to receive a higher interest rate; and (5) Cody Brennick was hired as a City employee on July 13, 2020; he will work in the Street Department.

Mayor Bergman adjourned the City Council meeting at 8:43 p.m.

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treasurer

\_\_\_\_\_  
Joel M. Bergman, Mayor

City Employee Hourly Wages: Non-union – Utility Superintendent - \$32.95, City Clerk - \$30.68, Chief of Police - \$30.68, Police Sergeant - \$24.81, Police Officers - \$17.00 to \$22.11, Library employees - \$10.72 to \$17.00, Housekeeping - \$15.00.

Seasonal Hourly Wages - \$11.00 to \$11.50, Landfill - \$11.46, Pool employees - \$8.00 to \$16.00 and EMT's (transports) \$15.00 hourly.

Union Hourly: Light Commissioner - \$32.67, Lineman - \$28.82, Water Commissioner - \$29.35, Water Operator - \$22.28, Sewer Superintendent - \$24.38, Street Commissioner - \$23.63, Equipment Operator - \$17.43, Deputy City Clerk - \$19.80, Payroll Clerk - \$16.12, Utility Clerk - \$20.28, Parks Manager - \$22.13.

Mayor: \$2,400; City Council: \$1,600; City Treasurer \$1,600; City Clerk: \$1,800

City of St. Paul Regular Meeting  
Monday, July 20, 2020 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 City Council meeting, with the "Pledge of Allegiance" and the "Open Meeting Statement"
- 2. Mayor Bergman opens the Community Development Agency (CDA) meeting to make minor modifications and to amend the Redevelopment Plan of the Dalton Meadows Subdivision.**
  - a. Discuss - Approve / Deny the Community Development Agency (CDA) Resolution 2020-12; making a minor modification and amendment to the Dalton Meadows Subdivision Redevelopment Plan to clarify the housing types permitted on certain lots.
3. Discuss - Approve / Deny the Community Development Agency (CDA) Resolution 2020-13; authorizing and approving the Second Amendment to the Redevelopment Agreement pertaining to the Dalton Meadows Subdivision. The Redeveloper and the CDA desire to amend the Redevelopment Agreement to clarify those certain additional housing types are permitted on certain lots in conformance with the minor modifications. The Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots One (1), Two (2), Seven (7), Eight (8) and Nine (9) and construct Multi-Family dwelling units on Lots One (1) and Two (2), Dalton Meadows Subdivision.
4. Mayor Bergman adjourns the Community Development Agency (CDA) meeting.
5. Mayor Bergman opens the regular City Council meeting.
6. Submittal of Requests for Future Agenda Items
7. Reserve Time to Speak on an Agenda Item
8. Discuss - Approve / Deny Bob Dvorak utilizing City crush concrete for an emergency project at the "Lake of the Woods"; recipient is willing to pay for the cost of the concrete.
9. Discuss - Approve / Deny Resolution 2020-14; to provide for the sale of City Lot One (1) and part of Lot Two (2), Block 64, Original Town in the City of St. Paul, Howard County, Nebraska, and to provide for a method of sale.
10. Discuss - Approve / Deny City Treasurer's Report for June 2020.
11. Discuss - Introduce Ordinance #1010 relating to fireworks; providing the type of fireworks allowed; providing the time when fireworks may be sold in the City of Saint Paul; to repeal conflicting ordinances and sections; to provide an effective date.
  - \*\*\*Introduce Ordinance with no second or roll call
  - \*\*\*Waive the three (3) readings of ordinance at three (3) different occasions with second & roll call
  - \*\*\*Final passage with second & roll call

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the St. Paul City Council will hold a public hearing at 7:00 p.m. on April 4, 2022 in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, NE 68873 to take public comments on a Conditional Use Permit application filed by Birdhouse Properties LLC for the construction of a multi-family dwelling on Lots One (1) and Two (2), Dalton Meadows Subdivision in St. Paul, Howard County, Nebraska. Such property is located on the south side of Jay Street, west of Nelson Street. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Connie Jo Beck  
City Clerk/Deputy Treasurer

For publication on March 23, 2022

Application Fee: \$100.00  
Date Paid: \_\_\_\_\_  
Check No. \_\_\_\_\_ Cash \_\_\_\_\_

CITY OF ST. PAUL  
Application for Conditional Use Permit

Address or Location: LOTS 1 & 2 Dalton Meadows Subdivision (Jay Street)

Under the provision of Article VI of the City of St. Paul Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit for the purpose of: multifamily dwelling

On the property legally described as follows: Lot 1 & 2 of Dalton Meadows Subdivision St. Paul, Nebraska

Proposed development of the property is shown on the plans attached hereto.

Owner Name: Birdhouse Properties LLC  
Address: 2298 Hwy 92 Farwell, Ne 68838  
Telephone: (308) 754-8332

Signature of Applicant: Caetlin Birdsell

\*Pursuant to Article 6 of the St. Paul Zoning Regulations, the applicant must provide notice to all owners of such record title holders of property located within three hundred (300) feet of the property. Date received: 3/1/22

4/4/22  
council mtg  
public hearing  
+

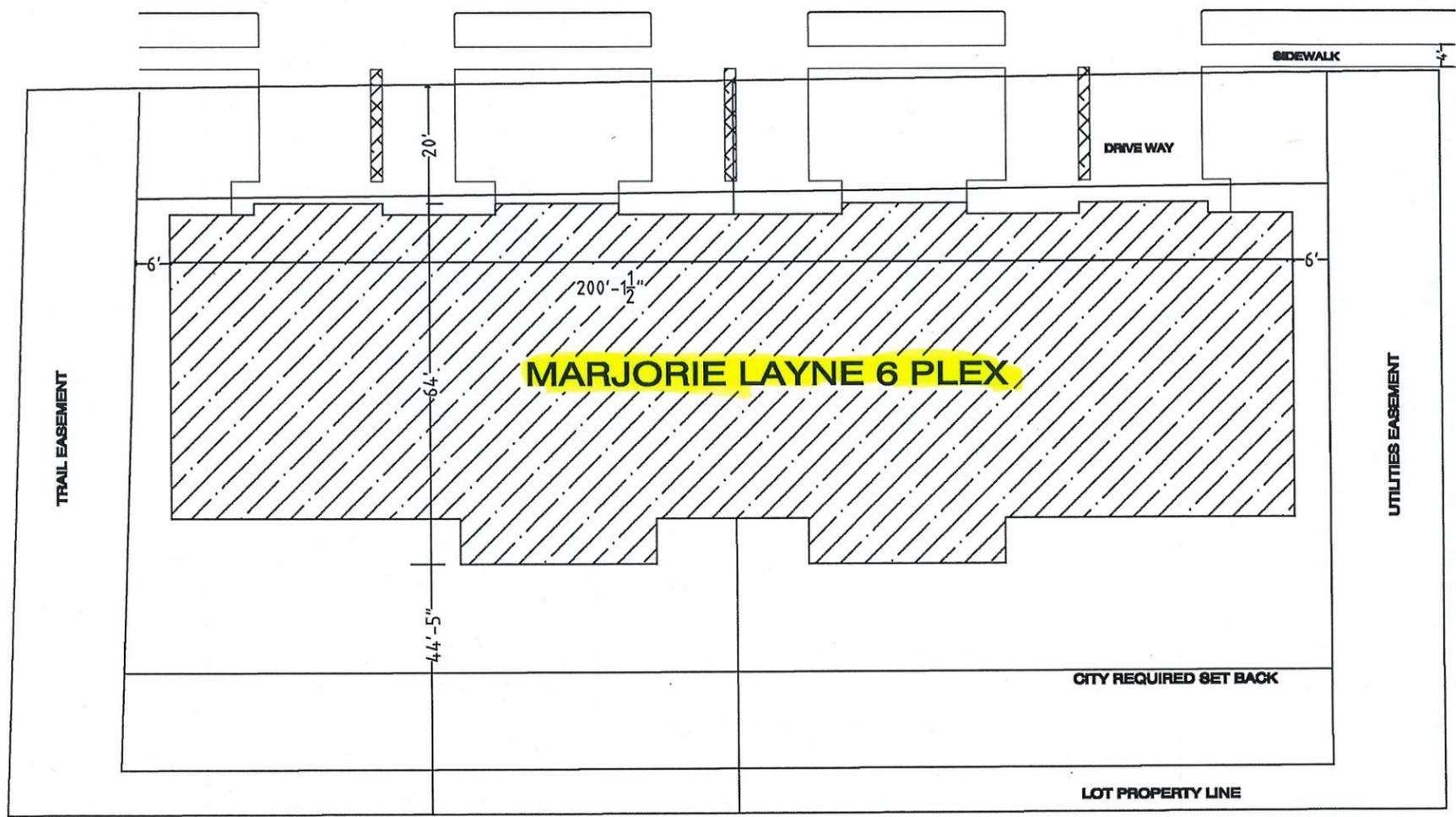
For Office Use Only:  
Planning Commission hearing date: 3/28/22 Approved \_\_\_\_\_ Denied \_\_\_\_\_  
If Denied, Reason for Denial: \_\_\_\_\_

City Council hearing date: 4/4/22 Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Conditions of Approval (if applicable): \_\_\_\_\_

If Denied, Reason for Denial: \_\_\_\_\_

Board of Adjustment hearing date: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

LOT 1 & 2 JAY STREET



TRAIL EASEMENT

UTILITIES EASEMENT

CITY REQUIRED SET BACK

LOT PROPERTY LINE

MARJORIE LAYNE 6 PLEX

20'

200'-1 1/2"

6'

6'

6'

44'-5"

DRIVE WAY

SIDEWALK

MARJORIE LAYNE 6 PLEX

Caitlin Birdsell to Own

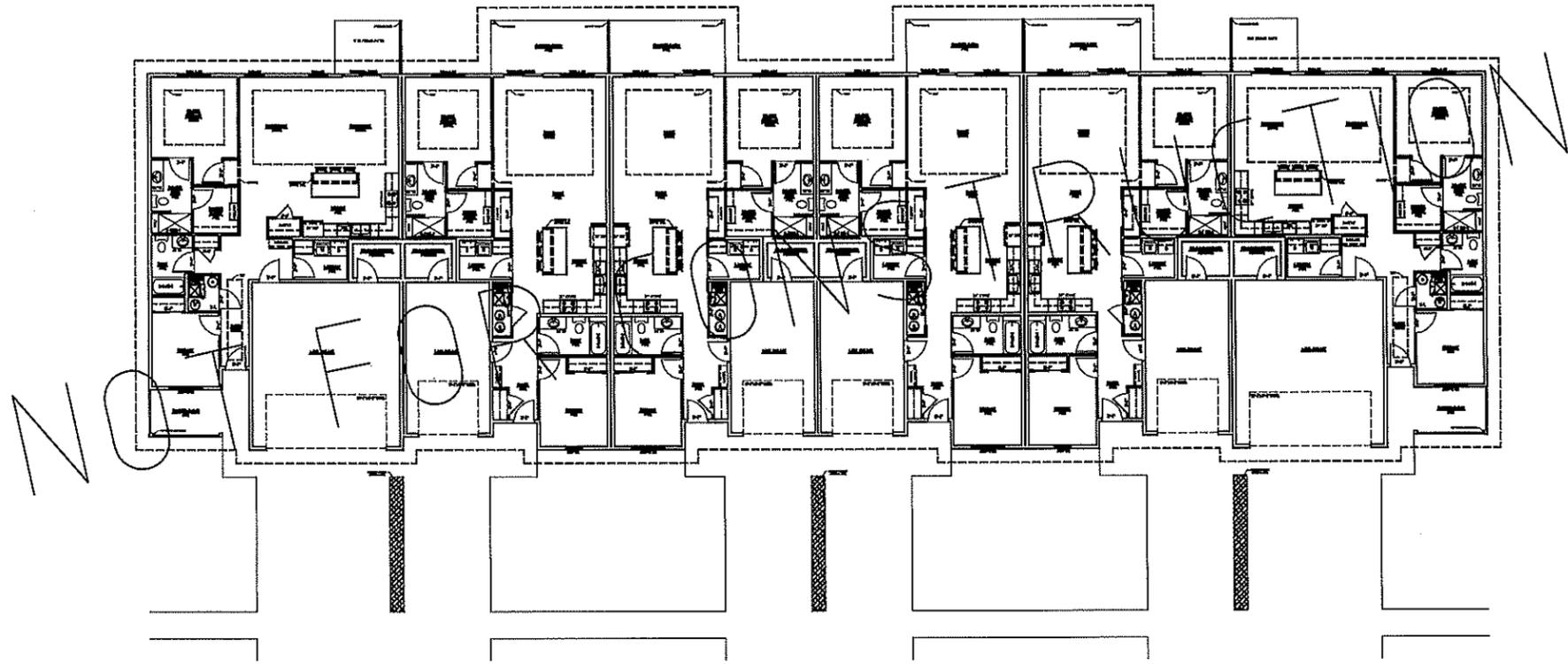
\*\*\*Fall or Spring build

\*\*\*Water Well: Underground Sprinklers

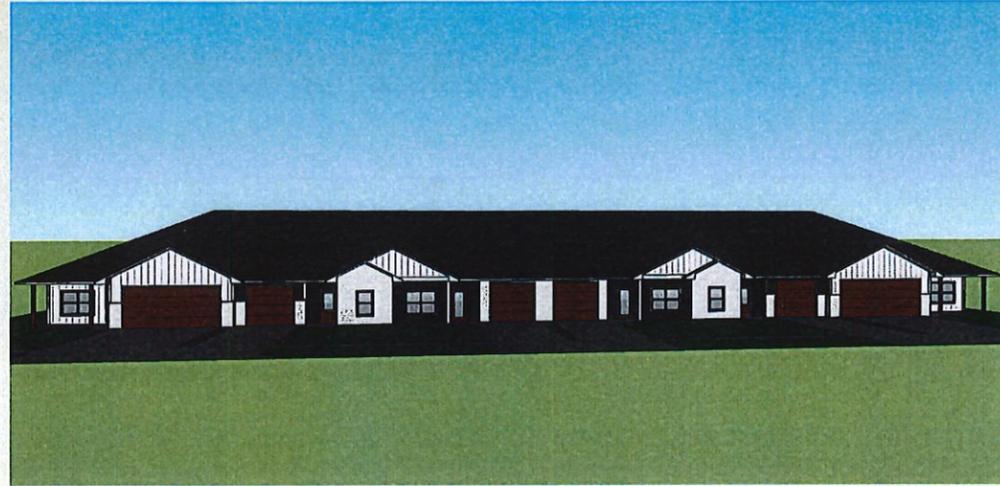
\*\*\*Water & Sewer will be separately metered

\*\*\*ALL Electric









Marjorie Layne 6 Plex  
55+ Luxury Living



MARJORIE LAYNE 6 PLEX

Caitlin Birdsell to Own

\*\*\*Fall or Spring build

\*\*\*Water Well: Underground Sprinklers

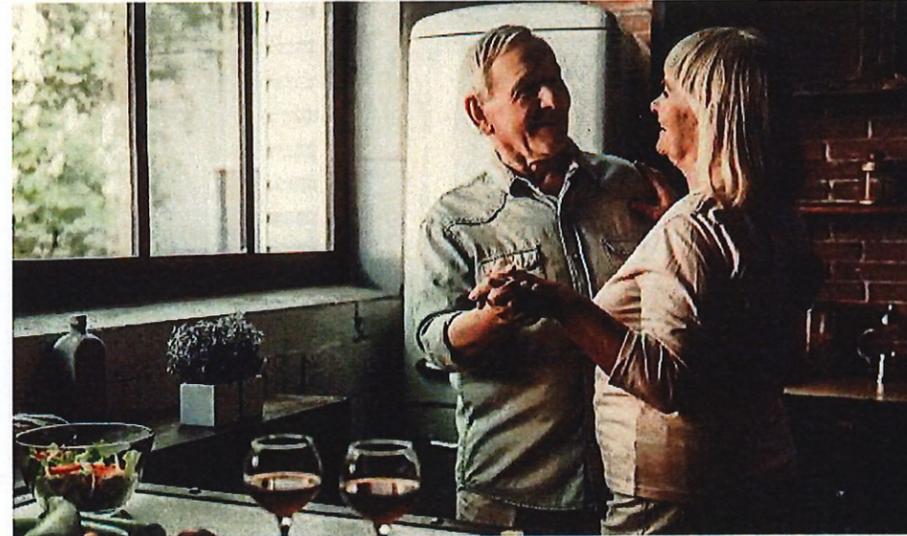
\*\*\*Water & Sewer will be separately metered

\*\*\*ALL Electric



# 55 + LUXURY LIVING

ADA LIVING  
ZERO ENTRY  
LUXURY FINISHES  
2 BED, 2 BATH  
STORM SHELTERS  
LARGE GARAGE  
OPEN LIVING AREA  
LOTS OF STORAGE





**NO MORE MAINTENANCE**

**NO MORE MOWING**

**NO MORE SCOOPING SNOW**

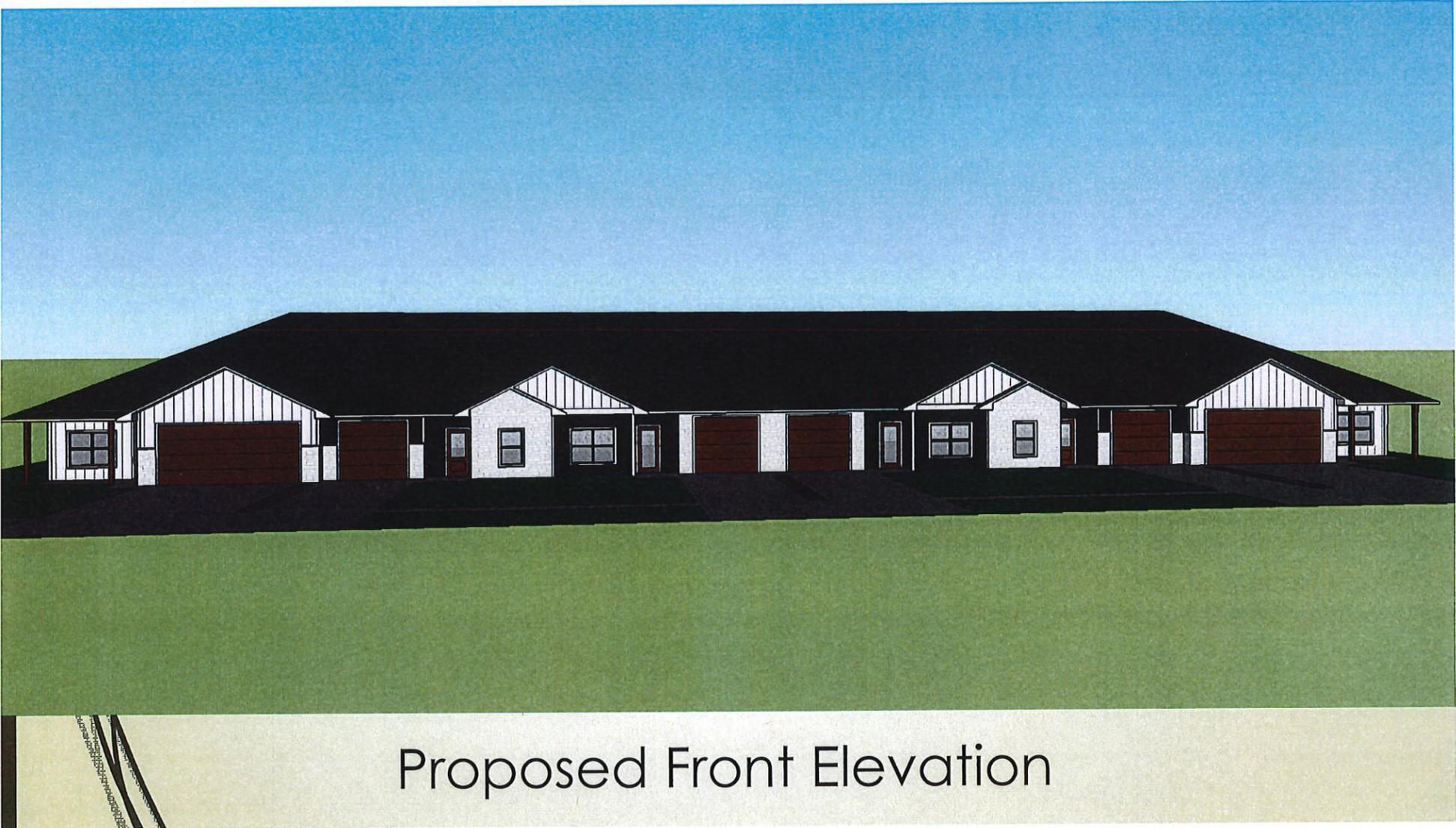
**NO MORE CLEANING GUTTERS**

**NO MORE CHANGING  
LIGHTBULBS AGAIN!!!**

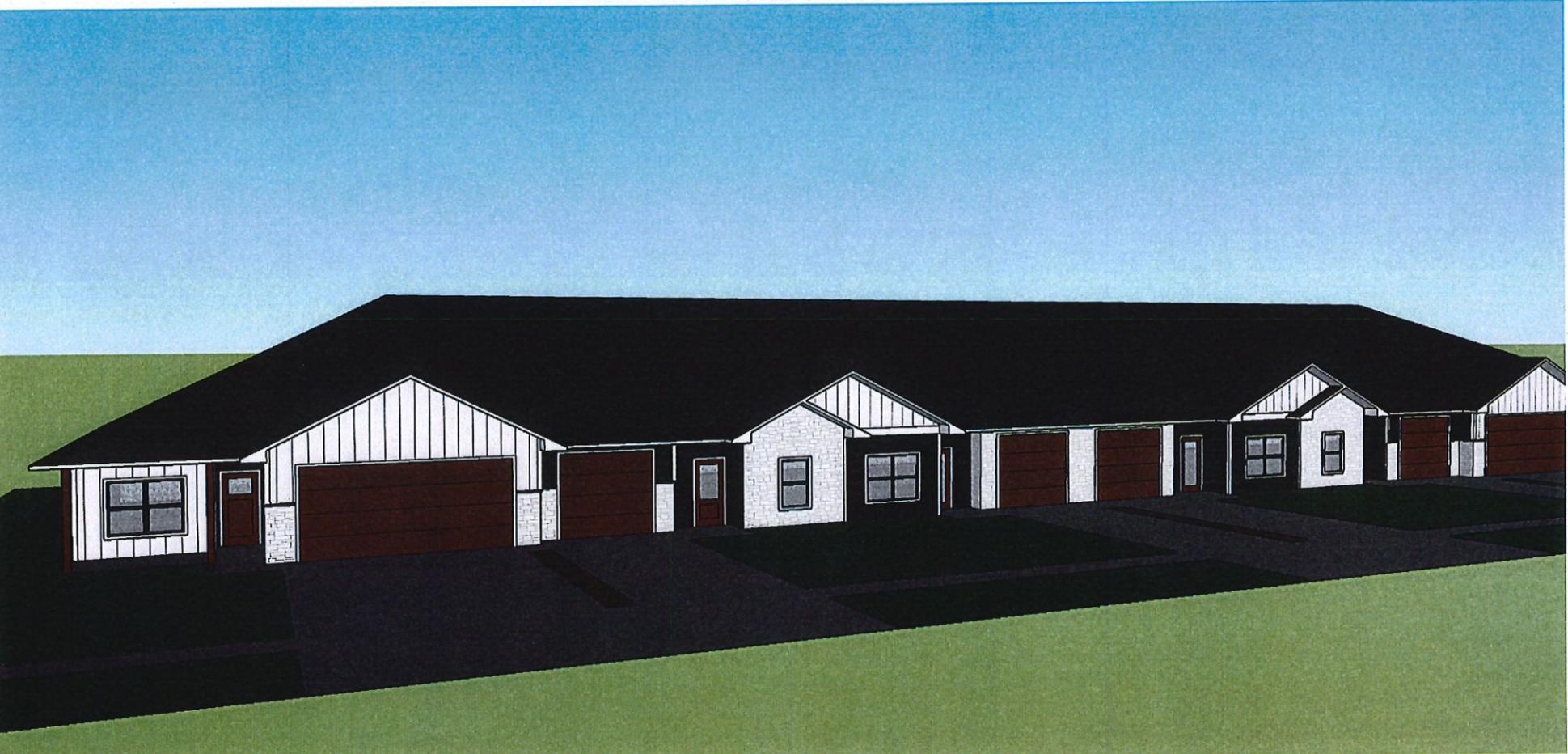


Proposed site for Marjorie Layne in Dalton  
Meadows Subdivision

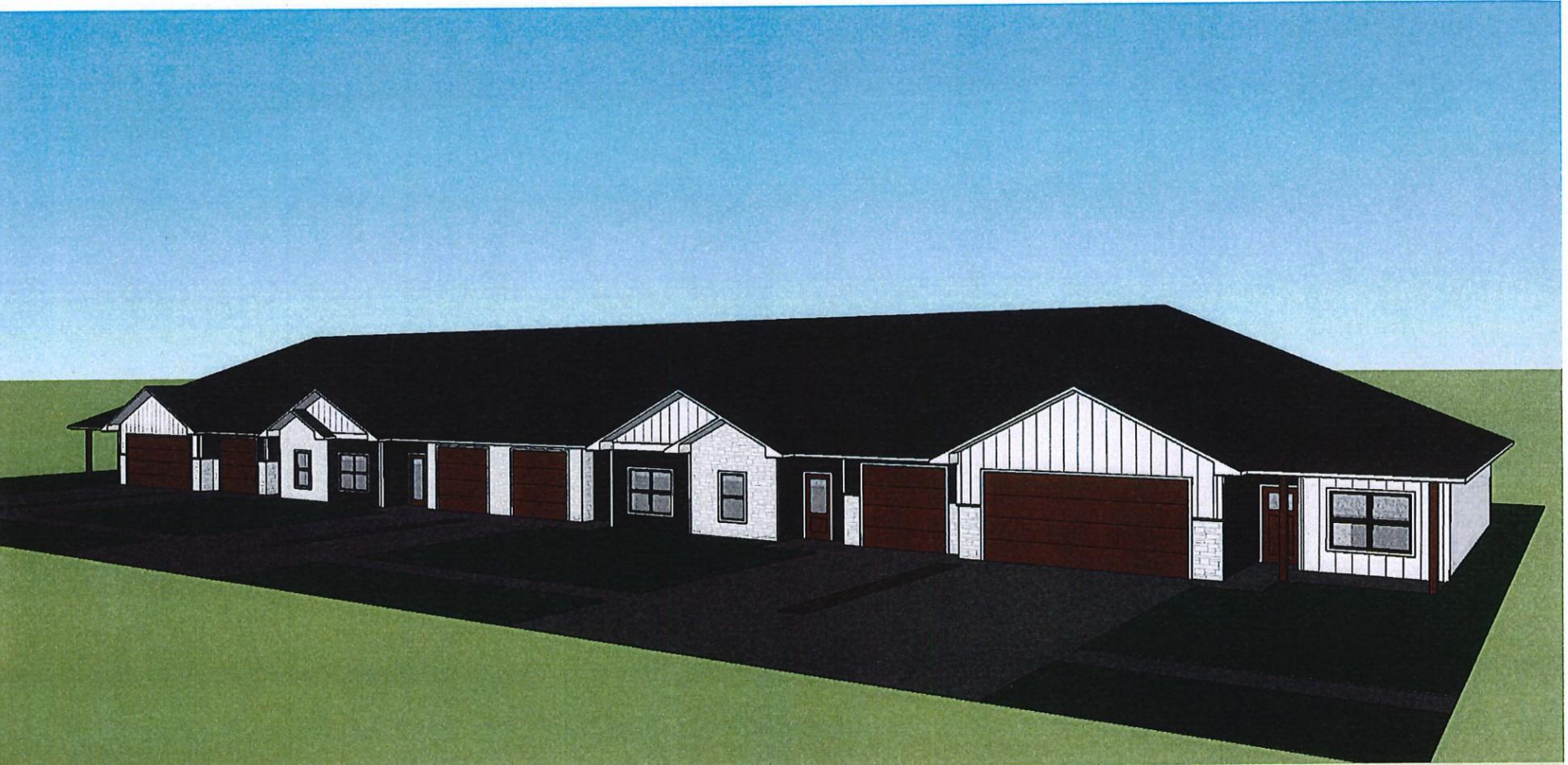
LOTS 1 & 2



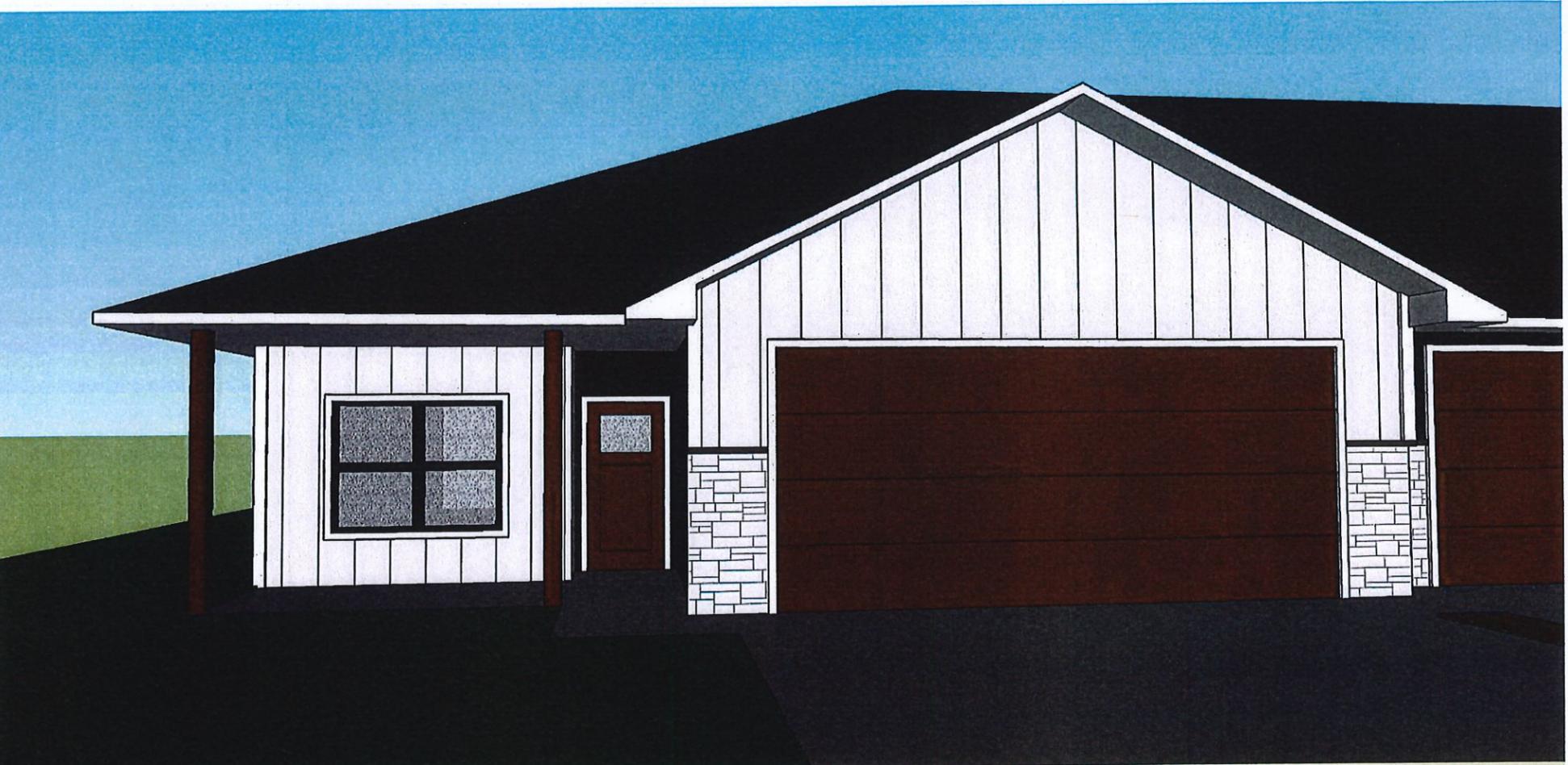
Proposed Front Elevation



Proposed Front Elevation



Proposed Front Elevation



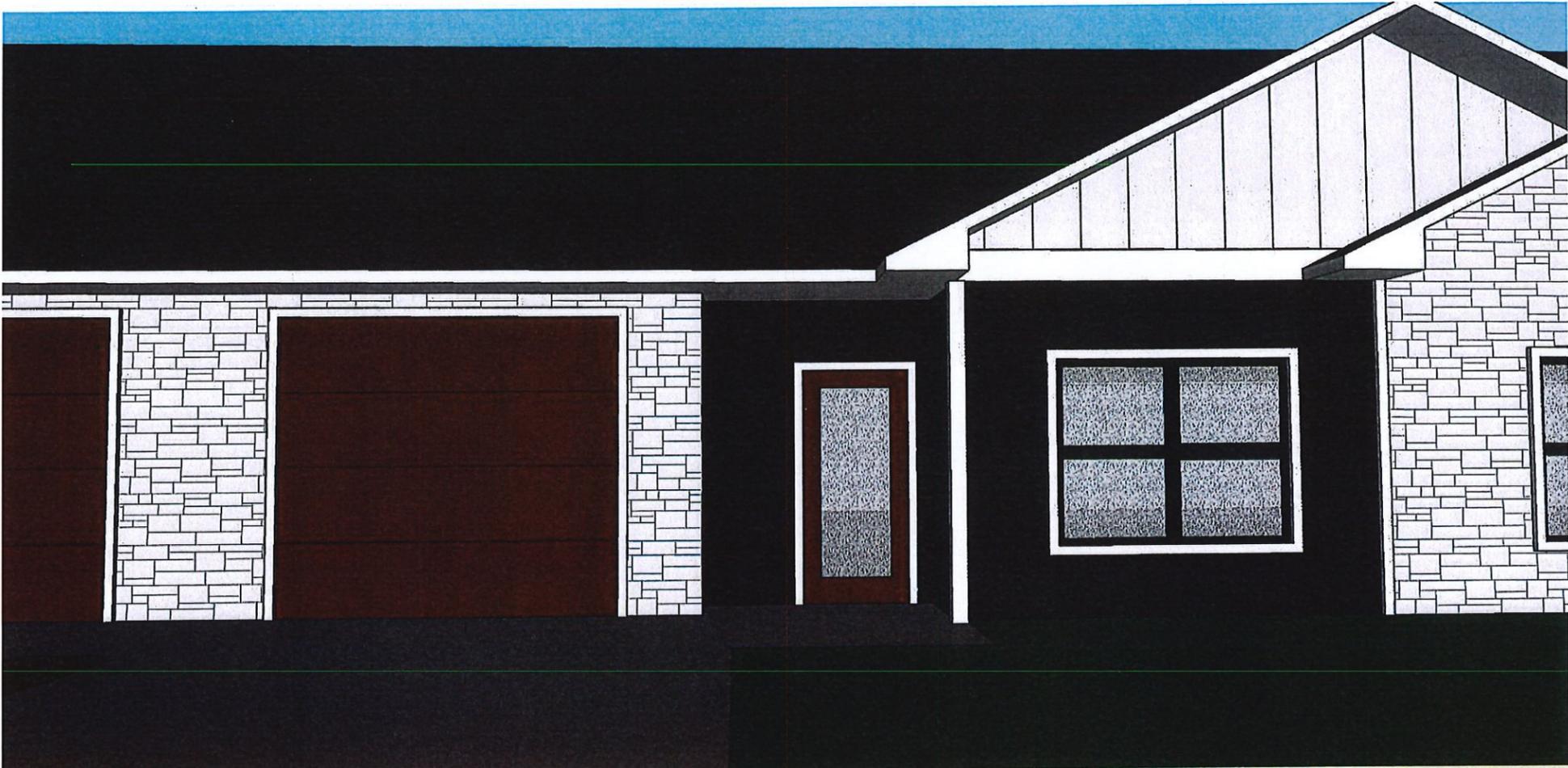
Proposed Front Elevation ML 1



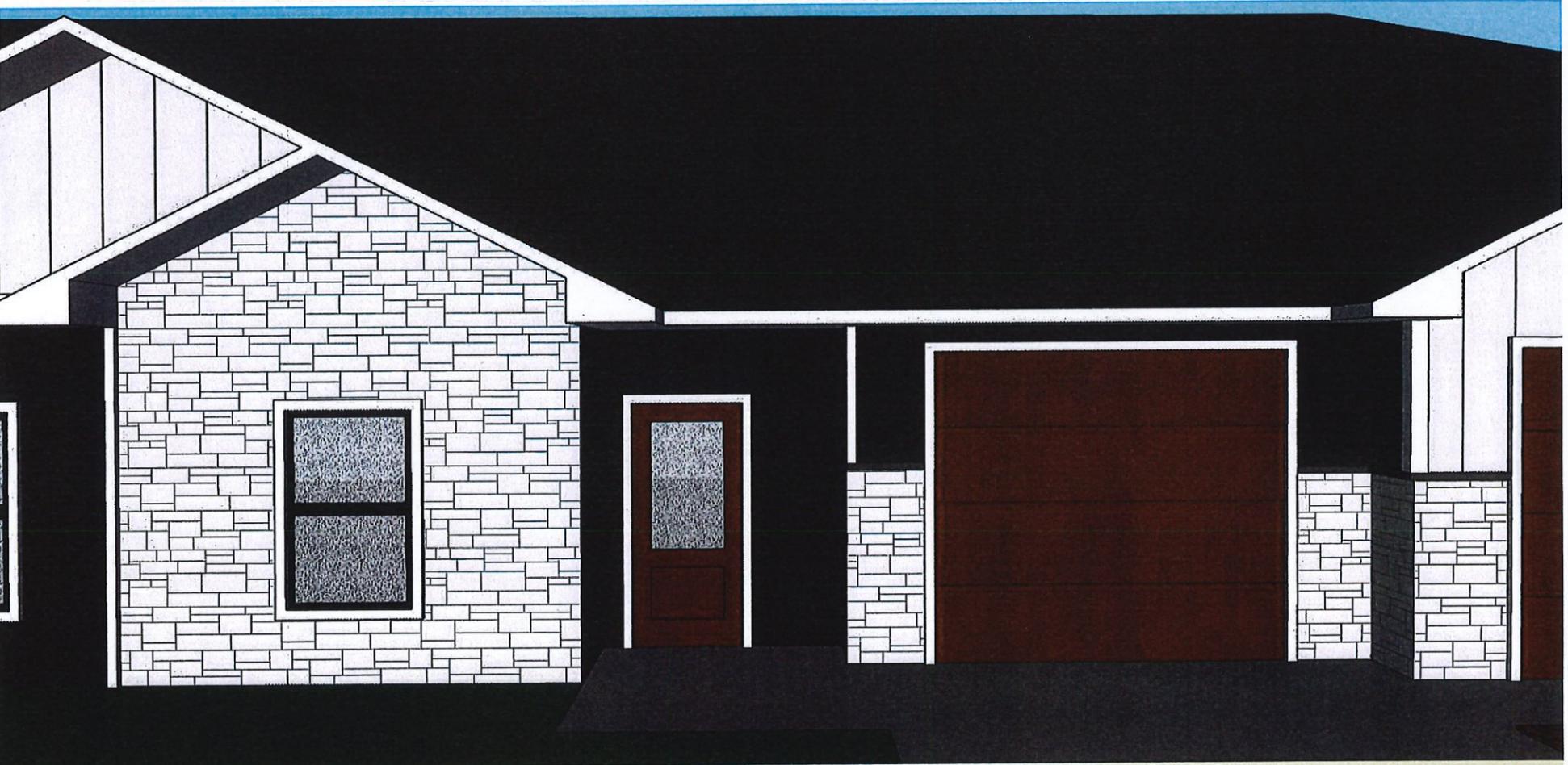
Proposed Front Elevation ML 2



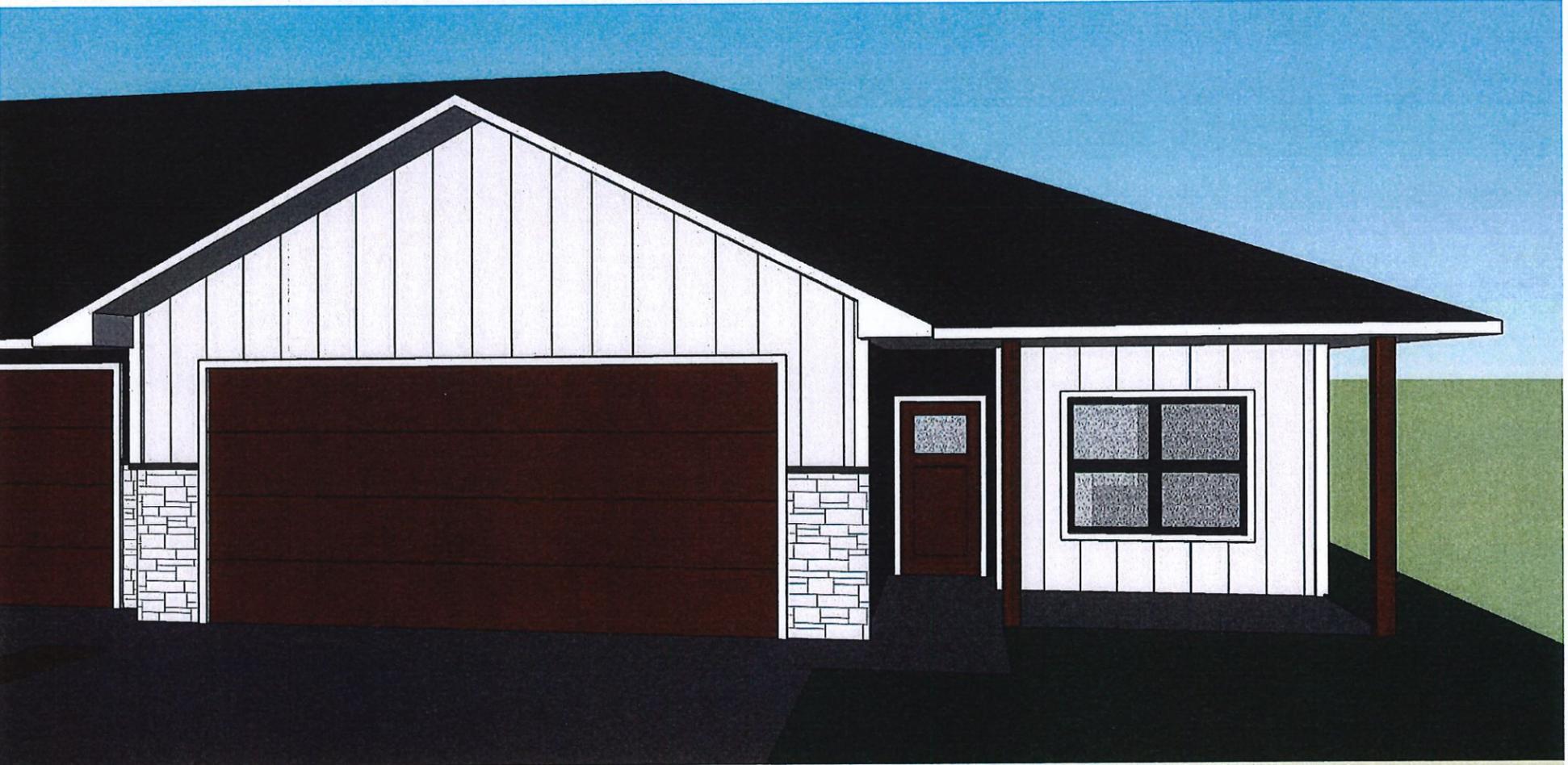
Proposed Front Elevation ML 3



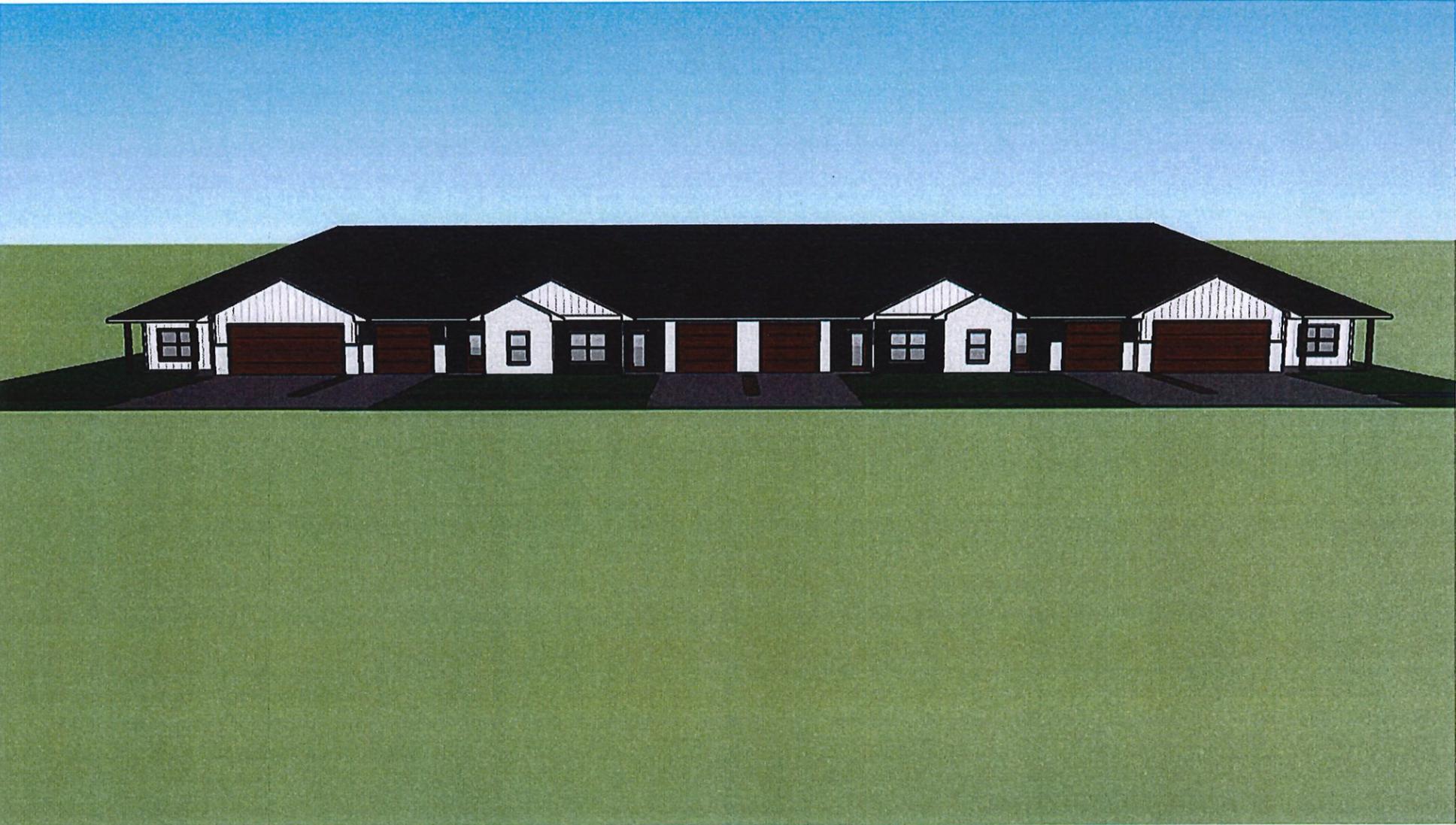
Proposed Front Elevation ML 4



Proposed Front Elevation ML 5



Proposed Front Elevation ML 6



**CERTIFICATE OF TITLE**

DVORACEK TITLE AND BUSINESS SERVICES, LLC hereby certifies that they have examined the records in the offices of the Register of Deeds in and for Howard County, Nebraska, as the same relates to the following described real estate:

Lots 1 and 2, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska

Which Real Estate is owned by:

MAD Development, LLC

And state that the following person own real estate within 300 feet of the above described real estate, and should be given notice as required by Ordinance No. 798 of the City of St. Paul, Nebraska:

Benjamin J. and Allison E. Behring  
1508 Jay Street  
St. Paul, NE 68873

Eric & Maria Montemagni, Trustees of the  
Montemagni Revocable Trust  
1026 Jansen Road  
St. Paul, NE 68873

Jeffrey A. and Patricia K. Buchanan  
1050 Westridge Lane  
St. Paul, NE 68873

David W. and Lynne S. Nuss  
1621 Kendall Street  
St. Paul, NE 68873

Jodi J. Davis  
1616 Jay Street  
St. Paul, NE 68873

Ellen M. Payne  
1612 Jay Street  
St. Paul, NE 68873

Douglas G. and Rene' C. Derner  
1003 Nelson Street  
St. Paul, NE 68873-1438

Brock W. and Stephanie A. Prater  
1509 Indian Street  
St. Paul, NE 68873

Misty and Rick Fowler  
1021 Nelson Street  
St. Paul, NE 68873

Richard D. and Nancy F. Psota  
1016 Nelson Street  
St. Paul, NE 68873

Barrett J. and Karla D. Huneke  
1518 Jay Street  
St. Paul, NE 68873

Bryan E. and Theresa A. Robinson  
1524 Indian Street  
St. Paul, NE 68873

Randall and Lisa Jerabek  
1620 Jay Street  
St. Paul, NE 68873

Spencer R. Robinson  
1520 Indian Street  
St. Paul, NE 68873

William and Bertha Jerabek  
1423 Jay Street  
St. Paul, NE 68873

Kelsey M. Scheer  
1619 Kendall Street  
St. Paul, NE 68873

MAD Development, LLC  
P.O. Box 333  
Spalding, NE 68665

Frank C. and Mary Jane Stepanek  
1513 Kendall Street  
St. Paul, NE 68873

Jeremy and Melissa Taylor  
1515 Indian Street  
St. Paul, NE 68873

Andrew and Jenna Wiishusen  
332 Nelson Street  
St. Paul, NE 68873

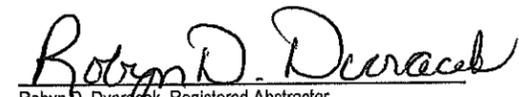
Todd Wojtalewicz  
1068 Westridge Lane  
St. Paul, NE 68873

Timothy and Rennee Wood  
1507 Jay Street  
St. Paul, NE 68873

DATED : March 1, 2022 (10:32am)

*Dvoracek Title & Business Services, LLC*

Certificate of Authority No. 631

  
Robyn D. Dvoracek, Registered Abstractor

Prepared for: MAD Development

**5.3 R-2 – RESIDENTIAL DISTRICT**

5.3.01 INTENT: It is the intent of this district to provide for the medium density residential uses consisting of single family, two family, multi-family dwelling units, compatible supporting uses, and accessory uses.

5.3.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings
2. Two-family dwellings
3. Nursery, primary and secondary education
4. Child care homes
5. Public uses: Including but not limited to public parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems, community buildings, public buildings
6. Places of worship such as churches and synagogues

5.3.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Section 9.11
2. Accessory uses and structures normally appurtenant to the permitted and conditional uses and structures and constructed of similar and/or acceptable building materials
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Towers and Antenna, including television, amateur radio or land mobile towers under 35 feet in height, subject to Section 9.13

5.3.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the R-2 Residential District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Multi-family dwellings
2. Townhouses
3. Medical campus;
4. Medical clinics and services;

- 5. Mortuaries, funeral homes and cemeteries;
- 6. Child care center
- 7. Museum and art galleries;
- 8. Retirement and/or nursing homes;
- 9. Public and private golf courses;
- 10. Bed and breakfast homes;
- 11. Communication and utility building and uses, excluding towers over 35 feet;
- 12. Clubs, fraternities, lodges and meeting places of a non-commercial nature

5.3.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the R-2 Residential District.

5.3.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	7200**	66'	20'	6'	25'	35'
Two Family Dwelling	3,600 per family**	66' per family	20'	6', 0' of party wall	25'****	35'
Multifamily Housing	1,800 per family and 7,200 for lot**	66'	20'	6' or 10' if over 30' tall	25'****	45'
Town-houses	3,600 per family**	33'	20'	6' or 0' if party wall or 10' over 30' tall	25'****	35'
Other Uses	7200**	66'	20'	6'	25'****	35'
Accessory Uses			20'	6'***	6'****	25'

\* Excluding Road R.O.W.

\*\* If with public/community water and sewer, otherwise 1 acre with any combination of public and private water/sewer systems and 3 acres with both systems being private.

\*\*\*Increased to 10 feet if vehicular access from alley, and shall not be located on a recorded easement.

\*\*\*\*Or 20% of lot depth, whichever is less.

2. Building on corner lots shall provide front yard setbacks of twenty (20) feet on both street frontages; and designate remaining yards two side yards. All requirements of sight triangle shall be met.
3. Building and structures shall not exceed three (3) stories in height. Accessory buildings shall not occupy more than thirty percent of the required area for the rear yard. Attached garages are considered part of principal building.
4. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.
5. The side yard setback between individual units of two-family dwellings may be reduced to zero, if one (1) hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained.

*Amended by Ordinance No. 1022, effective 7/1/2021*

5.3.07 PARKING REGULATIONS: Parking with the R-2 District shall be in accordance with the provisions of this ordinance.

5.3.08 SIGN REGULATIONS: Signs within the R-2 District shall be in conformance with the provisions of this ordinance.

**ARTICLE 6 – CONDITIONAL USE PERMIT**

**6.1 GENERAL**

The City Council may authorize by conditional use permit after public hearing, any of the buildings or uses designated in this Ordinance as permitted conditional uses.

**6.2 PROCEDURES**

Such application shall be in writing, filed in the zoning office, state the proposed location and use of the property, and such other relevant matters as may be requested by the Planning Commission. Upon receipt of such application, the Zoning Administrator shall forward the application to the Planning Commission for its recommendation. Upon hearing, the Planning Commission shall forward its recommendation to the City Council, within thirty (30) days. Upon hearing, the City Council may allow or deny the application in whole or in part, or prescribe conditions for such use of the property. No conditional use permit shall become effective until after separate public hearings are held by both the Planning Commission and the City Council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the purpose, time, and place of such hearing shall be given by publication thereof in a paper of general circulation in the City one time at least ten (10) days prior to such hearing.

In addition to the publication of the notice herein prescribed, a notice, in sign form, of the hearing shall be posted in a conspicuous place on or near the property on which such action is pending. The sign shall be placed at least ten (10) days prior to date of each hearing. A written notice of such hearing shall be distributed to record title owners of property located within three hundred (300) feet of the property line of the property requesting the conditional use permit in incorporated areas and up to one (1) mile of the property line of the property requesting the conditional use permit in unincorporated areas and 300 feet of the property line if adjacent to the corporate limits. Addresses certified by a registered title abstractor of such record title holders shall be provided to the city by the applicant.

Except as otherwise provided herein, no conditional use permit shall be granted by the City Council, without an affirmative vote of a majority of all members of the City Council and providing the proposed use is found to comply with the following guidelines:

1. Be compatible with and similar to the use permitted in the district
2. Not be a matter which should require re-zoning of the property
3. Not be detrimental to adjacent property
4. Not tend to depreciate the value of the surrounding structures or property

## ARTICLE 6

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5. Be compatible with the stated intended use of the district
6. Not change the character of the district
7. Be in accordance with the Comprehensive Plan

In case of protest against such conditional use permit, signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent on the side and in the rear thereof extending one hundred (100) feet, there from, and of those directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite lots, such conditional use permit shall not become effective except by the favorable vote of two-thirds of all members of the City Council.

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT  
(Dalton Meadows Subdivision Project)**

This Second Amendment to Redevelopment Agreement ("Second Amendment") is entered into by and between the Community Development Agency of the City of St. Paul, Nebraska ("CDA") and Mad Development, LLC, a Nebraska limited liability company ("Redeveloper").

**RECITALS**

A. The CDA and Redeveloper entered into that certain Redevelopment Agreement dated February 16, 2016, as subsequently amended (the "Redevelopment Agreement") to implement the Dalton Meadows Subdivision Project (the "Project").

B. The Amendment to the Redevelopment Plan for the Project ("Plan Amendment") initially identified the private improvements as single family dwelling units.

C. On July 20, 2020, the CRA modified and amended the Plan Amendment to permit Single Family Attached dwelling units and Multifamily dwelling units to be constructed on certain identified lots as part of the Project ("Supplemental Amendment").

D. The CDA and Redeveloper desire to amend the Redevelopment Agreement to implement the terms of the Supplemental Amendment.

NOW THEREFORE, in consideration of mutual promises contained herein and in the Redevelopment Agreement, the parties agree to amend the Redevelopment Agreement as follows:

1. Additional Housing Types Permitted. Notwithstanding anything else to the contrary contained in the Redevelopment Agreement, the Redevelopment Agreement is hereby amended such that the following provisions shall apply to the Project:
  - a. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots 1, 2, 7, 8, and 9, Dalton Meadows, St. Paul, Howard County, Nebraska.
  - b. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Multifamily dwelling units on Lots 1 and 2, Dalton Meadows, St. Paul, Howard County, Nebraska.

2. Reconfirm other Terms. The CDA and Redeveloper hereby reconfirm all other terms and conditions of the Redevelopment Agreement, except as expressly modified by the terms of this First Amendment.

This Second Amendment to Redevelopment Agreement is effective as of the 20 day of July, 2020.

**"CDA"**  
COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA

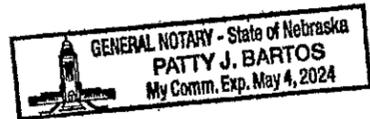
ATTEST:

By: *Connie Jo Beck*  
Secretary **Connie Jo Beck,**  
City Clerk

By: *Joel M. Bergman*  
Chairman **Joel M. Bergman, Mayor**

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2020, by Connie Jo Beck and Joel M. Bergman, Chairman and Secretary respectively of the Community Development Agency of the City of St. Paul, Nebraska, a public body corporate and politic, on behalf of the Agency.



*Patty J. Bartos*  
Notary Public

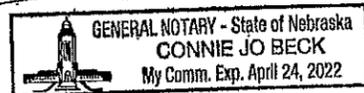
**"REDEVELOPER"**  
Mad Development, LLC, a Nebraska  
limited liability company

*Caitlin Jerabek*  
Caitlin Jerabek, Manager

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF HOWARD )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2020, by Caitlin Jerabek, Manager of Mad Development, LLC, a Nebraska limited liability company, on behalf of the company.

*Connie Jo Beck*  
Notary Public



**COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION NO. 2020-12**

(Minor Modification and Amendment to the  
Dalton Meadows Subdivision Redevelopment Plan Amendment)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF ST. PAUL, NEBRASKA, MAKING A MINOR MODIFICATION  
AND AMENDMENT TO THE DALTON MEADOWS SUBDIVISION  
REDEVELOPMENT PLAN AMENDMENT TO CLARIFY THE HOUSING TYPES  
PERMITTED ON CERTAIN LOTS.**

RECITALS

A. On January 19, 2016, the City of St. Paul, Nebraska ("City") adopted an amendment to the Redevelopment Plan for the Dalton Meadows Redevelopment Project (the "Plan Amendment").

B. The Plan Amendment identified all the private improvements as single family dwelling units. However, the Project Site is located in an R-2 zoning district, which allows Single Family Attached dwelling units as a permitted use and Multifamily dwelling units as a conditional use.

C. The Supplemental Amendment and Minor Modification to the Amendment to the Redevelopment Plan attached hereto as Exhibit "A" ("Supplemental Amendment") clarifies that certain other types of housing will be permitted on certain lots in the Project Site.

D. Pursuant to Neb. Rev. Stat. § 18-2115, the CDA has the authority to make minor modifications to the Redevelopment Plan, and additional public hearings are only required for a substantial modification of the Redevelopment Plan.

E. The CDA has determined that the Supplemental Amendment is a minor modification to the Plan Amendment.

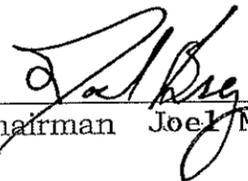
F. The CDA desires to adopt the Supplemental Amendment to make the minor modifications described therein.

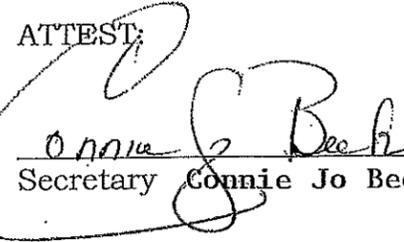
NOW, THEREFORE, BE IT RESOLVED, by the Community Development Agency of the City of St. Paul, Nebraska, the Supplemental Amendment is approved and adopted as part of the Redevelopment Plan for the City of St. Paul, Nebraska.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

IN WITNESS WHEREOF, the undersigned Community Development Agency of the City of St. Paul, Nebraska, hereby pass and adopt this Resolution as of this 20<sup>th</sup> day of July, 2020.

COMMUNITY DEVELOPMENT  
AGENCY OF THE CITY OF ST. PAUL,  
NEBRASKA.

By:   
Chairman Joel M. Bergman, Mayor

ATTEST:  
  
Secretary Connie Jo Beck, City Clerk

**EXHIBIT "A"**

(Supplemental Amendment)

4826-6804-7810, v. 1

4826-6804-7810, v. 1

4826-6804-7810, v. 1

**SUPPLEMENTAL AMENDMENT AND MINOR MODIFICATION TO THE  
AMENDMENT TO THE REDEVELOPMENT PLAN  
OF THE CITY OF ST. PAUL, NEBRASKA**

**(DALTON MEADOWS SUBDIVISION PROJECT)**

The City of St. Paul, Nebraska ("City") has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for a certain redevelopment area in the City of St. Paul, as amended (the "Redevelopment Plan"). The Redevelopment Plan was approved by the City Council of the City on November 5, 2012, pursuant to Resolution No. 2012-14. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan. The Dalton Meadows Subdivision Project was identified and created pursuant to an amendment to the Redevelopment Plan dated January 19, 2016 ("Dalton Meadows Plan Amendment").

Pursuant to Neb. Rev. Stat. § 18-2115, the Community Development Agency of the City ("CDA") has the authority to make minor modifications to the Redevelopment Plan, and additional public hearings are only required for a substantial modification of the Redevelopment Plan.

The purpose of this Amendment is to amend the Dalton Meadows Plan Amendment to clarify the types of dwelling units that can be constructed on the lots in the Project Site identified therein. The Dalton Meadows Plan Amendment identified all the improvements as single family dwelling units. However, the Project Site is located in an R-2 zoning district, which allows Single Family Attached dwelling units (townhomes) as a permitted use and Multifamily dwelling units as a conditional use. Redeveloper has identified a housing need in the City of St. Paul for housing types other than single family dwelling units and desired to clarify the lots in the Project Site upon which housing units other than single family dwelling units may be constructed as part of this project.

The CDA has determined that no material negative effects shall be caused by this minor modification. The minor modification will not have a negative effect on the project or the project TIF amount. The minor modification will only cause a small potential increase in the number of units, which serves the purpose of the Dalton Meadows Plan Amendment and this Project.

**Amendments to the Redevelopment Plan Amendment  
for the Project Superior Redevelopment Project**

1. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots 1, 2, 7, 8, and 9, Dalton Meadows, St. Paul, Howard County, Nebraska in connection with this Project.
2. Subject to compliance with all local zoning regulations, the Redeveloper shall be allowed to construct Multifamily dwelling units on Lots 1 and 2, Dalton Meadows, St. Paul, Howard County, Nebraska in connection with this Project.

Except as expressly amended above, the Dalton Meadows Plan Amendment remains in full effect.

**COMMUNITY DEVELOPMENT AGENCY OF THE  
CITY OF ST. PAUL, NEBRASKA**

**RESOLUTION NO. 2020-13**

(Second Amendment to Redevelopment Agreement for the  
Dalton Meadows Subdivision Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF ST. PAUL, NEBRASKA, AUTHORIZING AND APPROVING THE  
SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT (DALTON  
MEADOWS SUBDIVISION PROJECT).**

RECITALS

A. The Community Development Agency of the City of St. Paul, Nebraska ("CDA") and Mad Development, LLC, a Nebraska limited liability company ("Redeveloper"), entered into that certain Redevelopment Agreement (Dalton Meadows Subdivision Project) dated February 16, 2016, as subsequently amended (the "Redevelopment Agreement").

B. The CDA modified the Dalton Meadows Redevelopment Plan Amendment to allow additional housing types on certain lots pursuant to that certain Supplemental Amendment and Minor Modification to the Amendment to the Redevelopment Plan ("Minor Modification") that was approved by the CDA on July 20, 2020.

C. Redeveloper and the CDA desire to amend the Redevelopment Agreement to clarify that certain additional housing types are permitted on certain lots in conformance with the Minor Modification.

D. The Second Amendment to Redevelopment Agreement (Dalton Meadows Subdivision Project) is attached hereto as Exhibit "A" (the "Second Amendment").

NOW THEREFORE, BE IT RESOLVED, the CDA hereby approves and adopts the Second Amendment and authorizes the Chairperson and the Secretary of the CDA to execute and enter into the First Amendment.

BE IT FURTHER RESOLVED, the CDA hereby authorizes the Chairperson and/or Secretary to take any further actions necessary to implement the First Amendment.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

**(SIGNATURE PAGE FOLLOWS)**

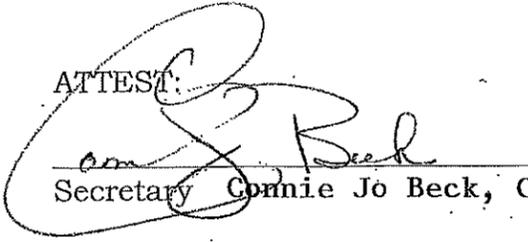
Dated this 20<sup>th</sup> day of July, 2020.

OF

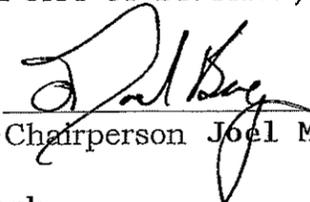
COMMUNITY DEVELOPMENT AGENCY

THE CITY OF ST. PAUL, NEBRASKA

ATTEST:

  
Secretary **Connie Jo Beck, City Clerk**

By:

  
Chairperson **Joel M. Bergman, Mayor**

**EXHIBIT "A"**

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT  
(DALTON MEADOWS SUBDIVISION PROJECT)**

(See Attached)

4852-2821-1650, v. 1

Exhibit "A"

City of St. Paul Regular Meeting  
704 6<sup>th</sup> Street  
St. Paul, NE 68873

**Monday, July 20, 2020**

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, July 20, 2020 at 7:00 p.m. Present were Mayor Joel M. Bergman and Councilmembers: Brenda Klanecky, Ralph Kezeor, Katie Kowalski & Jerry Thompson. 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) 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 Bergman opened the Community Development Agency (CDA) meeting at 7:00 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. Mayor Bergman also stated that the City Council may vote to go into Closed Session on any agenda item as allowed by State Law.

Mayor Bergman opened the Community Development Agency (CDA) meeting at 7:01 p.m. to make minor modifications and to amend the Redevelopment Plan of the Dalton Meadows Subdivision. Caitlin Jerabek was in attendance to answer any question from the Mayor and City Council.

Council member Kezeor moved to approve the Community Development Agency (CDA) Resolution 2020-12; making a minor modification and amendment to the Dalton Meadows Subdivision Redevelopment Plan and to clarify the housing types permitted on certain lots. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Caitlin Jerabek was in attendance to answer questions from the Mayor and City Council. Utility Superintendent Helzer discussed the "Conditional Use" permit regarding Lots One (1) and Two (2), Dalton Meadows Subdivision.

Council member Kowalski moved to approve the Community Development Agency (CDA) Resolution 2020-13; authorizing and approving the Second Amendment to the Redevelopment Agreement pertaining to the Dalton Meadows Subdivision. The Redeveloper and the CDA desire to amend the Redevelopment Agreement and to clarify those certain additional housing types are permitted on certain lots in conformance with the minor modifications. The Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots One (1), Two (2), Seven (7), Eight (8) and Nine (9) and construct Multi-Family dwelling units on Lots One (1) and Two (2), Dalton Meadows Subdivision. Council member Kezeor seconded the motion. Council

members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Mayor Bergman adjourned the Community Development Agency (CDA) meeting at 7:15 p.m.

Mayor Bergman opened the regular City Council meeting at 7:16 p.m.

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 handled 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.

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.

Bob Dvorak was present to speak on behalf of Lori Kelly that lives at the "Lake of the Woods". Mr. Dvorak stated that Ms. Kelly is in need of large chunks of concrete to place in the river by her home, due to the river bank eroding away. Mr. Dvorak stated that Ms. Kelly needs massive amounts of concrete to remedy the erosion problem. Ms. Kelly is more than willing to pay the cost of the cement. Street Commissioner Jamie Klanecky and Utility Superintendent Helzer don't have a problem with Mr. Dvorak acquiring the larger pieces of cement. Council member Kezeor moved to approve Mr. Dvorak utilizing the larger pieces of cement for Ms. Kelly. Council member Klanecky seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Mayor Bergman stated that the City will figure a cost per tonnage of the acquired cement.

Council member Klanecky moved to approve Resolution 2020-14; to provide for the sale of City Lot One (1) and part of Lot Two (2), Block 64, Original Town in the City of St. Paul, Howard County, Nebraska, and to provide for a method of sale. The property described above has been determined to have a fair market value less than \$5,000; the property will be sold on Monday, August 3, 2020 at 6:00 p.m. in the City Council Chambers prior to the regular City Council meeting. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the City Treasurer's Report for June 2020. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski introduced Ordinance #1010 relating to fireworks; providing the type of fireworks allowed; providing the time when fireworks may be sold in the City of St. Paul; to repeal conflicting ordinances and sections; to provide an effective date. Council member Thompson waived the three (3) readings of Ordinance 1010 at three (3) different occasions. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0. Council member Kowalski moved for final passage of Ordinance 1010. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the St. Paul Development Corp. (609 Howard Avenue) Property Improvement application regarding the removal of the awning, recover and

then reinstall; costing \$990 with Tri-City Sign Co. performing the work. Council member Thompson seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

Council member Klanecky moved to approve the League Association of Risk Management (LARM) 2020-2021 Renewal Resolution No. 2020-15. This would provide a written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2023; 180 day and three (3) year commitment; 5% discount. Council member Kezeor seconded the motion. Council members Klanecky, Kezeor, Kowalski & Thompson voted aye, nays none. Motion carried 4/0.

After a lengthy discussion on purchasing a used dump truck to be utilized by the Street Department; the topic was tabled, so that it could be considered at the 2020-2021 Budget workshop on Wednesday, July 29, 2020. Street Commissioner Klanecky was in attendance to answer questions.

Council member Thompson moved to approve Resolution 2020-16; an amendment to the City of St. Paul Flex/HRA Medical plan. This is based on the CARES ACT changes, which allows over-the-counter (OTC) items without a prescription and feminine products; they are now allowable for reimbursement. Council member Kowalski seconded the motion. Council members Klanecky, Kowalski & Thompson voted aye, Council member Kezeor voted nay. Motion carried 3/1.

Chief of Police Marcus Paczosa was in attendance to discuss the COPS Hiring Program grant; the grant is \$125,000 in federal funds over a three (3) year award period. Within the three (3) year period, the City's local cash match required is \$66,773. The award begins July 1, 2020 and ends June 30, 2023. In the fourth year, the City absorbs 100% of the Police Officer wages and benefits. At 8:19 p.m. Council member Kowalski requested to move to Agenda Item #17 to discuss hiring a full-time City Police Officer; there was no objection from the other Council members. Council member Kowalski had numerous questions for Chief Paczosa, which pertained to the grant, hiring and budget. Agenda Item #16 and #17 was tabled until the 2020-2021 Budget workshop.

Utility Superintendent Helzer updates included: (1) Drone footage of the Howard Avenue project; (2) Paving of the Sheridan Street intersection will take priority over the other intersections; there is approximately one (1) block of sidewalk to pour with cement; and (3) Recycling Center gate pad-lock is missing; a security system was discussed.

Chief of Police Paczosa submitted an "Incident & Nuisance" report, along with reporting on police business such as nuisances, a City firearm through the Law Enforcement Training Center and Trev Sharman's graduation date is set for Friday, August 21, 2020.

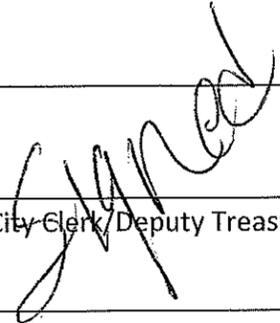
Council member Klanecky reported on City recycling and submitted a Financial Statement to City Clerk Beck from the Loup Central Landfill for review and filing.

Mayor Bergman updates included: (1) the 2020-2021 Budget workshop will be on Wednesday, July 29, 2020 beginning at 5:00 p.m. in the City Council Chambers; (2) the proposed 2020-2021

Budget hearing for public input will be on Monday, August 3, 2020 at 7:00 p.m.; (3) the Civic Center loan payment was made in the amount of \$155,209 to the Homestead Bank on July 10, 2020; (4) the Rural Economic Development Loan Grant (REDLG) checking account funds were transferred to the ICS Account at Citizens Bank to receive a higher interest rate; and (5) Cody Brennick was hired as a City employee on July 13, 2020; he will work in the Street Department.

Mayor Bergman adjourned the City Council meeting at 8:43 p.m.

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treasurer

\_\_\_\_\_  
Joel M. Bergman, Mayor

City Employee Hourly Wages: Non-union – Utility Superintendent - \$32.95, City Clerk - \$30.68, Chief of Police - \$30.68, Police Sergeant - \$24.81, Police Officers - \$17.00 to \$22.11, Library employees - \$10.72 to \$17.00, Housekeeping - \$15.00.

Seasonal Hourly Wages - \$11.00 to \$11.50, Landfill - \$11.46, Pool employees - \$8.00 to \$16.00 and EMT's (transports) \$15.00 hourly.

Union Hourly: Light Commissioner - \$32.67, Lineman - \$28.82, Water Commissioner - \$29.35, Water Operator - \$22.28, Sewer Superintendent - \$24.38, Street Commissioner - \$23.63, Equipment Operator - \$17.43, Deputy City Clerk - \$19.80, Payroll Clerk - \$16.12, Utility Clerk - \$20.28, Parks Manager - \$22.13.

Mayor: \$2,400; City Council: \$1,600; City Treasurer \$1,600; City Clerk: \$1,800

City of St. Paul Regular Meeting  
Monday, July 20, 2020 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 City Council meeting, with the "Pledge of Allegiance" and the "Open Meeting Statement"

**2. Mayor Bergman opens the Community Development Agency (CDA) meeting to make minor modifications and to amend the Redevelopment Plan of the Dalton Meadows Subdivision.**

a. Discuss - Approve / Deny the Community Development Agency (CDA) Resolution 2020-12; making a minor modification and amendment to the Dalton Meadows Subdivision Redevelopment Plan to clarify the housing types permitted on certain lots.

3. Discuss - Approve / Deny the Community Development Agency (CDA) Resolution 2020-13; authorizing and approving the Second Amendment to the Redevelopment Agreement pertaining to the Dalton Meadows Subdivision. The Redeveloper and the CDA desire to amend the Redevelopment Agreement to clarify those certain additional housing types are permitted on certain lots in conformance with the minor modifications. The Redeveloper shall be allowed to construct Single Family Attached dwelling units on Lots One (1), Two (2), Seven (7), Eight (8) and Nine (9) and construct Multi-Family dwelling units on Lots One (1) and Two (2), Dalton Meadows Subdivision.

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

5. Mayor Bergman opens the regular City Council meeting.

6. Submittal of Requests for Future Agenda Items

7. Reserve Time to Speak on an Agenda Item

8. Discuss - Approve / Deny Bob Dvorak utilizing City crush concrete for an emergency project at the "Lake of the Woods"; recipient is willing to pay for the cost of the concrete.

9. Discuss - Approve / Deny Resolution 2020-14; to provide for the sale of City Lot One (1) and part of Lot Two (2), Block 64, Original Town in the City of St. Paul, Howard County, Nebraska, and to provide for a method of sale.

10. Discuss - Approve / Deny City Treasurer's Report for June 2020.

11. Discuss - Introduce Ordinance #1010 relating to fireworks; providing the type of fireworks allowed; providing the time when fireworks may be sold in the City of Saint Paul; to repeal conflicting ordinances and sections; to provide an effective date.

\*\*\*Introduce Ordinance with no second or roll call

\*\*\*Waive the three (3) readings of ordinance at three (3) different occasions with second & roll call

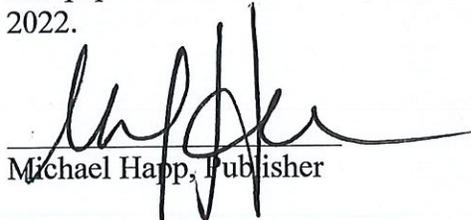
\*\*\*Final passage with second & roll call

# Certificate of Publication

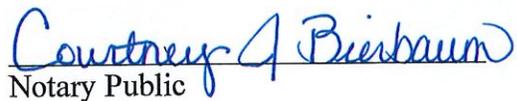
State of Nebraska  
Howard County

I, Michael C. Happ, being first duly sworn depose and say that I am the publisher of the Phonograph-Herald, a weekly newspaper published in an office maintained at St. Paul, Nebraska, in the said county and state, and in general circulation in said county, and that this newspaper has a bona fide circulation of more than three hundred copies weekly, and that it has been published in said county for fifty-two consecutive weeks next prior to the publication of the attached notice, and that this notice was published in said newspaper 2 consecutive week(s), the first publication thereof having been made in the issue of said paper dated the 23rd day of March, 2022.

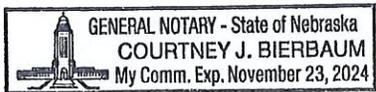
*Sewer Jetter*

  
Michael Happ, Publisher

Subscribed in my presence and sworn to before me this 30th day of March, 2022.

  
Notary Public

My commission expires November 23, 2024.



No. of Lines 65 Publication Fee: \$ 3590

## ADVERTISEMENT FOR BIDS CITY OF ST. PAUL 704 6TH STREET ST. PAUL, NE 68873 (308) 754-4483

The City of St. Paul, Nebraska (owner) is requesting bids for a new or used Sewer Jetter Trailer.

Bids for the new or used Sewer Jetter Trailer will be received at the St. Paul City Office, located at 704 6th Street, St. Paul, Nebraska 68873, until Thursday, March 31, 2022 at 10:00 a.m. local time. At the time, the City will have the right to open and read bids. The Sewer Jetter Trailer bid will be up for consideration at the City Council meeting beginning at 7:00 p.m., on Monday, April 4, 2022.

A complete list of the specifications for the new or used Sewer Jetter Trailer can be obtained from the City of St. Paul upon request.

Interested parties are to contact Sewer Commissioner William Gregoski or Utilities Superintendent Matthew Helzer at (308) 754-4483.

The issuing office for the bidding document is:

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

The City of St. Paul, Nebraska reserves the right to accept any bid that it deems most advantageous to the City, and to reject any or all bids submitted, and to hold as many bids as it desires for consideration for a period of thirty (30) days after the bids are open.

The advertisement is issued by:

Owner: City of St. Paul,  
Nebraska

By: Joel Bergman  
Title: Mayor

Date: March 14, 2022

Published March 23  
and 30, 2022.

ZNEZ

City of St. Paul Bid Letting RE: Sewer Jetter												
<i>Per William Gregoski: Wants most advantageous equipment for the City; not just take low bid. Mr. Gregoski wants people to be proud of the Wastewater System.</i>												
VENDOR	NEW	AMOUNT	MODEL	WARRANTY	GAS/DIESEL	HORSE POWER	GAL WATER TANK	HOSE	WATER PUMP	SHROUD	TOOLBOX	WIRELESS REMOTE
MACQUEEN EQUIPMENT Trade-In \$2,000 for City 2002 Sreco	X	\$ 88,619.00	2022 Vactor RamJet Trailer Mount	1 Yr; 2 Yr Wtr Pump & Engine; Life- Time Tank	Diesel	74 Horse	750 Poly Tank	500' x 3/4"	40 GPM @ 2000 PSI	YES	Two	\$ 6,302.00
ELLIOTT EQUIPMENT (American Made)	X	\$ 87,940.00	Sewer Duck: 7040 Trailer Jetter	1 Year	Diesel	74 Horse	700 Poly Tank	600' x 3/4"	40 GPM @ 2000 PSI	YES	One	15' Tether
ELLIOTT EQUIPMENT (Don't Meet City Spec's)	X	\$ 87,645.00	2022 HARBEN 4018- GTK750ET180	1 Year; 5 Yr Pump; 10 Yr Tank	Gas	Kabota WG 2503 Gas Engine	750 Poly Tank	500' x 1/2"	18GPM @4000PSI	YES	Two	No Remote
MID-IOWA SOLID WASTE (Eco-Model - Fuel Savings) (Will come to service) \$89,127	X	\$ 82,026.00	2022 Sewer Equip. of America 747-FR2000	1 Year	Diesel	74 Horse Kohler	700 Poly Tank	500' x 3/4"	40 GPM; 2000 PSI	YES	Two \$850.00	(\$7,951.00)
MID-IOWA SOLID WASTE \$83,447	X	\$ 76,346.00	2022 Sewer Equip. of America 747-FR2000	1 Year	Diesel	56 Kohler Horse	700 Poly Tank	500' x 3/4"	40 GPM; 2500 PSI	YES	Two \$850.00	(\$7,951.00)
MID-IOWA SOLID WASTE \$76,724	X	\$ 69,623.00	2022 Sewer Equip. of America 545	1 Year	Diesel	56 Kohler Horse	700 Poly Tank	500' x 3/4"	40 GPM; 2000 PSI	NO	Two \$850.00	(\$7,951.00)
ROSE EQUIPMENT (SEE MACHINE ON APRIL 4, 2022)	X	\$ 83,203.00	2022 O'Brien 7040-SC Sewer Jet Trailer	Engine 1 Yr; Wtr Pump 5 Yr; Wtr Tanks 10 Yr	Diesel	74 Kohler Horse	750 = 2 Dual Tandem mounted tanks = 375 gallons each	750' x 3/4"	40 GPM; 2000 PSI	YES	Two	20' Tether

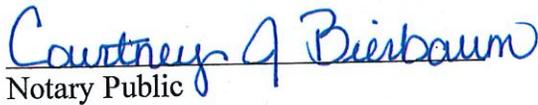
# Certificate of Publication

State of Nebraska  
Howard County

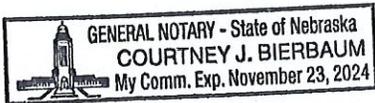
I, Michael C. Happ, being first duly sworn depose and say that I am the publisher of the Phonograph-Herald, a weekly newspaper published in an office maintained at St. Paul, Nebraska, in the said county and state, and in general circulation in said county, and that this newspaper has a bona fide circulation of more than three hundred copies weekly, and that it has been published in said county for fifty-two consecutive weeks next prior to the publication of the attached notice, and that this notice was published in said newspaper 2 consecutive week(s), the first publication thereof having been made in the issue of said paper dated the 23rd day of March, 2022.

  
Michael Happ, Publisher

Subscribed in my presence and sworn to before me this 30th day of March, 2022.

  
Notary Public

My commission expires November 23, 2024.



No. of Lines 68 Publication Fee: \$ 3757

*Sewer Vacuum*

ADVERTISEMENT  
FOR BIDS  
CITY OF ST. PAUL  
704 6TH STREET  
ST. PAUL, NE 68873  
(308) 754-4483

The City of St. Paul, Nebraska (owner) is requesting bids for a new or used Sewer Hydro-Excavation Trailer (Vacuum).

Bids for the new or used Sewer Hydro-Excavation Trailer (Vacuum) will be received at the St. Paul City Office, located at 704 6th Street, St. Paul, Nebraska 68873, until Thursday, March 31, 2022 at 10:00 a.m. local time. At that time, the City will have the right to open and read bids. The Sewer Hydro Excavation Trailer (Vacuum) bid will be up for consideration at the City Council meeting beginning at 7:00 p.m., on Monday, April 4, 2022.

A complete list of the specifications for the new or used Sewer Hydro-Excavation Trailer (Vacuum) can be obtained from the City of St. Paul upon request.

Interested parties are to contact Sewer Commissioner William Gregoski or Utilities Superintendent Matthew Helzer at (308) 754-4483.

The issuing office for the bidding document is:

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

The City of St. Paul, Nebraska reserves the right to accept any bid that it deems most advantageous to the City, and to reject any or all bids submitted, and to hold as many bids as it desires for consideration for a period of thirty (30) days after the bids are open.

The advertisement is issued by:

Owner: City of St. Paul, Nebraska

By: Joel Bergman

Title: Mayor  
Date: March 14, 2022

Published March 23 and 30, 2022.

ZNEZ

**City of St. Paul Bid Letting RE: Sewer Hydro-Excavation (Vacuum)**

<u>VENDOR</u>	<u>USED</u>	<u>NEW</u>	<u>AMOUNT</u>	<u>MODEL</u>	<u>WARRANTY</u>	<u>GAS/DIESEL</u>	<u>HORSE POWER</u>	<u>GAL DEBRIS TANK</u>	<u>GAL WATER TANK</u>	<u>SHROUD</u>	<u>STRONG ARM</u>	<u>BLOWER</u>	<u>HOSE/ TOOLING</u>
DITCH WITCH (USED)	X		\$ 60,000.00	2019 DW HX 30-2 (8.6 Hours)	NO	Diesel	24.8	800	200	YES	YES	512 CFM	Minimum 3"
DITCH WITCH (NEW)		X	\$ 84,328.77	2022 HX30A	1 Year	Diesel	24.8	800	200	YES	YES	512 CFM	Minimum 3"
VERMEER - Marshall Adams		X	\$ 58,435.00	2022 CV873GT	1 Year	Gas (Kohler)	27	800	300	NO	YES	580 CFM	Minimum 3"
VERMEER - Marshall Adams		X	\$ 75,137.00	2022 LP873XDT	1 Year	Diesel (Kohler)	24	800	200	YES	YES	580 CFM	Minimum 3"
MACQUEEN EQUIPMENT		X	\$ 50,891.00	Hurco Vac 630	<b>See Below</b>	Gas - V Twin 4-Cycle	37	630	300	NO	YES	845 CFM	Minimum 3"
MACQUEEN EQUIPMENT		X	\$ 65,841.00	Hurco Vac 630	1 Year Unit	Diesel \$15,800	49.6	630	300	NO	<b>YES - \$1,000</b>	845 CFM	Minimum 3"
<b>\$50,891 plus \$15,800 (Diesel)</b>					10 Yr Debris								
<b>\$66,691 minus Trade-In \$1,850; 1984 Streamline Vac</b>					Tank; Free Yr Annual Inspection								
Rose Equipment		X	\$ 80,834.00	2022 Pacific Tech PV800	1 Year	Gas	38	800	200	NO	YES	580 CFM	Minimum 3"
Rose Equipment		X	\$ 83,651.00	2022 Pacific Tech PV800	1 Year	Gas	38	800	200	NO	YES	1000CFM	Minimum 3"

RESOLUTION 2022 – 3

Council member Schmid introduced the following resolution and moved its adoption:

RESOLUTION 2022- 3

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA, that:

1. The City Council hereby directs the sale by the City of St. Paul, Nebraska of surplus personal property described as follows, to-wit:
  - City Water Wellfield building (shed) located at 12<sup>th</sup> Avenue and Eagle Road, St. Paul, Howard County, NE

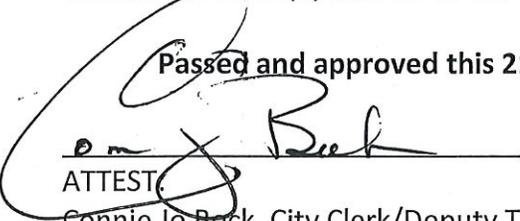
in the following manner and on the following terms: The sale shall be by sealed bids for cash to be approved at the Council meeting in the City of St. Paul Council Chambers, St. Paul, Nebraska, commencing at 7:00 P.M. on April 4, 2022; bids are to be submitted by 1:00 P.M. on April 1, 2022. The sale shall be for cash.

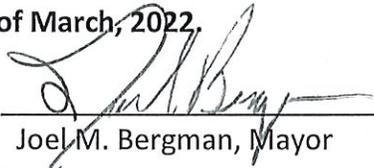
2. The Clerk shall cause notice of the sale and terms of the sale to be given pursuant to Neb Rev Stat 17-503.02.

3. The City reserves the right to reject all bids for said property. The building must be dismantled in six (6) months to the signing of the resolution.

Passed and approved this 21<sup>st</sup> day of March, 2022.

ATTEST

  
Connie Jo Beck, City Clerk/Deputy Treasurer

  
Joel M. Bergman, Mayor

Council member Thompson seconded the motion for the adoption of the above resolution. The mayor stated the motion and the City Clerk called the roll. On roll call, the following voted in favor of the passage of said motion: Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0. The following voted against the same: None The Mayor thereupon declared said motion carried and said resolution adopted.

File: City Surplus Property Resolution

See Page  
2

City of St. Paul Regular Meeting  
704 6<sup>th</sup> Street  
St. Paul, NE 68873

**Monday, March 21, 2022**

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, March 21, 2022 at 7:00 p.m. Present were Mayor Joel M. Bergman and Council members Katie Kowalski, Jerry Thompson and Chuck Schmid. Absent: Council member Mike Feeken. 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 Bergman opened the meeting at 7:02 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 Bergman 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.

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 handled 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 regards 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 Bergman, there will be a five (5) minute limit per person on speaking.

Dirk Dietz, Howard Greeley Rural Public Power District (HGRPPD) General Manager gave a brief summary of a joint solar project with the City of St. Paul; cost savings were also reported. The project may be located in the northwest portion of the City sewer lagoon property; Howard Greeley Rural Public Power District (HGRPPD) is requesting approximately ten (10) acres. The contract will be for 25 years and will have an option for two (2) additional - five (5) year terms. The City will not be responsible for maintaining the solar ground or the operational equipment. Council member Thompson moved to approve moving forward on the solar project, along with forwarding the Solar Lease & Easement Agreement to City Attorney White for his review. Council member Schmid seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

**NUISANCE HEARING:** Mayor Bergman opened the nuisance hearing at 7:20 p.m. with Chief of Police Howard going through a list of ten (10) nuisance properties that need to be abated in whole or in part. After going through the list, all the nuisances have either made a slight or considerable improvement. Mayor Bergman closed the nuisance hearing at 7:29 p.m., with no nuisance letters to be mailed from the list.

Todd Padrnos was in attendance to discuss the improvements to the 108 Howard Avenue apartments. Mr. Padrnos stated that he is in a bid letting process on construction material and having discussions with the St. Paul Development Corp. (SPDC) regarding the financing of the material.

Council member Schmid moved to approve the 2022 Grover Cleveland Alexander (GCA) Day "operating funds" of \$3,000 to be absorbed by the Keno funds. Council member Kowalski seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve the 2022 Grover Cleveland Alexander (GCA) Day fireworks funding in the amount of \$4,000 to be absorbed by the Keno funds, along with the closures of streets: 4th Street between Howard Avenue & Jay Street and Indian Street between 4th and 5th Streets. The fireworks will be on Sunday, July 10, 2022; rain dates will be Friday, July 8, 2022 or Saturday, July 9, 2022. Fireworks will be located at 4th Street and Indian Street. Council member Schmid seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

The City of St. Paul received five (5) bids regarding the bid letting for the Water Well-field pasture lease on the following described property: The East Half of Section Six (6), Township Fourteen (14) North, Range Nine (9), West of the 6th P.M., Howard County, St. Paul, NE; except that portion maintained by the City for its municipal water supply. The lease shall be for three (3) pasture seasons beginning on May 15, 2022 and continuing until October 15 of each year. The successful bidder shall pasture no more than 28 cow/calf pairs or 45 head of cattle and two (2) bulls on the property at any time. Council member Kowalski moved to approve Robert and Linda Kanter's bid in the amount of \$11,260 for the City's Water Well-field pasture lease bid. Council member Schmid seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

 Council member Schmid moved to approve Resolution 2022-3, whereas the City Council directs the sale of City surplus personal property more described as the City Water Well-field building (shed) located at 12th Avenue and Eagle Road, St. Paul, Howard County, NE. The sale shall be by sealed bids for cash to be approved at the Council meeting in the City Council Chambers commencing at 7:00 p.m. on April 4, 2022; bids are to be submitted by 1:00 p.m. on Friday, April 1, 2022. The City reserves the right to reject all bids for said property. The building must be dismantled in six (6) months to the signing of the resolution. Council member Thompson seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0. A "City Hold Harmless" agreement will be signed prior to the dismantling of the building. Mr. Glen Hansen mailed a letter stating that he forfeits his rights to the well-field building that he purchased from the City years past. 

Council member Kowalski moved to approve the Consent Agenda Items: (1) Treasurer's Report for February 2022; (2) March 7, 2022 Council minutes (regular); and (3) March 21, 2022 disbursements. Council member Schmid seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

**Disbursements March 21, 2022**

Black Hills Energy (natural gas)	1867.60
BOK Financial (interest)	6098.31
Bound Tree (supplies)	1081.39
Brehm's Drug (supplies)	19.12
City Lights (utilities)	9828.45
Consolidated Mgmt (meals)	60.68
Consumer Deposit: Johnston & Ford (Consumer Deposit)	500.00
Cornhusker Marriott Hotel (conference)	880.00
Custer County Recycling (service)	18.20
Eakes Office Solutions (supplies)	20.76
Heartland Disposal (service)	6831.64
Heritage Bank (February 2022) UB ACH Fee (fee)	25.00
Homestead Bank (ACH fees)	22.20
Ho Co Register of Deeds (fees)	26.00
Howard Greeley RPPD (utilities)	148021.44
Jarecke Motors (repair)	950.06
Jim's Champlin (fuel)	1178.23
John Deere Financial (supplies)	267.55
Koziol Upholstery (repair)	125.00
Light ICS: PCA for December, January & February (PCA)	44699.81
Loup Valley Supply (supplies)	34.80
MARC (supplies)	400.00
Mid-Nebraska Disposal (service)	3517.09
Municipal Supply (supplies)	350.82
NE Dept of Revenue (sales & use tax)	12506.02
NE Law Enforce Training Center (education)	75.00
NE Truck Center (supplies)	607.15
Phonograph Herald (publish)	244.68
PIP Marketing, Signs (supplies)	950.35
Platte Valley Communications (repair, supplies)	107.50
Quick Med Claims (service)	1036.52
Wesco Distribution (supplies)	457.95
Region 26 Council (education)	70.00
S E Smith & Sons (supplies)	270.77
Schmid, Chuck (meals, parking)	72.70
Servi-Tech (lab)	125.60
SiteOne Landscaping (supplies)	4065.47

United Healthcare (insurance)	23886.82
US Post Office (postage)	460.00
USA Blue Book (testing)	231.15

**Non-General Disbursements**

Keno: NE Dept. Revenue: City Annual Renewal 50 G Form (fee)	100.00
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St. Paul Development Corp. (SPDC) Executive Director Mike Coghlan was in attendance to provide Civic Center updates consisting of: (1) hiring a Community Programs Coordinator; in the process of interviews; (2) scheduling of events; (3) repairs to flag pole, along with a door between the foyer and the banquet hall; (4) hiring of a custodian; and (5) managing the Summer Recreation program; Mrs. Sarah Townsend will assist with the program.

Council member Schmid moved to approve the City Fire Department billing rates for Year 2022. Council member Kowalski seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve a City "Spring Clean-Up" day on Monday, April 25, 2022; this will be an all-day event. Residents are requested to set items at curb side on Saturday, April 23, 2022 and Sunday, April 24, 2022. The City will provide, at no cost, trucks and trailers to collect items at the perspective locations. Residents are requested to call the City of St. Paul Office at (308)754-4483 to be placed on a collection list; the City will request your name, address, contact number, and the items to be picked up. The City will not accept the listed items: pesticides, herbicides, tires, paint, hazardous material or chemicals, or propane tanks. The "Spring Clean-up" advertisement will be placed in the Phonograph Herald two (2) consecutive times, with City keno funds absorbing the cost of advertisement. Council member Schmid seconded the motion. Council member Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0. All metal will go to the St. Paul Rotary pile, along with trees and limbs to the City Recycling Center.

Next on the agenda was a lengthy discussion regarding the discontinuation of use of the recycling trailer for recyclables going to Broken Bow, NE even though it's a benefit to the community. Council member Thompson moved to approve ceasing the utilization of the recycling trailer after 30 days from this date until the gas prices go down. Council member Schmid seconded the motion. Council members Thompson and Schmid voted aye, Council member Kowalski voted nay. Motion carried 2/1. An ad will be placed in the Phonograph Herald regarding the discontinuation of the City recycling trailer, along with it being placed on the City Website and Facebook page.

Council member Kowalski moved to approve City Clerk Beck transferring \$150,000 from the City Heritage Bank account and depositing it into the City Homestead Bank account to pay disbursement and bonds. Council member Thompson seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

Utility Superintendent Helzer updates included: (1) Rutjens Construction Inc. is moving Wastewater Treatment Facility (WWTF) equipment to the City sewer lagoon area; Diggers Hotline (811) will be performing locates on the property; (2) the City Recycling Center will open on Saturday, March 26, 2022 for disposal of grass, trees and metal; and (3) Elmwood Cemetery grass fire; a League Association of Risk Management (LARM) representative will be visiting the cemetery site on March 22, 2022. The fence should be completed prior to Memorial Day weekend.

Chief of Police Howard updates included: (1) St. Paul Police Department received grant funds in the amount of \$500 regarding stop sticks for traffic enforcement; (2) the City Police Department hiring committee met today (March 21, 2022) to review two (2) Police Officer applications; (3) the Howard County Special Response Team (SRT) was activated this last weekend due to an arson and a drug related incident; and (4) Chief of Police Howard is considering the purchase of a fourth (4<sup>th</sup>) City police vehicle.

Mayor Bergman updates:

(1) Special Designated Liquor (SDL) permit: County Cage for a Bag Tournament at the St. Paul Civic Center on March 20, 2022 from 11:00 a.m. to 8:00 p.m.; (2) the City received the first (1<sup>st</sup>) Wastewater Treatment Facility (WWTF) "pay request" from the NE Department of Environmental and Energy (NDEE) in the amount of \$400,150; \$370,698 will be deposited into the Sewer ICS account for reimbursement; (3) a letter was mailed to Senator Briese from Mayor Bergman regarding the EMS provisions of the American Rescue Plan Act (ARPA) funding in support of the Legislative Bill #1014 – the purchase of a new City ambulance or equipment; (4) the City of St. Paul will be performing an "Advertisement for Bids" for a new or used sewer vacuum and a sewer jetter trailer; the City is to receive the bids by Thursday, March 31, 2022 at 10:00 a.m.; the bid will be approved at the Monday, April 4, 2022 Council meeting; (5) the NE Municipal Power Pool (NMPP) will hold their Members Annual meeting on Wednesday, March 23, 2022 at 4:45 p.m.; a Council member may attend if they choose; (6) Mayor Bergman and City Clerk Beck will be attending the ACE Board meeting in Lincoln, NE on Tuesday, March 22, 2022; (7) the NE Municipal Clerk's Institute and Academy was held last week in Grand Island, NE; 220 Clerk's throughout the State of NE were in attendance. City Deputy Clerk Laura Berthelsen attended the school from Sunday, March 13, 2022 to Friday, March 18, 2020 and City Clerk Beck attended from Wednesday, March 16, 2022 to Friday, March 18, 2022; and (8) City Officer Moriah Rawlings has a family member in the hospital; the Mayor, Council member's, the City Clerk and the Utilities Superintendent sends their thoughts and prayers to Moriah and her family.

Mayor Bergman adjourned the City Council meeting at 8:21 p.m.

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Date

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Joel M. Bergman, Mayor

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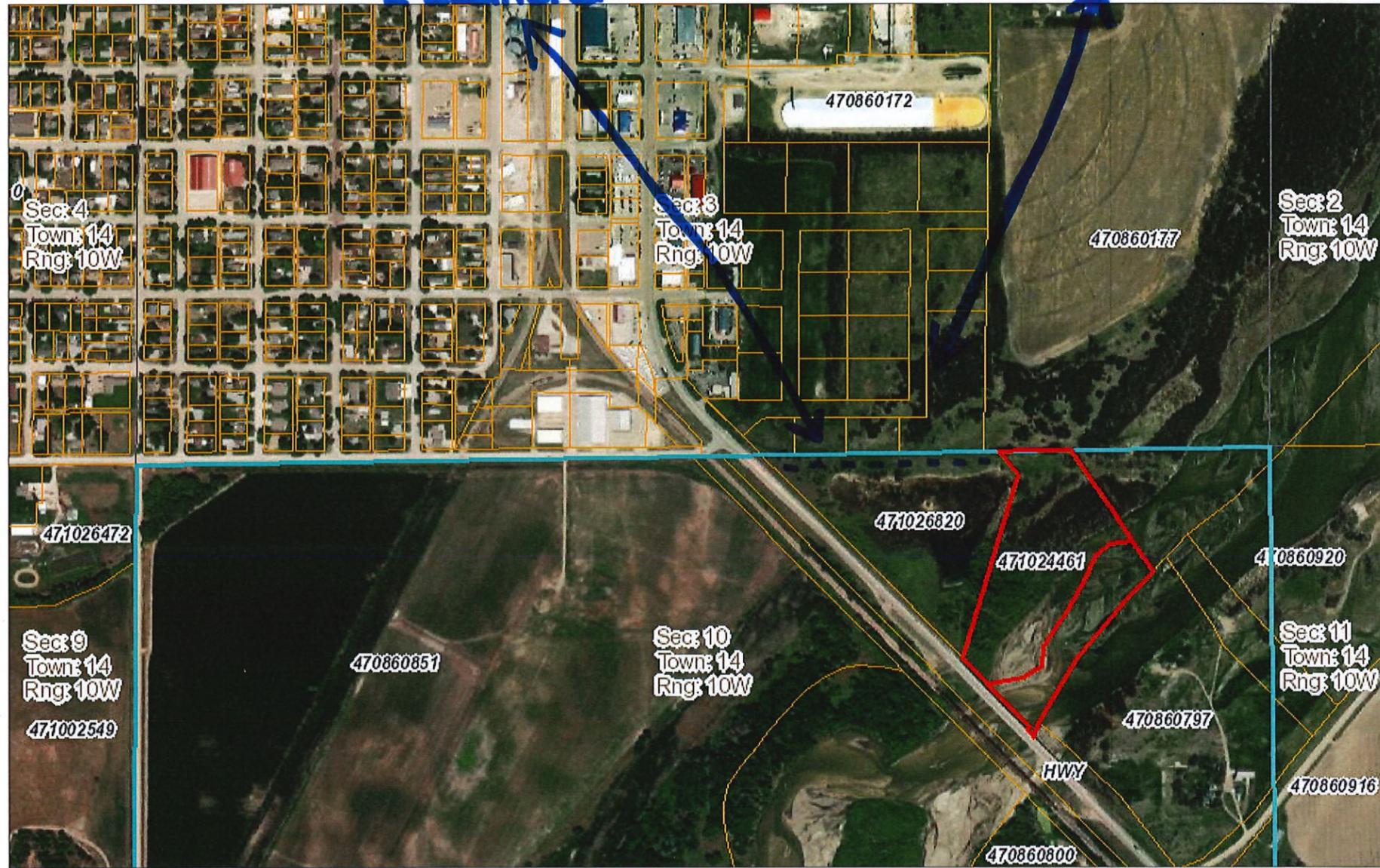
Connie Jo Beck, City Clerk/Deputy Treasurer





Easement

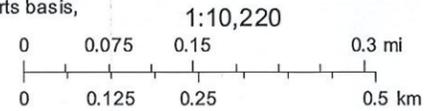
Future Detention Cell Stormwater



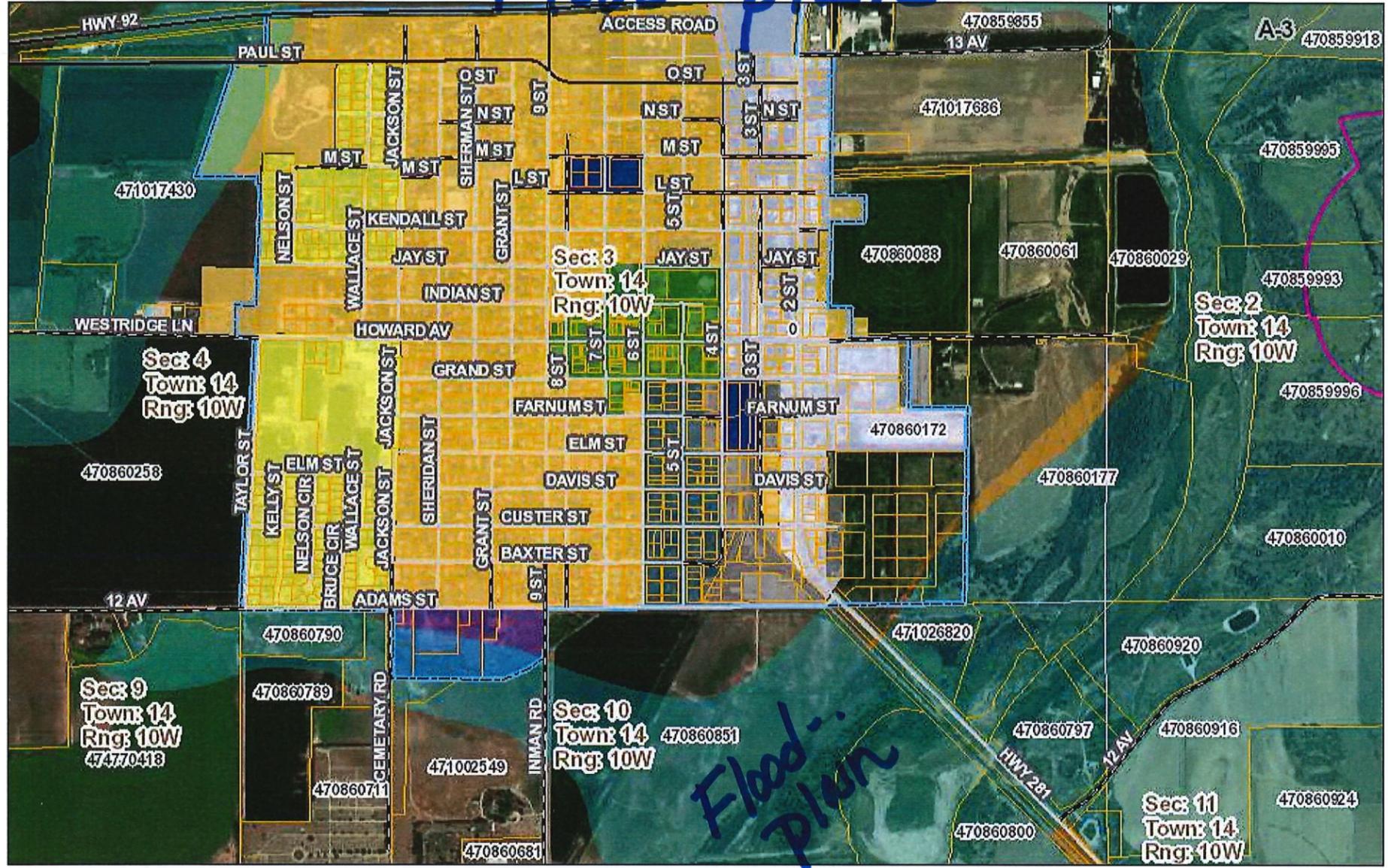
March 31, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections



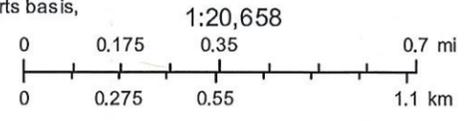
*- Flood-plain -*



March 31, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

<b>Road Surface Type</b>	Primitive	<b>Odor Footprints</b>	Class 4
Asphalt/Bituminous	Unimproved	Class 1	Farm
Concrete/Brick	Feeding Boundaries	Class 2	CAFO Waste
Gravel		Class 3	



City of St Paul  
Special Council Meeting Minutes

- Study Session for the purpose of reviewing the IBEW 1597 Union Contract for Renewal

**Monday, March 14, 2022 at 6:00 p.m.**

A special meeting of the Mayor and City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Monday, March 14, 2022 at 6:00 p.m. Present were Mayor Joel M. Bergman, Councilmembers: Katie Kowalski, Charles Schmid and Mike Feeken. Jerry Thompson and Edward Thompson, representatives of the International Brotherhood of Electrical Workers (IBEW) 1597 Union were also in attendance (6:54 p.m.) at the special meeting. Notice of the meeting was posted in four (4) places in St. Paul, NE. 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 Bergman opened the special meeting at 6:07 p.m.; with the Open Meetings Act poster posted on the west wall as required by Nebraska State Law §84-1407 through §84-1414. Mayor Bergman 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.

The purpose of the special meeting was to discuss the renewal of the International Brotherhood of Electrical Workers (IBEW) 1597 contract; contract expires on September 30, 2022. The next IBEW 1597 Union negotiation workshop will be on Wednesday, April 13, 2022 at 6:00 p.m.

There was no further business to come before this session of the Council.

Mayor Joel Bergman closed the special meeting at 7:33 p.m.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Mayor Joel M. Bergman, Mayor

\_\_\_\_\_  
Connie Jo Beck, City Clerk/Deputy Treasurer

City of St. Paul Regular Meeting  
704 6<sup>th</sup> Street  
St. Paul, NE 68873

**Monday, March 21, 2022**

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, March 21, 2022 at 7:00 p.m. Present were Mayor Joel M. Bergman and Council members Katie Kowalski, Jerry Thompson and Chuck Schmid. Absent: Council member Mike Feeken. 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 Bergman opened the meeting at 7:02 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 Bergman 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.

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 handled 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 regards 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 Bergman, there will be a five (5) minute limit per person on speaking.

Dirk Dietz, Howard Greeley Rural Public Power District (HGRPPD) General Manager gave a brief summary of a joint solar project with the City of St. Paul; cost savings were also reported. The project may be located in the northwest portion of the City sewer lagoon property; Howard Greeley Rural Public Power District (HGRPPD) is requesting approximately ten (10) acres. The contract will be for 25 years and will have an option for two (2) additional - five (5) year terms. The City will not be responsible for maintaining the solar ground or the operational equipment. Council member Thompson moved to approve moving forward on the solar project, along with forwarding the Solar Lease & Easement Agreement to City Attorney White for his review. Council member Schmid seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

**NUISANCE HEARING:** Mayor Bergman opened the nuisance hearing at 7:20 p.m. with Chief of Police Howard going through a list of ten (10) nuisance properties that need to be abated in whole or in part. After going through the list, all the nuisances have either made a slight or considerable improvement. Mayor Bergman closed the nuisance hearing at 7:29 p.m., with no nuisance letters to be mailed from the list.

Todd Padrnos was in attendance to discuss the improvements to the 108 Howard Avenue apartments. Mr. Padrnos stated that he is in a bid letting process on construction material and having discussions with the St. Paul Development Corp. (SPDC) regarding the financing of the material.

Council member Schmid moved to approve the 2022 Grover Cleveland Alexander (GCA) Day "operating funds" of \$3,000 to be absorbed by the Keno funds. Council member Kowalski seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve the 2022 Grover Cleveland Alexander (GCA) Day fireworks funding in the amount of \$4,000 to be absorbed by the Keno funds, along with the closures of streets: 4th Street between Howard Avenue & Jay Street and Indian Street between 4th and 5th Streets. The fireworks will be on Sunday, July 10, 2022; rain dates will be Friday, July 8, 2022 or Saturday, July 9, 2022. Fireworks will be located at 4th Street and Indian Street. Council member Schmid seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

The City of St. Paul received five (5) bids regarding the bid letting for the Water Well-field pasture lease on the following described property: The East Half of Section Six (6), Township Fourteen (14) North, Range Nine (9), West of the 6th P.M., Howard County, St. Paul, NE; except that portion maintained by the City for its municipal water supply. The lease shall be for three (3) pasture seasons beginning on May 15, 2022 and continuing until October 15 of each year. The successful bidder shall pasture no more than 28 cow/calf pairs or 45 head of cattle and two (2) bulls on the property at any time. Council member Kowalski moved to approve Robert and Linda Kanter's bid in the amount of \$11,260 for the City's Water Well-field pasture lease bid. Council member Schmid seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

Council member Schmid moved to approve Resolution 2022-3, whereas the City Council directs the sale of City surplus personal property more described as the City Water Well-field building (shed) located at 12th Avenue and Eagle Road, St. Paul, Howard County, NE. The sale shall be by sealed bids for cash to be approved at the Council meeting in the City Council Chambers commencing at 7:00 p.m. on April 4, 2022; bids are to be submitted by 1:00 p.m. on Friday, April 1, 2022. The City reserves the right to reject all bids for said property. The building must be dismantled in six (6) months to the signing of the resolution. Council member Thompson seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0. A "City Hold Harmless" agreement will be signed prior to the dismantling of the building. Mr. Glen Hansen mailed a letter stating that he forfeits his rights to the well-field building that he purchased from the City years past.

Council member Kowalski moved to approve the Consent Agenda Items: (1) Treasurer's Report for February 2022; (2) March 7, 2022 Council minutes (regular); and (3) March 21, 2022 disbursements. Council member Schmid seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

**Disbursements March 21, 2022**

Black Hills Energy (natural gas)	1867.60
BOK Financial (interest)	6098.31
Bound Tree (supplies)	1081.39
Brehm's Drug (supplies)	19.12
City Lights (utilities)	9828.45
Consolidated Mgmt (meals)	60.68
Consumer Deposit: Johnston & Ford (Consumer Deposit)	500.00
Cornhusker Marriott Hotel (conference)	880.00
Custer County Recycling (service)	18.20
Eakes Office Solutions (supplies)	20.76
Heartland Disposal (service)	6831.64
Heritage Bank (February 2022) UB ACH Fee (fee)	25.00
Homestead Bank (ACH fees)	22.20
Ho Co Register of Deeds (fees)	26.00
Howard Greeley RPPD (utilities)	148021.44
Jarecke Motors (repair)	950.06
Jim's Champlin (fuel)	1178.23
John Deere Financial (supplies)	267.55
Koziol Upholstery (repair)	125.00
Light ICS: PCA for December, January & February (PCA)	44699.81
Loup Valley Supply (supplies)	34.80
MARC (supplies)	400.00
Mid-Nebraska Disposal (service)	3517.09
Municipal Supply (supplies)	350.82
NE Dept of Revenue (sales & use tax)	12506.02
NE Law Enforce Training Center (education)	75.00
NE Truck Center (supplies)	607.15
Phonograph Herald (publish)	244.68
PIP Marketing, Signs (supplies)	950.35
Platte Valley Communications (repair, supplies)	107.50
Quick Med Claims (service)	1036.52
Wesco Distribution (supplies)	457.95
Region 26 Council (education)	70.00
S E Smith & Sons (supplies)	270.77
Schmid, Chuck (meals, parking)	72.70
Servi-Tech (lab)	125.60
SiteOne Landscaping (supplies)	4065.47

United Healthcare (insurance)	23886.82
US Post Office (postage)	460.00
USA Blue Book (testing)	231.15

**Non-General Disbursements**

Keno: NE Dept. Revenue: City Annual Renewal 50 G Form (fee)	100.00
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St. Paul Development Corp. (SPDC) Executive Director Mike Coghlan was in attendance to provide Civic Center updates consisting of: (1) hiring a Community Programs Coordinator; in the process of interviews; (2) scheduling of events; (3) repairs to flag pole, along with a door between the foyer and the banquet hall; (4) hiring of a custodian; and (5) managing the Summer Recreation program; Mrs. Sarah Townsend will assist with the program.

Council member Schmid moved to approve the City Fire Department billing rates for Year 2022. Council member Kowalski seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

Council member Thompson moved to approve a City "Spring Clean-Up" day on Monday, April 25, 2022; this will be an all-day event. Residents are requested to set items at curb side on Saturday, April 23, 2022 and Sunday, April 24, 2022. The City will provide, at no cost, trucks and trailers to collect items at the perspective locations. Residents are requested to call the City of St. Paul Office at (308)754-4483 to be placed on a collection list; the City will request your name, address, contact number, and the items to be picked up. The City will not accept the listed items: pesticides, herbicides, tires, paint, hazardous material or chemicals, or propane tanks. The "Spring Clean-up" advertisement will be placed in the Phonograph Herald two (2) consecutive times, with City keno funds absorbing the cost of advertisement. Council member Schmid seconded the motion. Council member Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0. All metal will go to the St. Paul Rotary pile, along with trees and limbs to the City Recycling Center.

Next on the agenda was a lengthy discussion regarding the discontinuation of use of the recycling trailer for recyclables going to Broken Bow, NE even though it's a benefit to the community. Council member Thompson moved to approve ceasing the utilization of the recycling trailer after 30 days from this date until the gas prices go down. Council member Schmid seconded the motion. Council members Thompson and Schmid voted aye, Council member Kowalski voted nay. Motion carried 2/1. An ad will be placed in the Phonograph Herald regarding the discontinuation of the City recycling trailer, along with it being placed on the City Website and Facebook page.

Council member Kowalski moved to approve City Clerk Beck transferring \$150,000 from the City Heritage Bank account and depositing it into the City Homestead Bank account to pay disbursement and bonds. Council member Thompson seconded the motion. Council members Kowalski, Thompson and Schmid voted aye, nays none. Motion carried 3/0.

Utility Superintendent Helzer updates included: (1) Rutjens Construction Inc. is moving Wastewater Treatment Facility (WWTF) equipment to the City sewer lagoon area; Diggers Hotline (811) will be performing locates on the property; (2) the City Recycling Center will open on Saturday, March 26, 2022 for disposal of grass, trees and metal; and (3) Elmwood Cemetery grass fire; a League Association of Risk Management (LARM) representative will be visiting the cemetery site on March 22, 2022. The fence should be completed prior to Memorial Day weekend.

Chief of Police Howard updates included: (1) St. Paul Police Department received grant funds in the amount of \$500 regarding stop sticks for traffic enforcement; (2) the City Police Department hiring committee met today (March 21, 2022) to review two (2) Police Officer applications; (3) the Howard County Special Response Team (SRT) was activated this last weekend due to an arson and a drug related incident; and (4) Chief of Police Howard is considering the purchase of a fourth (4<sup>th</sup>) City police vehicle.

Mayor Bergman updates:

(1) Special Designated Liquor (SDL) permit: County Cage for a Bag Tournament at the St. Paul Civic Center on March 20, 2022 from 11:00 a.m. to 8:00 p.m.; (2) the City received the first (1<sup>st</sup>) Wastewater Treatment Facility (WWTF) "pay request" from the NE Department of Environmental and Energy (NDEE) in the amount of \$400,150; \$370,698 will be deposited into the Sewer ICS account for reimbursement; (3) a letter was mailed to Senator Briese from Mayor Bergman regarding the EMS provisions of the American Rescue Plan Act (ARPA) funding in support of the Legislative Bill #1014 – the purchase of a new City ambulance or equipment; (4) the City of St. Paul will be performing an "Advertisement for Bids" for a new or used sewer vacuum and a sewer jetter trailer; the City is to receive the bids by Thursday, March 31, 2022 at 10:00 a.m.; the bid will be approved at the Monday, April 4, 2022 Council meeting; (5) the NE Municipal Power Pool (NMPP) will hold their Members Annual meeting on Wednesday, March 23, 2022 at 4:45 p.m.; a Council member may attend if they choose; (6) Mayor Bergman and City Clerk Beck will be attending the ACE Board meeting in Lincoln, NE on Tuesday, March 22, 2022; (7) the NE Municipal Clerk's Institute and Academy was held last week in Grand Island, NE; 220 Clerk's throughout the State of NE were in attendance. City Deputy Clerk Laura Berthelsen attended the school from Sunday, March 13, 2022 to Friday, March 18, 2020 and City Clerk Beck attended from Wednesday, March 16, 2022 to Friday, March 18, 2022; and (8) City Officer Moriah Rawlings has a family member in the hospital; the Mayor, Council member's, the City Clerk and the Utilities Superintendent sends their thoughts and prayers to Moriah and her family.

Mayor Bergman adjourned the City Council meeting at 8:21 p.m.

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Date

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Joel M. Bergman, Mayor

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Connie Jo Beck, City Clerk/Deputy Treasurer

St. Paul Planning Commission  
March 28, 2022  
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 28<sup>th</sup> day of March, 2022 in the Council Chambers at the City office, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Jerry Woodgate called the meeting to order at 5:04 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. The notice of the meeting was published in the Phonograph Herald, a newspaper in Howard County, Nebraska. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Chairman Jerry Woodgate, Connie Becker, Arvilla Jacobs, Tyler Solko, and Tony Walch. Commission member absent: None. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Chairman Woodgate opened the public hearing at 5:05 p.m. pertaining to the Conditional Use Permit application filed by Birdhouse Properties LLC for a multi-family dwelling on Lots 1 and 2, Dalton Meadows Subdivision.

Commission member Becker moved to approve the February 14, 2022 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Solko, Walch, and Woodgate voted aye, nays none. Motion carried 5/0.

Chairman Woodgate opened the public comment portion of the public hearing. Caitlin Birdsell made a presentation on behalf of Birdhouse Properties LLC to outline the proposed project. Questions about the project were answered by Ms. Birdsell. The project will be an age 55+ luxury living environment. Each unit will be zero-entry, have two bedrooms, two bathrooms, and be ADA accessible. Upon no further discussion, the public hearing was closed at 5:16 p.m.

Commission member Solko moved to approve the Conditional Use Permit application filed by Birdhouse Properties LLC to build a multi-family dwelling on Lots 1 and 2, Dalton Meadows Subdivision. Commission member Becker seconded the motion. Commission members Becker, Jacobs, Solko, Walch, and Woodgate voted aye, nays none. Motion carried 5/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2022-4    Howard County Medical Center – installation of monument sign at 1113 Sherman Street
- (b) 2022-5    Corey & Tarra Larsen – deck at 615 Paul Street
- (c) 2022-6    Gary Ostermeier – steel building at 25 Howard Avenue
- (d) 2022-7    Andrew & Jenna Wilshusen – house and fence at 1528 Indian Street

Commission member Walch moved to approve Zoning Permit applications 2022-4 through 2022-7. Commission member Solko seconded the motion. Commission members Becker, Jacobs, Solko, Walch, and Woodgate voted aye. Nays none. Motion carried 5/0.

The next St. Paul Planning Commission meeting is set for Monday, April 11, 2022 at 12:00 p.m.  
(noon)

Chairman Woodgate adjourned the meeting at 5:27 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Jerry Woodgate  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R-2

Value \$ 58,000

PERMIT NUMBER 2022-4

FEE \$50.00

CASH

CHECK# 49477

pd  
3/4/22

**APPLICATION FOR A SIGN PERMIT**

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Business Owner/Applicant Mayhew Signs Inc. Property Owner Howard County Medical Center

Address 4413 E US Hwy 30 STE 2 Address 1113 Sherman St, St Paul Nebraska

City, State, Zip Grand Island NE 68801-9401 Phone Number St. Paul, NE 68873

Phone Number 308-382-7230 Cell Phone 308-754-4421

Complete Legal Description of the Property Block 10 Bartlett's Add, Lot E & F Bryan's Add & Tract of Land 264' ~ Lying North of Block F Bryan's Add St Paul

Size of Proposed Sign Sign Structure ( 12 ft x 10 ft ) Sign Face: ( 8 ft. x 7 ft - 6 in.)

Type of Sign Monument Sign w/ 4'x8' D/F Message Center

Sign Construction/Material Concrete Base, Brick Surround, Acrylic Face, LED Lighting, Electronic Display Panels.

Where will sign be located on the property South Elevation West of East Entrance walk way.

Distance from <sup>South</sup> Front property line 10' Rear property line —

Distance from <sup>East</sup> Side property line 118' <sup>West</sup> Second Side property line 145'

Is there a utility easement on either the back or side property? NO

Approximately when will construction Start March 8, 2022 Finish 90 days

To Whom Should the Improvements be assessed? Howard County Medical Center

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-3-22  
*(Matt Helzer's signature)*

Recommendations needed before approval: \_\_\_\_\_

**For Office Use Only:**

Is the proposed use permitted within this zoning district?  YES  NO

Does the proposed use meet all the required setback distances?  YES  NO

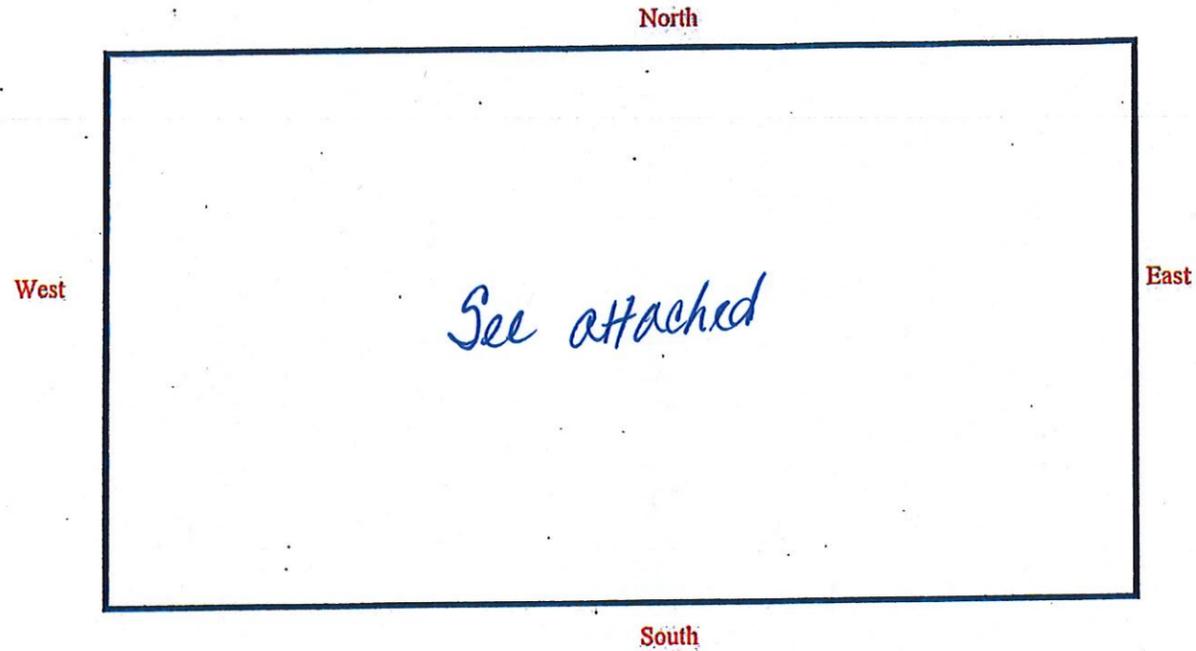
Is a conditional use required for the proposed use?  YES  NO

Has a Conditional Use Permit been issued for this proposed use?  YES  NO

If yes, when does it expire? \_\_\_\_\_

PERMIT NUMBER 2022-4

Site Plan Sketch: See Attached Drawing



Street Name: North boundary M Street South boundary Kendall Street  
 Street Name: West boundary Sheridan Street East boundary Sherman Street

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. **This permit is valid for one (1) year from approval date and work must be started within the first 6 months.**

**The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.**

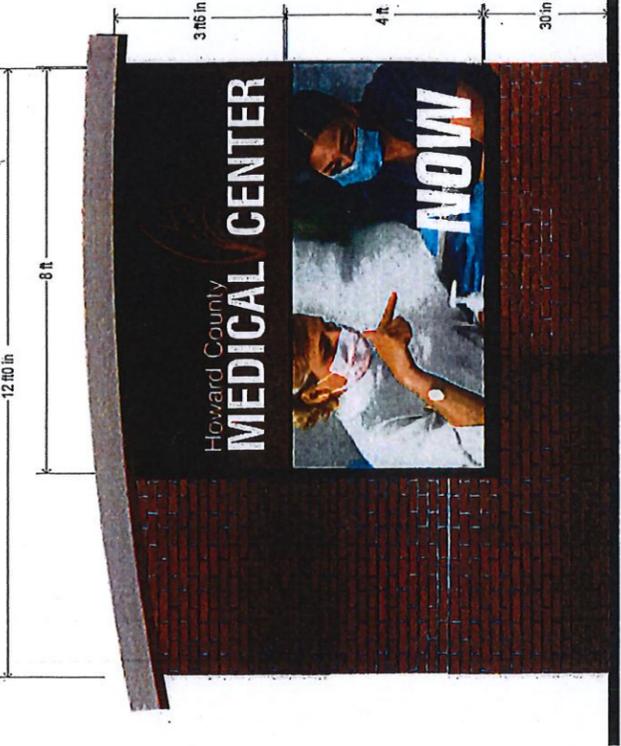
Signature of Applicant Vonl Mattson *Vonl Mattson* Date 3/3/2022

**For Office Use Only:**

Permit is Approved  Denied  \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning Administrator

Reasons for Denial: \_\_\_\_\_

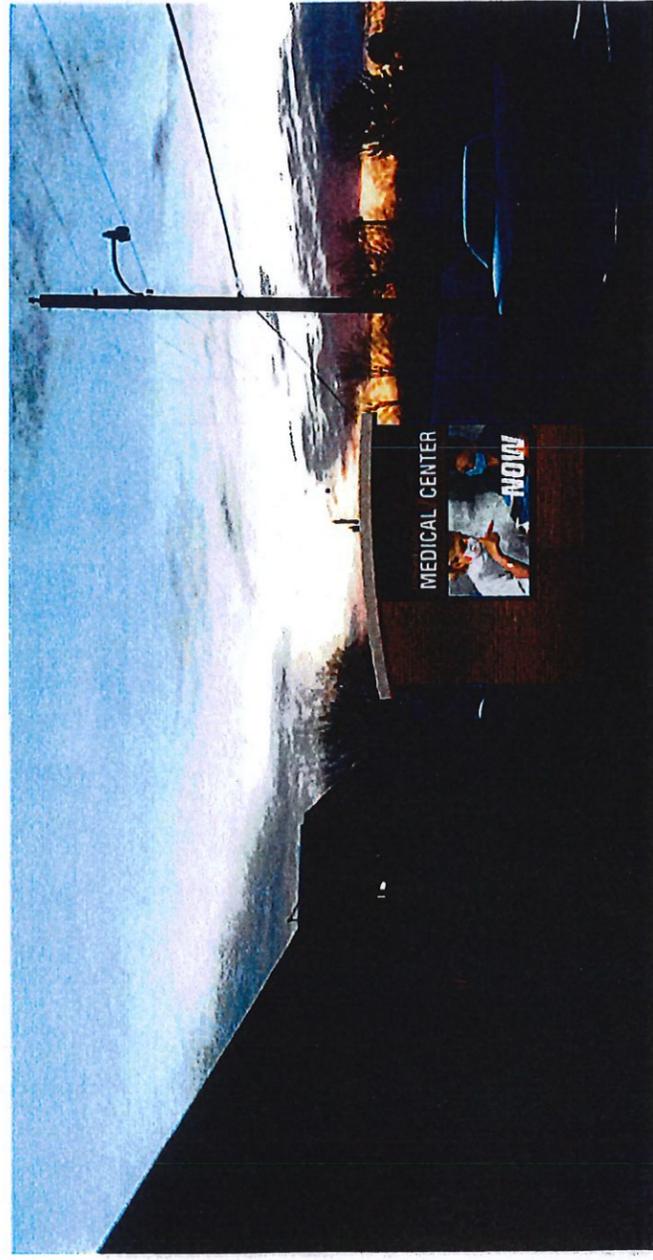
2022-4



Aluminum cabinet acrylic acrylic laser cut push thru letters LED illumination letters only

Outdoor 7.6mm or 6.3 SMD LED panel, 1x2ft aluminium panel. IP67 rating. Brightness 7500nits to 8000nits. front service. Final screen size 8ft wide 4ft high, double sided

Outdoor use waterproof controller, including C4 player box, support WIFI internet. Cloud account provided free of charge. Light sensor for auto- brightness control included.



THIS SIGN IS SUBJECT TO THE INSTANT ELECTRICAL CODE AND ALL APPLICABLE ELECTRICAL CODES AND REGULATIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE OF ANY JURISDICTION.



Art Work CUSTOMER APPROVAL

Color shades on this drawing may vary, colors matches are to custom or standard color numbers. make sure all spelling is correct, colors and the layout design is correct for production of your sign.

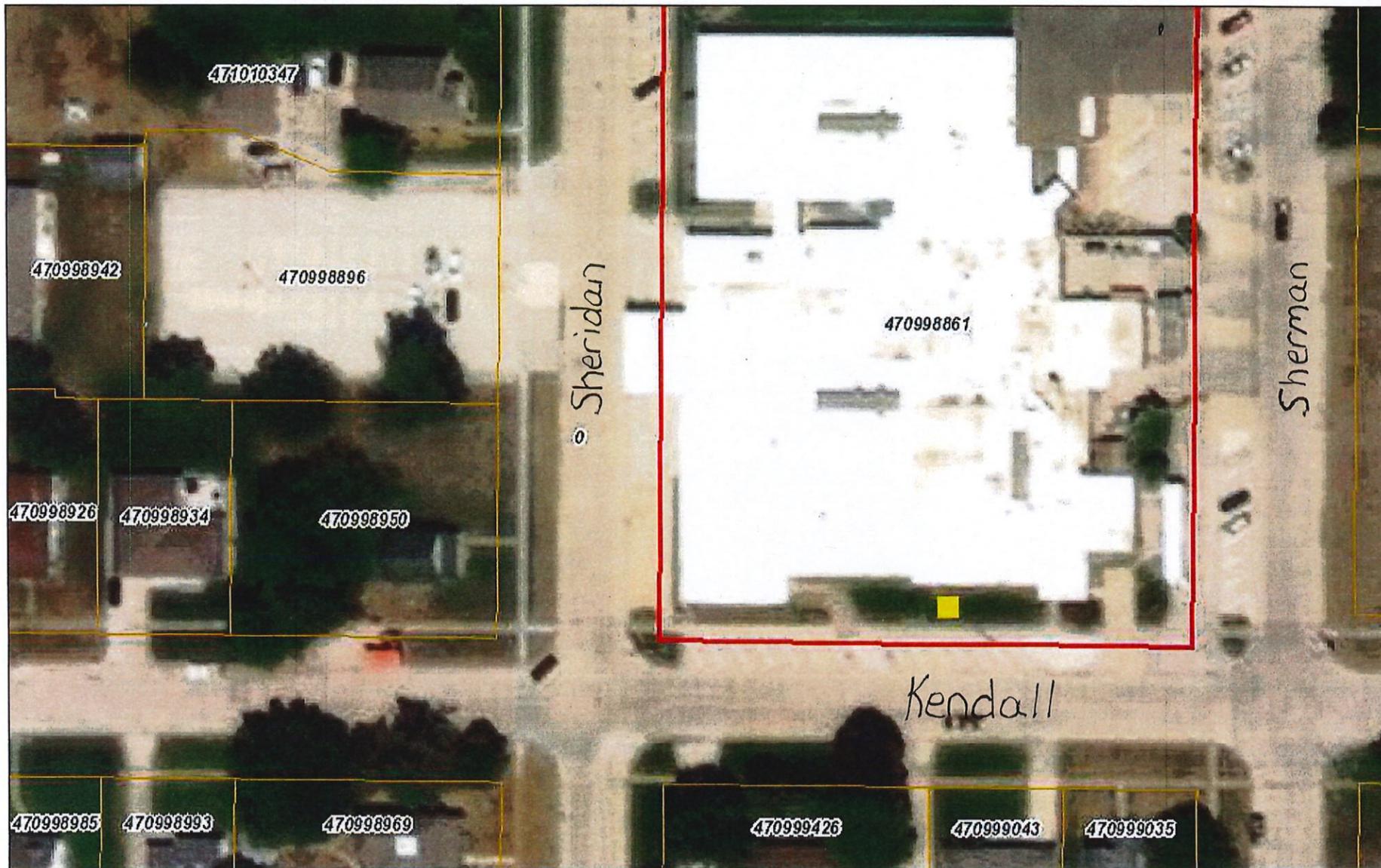
CHECK ALL SIZES, COLORS, AND PLACEMENT CAREFULLY! Verify all measurements

Date: \_\_\_\_\_



Sign Location  
ACCT REF: Raymond Mayhew  
Design #  
Date: 2/24/2021  
By: Raymond Mayhew  
DESIGNER: A227  
Copyright ©2022 Mayhew Signs, Inc.  
Grand Island, NE 68601

No part of this design, photo, & clipart may be reproduced in any form, without the prior written permission of the copyright owner.

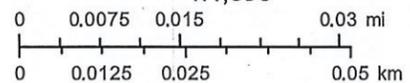


March 3, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,090

□ Parcels



Zoning Classification R-2

Value \$ 1500

PERMIT NUMBER 2022-5  
FEE \$25.00 CASH CHECK# 7107  
pd 3/11/22

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Corey/Tarra Larsen Contractor SELF

Address 615 Paul Street Address \_\_\_\_\_

City, State, Zip St. Paul, NE Phone Number \_\_\_\_\_

Phone Number (308) 750-5397 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lot 2 Block 3 Harris Sub St. Paul

Address of Construction Site 615 Paul Street  
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Deck Dimension of Structure 24x36

Distance from Front property line 66' Rear property line 136'

Distance from Side property line 31' west side Second Side property line 113' from East

Is there a utility easement on either the back or side property? East side

Approximately when will construction Start Apr 1st 2022 Finish March 1 2023

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-14-22  
(Matt Helzer's signature)

Recommendations needed before approval: \_\_\_\_\_  
\_\_\_\_\_

**For Office Use Only:**

Is the proposed use permitted within this zoning district?  YES  NO

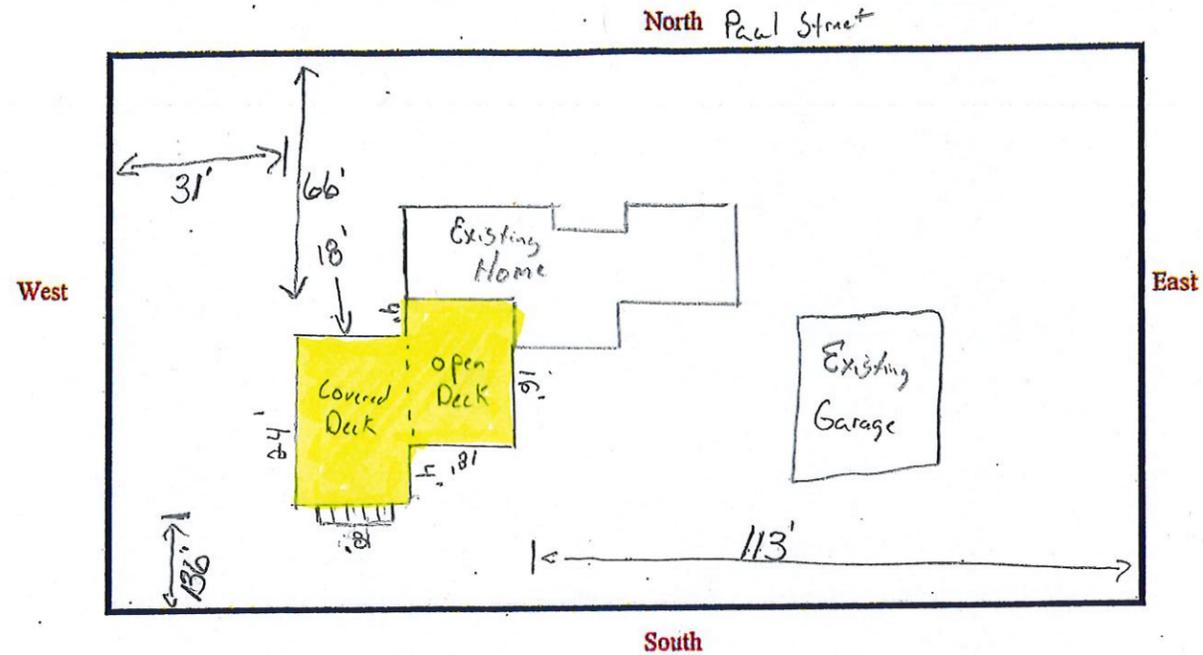
Does the proposed use meet all the required setback distances?  YES  NO

Is a conditional use required for the proposed use?  YES  NO

Has a Conditional Use Permit been issued for this proposed use?  YES  NO  
If yes, when does it expire? \_\_\_\_\_

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres, indicate the date this property was platted as a separate parcel \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

Site Plan Sketch:



Street Name: North boundary Paul Street South boundary N/A  
 Street Name: West boundary N/A East boundary N/A

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant [Signature] Date 3/4/2022

**For Office Use Only:**

Permit is Approved  Denied  Date \_\_\_\_\_  
 Zoning Administrator

Reasons for Denial: \_\_\_\_\_

Zoning Classification AEER Value \$ 155,000 PERMIT NUMBER 2022-6  
 FEE \$25.00 CASH  CHECK# 548 ✓  
 rd 3/14/22

**APPLICATION FOR A RESIDENTIAL ZONING PERMIT**

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Gary Ostermeier Contractor Kuszek Construction  
 Address 25 Howard Ave Address P.O. Box 117 Loup City, Ne 68853  
 City, State, Zip St. Paul, Ne 68873 Phone Number 308-627-3398  
 Phone Number 308-390-0079 Cell Phone \_\_\_\_\_  
 Complete Legal Description of the Property (SPTWP) (#170-2) Tract in the NW 1/4 SE 1/4 3-14-10  
4.77 Acres  
 Address of Construction Site 25 Howard Ave, St Paul  
 (If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure Sentinal Steel Building Dimension of Structure 60' x 80' x 14'  
 Distance from Front property line 60' <sup>North</sup> Rear property line 485' <sup>South</sup>  
 Distance from Side property line 75' <sup>East</sup> Second Side property line 220' <sup>West</sup>  
 Is there a utility easement on either the back or side property? NO  
 Approximately when will construction Start September Finish ?  
 Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-14-22  
 (Matt Helzer's signature)

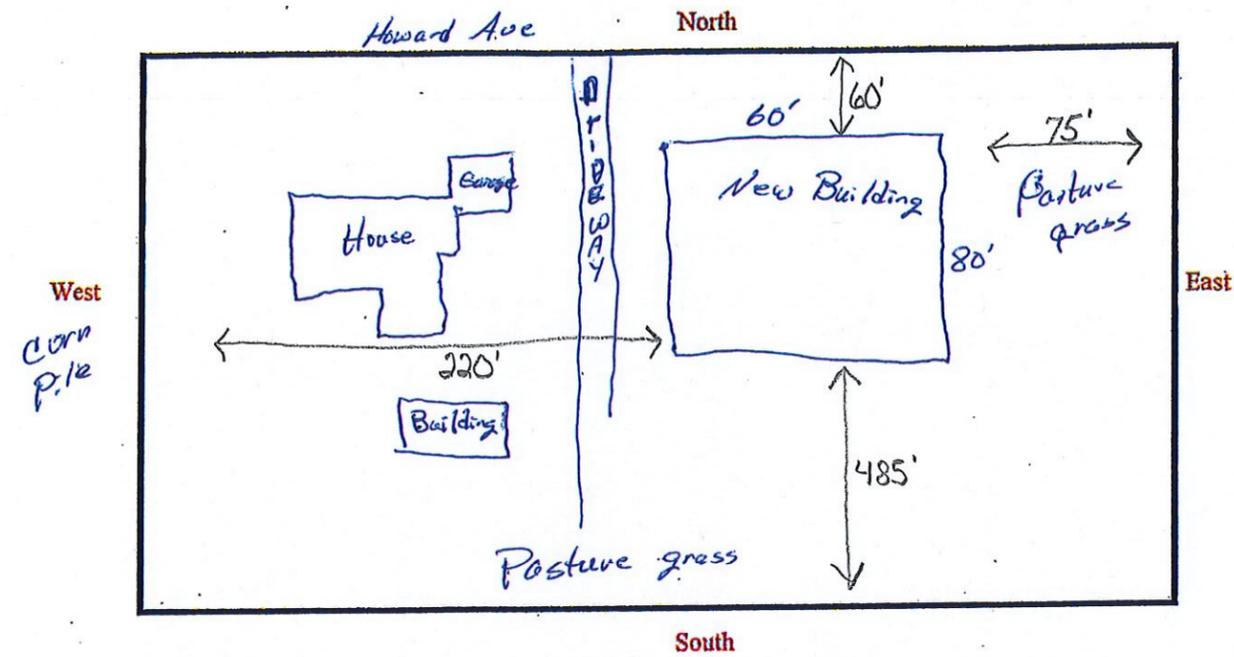
Recommendations needed before approval: \_\_\_\_\_  
 \_\_\_\_\_

**For Office Use Only:**

Is the proposed use permitted within this zoning district?  YES  NO  
 Does the proposed use meet all the required setback distances?  YES  NO  
 Is a conditional use required for the proposed use?  YES  NO  
 Has a Conditional Use Permit been issued for this proposed use?  YES  NO  
 If yes, when does it expire? \_\_\_\_\_

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres, indicate the date this property was platted as a separate parcel \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

Site Plan Sketch:



Street Name: North boundary Howard Ave South boundary X  
 Street Name: West boundary X East boundary X

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

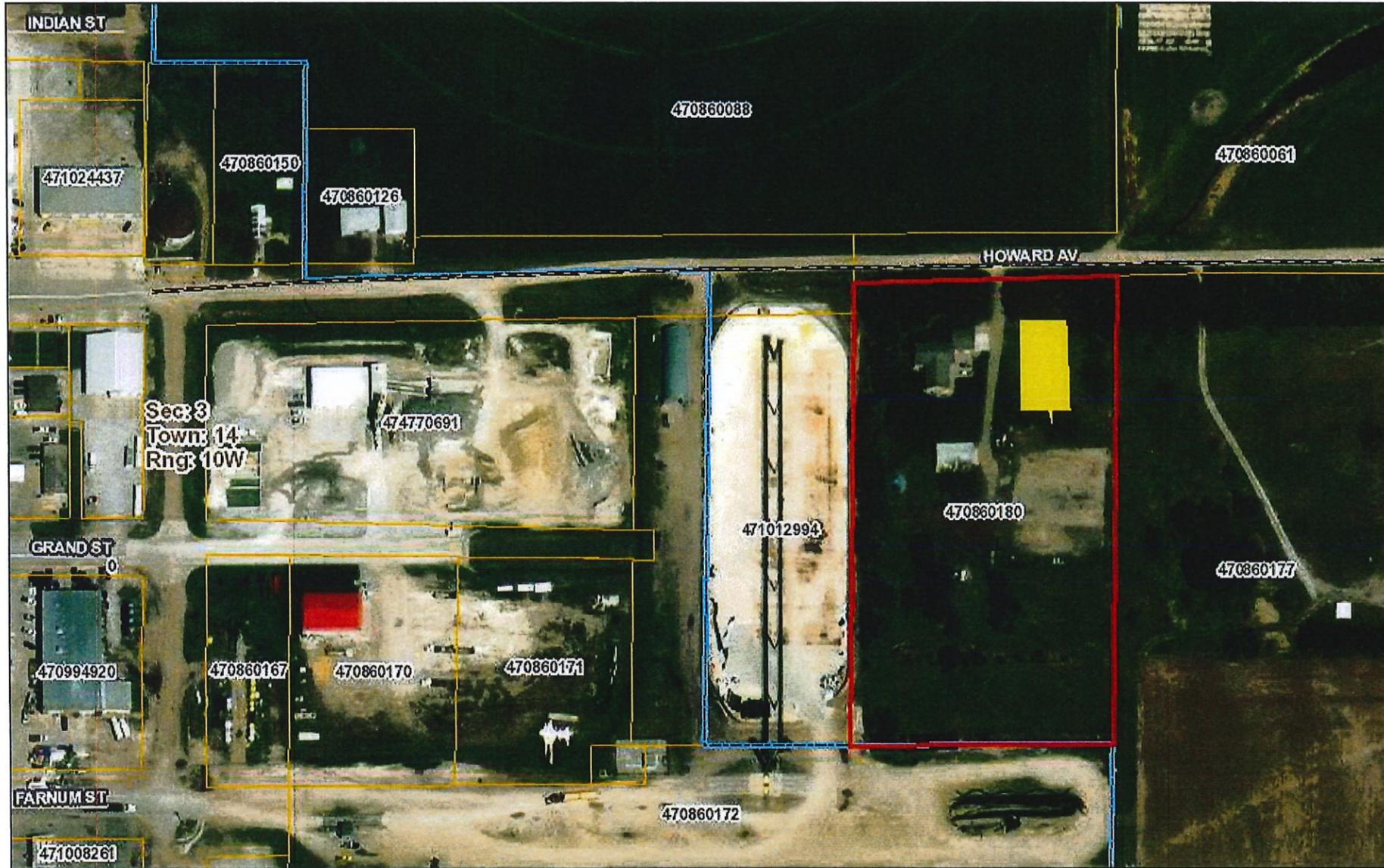
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Larry Ostermann Date 3-14-22

**For Office Use Only:**

Permit is Approved  Denied  Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

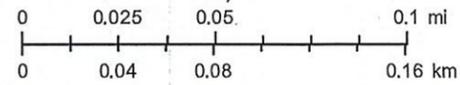


March 15, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:3,020

- |                          |                    |                        |            |
|--------------------------|--------------------|------------------------|------------|
| <b>Road Surface Type</b> | Primitive          | <b>Odor Footprints</b> | Class 4    |
| Asphalt/Bituminous       | Unimproved         | Class 1                | Farm       |
| Concrete/Brick           | Feeding Boundaries | Class 2                | CAFO Waste |
| Gravel                   |                    | Class 3                |            |



Paid

Zoning Classification R-2

Value \$ 450,000

PERMIT NUMBER 2022-7

FEE \$25.00

CASH

CHECK# 1287

pd 3/22/22

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner ANDREW + JENNA WILSHUSEN Contractor ANDREW WILSHUSEN

Address 1528 Indian Street (current! 332 NELSON ST) Address \_\_\_\_\_

City, State, Zip St. Paul, NE 68873 Phone Number \_\_\_\_\_

Phone Number 402-768-1120 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property (#1156-S) LOT 5 DALTON MEADOWS SUB ST PAUL

Address of Construction Site 1528 INDIAN STREET  
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure 6' Wood Privacy Fence  
NEW RESIDENTIAL HOME Dimension of Structure 105' 6" x 64' 5"

Distance from Front property line 21' 0" (EAST) Rear property line 105' (WEST)

Distance from Side property line 10' 0" (SOUTH) Second Side property line 24' 10" (NORTH)

Is there a utility easement on either the back or side property? Yes

Approximately when will construction Start APRIL 4<sup>th</sup>, 2022 Finish DECEMBER 31<sup>st</sup>, 2022

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-22-22  
(Matt Helzer's signature)

Recommendations needed before approval: \_\_\_\_\_

For Office Use Only:

Is the proposed use permitted within this zoning district?  YES  NO

Does the proposed use meet all the required setback distances?  YES  NO

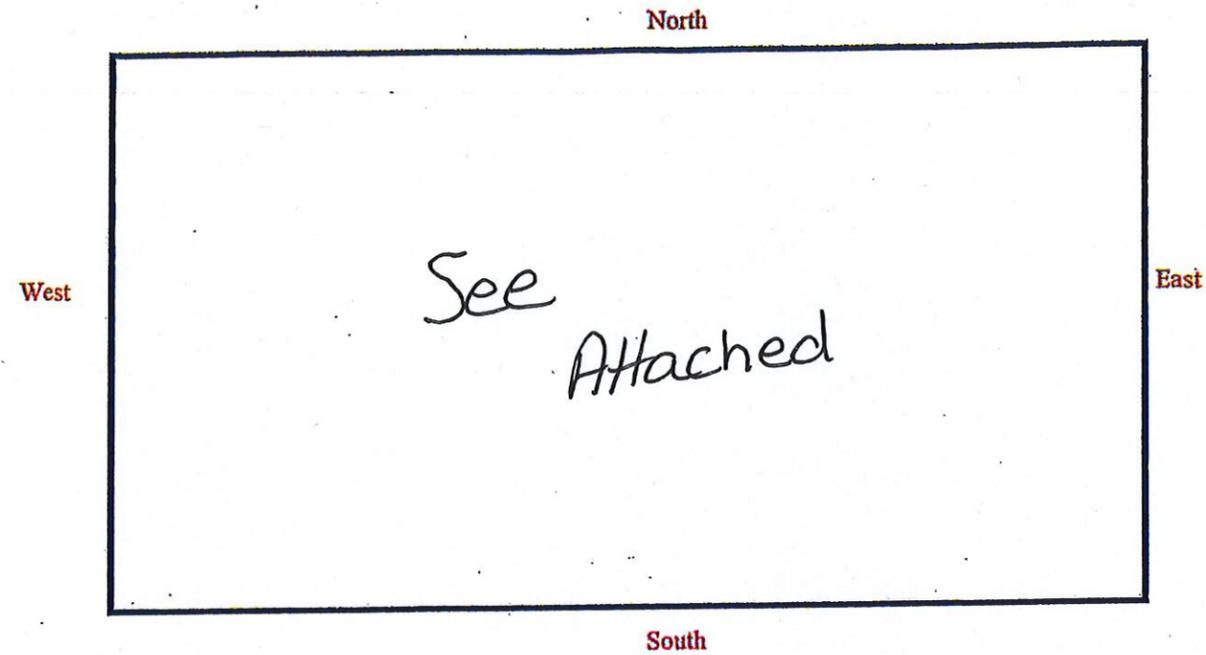
Is a conditional use required for the proposed use?  YES  NO

Has a Conditional Use Permit been issued for this proposed use?  YES  NO  
If yes, when does it expire? \_\_\_\_\_

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres, indicate the date this property was platted as a separate parcel \_\_\_\_\_ Name of the Lot Split or Subdivision \_\_\_\_\_

PERMIT NUMBER 2022-7

Site Plan Sketch:



Street Name: North boundary \_\_\_\_\_ South boundary \_\_\_\_\_  
 Street Name: West boundary \_\_\_\_\_ East boundary INDIAN STREET

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Al Hill Date 2/27/2022

**For Office Use Only:**

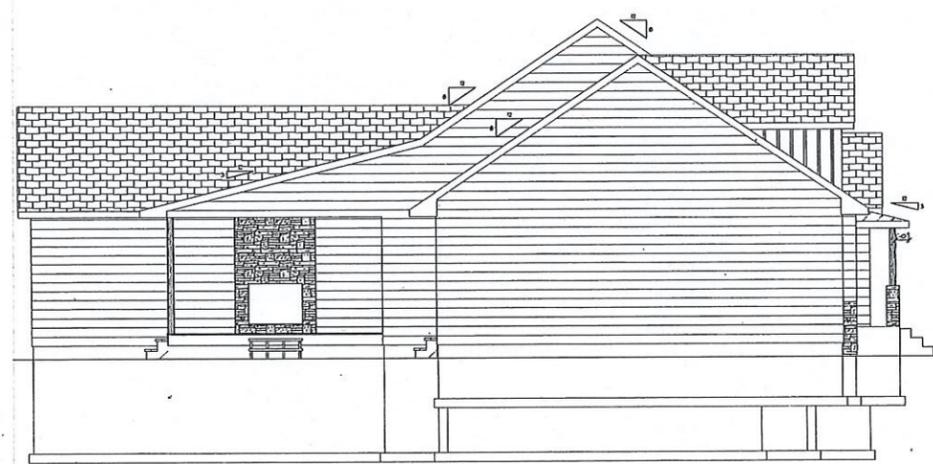
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

2022-7



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

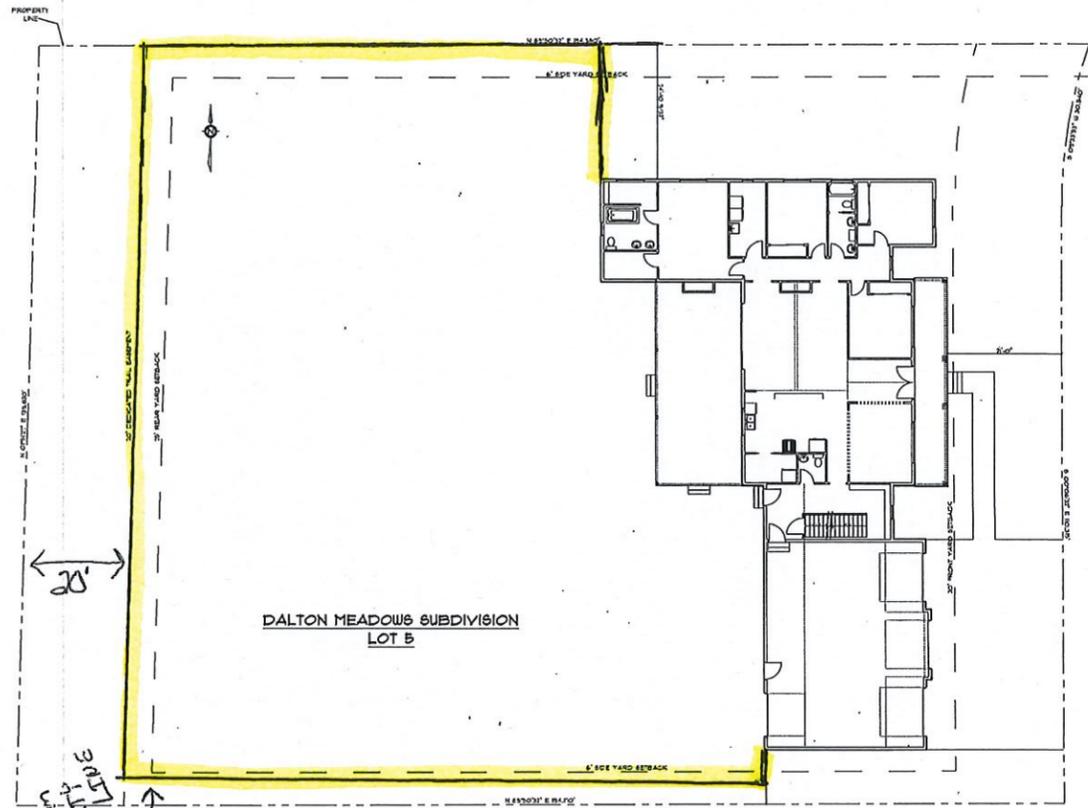


**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

2/7/22  
2/16/22  
2/11/22  
1/13/22

<b>Builders</b> 1-308-382-8656 LUMBER & BUILDING CENTER <small>BLDG IS NOT A PROFESSIONAL, REGISTERED OR LICENSED PROFESSIONAL SERVICE. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.</small>	RESIDENCE DESIGNED FOR ANDREU AND JENNA WILSHUSEN 1808 INDIAN STREET ST PAUL, NE 68813	DRAWN BY PAIGE
	<small>DATE REVISION MADE TO THE PLAN</small>	PAGE 1 OF 1

2022-7



DALTON MEADOWS SUBDIVISION  
LOT B

INDIAN STREET

SITE PLAN  
SCALE: 1" = 10'-0"

2/2/22  
2/16/22  
2/17/22  
1/13/22

<b>Builders</b> 1-308-387-2656 LUMBER & BUILDING CENTER	RESIDENCE DESIGNED FOR	DATE BY
	ANDREW AND JENNA WILGHUSEN 828 INDIAN STREET ST PAUL, NE 68913	PAIGE
<small>PLEASE SEE ALL PROFESSIONAL, PERMITTED OR REGISTERED, PLAN, SPEC PLAN AND CLEAR SPECIFICATIONS TO THE CONTRACT DOCUMENTS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.</small>	<small>1" = 10'-0" AND MATCH TO THE TEXT.</small>	<small>JOB NO.</small>

2022-7

### Memorandum of Understanding

Dalton Meadows Subdivision  
Lot #5  
1528 Indian St.  
St. Paul, NE 68873

Due to the permanent easement located in the property listed above, the Farwell Irrigation District wants to make record that from this date forward, the purchaser and successor is aware of that easement. Furthermore, it is understood that no permanent structures, semi-permanent structures, concrete pads, or deeply anchored items will be placed over or on said easement.

In the event of a repair or replacement of infrastructure within the easement, any easement overlap will be the responsibility and liability of the property owner to remove and replace, at the property owners expense. This includes but not limited to; buildings, fences, landscaping, underground sprinklers, patios, ect.

Due to the complexity of repairing and replacing infrastructure within the easement, it is also encouraged that any bordering structures remain a safe distance from the easement, to allow large equipment access for proper construction. This is suggested for the safety of the construction and the safety of the property. All work performed shall be done in a safe and respectful manner.



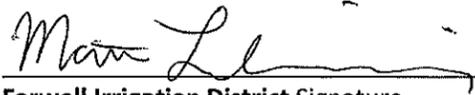
Property Owner Signature

3/22/2022

Date

ANDREW WILSHUSEN

Print Name



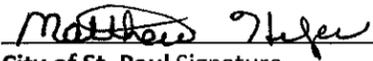
Farwell Irrigation District Signature

3-22-2022

Date

Matt Lukasiwicz

Print Name



City of St. Paul Signature

3-22-2022

Date

Matthew Helzer

Print Name

**April 4, 2022 Disbursements**

Gross Wages - March	78039.98
Advanced Climate Control (repair)	218.41
Amazon Capital Services (books)	1405.11
Beck, Connie Jo (mileage, dues)	128.28
Bergman, Joel (mileage)	146.25
Berthelsen, Laura (mileage, meals)	203.94
Bomgaars (supplies)	580.47
Brown, Aubrie (computer)	1217.42
Cardmember Svcs (meals, supplies, education, postage)	9540.40
Cengage Learning (books)	34.18
Charter/Spectrum (service)	239.96
Christensen Insurance (bond)	40.00
City Health Deductible Savings (insurance)	6171.00
City Heritage Bank Transfer to City Homestead Bank (transfer of funds to pay disbursements)	150000.00
City of St. Paul 125 Plan (insurance)	140.00
Consolidated Mgmt (meals)	129.24
Core & Main (supplies)	227.84
Custer County Recycling (Service)	26.00
Dept of HHS (refund)	600.00
Dick's Repair (repair)	808.88
Dutton Lainson (supplies)	2921.51
Eakes Office Solutions (contract)	822.60
Guth Laboratories (supplies)	400.09
Hawkins Inc. (chemicals)	2800.72
Hometown Market (supplies)	44.19
Howard Co. Treasurer (Dispatch Fee)	3122.42
Howard Greeley Rural Public Power (supplies)	390.39
Internal Revenue Service (fee)	450.62
Jarecke Motors (repair)	69.32
John Deere Financial (supplies)	91.91
LCL Truck Equipment (supplies)	437.90
Logan Contractors Supply (supplies)	8210.00
Loup Valley Supply (supplies)	1.20
Madison Nat'l Life (insurance)	182.58
Midland Telecom (supplies)	502.00
NE Dept of Transportation (service)	2739.80
NE Law Enforcement Training (education)	360.00
NE Machinery (supplies)	71.56
NE Public Health Envir (lab)	237.00
Olsson (engineering)	14578.85
Parts Bin (supplies)	320.66
Petty Cash (meals, chemical)	29.36
Regional Care (insurance)	93.50
Rutjens Construction (WWTF Pay Request #2 - transformer)	16097.13
S E Smith & Sons (supplies)	17.47

Sayler Screenprinting (uniform)	76.50
Sewer ICS Fund: Transfer from Checking to Sewer ICS (WWTF Pay Request #1)	370697.81
Spilinek, Billynda (service)	910.00
St. Paul Public Schools (supplies)	247.50
State of NE Central Svcs (telephone)	511.73
Swanson, Joe (mileage, education)	144.56
Tina Treffer Signs (service)	480.00
TO Haas Tire (repair)	20.00
Verizon Wireless (service)	191.36
Wesco (supplies)	820.05

**Non-General Disbursements**

New Wave Pools & Spas Inc. (Pool Crossing Net) (1/2 Payment)	4798.00
G-Works: Final Payment Simple City Cloud Physical Asset Management (Subscription)	18000.00
TIF: St. Paul Development Corp (BedHead Coffee TIF Proceeds)	117.30
TIF: S Squared Enterprises (Prairie Falls TIF Proceeds)	589.12
TIF: MAD Development (1/2 Dalton Meadows TIF Proceeds)	645.38
TIF: City of St Paul (1/2 Dalton Meadows TIF Proceeds)	645.37
Sales Tax: Street Motor Vehicle Tax (to St-Mtr Veh Tax)	3098.98
Sales Tax: 25% Infrastructure (to 25% Infrastructure)	7538.22

**\*Check Detail Register©**

Batch: Disb Apr 4 2022

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
<b>11100 CHECKING</b>					
68479	04/04/22	ADVANCED CLIMATE CONTROL INC			
E 32-20-272		TOOLS	\$218.41	i11028	Poi - receptacle, outlet and wiring in evidence room
		Total	\$218.41		
68480	04/04/22	AMAZON CAPITAL SERVICES			
E 44-20-242		BOOKS	\$43.96	11GJ-6X9W-	Lib - books
E 44-20-242		BOOKS	\$21.39	13VM-W1CK	Lib - books
E 44-20-242		BOOKS	\$143.45	14HK-WN7G	Lib - books
E 44-20-242		BOOKS	\$41.40	1HFF-D6GC-	Lib - books
E 44-20-242		BOOKS	\$20.27	1JTK-36YV-	Lib - books
E 44-20-242		BOOKS	\$29.94	1JX7-XDH6-	Lib - books
E 44-20-242		BOOKS	\$25.19	1JX7-XDH6-	Lib - books
E 44-20-242		BOOKS	\$338.59	1MF4-7MFD-	Lib - books
E 44-20-242		BOOKS	\$261.26	1MJW-V3FY-	Lib - books
E 44-20-242		BOOKS	\$293.50	1NKG-HRHT-	Lib - books
E 44-20-242		BOOKS	\$161.11	1PHF-NLXQ-	Lib - books
E 44-20-242		BOOKS	\$25.05	1T6G-4MXD-	Lib - books
		Total	\$1,405.11		
68481	04/04/22	BECK, CONNIE JO			
E 10-20-210		PROF&SCHOOLS	\$98.28		Gen - mileage for Clerk's Academy
E 10-20-211		ADM. & DUES	\$30.00		Gen - reimbursement for Notary dues
		Total	\$128.28		
68482	04/04/22	BERGMAN, JOEL			
E 01-20-210		PROF&SCHOOLS	\$146.25		Lgts - mileage to attend Ace Board NMPP conference
		Total	\$146.25		
68483	04/04/22	BERTHELEN, LAURA			
E 10-20-210		PROF&SCHOOLS	\$203.94		Gen - mileage and meals during week of Clerk's Institute & Jump Start
		Total	\$203.94		
68484	04/04/22	BOMGAARS SUPPLY INC			
E 42-20-231		CITY GAS & OIL	\$25.49	43766241	Park - oil for 750 & 925 mowers
E 31-50-540		MACH & EQUIPMENT	\$181.12	43766406	Fire - #50 equipment for truck
E 02-20-270		UTILITY R & M	\$1.49	43766709	Wtr - fasteners
E 31-50-540		MACH & EQUIPMENT	\$33.98	43766882	Fire - blocks
E 01-20-270		UTILITY R & M	\$11.70	43767845	Lgts - duct tape
E 10-20-520		BLDG/ R & M	\$5.99	43767962	Gen - caulk for PD windows
E 03-20-520		BLDG/ R & M	\$9.18	43768017	Swr - light bulbs for main lift station
E 42-20-272		TOOLS	\$8.96	43768274	Park - drill bits, washer
E 21-20-231		CITY GAS & OIL	\$13.55	43769288	Strs - oil for chain saws
E 01-20-271		VEHICLE R & M	\$22.74	43770040	Lgts - #12W snaps, rope, brake cleaner
E 42-20-270		UTILITY R & M	\$16.36	43770274	Park - spray paint, hooks, duct tape
E 01-20-270		UTILITY R & M	\$8.52	43771029	Lgts - pushbroom for city office
E 02-20-270		UTILITY R & M	\$8.51	43771029	Wtr - pushbroom for city office
E 03-20-270		UTILITY R & M	\$19.98	43771562	Swr - gloves
E 02-20-270		UTILITY R & M	\$24.48	43771565	Wtr - duplex receptacle

**\*Check Detail Register©**

Batch: Disb Apr 4 2022

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 02-20-270		UTILITY R & M	(\$24.48)	43771606	Wtr - return duplex receptacle
E 21-20-270		UTILITY R & M	\$2.38	43771627	Strs - fasteners
E 21-20-270		UTILITY R & M	\$2.79	43771811	Strs - fasteners, nuts & bolts
E 21-20-270		UTILITY R & M	\$17.98	43772811	Strs - cleaner, shop towels
E 32-20-272		TOOLS	\$171.98	43773055	Pol - game camera, memory card
E 42-20-270		UTILITY R & M	\$17.77	43773061	Park - rope, tape
		Total	\$580.47		
<b>68485</b>	<b>04/04/22</b>	<b>BROWN, AUBRIE</b>			
E 44-20-309		COMPUTER	\$1,217.42		Lib - reimbursement for purchase of Digital Design laptop
		Total	\$1,217.42		
<b>68486</b>	<b>04/04/22</b>	<b>CARDMEMBER SERVICE</b>			
E 32-20-272		TOOLS	\$19.34	0019	Pol - freight charges (to be reimb thru STOP funds)
E 32-20-210		PROF&SCHOOLS	\$23.54	0075	Pol - meals during Taser training
E 32-20-272		TOOLS	\$37.60	1011	Pol - entry alert
E 32-20-313		POSTAGE	\$66.86	1236	Pol - postage
E 10-20-210		PROF&SCHOOLS	\$22.50	1339	Gen - parking during LONM meeting
E 31-20-210		PROF&SCHOOLS	\$920.00	2224	Fire - Registration for NE Fire School for Nathan Meyer, Travis Williams, Hunter Lassen, Thomas Mrkvicka, Joe Swanson & Rodney Meyer
E 32-20-272		TOOLS	\$20.23	2717	Pol - gun cleaning rod
E 32-20-240		PUBLISH / CODIF	\$10.00	3634	Pol - advertisement for Police Officer
E 36-20-320		MERCH & SUPPLY	\$2,525.00	3773	EMS - AED's
E 36-20-210		PROF&SCHOOLS	\$230.00	4002	EMS - Registration for NE Fire School for Connie Jo Beck, Deb Meyer
E 31-20-210		PROF&SCHOOLS	\$115.00	4002	Fire - Registration for NE Fire School for Nicholas Meyer
E 10-20-210		PROF&SCHOOLS	\$16.34	5499	Gen - meals during Clerk's Academy
E 01-20-270		UTILITY R & M	\$14.11	5907	Lgts - hand soap for City office
E 02-20-270		UTILITY R & M	\$14.11	5907	Wtr - hand soap for City office
E 10-20-210		PROF&SCHOOLS	\$26.00	6041	Gen - meals during LONM meeting
E 31-20-210		PROF&SCHOOLS	\$210.00	6300	Fire - Registration for NE Fire School for Andrew Wilshusen
E 32-20-313		POSTAGE	\$47.63	6622	Pol - postage for nuisance letters
E 32-20-313		POSTAGE	\$13.19	6890	Pol - postage for nuisance letters
E 02-20-310		OFFICE SUPPLIES	\$10.00	8035a	Wtr - electric plug w/ on/off switch
E 10-20-310		OFFICE SUPPLIES	\$183.57	8035a	Gen - storage boxes, electric plug w/ on/off switch
E 32-20-272		TOOLS	(\$25.00)	8303	Pol - credit for shipping & handling charge
E 01-20-266		DocuSend Fee	\$14.08	8514	Lgts - fee for emailing utility bills
E 32-20-272		TOOLS	\$4,880.00	9383	Pol - tasers
E 10-20-210		PROF&SCHOOLS	\$31.30	9802	Gen - meals during LONM meeting
E 36-20-210		PROF&SCHOOLS	\$115.00	9853	EMS - Registration for NE Fire School for LaDonna Koperski
		Total	\$9,540.40		
<b>68487</b>	<b>04/04/22</b>	<b>CENGAGE LEARNING INC / GALE</b>			
E 44-20-242		BOOKS	\$34.18	77418970	Lib - books
		Total	\$34.18		
<b>68488</b>	<b>04/04/22</b>	<b>CHARTER/SPECTRUM</b>			

## CITY OF ST PAUL

03/30/22 10:58 AM

Page 3

**\*Check Detail Register©**

Batch: Disb Apr 4 2022

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 10-20-220		COMMUNICATION	\$109.98	3710032522	Gen - internet service
E 31-20-220		COMMUNICATION	\$129.98	3710032522	Fire - internet service
		Total	\$239.96		
<b>68489</b>	<b>04/04/22</b>	<b>CHRISTENSEN INSURANCE</b>			
E 10-20-250		CITY INSURANCE	\$40.00	2110	Gen - Surety Bond for Connie Jo Beck's notary
		Total	\$40.00		
<b>68490</b>	<b>04/04/22</b>	<b>CITY HEALTH DEDUCTIBLE SAVINGS</b>			
E 42-10-130		INSURANCE	\$363.00		Park - health savings
E 03-10-130		INSURANCE	\$726.00		Swr - health savings
E 01-10-130		INSURANCE	\$1,452.00		Lgts - health savings
E 21-10-130		INSURANCE	\$726.00		Strs - health savings
E 02-10-130		INSURANCE	\$1,089.00		Wtr - health savings
E 10-10-130		INSURANCE	\$726.00		Gen - health savings
E 32-10-130		INSURANCE	\$1,089.00		Pol - health savings
		Total	\$6,171.00		
<b>68491</b>	<b>04/04/22</b>	<b>CITY OF ST PAUL 125 PLAN</b>			
E 32-10-130		INSURANCE	\$10.00		Pol - life insurance
E 01-10-130		INSURANCE	\$40.00		Lgts - life insurance
E 02-10-130		INSURANCE	\$20.00		Wtr - life insurance
E 03-10-130		INSURANCE	\$20.00		Swr - life insurance
E 21-10-130		INSURANCE	\$20.00		Strs - life insurance
E 10-10-130		INSURANCE	\$20.00		Gen - life insurance
E 42-10-130		INSURANCE	\$10.00		Park - life insurance
		Total	\$140.00		
<b>68492</b>	<b>04/04/22</b>	<b>CONSOLIDATED MANAGEMENT CO</b>			
E 32-20-210		PROF&SCHOOLS	\$55.88	222198	Pol - meals for Moriah Rawlings during LETC training
E 32-20-210		PROF&SCHOOLS	\$38.65	222243	Pol - meals for Moriah Rawlings during LETC training
E 32-20-210		PROF&SCHOOLS	\$34.71	222283	Pol - meals for Moriah Rawlings during LETC training
		Total	\$129.24		
<b>68493</b>	<b>04/04/22</b>	<b>CORE &amp; MAIN</b>			
E 02-20-269		Water Meters	\$201.77	Q428501	Wtr - water meter
E 02-20-270		UTILITY R & M	\$26.07	Q519276	Wtr - meter gasket
		Total	\$227.84		
<b>68494</b>	<b>04/04/22</b>	<b>CUSTER COUNTY RECYCLING</b>			
E 04-20-325		Recycle Delivery	\$26.00	420	Lndfl - recycling trailer
		Total	\$26.00		
<b>68495</b>	<b>04/04/22</b>	<b>DEPT OF HEALTH &amp; HUMAN SERV.</b>			
E 01-20-470		UTIL REFUND	\$300.00		Lgts - Refund for Joshua Brooks
E 01-20-470		UTIL REFUND	\$300.00		Lgts - Refund for Hilarie Moreno
		Total	\$600.00		
<b>68496</b>	<b>04/04/22</b>	<b>DICK'S REPAIR INC</b>			

**\*Check Detail Register©**

Batch: Disb Apr 4 2022

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 02-20-271		VEHICLE R & M	\$359.80	32348	Wtr - #93 repair & replace throttle positioning sensor, replace mass air flow sensor
E 03-20-271		VEHICLE R & M	\$333.66	32348	Swr - #93 repair & replace throttle positioning sensor, replace mass air flow sensor
E 04-20-271		VEHICLE R & M	\$115.42	32362	Lndfl - #2 repair & replace brake light switch
		Total	\$808.88		
<b>68497</b>	04/04/22	<b>DUTTON-LAINSON CO.</b>			
E 02-20-269		Water Meters	\$2,921.51	855992-1	Wtr - radio readers for water meters
		Total	\$2,921.51		
<b>68498</b>	04/04/22	<b>EAKES OFFICE SOLUTIONS</b>			
E 10-20-310		OFFICE SUPPLIES	\$4.69	8444574-0	Gen - fingertip gripper
E 10-20-310		OFFICE SUPPLIES	\$105.95	8458684-0	Gen - compressed air, file folders, tape, sheet protectors, legal paper
E 32-20-272		TOOLS	\$387.96	8459297-0	Pol - floor mats
E 32-20-272		TOOLS	\$64.99	8459885-0	Pol - floor mats
E 01-20-520		BLDG/ R & M	\$86.34	INV349353	Lgts - copier contract
E 02-20-520		BLDG/ R & M	\$86.34	INV349353	Wtr - copier contract
E 03-20-520		BLDG/ R & M	\$86.33	INV349353	Swr - copier contract
		Total	\$822.60		
<b>68499</b>	04/04/22	<b>GUTH LABORATORIES INC</b>			
E 32-20-272		TOOLS	\$400.09	2266158-IN	Pol - breathalyzer and supplies
		Total	\$400.09		
<b>68500</b>	04/04/22	<b>HAWKINS INC</b>			
E 02-20-274		CHEMICALS	\$2,800.72	6139114	Wtr - chlorine and potassium permanganate
		Total	\$2,800.72		
<b>68501</b>	04/04/22	<b>HOMETOWN MARKET</b>			
E 01-20-310		OFFICE SUPPLIES	\$32.23	4217	Lgts - coffee, coffee filters
E 34-20-270		UTILITY R & M	\$11.96	9858	Cem - soap bars for trees
		Total	\$44.19		
<b>68502</b>	04/04/22	<b>HOWARD COUNTY TREASURER (CCCC)</b>			
E 32-20-214		DISPATCHER	\$3,122.42		Pol - dispatcher pay
		Total	\$3,122.42		
<b>68503</b>	04/04/22	<b>HOWARD GREELEY RURAL PUBLIC</b>			
E 01-20-270		UTILITY R & M	\$390.39	2255	Lgts - power pole replacement at Grant & N Streets
		Total	\$390.39		
<b>68504</b>	04/04/22	<b>JARECKE MOTORS INC</b>			
E 42-20-271		VEHICLE R & M	\$69.32	13746	Park - #9 blower motor resistor
		Total	\$69.32		
<b>68505</b>	04/04/22	<b>JOHN DEERE FINANCIAL</b>			
E 42-20-270		UTILITY R & M	\$91.91	3063722	Park - v-belt for 930 mower
		Total	\$91.91		
<b>68506</b>	04/04/22	<b>LCL TRUCK EQUIPMENT, INC.</b>			

CITY OF ST PAUL

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 21-20-270		UTILITY R & M	\$437.90	INV1003153	Strs - vibrator motor & light kit for salt spreader
		Total	\$437.90		
<b>68507</b>	04/04/22	<b>LOGAN CONTRACTORS SUPPLY, INC</b>			
E 21-20-270		UTILITY R & M	\$8,210.00	A42981	Strs - tar
		Total	\$8,210.00		
<b>68508</b>	04/04/22	<b>LOUP VALLEY SUPPLY, INC.</b>			
E 21-20-270		UTILITY R & M	\$1.20	66500	Strs - chainsaw rope
		Total	\$1.20		
<b>68509</b>	04/04/22	<b>MADISON NATIONAL LIFE</b>			
E 42-10-130		INSURANCE	\$10.74	1491365	Park - life insurance
E 03-10-130		INSURANCE	\$21.48	1491365	Swr - life insurance
E 01-10-130		INSURANCE	\$42.96	1491365	Lgts - life insurance
E 21-10-130		INSURANCE	\$21.48	1491365	Strs - life insurance
E 02-10-130		INSURANCE	\$32.22	1491365	Wtr - life insurance
E 10-10-130		INSURANCE	\$21.48	1491365	Gen - life insurance
E 32-10-130		INSURANCE	\$32.22	1491365	Pol - life insurance
		Total	\$182.58		
<b>68510</b>	04/04/22	<b>MIDLAND TELECOM, INC.</b>			
E 31-20-271		VEHICLE R & M	\$310.00	36855	Fire - #51 blue/red beacon lights
E 31-50-540		MACH & EQUIPMENT	\$192.00	36855	Fire - batteries for 2-way radios
		Total	\$502.00		
<b>68511</b>	04/04/22	<b>NE DEPT OF TRANSPORTATION</b>			
E 21-20-270		UTILITY R & M	\$2,739.80	645720	Strs - snow removal per Maintenance Agmt #47
		Total	\$2,739.80		
<b>68512</b>	04/04/22	<b>NE LAW ENFORCEMENT TRAINING</b>			
E 32-20-210		PROF&SCHOOLS	\$360.00	10548	Pol - Defensive Tactics Instructor course for Matt Costello
		Total	\$360.00		
<b>68513</b>	04/04/22	<b>NEBRASKA MACHINERY CO</b>			
E 21-20-271		VEHICLE R & M	\$90.14	CUI1066020	Strs - #7 belts
E 21-20-271		VEHICLE R & M	(\$18.58)	SCN072034	Strs - rebate
		Total	\$71.56		
<b>68514</b>	04/04/22	<b>NEBRASKA PUBLIC HEALTH ENVIRON</b>			
E 02-20-232		LAB SAMPLE	\$237.00	549780	Wtr - water samples
		Total	\$237.00		
<b>68515</b>	04/04/22	<b>OLSSON</b>			
E 03-20-213		ENGINEER FEES	\$13,078.85	414123	Swr - WWTP shop dwg review, proj admn, pre-con mtg
E 21-20-213		ENGINEER FEES	\$1,500.00	414294	Strs - develop & submit 1 & 6 Year Plan
		Total	\$14,578.85		
<b>68516</b>	04/04/22	<b>PARTS BIN, INC.</b>			
E 21-20-271		VEHICLE R & M	\$116.29	938239	Strs - oil filters for street vehicles

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 42-20-270		UTILITY R & M	\$17.56	940279	Park - oil filters for 930 mowers
E 42-20-270		UTILITY R & M	\$84.26	940346	Park - oil filters for all mowers
E 42-20-270		UTILITY R & M	\$5.49	940488	Park - carb spray
E 21-20-231		CITY GAS & OIL	\$50.94	940794	Strs - #6 oil
E 42-20-270		UTILITY R & M	\$7.76	941813	Park - fuel filter for mower
E 42-20-231		CITY GAS & OIL	\$27.45	942716	Park - oil for mowers
E 42-20-270		UTILITY R & M	\$2.99	942716	Park - beverage holder
E 42-20-270		UTILITY R & M	(\$2.99)	942717	Park - return beverage holder
E 42-20-271		VEHICLE R & M	\$10.91	942749	Park - #11 air filters
		Total	\$320.66		
<b>68517</b>	<b>04/04/22</b>	<b>PETTY CASH, CITY OF ST PAUL</b>			
E 36-20-210		PROF&SCHOOLS	\$17.55		EMS - rescue call meals
E 34-20-521		GROUNDS / R & M	\$11.81		Cem - treatment for burnt trees
		Total	\$29.36		
<b>68518</b>	<b>04/04/22</b>	<b>REGIONAL CARE, INC</b>			
E 42-10-130		INSURANCE	\$5.50	54139	Park - health reimbursement
E 03-10-130		INSURANCE	\$11.00	54139	Swr - health reimbursement
E 01-10-130		INSURANCE	\$22.00	54139	Lgts - health reimbursement
E 21-10-130		INSURANCE	\$11.00	54139	Strs - health reimbursement
E 02-10-130		INSURANCE	\$16.50	54139	Wtr - health reimbursement
E 10-10-130		INSURANCE	\$11.00	54139	Gen - health reimbursement
E 32-10-130		INSURANCE	\$16.50	54139	Pol - health reimbursement
		Total	\$93.50		
<b>68519</b>	<b>04/04/22</b>	<b>RUTJENS CONSTRUCTION INC</b>			
E 03-50-550		IMPROVEMENTS	\$16,097.13	Pay Req #2	Swr - transformer (stored mat'l)
		Total	\$16,097.13		
<b>68520</b>	<b>04/04/22</b>	<b>S E SMITH AND SONS</b>			
E 42-20-520		BLDG/ R & M	\$8.78	653355	Park - door stop, adhesive
E 42-20-520		BLDG/ R & M	\$8.69	653357	Park - bathroom door plate
		Total	\$17.47		
<b>68521</b>	<b>04/04/22</b>	<b>SAYLER SCREENPRINTING</b>			
E 32-20-210		PROF&SCHOOLS	\$76.50	12105	Pol - clothing for Moriah Rawlings for LETC training
		Total	\$76.50		
<b>68522</b>	<b>04/04/22</b>	<b>SPILINEK, BILLYNDA</b>			
E 36-20-210		PROF&SCHOOLS	\$130.00		EMS - BLS CPR class for Connie Beck, Kari Pierson
E 42-20-210		PROF&SCHOOLS	\$65.00		Park - CPR class for Randy Jerabek
E 21-20-210		PROF&SCHOOLS	\$130.00		Strs - CPR class for Cody Brennick, Jamie Klanecky
E 10-20-210		PROF&SCHOOLS	\$260.00		Gen - CPR class for Kris Fousek, Liana Wroblewski, Laura Berthelsen, Matt Helzer
E 03-20-210		PROF&SCHOOLS	\$65.00		Swr - CPR class for Bill Gregoski
E 02-20-210		PROF&SCHOOLS	\$130.00		Wtr - CPR class for Ron Switzer, Jeremy Gorecki
E 01-20-210		PROF&SCHOOLS	\$65.00		Lgts - CPR class for Jack Paulsen
E 32-20-210		PROF&SCHOOLS	\$65.00		Pol - CPR class for Mary Trentman

CITY OF ST PAUL

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$910.00		
<b>68523</b>	04/04/22	<b>ST PAUL PUBLIC SCHOOL</b>			
E 01-20-310		OFFICE SUPPLIES	\$123.75		Lgts - 5 cases of copy paper
E 02-20-310		OFFICE SUPPLIES	\$123.75		Wtr - 5 cases of copy paper
Total			\$247.50		
<b>68524</b>	04/04/22	<b>STATE OF NEBRASKA CENTRAL SERV</b>			
E 32-20-272		TOOLS	\$352.00	1300599	Pol - radios for Police vehicles
E 42-20-220		COMMUNICATION	\$17.93	1311231	Park - telephone service
E 41-20-220		COMMUNICATION	\$17.93	1311231	Pool - telephone service
E 02-20-220		COMMUNICATION	\$105.94	1311231	Wtr - DSL phone service
E 02-20-220		COMMUNICATION	\$17.93	1311231	Wtr - telephone service for WTP
Total			\$511.73		
<b>68525</b>	04/04/22	<b>SWANSON, JOE</b>			
E 36-20-210		PROF&SCHOOLS	\$79.56		EMS - mileage to NEMSA conference
E 36-20-210		PROF&SCHOOLS	\$65.00		EMS - NEMSA class fee
Total			\$144.56		
<b>68526</b>	04/04/22	<b>TINA TREFFER SIGNS &amp; DESIGNS</b>			
E 31-50-540		MACH & EQUIPMENT	\$480.00	11983	Fire - #50 custom vinyl wrap
Total			\$480.00		
<b>68527</b>	04/04/22	<b>TO HAAS TIRE CO INC</b>			
E 03-20-271		VEHICLE R & M	\$20.00	1382	Swr - #8 tire repair
Total			\$20.00		
<b>68528</b>	04/04/22	<b>VERIZON WIRELESS LLC</b>			
E 36-20-220		COMMUNICATION	\$47.84	9902284934	EMT - cell phones
E 32-20-220		COMMUNICATION	\$143.52	9902284934	Pol - cell phones
Total			\$191.36		
<b>68529</b>	04/04/22	<b>WESCO DISTRIBUTION, INC.</b>			
E 01-50-550		IMPROVEMENTS	\$820.05	893447	Lgts - secondary meter peds for Dalton Meadows
Total			\$820.05		
11100 CHECKING			\$79,801.24		

CITY OF ST PAUL

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**\*Check Detail Register©**

Batch: Disb Apr 4 2022

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
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**Fund Summary**

<b>11100 CHECKING</b>					
01 LIGHTS			\$3,892.12		
02 WATER			\$8,202.66		
03 SEWER			\$30,488.61		
04 LANDFILL			\$141.42		
10 GENERAL			\$1,917.02		
21 STREETS			\$14,072.87		
31 FIREMEN			\$2,572.08		
32 POLICE			\$11,733.22		
34 CEMETERY			\$23.77		
36 AMBULANCE			\$3,209.95		
41 POOL			\$17.93		
42 PARK			\$872.88		
44 LIBRARY			\$2,656.71		
			<b>\$79,801.24</b>		





United Healthcare (insurance)	24243.75
US Post Office (postage)	460.00
Utilities Section of League (conference)	285.00
Verizon Wireless (phone)	184.08
Wells Plumbing (repair)	78.05

Tuesday,  
Jan. 18, 2022

**Non-General Disbursements**

Elmwood Cemetery ICS #103446 to Homestead	14541.00
City Cemetery Checking Account (20-21 Financial Statement Shortage)	
City of St Paul: Transfer from Street Mmkt to Water Mmkt - Meter Brass (Trfr)	2025.00
Fire ICS: Jacobs Ford [City portion] (pickup)	11497.50
Fire ICS: Jacobs Ford [Rural Fire portion] (pickup)	11497.50
Bldg ICS: True North Controls (antenna repair)	1508.00

Council member Feeken moved to approve disbursing \$35,000 to the St. Paul Development Corp. (SPDC) from the sales tax fund for operating expense; this is in the 2021-2022 Budget. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve disbursing \$64,087 to the Homestead Bank from the Sales Tax fund regarding making payment on the Civic Center loan; the payment due date is August 1, 2022. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

A lengthy discussion ensued regarding the St. Paul Development Corp. (SPDC) requesting American Rescue Plan Act (ARPA) funds pertaining to two (2) City "Welcome" signs to be erected on the north and south corporate limits of US Hwy 281 in the amount of \$20,000. Utility Superintendent Helzer stated that if the City doesn't own the land then the City needs to possess a permit from the State of Nebraska. The item was tabled to a future meeting. City Clerk Beck will seek legal counsel regarding bidding regulations.

Council member Schmid moved to approve disbursing \$5,000 from the Sales Tax fund to the South Central Economic Development District (SCEDD), Inc. regarding the City's membership dues. The City will invoice Howard County \$500 and Elba, NE \$275 for reimbursement of the dues. Council member Thompson seconded the motion. Council members Kowalski, Thompson, Schmid & Feeken voted aye, nays none. Motion carried 4/0.

The Agreement between the City of St. Paul and the Local Union No. 1597 International Brotherhood of Electrical Workers (IBEW) will terminate on September 30, 2022; the Mayor and City Council members were in agreement to set a workshop date on March 14, 2022 at 6:00 p.m. in the City Council Chambers to discuss the IBEW 1597 contract.

# City of St. Paul's Treasurer's Report:

Account Number	Prev. Mth Total	Current Mth Total	Total	
<b>Homestead Bank</b>	<b>January 1, 2022</b>	<b>February 1, 2022</b>		<b>Comments</b>
Checking 100-027	\$ (649,484.01)	\$ 617,743.35	\$ (31,740.66)	
Sales Tax 300-277	\$ (36,811.96)	\$ 22,338.37	\$ (14,473.59)	St Mtr Veh; 25% Infrast
Civic Center 300-749	\$ (5,161.94)	\$ 5,161.98	\$ 0.04	
City REDLG 301-465	\$ (31,121.56)	\$ 39,072.95	\$ 7,951.39	HCMC; Vogel; Teresa's Fl; Bootlegger
City ARP 303057	\$ (206,452.67)	\$ 206,454.25	\$ 1.58	ARP Interest
Water Trmt 504-189	\$ (7,401.65)	\$ 7,401.71	\$ 0.06	
Keno 504-409	\$ (60,574.91)	\$ 66,805.73	\$ 6,230.82	Keno Rev \$6,226
Sales Tax 504420	\$ (112,536.27)	\$ 155,510.38	\$ 42,974.11	LB840 Rev; Sales Tax \$41,721; Expense: Brehm PIP \$1750; Copy Cat \$1884 - Chamber Brochures
Pool 504-442	\$ (13,882.25)	\$ 13,882.78	\$ 0.53	
Prem General 504-684	\$ (15,483.60)	\$ 15,483.72	\$ 0.12	
General 504-805	\$ (13,254.81)	\$ 13,255.32	\$ 0.51	
Sewer 504-849	\$ (19,213.23)	\$ 19,213.97	\$ 0.74	
Police 504-860	\$ (15,821.77)	\$ 15,822.38	\$ 0.61	
Senior Center 504-882	\$ (8,332.91)	\$ 8,332.97	\$ 0.06	
Brick (Street) 504-915	\$ (2,022.47)	\$ 2,022.49	\$ 0.02	
Library Maint. 504-970	\$ (5,331.71)	\$ 5,331.75	\$ 0.04	
Light Sinking 504-981	\$ (8,217.01)	\$ 8,467.07	\$ 250.06	State Patrol Rent \$250; + Int
Fire Sinking 504-992	\$ (7,475.63)	\$ 7,475.69	\$ 0.06	
EMT Sinking 505-003	\$ (7,890.33)	\$ 7,890.39	\$ 0.06	
Street Sinking 505-014	\$ (11,905.61)	\$ 11,906.07	\$ 0.46	
Park Sinking 505-025	\$ (11,564.14)	\$ 11,564.58	\$ 0.44	
TIF Projects 505-036	\$ (1,108.62)	\$ 1,108.65	\$ 0.03	
Elm. Cem. Found. 505168	\$ (16,588.33)	\$ 16,588.97	\$ 0.64	
Civic Center Sink 505179	\$ (1,827.89)	\$ 1,827.90	\$ 0.01	
Walk/Bike 5482-7	\$ (3,440.63)	\$ 3,440.63	\$ -	
Light CD 3212195	\$ (42,713.95)	\$ 42,892.53	\$ 178.58	
Water CD 3212196	\$ (32,440.98)	\$ 32,576.61	\$ 135.63	
Sewer CD 3212197	\$ (37,847.80)	\$ 38,006.04	\$ 158.24	
Sewer CD 3212198	\$ (37,847.80)	\$ 38,006.04	\$ 158.24	
General CD 3212199	\$ (41,091.89)	\$ 41,263.69	\$ 171.80	
Fire CD 3212200	\$ (24,871.42)	\$ 24,975.41	\$ 103.99	
Ambulance CD 3212201	\$ (53,527.60)	\$ 53,751.40	\$ 223.80	
Park CD 3212202	\$ (43,254.64)	\$ 43,435.48	\$ 180.84	
General CD 3051705	\$ (227,905.79)	\$ 227,905.79	\$ -	
Sales Tax CD 3327564	\$ (82,226.98)	\$ 82,226.98	\$ -	
Light CD 3640996	\$ (45,299.43)	\$ 45,493.53	\$ 194.10	
General CD 3212279	\$ (161,766.49)	\$ 161,766.49	\$ -	

<b>Citizens Bank</b>				
Consumer Dep 102-415	\$ (52,277.50)	\$ 52,527.50	\$ 250.00	
Cafeteria 125 102-407	\$ (15,759.62)	\$ 17,004.67	\$ 1,245.05	
Health Ded 102-482	\$ (192,013.88)	\$ 198,735.09	\$ 6,721.21	Regional Care Activity RE Deductible
25% Infracst 102-342	\$ (50,881.75)	\$ 59,980.32	\$ 9,098.57	25% Infracst Deposit
Cemetery Sav 753-122	\$ (7,873.06)	\$ 8,173.06	\$ 300.00	
Park Aluminum 772682	\$ (2,081.28)	\$ 2,363.75	\$ 282.47	
General TCD 109366	\$ (60,933.07)	\$ 61,424.54	\$ 491.47	
General TCD 109367	\$ (60,922.09)	\$ 61,413.47	\$ 491.38	
Light ICS 103217	\$ (1,128,228.64)	\$ 1,128,618.07	\$ 389.43	
Water ICS 103225	\$ (270,996.34)	\$ 271,089.84	\$ 93.50	
Sewer ICS 103241	\$ (138,676.32)	\$ 81,537.64	\$ (57,138.68)	Rutjens WWTF Pay Request #1
General ICS 103209	\$ (1,341,330.59)	\$ 1,341,793.62	\$ 463.03	
Building ICS 103233	\$ (47,564.65)	\$ 48,089.12	\$ 524.47	
Fire ICS 103268	\$ (117,298.92)	\$ 117,339.41	\$ 40.49	
Ambulance ICS 103276	\$ (308,887.85)	\$ 308,994.47	\$ 106.62	
Park ICS 103284	\$ (126,271.00)	\$ 126,314.59	\$ 43.59	
(Batting Cage)				
Police ICS 103292	\$ (60,295.17)	\$ 51,664.05	\$ (8,631.12)	Police Holiday Pay
<b>Keno ICS 103314</b>	\$ (172,084.15)	\$ <b>172,143.52</b>	\$ 59.37	
Street ICS 103349	\$ (50,717.90)	\$ 50,735.38	\$ 17.48	
Library ICS 103365	\$ (97,601.41)	\$ 97,635.10	\$ 33.69	
Senior Center ICS 103373	\$ (35,137.23)	\$ 35,149.33	\$ 12.10	
Redlg ICS 103381	\$ (82,350.88)	\$ 82,379.28	\$ 28.40	
Pool ICS 103438	\$ (26,774.01)	\$ 26,783.25	\$ 9.24	
Cemetery ICS 103446	\$ (19,612.92)	\$ 19,619.67	\$ 6.75	
25% Infrastructure ICS	\$ (104,936.74)	\$ 104,972.95	\$ 36.21	
Sales Tax ICS 103462	\$ (50,523.05)	\$ 50,540.44	\$ 17.39	
<b>Heritage Bank</b>				
UB ACH 411025	\$ (309,486.43)	\$ 395,380.72	\$ 85,894.29	UB ACH Deposit
<b>CITY FUND TOTAL</b>	\$ (7,035,217.13)	\$ 7,088,806.89	\$ <b>53,589.76</b>	

# ST. PAUL

## WELCOME SIGNAGE

St. Paul, NE  
Date: 6/29/2021

### Sheet Index

- A1.01: WELCOME ID - MONUMENT SIGN W/ BRICK PILLARS
- A1.02: DAY/NIGHT RENDERING

### NOTE:

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CLEARANCES WITH A FIELD SURVEY BEFORE PRODUCTION.
- VERIFY ALL PAINT AND VINYL COLORS WITH CUSTOMER BEFORE FINISHING.

Site Plan



### LEGEND

A1	MONUMENT SIGN	42.50SF
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NOTE: SIGN LOCATION SHOWN FOR DISPLAY PURPOSES ONLY. ACTUAL LOCATIONS TO BE DETERMINED.



3030 W Old Hwy 30  
Grand Island, NE 68802  
308.381.5525  
1.877.381.5530  
[www.love-signs.com](http://www.love-signs.com)



# SI PAUL

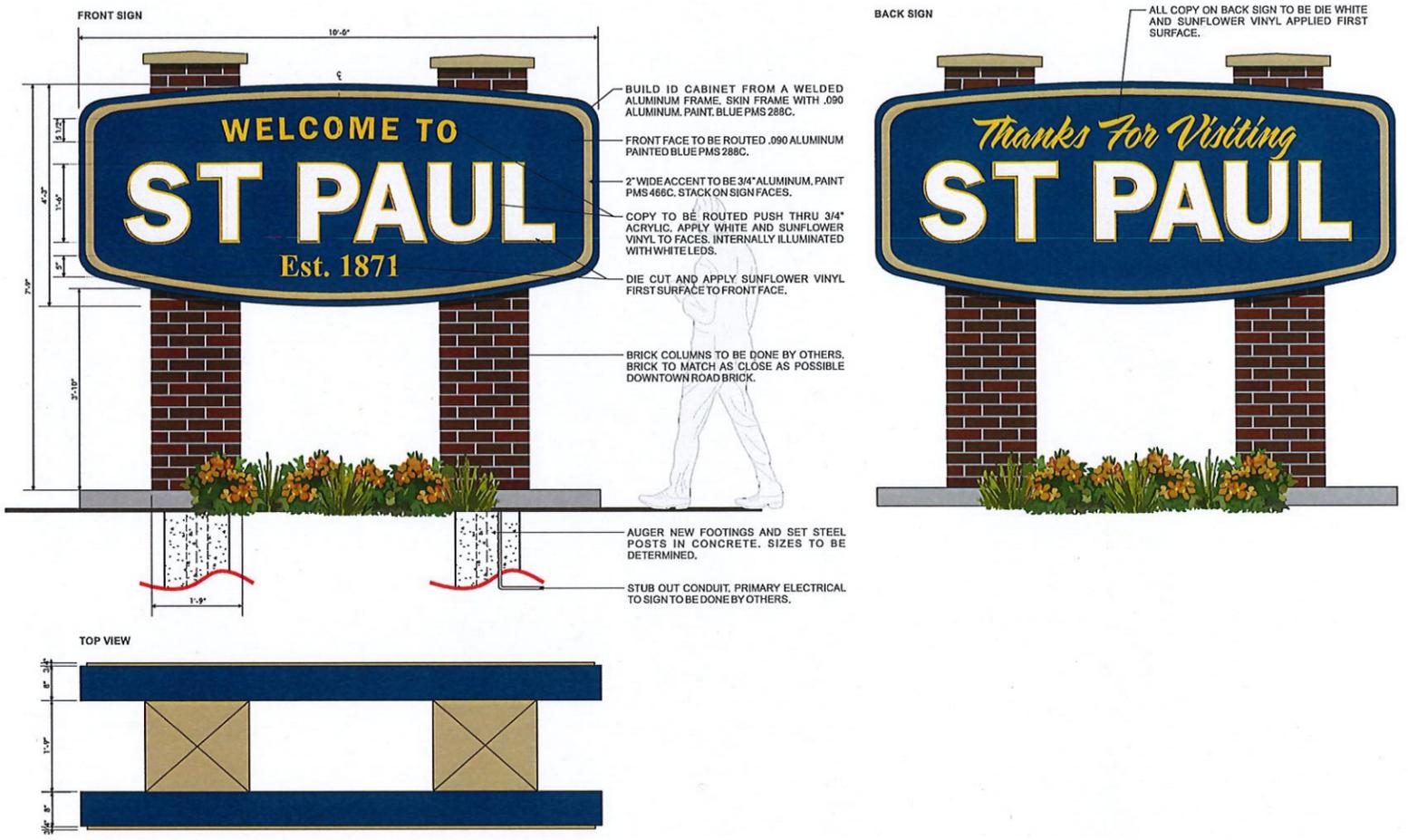
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ANY FORM WITHOUT  
WRITTEN PERMISSION  
FROM LOVE SIGNS  
OF GRAND ISLAND.

FOR PRESENTATION PURPOSES ONLY  
NOT CONSTRUCTION DOCUMENTS

SHEET  
**COVER**  
Copyright 2006-2021

**WELCOME ID - MONUMENT SIGN W/ BRICK PILLARS**  
 SCALE: 1/2"=1'-0"

MATERIAL LEGEND		
NAME/MATERIAL	COLOR	
SUNFLOWER VINYL 230-53	[Sunflower Yellow]	
COBALT BLUE 230-157	[Cobalt Blue]	



**LOVE Signs**

3030 W Old Hwy 30  
 Grand Island, NE 68802  
 308.381.5525  
 1.877.381.5530  
[www.loveignco.com](http://www.loveignco.com)

f t i

Designer: D. Beck  
 Sales: Derek Beck  
 Location: Grand Island, NE  
 Date: 6-29-21  
 Approved By:

Project:  
 Welcome ID

Client:  
**SI PAUL**  
 St. Paul, NE

Revisions:

#	DATE	REASON

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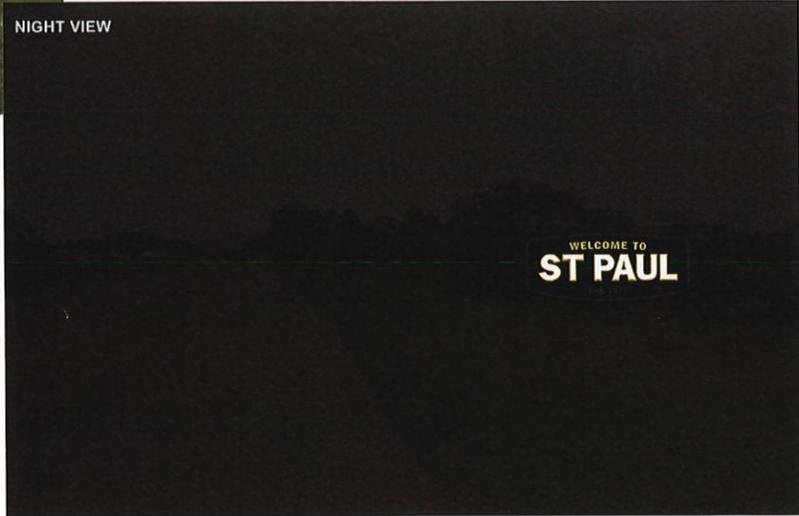
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SHEET  
**A1.01**  
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A1 DAY/NIGHT RENDERING  
SCALE: nts



NOTE: SIGN LOCATION SHOWN FOR DISPLAY PURPOSES ONLY. ACTUAL LOCATIONS TO BE DETERMINED.



**LOVE**  
*Signs*

3030 W Old Hwy 20  
Grand Island, NE 68802  
308.381.5525  
1.877.381.5530

[www.lovesignco.com](http://www.lovesignco.com)

Designer: D. Beck  
Sales: Derek Beck  
Location: Grand Island, NE  
Date: 6-29-21  
Approved By:

Project:

Welcome ID

Client:

**SI PAUL**

St. Paul, NE

Revisions:

#	DATE	REASON

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SHEET  
**A1.02**  
Copyright 2006-2021

**Connie Beck**

---

**From:** Connie Beck  
**Sent:** Wednesday, January 19, 2022 9:47 AM  
**To:** Mike Coghlan (stpauldevcorp@gmail.com); Jason White; Chuck Schmid; 'Jerry Thompson'; Joel Bergman; Katie Kowalski; Mike Feeken  
**Cc:** Matthew Helzer (mhelzer@cityofstpaulne.org); Brian Friedrichsen  
**Subject:** City of St. Paul Welcome Signs Bid Letting  
  
**Importance:** High

Good morning, in visiting with Attorney Jason White this morning, he stated that the City of St. Paul does NOT need to go out for BIDS regarding the "Welcome Signs". He also stated that if the City wants to go out for bids, it would not be a problem; you would have to take the lowest responsible Bid. This comes from NE State Statute 17-568.01 and 18-412.01. Thanks.

*Connie Jo Beck  
City of St. Paul  
City Clerk/Deputy Treasurer  
704 6<sup>th</sup> Street  
St Paul NE 68873  
Telephone: (308)754-4483  
Fax: (308)754-5286*

*Welcome  
Sign!*

**17-568.01. City engineer or village engineer; public works; prepare estimate of cost; board of public works; powers; contracts; procedure; city council or village board of trustees; powers and duties; public emergency.**

(1) The city engineer in a city of the second class or village engineer shall, when requested by the mayor, city council, or village board of trustees, make estimates of the cost of labor and material which may be done or furnished by contract with the city or village and make all surveys, estimates, and calculations necessary to be made for the establishment of grades, the building of culverts, sewers, electric light systems, waterworks, power plants, public heating systems, bridges, curbing, and gutters, the improvement of streets, and the erection and repair of buildings and shall perform such other duties as the city council or village board of trustees may require.

When a city of the second class has appointed a board of public works, and the mayor and city council have by ordinance so authorized, the board of public works may utilize its own engineering staff and may hire consulting engineers for the design and installation of extensions and improvements of the works under the jurisdiction of the board of public works. Whenever the mayor and city council have authorized the same, the board of public works may purchase material and employ labor for the enlargement or improvement of the systems and works under the jurisdiction of the board of public works.

(2) Except as provided in section 18-412.01, no contract for enlargement or general improvements, such as water extensions, sewers, public heating systems, bridges, work on streets, or any other work or improvement when the cost of such enlargement or improvement is assessed to the property, costing over thirty thousand dollars shall be made unless it is first approved by the city council or village board of trustees.

(3) Except as provided in section 18-412.01, before the city council or village board of trustees makes any contract in excess of thirty thousand dollars for enlargement or general improvements, such as water extensions, sewers, public heating systems, bridges, work on streets, or any other work or improvement when the cost of such enlargement or improvement is assessed to the property, an estimate of the cost shall be made by the city engineer or village engineer and submitted to the city council or village board of trustees. In advertising for bids as provided in subsections (4) and (6) of this section, the city council or village board of trustees may publish the amount of the estimate.

(4) Advertisements for bids shall be required for any contract costing over thirty thousand dollars entered into (a) for enlargement or general improvements, such as water extensions, sewers, public heating systems, bridges, work on streets, or any other work or improvement when the cost of such enlargement or

*No bidding  
on  
City  
Sign!*

improvement is assessed to the property, or (b) for the purchase of equipment used in the construction of such enlargement or general improvements.

(5) A municipal electric utility may enter into a contract for the enlargement or improvement of the electric system or for the purchase of equipment used for such enlargement or improvement without advertising for bids if the price is: (a) Thirty thousand dollars or less; (b) sixty thousand dollars or less and the municipal electric utility has gross annual revenue from retail sales in excess of one million dollars; (c) ninety thousand dollars or less and the municipal electric utility has gross annual revenue from retail sales in excess of five million dollars; or (d) one hundred twenty thousand dollars or less and the municipal electric utility has gross annual revenue from retail sales in excess of ten million dollars.

(6) The advertisement provided for in subsections (3) and (4) of this section shall be published at least seven days prior to the bid closing in a legal newspaper in or of general circulation in the city or village. In case of a public emergency resulting from infectious or contagious diseases, destructive windstorms, floods, snow, war, or an exigency or pressing necessity or unforeseen need calling for immediate action or remedy to prevent a serious loss of, or serious injury or damage to, life, health, or property, estimates of costs and advertising for bids may be waived in the emergency ordinance authorized by section 17-613 when adopted by a three-fourths vote of the city council or village board of trustees and entered of record.

(7) If, after advertising for bids as provided in subsections (3), (4), and (6) of this section, the city council or village board of trustees receives fewer than two bids on a contract or if the bids received by the city council or village board of trustees contain a price which exceeds the estimated cost, the mayor and the city council or village board of trustees may negotiate a contract in an attempt to complete the proposed enlargement or general improvements at a cost commensurate with the estimate given.

(8) If the materials are of such a nature that, in the opinion of the manufacturer and with the concurrence of the city council, village board of trustees, or board of public works, no cost can be estimated until the materials have been manufactured or assembled to the specific qualifications of the purchasing municipality, the city council, village board of trustees, or board of public works may authorize the manufacture and assemblage of such materials and may thereafter approve the estimated cost expenditure when it is provided by the manufacturer.

**Source:** Laws 1879, § 20, p. 197; R.S.1913, § 5011; Laws 1921, c. 183, § 1, p. 695; C.S.1922, § 4180; Laws 1925, c. 51, § 1, p. 202; C.S.1929, § 17-119; Laws 1943, c. 25, § 1, p. 118; R.S.1943, § 17-568; Laws 1949, c. 25, § 1(2), p. 98; Laws 1951, c. 34, § 1, p. 134; Laws 1957, c. 32, § 1, p. 195; Laws 1959, c. 61, § 2, p. 277; Laws 1969, c. 78, § 2, p. 409; Laws 1975, LB 171, § 2; Laws 1979, LB 356,

§ 2; Laws 1983, LB 304, § 4; Laws 1984, LB 540, § 8; Laws 1997, LB 238, § 3;  
Laws 2008, LB947, § 2; Laws 2017, LB133, § 193.

#### **Annotations**

Engineer's estimate of cost of proposed improvement under this section is jurisdictional. *Campbell v. City of Ogallala*, 183 Neb. 238, 159 N.W.2d 574 (1968).

Engineer's estimate of cost of proposed sidewalk is jurisdictional, and must be submitted to and approved by council before it may make contract for laying the same. *Moss v. City of Fairbury*, 66 Neb. 671, 92 N.W. 721 (1902).

Council has no power to contract for grading until it shall have enacted an ordinance therefor after an estimate of the cost has been made by the city engineer. *Fulton v. City of Lincoln*, 9 Neb. 358, 2 N.W. 724 (1879).

**18-412.01. Electric system; contract to operate; bidding requirements.**

Whenever any city or village in this state contracts with a public power district or an agency of the United States Government to operate, renew, replace, and add to the electric distribution, transmission, or generation system of the city or village and in the performance of the contract the public power district or the United States Government agrees to comply with the laws relating to bidding for contracts entered into by public power districts or the United States Government, the city or village shall not be required to advertise for or take bids for such renewals, replacements, or additions.

**Source:** Laws 1969, c. 78, § 3, p. 410; Laws 1998, LB 1129, § 1.

**Connie Beck**

---

**From:** Connie Beck  
**Sent:** Wednesday, January 12, 2022 2:52 PM  
**To:** Mike Coghlan (stpauldevcorp@gmail.com)  
**Cc:** Joel Bergman; Matthew Helzer (mhelzer@cityofstpaulne.org)  
**Subject:** Cost Estimate of the two (2) Welcome signs

**Importance:** High

Good Afternoon Mike, can I get the cost estimate of the two (2) Welcome signs; what will be coming out of the LB840 fund? Thanks.

*Connie Jo Beck  
City of St. Paul  
City Clerk/Deputy Treasurer  
704 6<sup>th</sup> Street  
St Paul NE 68873  
Telephone: (308)754-4483  
Fax: (308)754-5286*

# RATE CHANGE REQUEST

*Agenda  
4-4-22*



**Client Name:**

**Requestors Name:** St. Paul Rescue Squad

**Effective Date of New Rates:** 4-1-2022

When determining your billing rates, take into consideration all of your expenses including, daily, annual, depreciated and future capital costs (see enclosed budget form). Your service may charge any rate amount appropriate to your service's financial needs. If your current rates are higher than the new rates below, your rates will not be adjusted. You must sign and provide your effective date below before the changes will be made.

HCPCS/Description	Industry Rate Ranges	New Rate
A0425: Ground Mileage	\$15.00 – \$23.00	
A0426: ALS Non-Emergency	\$690.00 – \$1385.75	
A0427: ALS Emergency	\$747.50 – \$1598.50	
A0428: BLS Non-Emergency	\$488.75 – \$1230.50	
A0429: BLS Emergency	\$540.50 – \$1353.50	<i>850.00</i>
A0433: ALS 2	\$839.50 – \$2093.00	
A0434: SCT	\$977.50 – \$2185.00	
Treatment w/o Transport (TNT)	\$115.00 – \$172.50	<i>850.00</i>
Wheelchair Van Base Rate		
Wheelchair Van Mileage		

Are your ambulance rates set by ordinance? Yes  No  (If yes, send a copy of the ordinance.)

*[Handwritten Signature]*

3-28-2022

**Signature of Requestor**

**Date Requested**

## Connie Beck

---

**From:** Sandra Brady <SBrady@quickmedclaims.com>  
**Sent:** Thursday, March 24, 2022 11:45 AM  
**To:** Connie Beck  
**Subject:** Rates  
**Attachments:** Rates Blank Form.docx

This message was sent securely using ZixCorp.

Hi Connie,  
I believe this is what you were referring to (see attached). Below are the current charges for St. Paul.

A0425: Ground Mileage \$13.00
A0426: ALS Non-Emergency: N/A
A0427: ALS Emergency: N/A
A0428: BLS Non-Emergency: \$425.00
A0429: BLS Emergency: \$850.00
A0433: ALS 2: N/A
A0434: SCT: N/A
Treatment w/o Transport (TNT): \$150.00

### Sandy Brady, CAC

Client Success Team  
Phone: 866-502-1911Ext. 7501  
Direct: 412-710-2033  
Fax: 412-392-7229  
[Sbrady@quickmedclaims.com](mailto:Sbrady@quickmedclaims.com)  
[www.quickmedclaims.com](http://www.quickmedclaims.com)



**QUICK MED CLAIMS**  
Emergency Medical Transportation Billing Services • Reimbursement Consulting



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This message was secured by **ZixCorp<sup>(R)</sup>**.

# 2021 RATE CHANGE REQUEST

*Approved 7-6-21  
emailed 7-7-21*



Client Name: ST Paul Rescue Service in NE

Requestors Name: Nathan Meyer, EMT Captain

Effective Date of New Rates: 6-28-2021

When determining your billing rates, take into consideration all of your expenses including, daily, annual, depreciated and future capital costs (see enclosed budget form). Your service may charge any rate amount appropriate to your service's financial needs. If your current rates are higher than the new rates below, your rates will not be adjusted. You must sign and provide your effective date below before the changes will be made.

HCPCS/Description	Industry Rate Ranges	New Rate
A0425: Ground Mileage	\$15.00 – 25.00	
A0426: ALS Non-Emergency	\$690.00 – 1385.75	
A0427: ALS Emergency	\$747.50 – 1598.50	
A0428: BLS Non-Emergency	\$488.75 – 1230.50	
A0429: BLS Emergency	\$540.50 – 1353.50	<i>\$850.00</i>
A0433: ALS 2	\$839.50 – 2093.00	
A0434: SCT	\$977.50 – 2185.00	
Treatment w/o Transport (TNT)	\$115.00 – 172.50	<i>\$150.00</i>
Wheelchair Van Base Rate		
Wheelchair Van Mileage		

Are your ambulance rates set by ordinance? Yes  No  (If yes, send a copy of the ordinance.)

*Nathan Meyer*  
 \_\_\_\_\_  
 Nathan Meyer, EMT Captain  
 Signature of Requestor

6-28-2021  
 \_\_\_\_\_  
 Date Requested  
*Joel M. Bergman*  
 \_\_\_\_\_  
 Joel M. Bergman, Mayor (St. Paul)

Omaha Office Use Only:  
 Submitter Name \_\_\_\_\_

Phone: 402-572-4019

# Charges by Company

Company IS St Paul Rescue Service

## St Paul Rescue Service

Tax ID: 476006345

Charge	HCPCS	Expected Amount	Start Date	End Date
Aspirin 5gr Tab.	J3490	\$1.10	N/A	N/A
ASSESS NO TRANSPORT SPR A09	A0998	\$150.00	N/A	N/A
BASIC CARE SPR A0428	A0428	\$425.00	N/A	N/A
BASIC EMERG CARE SPR A0429	A0429	\$850.00	N/A	N/A
Dextrose (D5W) %5 bag	J7040	\$5.00	N/A	N/A
STAND BY PER HALF HR DHK A0	A0398	\$78.50	N/A	4/30/2021
STAND BY PER HALF HR DHK A0	A0398	\$80.00	5/1/2021	N/A
TRANSPORT VEHICLE SPR A0425	A0425	\$13.00	N/A	N/A

- Mileage for industry range
- gas, oil, maint., repairs, tires, bldg money for new firehall.

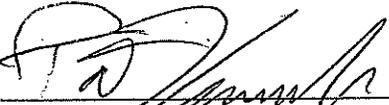
# St. Paul Fire Department

824 6th. Street  
St. Paul, NE 68873

Phone (308) 754-5254

## MEMBERSHIP APPLICATION

I Emily Paczosa would like to become a member of the ST. PAUL FIRE DEPARTMENT & RESCUE SQUAD. I have had the duties and responsibilities explained to me, and I willingly accept the responsibility of becoming a member of the ST. PAUL FIRE DEPARTMENT if I am accepted by the ST. PAUL FIRE DEPARTMENT and the ST. PAUL CITY COUNCIL and ST. PAUL RURAL FIRE PROTECTION BOARD.

<u></u> SIGNATURE OF APPLICANT	<u>3/1/22</u> DATE
<u></u> SIGNATURE OF SPFD TRUSTEE	<u>3-28-22</u> DATE
<u></u> SIGNATURE OF SPFD TRUSTEE	<u>3-31-22</u> DATE
<u></u> SIGNATURE OF SPFD TRUSTEE	<u>3-28-22</u> DATE

Applicant information: NAME Emily Paczosa  
ADDRESS 411 Mill St S  
Dannebrog NE 68831  
BIRTHDATE 4/9/1991  
PHONE (308) 750-1776  
EMT LICENSE # 23290  
DRIVERS LICENSE # 413158993  
SOCIAL SECURITY # \_\_\_\_\_

**CITY OF ST. PAUL**  
**PUBLIC SAFETY EMPLOYMENT APPLICATION**  
**Fire Department & Rescue Squad**

The CITY OF ST. PAUL is an Equal Opportunity Employer. Race, color, religion, age, sex, disability, marital or voters, status, place of national origin and other categories protected by law are not factors in employment, promotion, compensation or working conditions,

Please Print Date: 3/2/22  
Application should be completed in its ENTIRETY, without reference to attached resume. Applicants are responsible for the accuracy of this form. Failure to provide complete information could jeopardize your opportunity for full consideration.

**Applicant Information**

Name: Emily Paccosa  
Address: 411 Mill St S City/State: Danvers NE Zip Code: 68831  
Telephone: (308) 750-1776 Message #: ( )  
Do you have a valid driver's license? yes State/License #: H13158993  
Are you over 18 years of age? yes  
Have you ever applied to, or worked for the CITY OF ST. PAUL before? NO If yes, when? \_\_\_\_\_  
Do you have any friends or relatives working for the CITY OF ST. PAUL? NO  
If yes, state name and relationship: \_\_\_\_\_  
How did you hear about us/this opening? Dawn Wilkens  
Have you ever been, convicted of a felony or misdemeanor (including any sealed or expunged convictions)? NO (Note: Applicant may be denied employment solely on the grounds of a conviction of a criminal offense. The nature of the offense, the date of the offense, the surrounding circumstances and the relevance of the offense to the position applied for may, however be considered.)  
If yes, explain — include arresting agency:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**General Information about Employment Desired**

Position, you are applying for? Circle one: Firefighter OR EMT  
If applying for EMT - B, do you currently hold EMT-B Certification? yes (Attach to application)  
Are you available to volunteer your time on days, evenings and nights? Days

### Educational Background

	School Location / Sponsor	Course of Study	Dates Attended / Diploma / Degree
High School	Centura	General	Graduated 2009
Community College	CCC-Grand Island	Paramedic	Graduated 2021
Trade School	None		
College University	Doane	Accounting	Graduated 2015
Seminars / Other			

### Employment History

List all previous employers starting with your present or most recent position. Attach additional sheets if necessary.

Name of Company: Howard County Medical Center  
 Name of Supervisor: Jillyn Klein  
 Address: 1113 Sherman St. St. Paul NE 68873  
Street City State Zip Code  
 Telephone Number: (308) 754-2307  
 Position and Duties: Patient Services Director

Dates of Employment: December 2022 - Present  
 Starting Rate of Pay: N/A Ending Rate of pay: N/A  
 Reason for Leaving: Not leaving  
 May we contact your present employer? yes

Name of Company: Central Community College  
 Name of Supervisor: Amy Santos  
 Address: 3134 Hwy 34 Grand Island NE 68801  
Street City State Zip Code  
 Telephone Number: (308) 398-4222  
 Position and Duties: Emergency Services Instructor and CPR instructor  
Teach various classes including EMT, EMR, CPR and  
specialty courses.

Dates of Employment: November 2022 - Present  
 Starting Rate of Pay: N/A Ending Rate of pay: N/A  
 Reason for Leaving: Not Leaving

Name of Company: CHI - ~~Good Samaritan~~ Good Samaritan  
 Name of Supervisor: Matt Walters  
 Address: 10 E 31st Kearney NE 68847  
Street City State Zip Code  
 Telephone Number: (308) 865-7100  
 Position and Duties: EMT

9-1-1 Response  
Interfacility transport  
 Dates of Employment: May 2022 - ~~Present~~ November 2022  
 Starting Rate of Pay: N/A Ending Rate of pay: N/A  
 Reason for Leaving: Too many hours  
(60-90 per week)  
Too many consecutive shifts (3-4; 24 hr shifts)

Personal References- not related to you.

Name and Occupation	Address-Home / Business	Phone #—Home / Business
1. Fred Benzel	3 G I F D	(308) 370-6163
2. Devan Wilkins	State of NE	(308) 529-3650
3. Amy Santos	CCC- Paramedic Program Director	(402) 398-7479
4. Dakota Sombre	HCMC	(308) 750-2691

Please Read and Initial Each Paragraph Below (if there is any part of this page you do not understand, please ask the interviewer about it before signing).

I hereby certify that I have not knowingly withheld any information that might adversely affect my chances for employment and that the answers given by me are true and correct to the best of my knowledge. I further certify that I, the undersigned applicant, have personally completed this application. I understand that any omission or misstatement on this application or on any documents used to secure employment shall be grounds for rejection of this application or for immediate discharge if I am employed, regardless of the time elapsed before discovery.

Initial EP

I understand that if offered employment, the offer is contingent on my passing a pre-employment drug screen and a pre-employment physical. By signing this application, I voluntarily agree to submit to a pre-employment drug screen, if required, and a pre-employment physical upon receipt of a verbal offer of employment. I understand that failure to pass the drug screen and/or physical will result in withdrawal of the employment offer.

Initial EP

If hired I also agree to submit to random alcohol or drug testing as a condition of employment (if a Commercial Drivers license is required for the position for which I am applying). I agree that the CITY OF ST. PAUL may conduct alcohol or drug screening at its sole discretion with or without notice with or without cause or reason. I also understand that refusal to submit to a random alcohol/drug screen will be considered a refusal to test and I will be subject to disciplinary action.

Initial EP

I understand that if offered employment, I will, as a condition of employment, be required to submit proof of my identity and legal right to work in the United States on my first day of employment.

Initial EP

If the position applied for requires driving in the course of work, I understand that I will be required to possess a current and valid Nebraska driver's license.

Initial EP

My signature below certifies that I have read and understand this complete page, and agree to the terms and condition. Outlined in this document.

Applicant's Signature

Date

AUTHORIZATION TO CONDUCT A BACKGROUND SEARCH

NOTICE TO APPLICANT

Due to the confidential nature of employment with the CITY OF ST. PAUL, I hereby give consent to have my Background searched, including a criminal history inquiry. I understand that I must provide my full name, date of birth, drivers license number, social security number and any alias or other name or names I have been mown by. I understand that this search will be conducted only if I am the candidate selected for the position.

NAME: Emily Anne Paczosa  
FIRST MIDDLE LAST

DATE OF BIRTH: April 9 1991  
MONTH DAY YEAR

DRIVERS LICENSE NUMBER and STATE OF ISSUANCE: H13158993 EMT-23290

ALIAS OR OTHER NAMES USED (INCLUDING MAIDEN): Emily Webb

SOCIAL SECURITY NUMBER: 506-29-1265

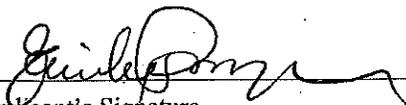
I attest that the above information is true, accurate and complete.

SIGNED 

DATE 3/2/22

AUTHORIZATION FOR FINGERPRINT IDENTIFICATION

Pursuant to Neb. Rev. Stat. 19- 1831. I agree to submit a full set of fingerprints to the CITY OF ST. PAUL as an applicant for a position covered by the Civil Service Act. I hereby authorize the Mayor, as the appointing authority for Grand Island, to forward he fingerprints for identification to the Federal Bureau of Investigation. I understand that the sole purpose of the fingerprint identification is to confirm information I have provided to the City in my job application.

  
Applicant's Signature

Date	Type	Description	Category	Amount	Balance
3/23/2022	On-Us Check	CK # 1217		-7538.22	\$ 11,497.00
3/22/2022	On-Us Check	CK # 1216		-3098.98	\$ 19,035.22
3/14/2022	On-Us Check	CK # 1215		-204.17	\$ 22,134.20

*Balance*

Sales Tax Balance: 300277

*Balance      Sales Tax      300-504-420*

*\$191,110 <sup>12</sup>*



# The City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

As of February 28, 2022

## Homestead Bank

Checking (NOW) 300-100-027.....\$	617,743.35
City Sales Tax (Checking) 300-300-277.....	22,338.37
St. Paul Civic Center (MMDA) 300-300-749.....	5,161.98
City REDLG (Secure Plus) 300-301-465.....	39,072.95
American Rescue Plan (ARP) Funds 300-303-057.....	206,454.25
Water Treatment Plant (Bond Reserve) (MMDA) 300-504-189.....	7,401.71
Keno (MMDA) 300-504-409.....	66,805.73
Sales Tax (P.I.) 300-504-420.....	155,510.38
Pool Construction (MMDA) 300-504-442.....	13,882.78
Premium Investment (P.I.) 300-504-684.....	15,483.72
General Equipment Sinking (MMDA) 300-504-805.....	13,255.32
Sewer Building & Equipment Fund (MMDA) 300-504-849.....	19,213.97
Police Equipment Fund (MMDA) 300-504-860.....	15,822.38
Senior Center Fund (MMDA) 300-504-882.....	8,332.97
Brick Account (MMDA) 300-504-915.....	2,022.49
Library Maintenance Reserve (MMDA) 300-504-970.....	5,331.75
Light Sinking Fund (MMDA) 300-504-981.....	8,467.07
Fire Sinking Fund (MMDA) 300-504-992.....	7,475.69
EMT Sinking Fund (MMDA) 300-505-003.....	7,890.39
Street Sinking Fund (MMDA) 300-504-014.....	11,906.07
Park Equipment Sinking Fund (MMDA) 300-505-025.....	11,564.58
TIF Projects (MMDA) 300-505-036.....	1,108.65
After School Program (MMDA) 300-505-146.....	0.00
St. Paul Elmwood Cemetery Foundation (MMDA) 300-505-168.....	16,588.97
Civic Center Sinking Fund (MMDA) 300-505-179.....	1,827.90
Walk/Bike Trail (Savings) 300054827.....	3,440.63
Light (TCD) 3233633 mat. 2/3/25.....	42,892.53
Water (TCD) 3398295 mat. 2/3/25.....	32,576.61
Sewer (TCD) 3729928 mat. 2/3/25.....	38,006.04
Sewer (TCD) 3854749 mat. 2/3/25.....	38,006.04
General (TCD) 3272801 mat. 2/3/25.....	41,263.69
Fire (TCD) 3302364 mat. 2/3/25.....	24,975.41
Ambulance (TCD) 3628065 mat 2/3/25.....	53,751.40
Park (TCD) 32296852 mat. 2/3/25.....	43,435.48
General (TCD) 3051705 mat. 4/10/22.....	227,905.79
Sales Tax (TCD) 3327564 mat. 4/4/22.....	82,226.98
Light (TCD) 3640996 mat. 5/15/22.....	45,493.53
General (TCD) 3212279 mat. 7/8/24.....	161,766.49



## Citizens Bank & Trust

"This institution is an equal opportunity provider, and employer".



Consumer Deposit Fund (Checking) 102415.....	52,527.50
Cafeteria 125 (NOW) 102407.....	17,004.67
Health Deductible Account (NOW) 102482.....	198,735.09
Sales Tax Infrastructure (NOW) 102342.....	59,980.32
Cemetery (Savings) 753122.....	8,173.06
City Park Aluminum Improvement (Savings) 772682.....	2,363.75
General (TCD) 109366 mat 11/15/23.....	61,424.54
General (TCD)109367 mat 11/15/23.....	61,413.47
Lights (ICS MMA) 103217.....	1,128,618.07
Water (ICS MMA) 103225.....	271,089.84
Sewer (ICS MMA) 103241.....	81,537.64
General (ICS MMA) 103209.....	1,341,793.62
Building (ICS MMA) 103233.....	48,089.12
Fire (ICS MMA) 103268.....	117,339.41
Ambulance (ICS MMA) 103276.....	308,994.47
Park (ICS MMA) 103284.....	126,314.59
Police (ICS MMA) 103292.....	51,664.05
Keno (ICS MMA) 103314.....	172,143.52
Streets (ICS MMA) 103349.....	50,735.38
Library (ICS MMA) 103365.....	97,635.10
Senior Center (ICS MMA) 103373.....	35,149.33
Red Leg (ICS MMA) 103381.....	82,379.28
Pool (ICS MMA) 103438.....	26,783.25
Elmwood Cemetery (ICS MMA) 103446.....	19,619.67
25% Sales Tax Infrastructure (ICS MMA) 102342.....	104,972.95
City Sales Tax 103462 (ICS Bus. Int.).....	50,540.44
<b>Heritage Bank</b>	
ACH Account (MMDA) 411025.....	395,380.72
Total City Funds.....\$	7,088,806.89

  
 \_\_\_\_\_  
 City Treasurer

<b>CURRENT WAGES ST. PAUL POLICE</b>		
<b>Daniel Howard</b>	<b>6/23/2021</b>	<b>12/23/2021</b>
Salary	\$55,120.00	\$56,784.00
Bi-Weekly	\$2,120.00	\$2,184.00
Hourly	\$26.50	\$27.30
<b>Scott Greenwalt</b>		<b>10/1/2021</b>
Hourly		\$26.32
<b>Matt Costello*</b>		<b>10/1/2021</b>
Hourly		\$23.45
<b>Moriah Rawlings</b>	<b>7/1/2021</b>	<b>1/1/2022</b>
Hourly	\$19.19	\$19.77
<b>Trev Sharman</b>		<b>7/26/2021</b>
Part-time Officer		\$20.00
<b>Dylan Dreher</b>		<b>11/3/2021</b>
Part-Time Officer		\$20.00

\*Costello's employment ended 02/01/2022



Dear St. Paul City Council,

Employee Safety. Customer Safety. Customer Satisfaction. Productivity. These words are all very important in business, and are also all interlinked. An employee injury has the ability to impact many different aspects of a business. There are various studies available on the subject, but on average, medical costs alone from a back injury average between \$40,000 and \$80,000 per employee. Adding in lost time and settlement costs will easily elevate that number to over \$100,000.

At Howard County Medical Center, we value employee safety. Our employees come to work every day to support the mission of our facility and provide excellent care to our patients. In return, we want to give our employees every chance to succeed at the very thing they love to do. In addition, ensuring our employees are physically able to do the job ensures not only the safety of the employee, but also the safety of the patient.

We purchased and have been using the Physical Capacity Profile (PCP) machine since the fall of 2013. The PCP tests 28 specific measurements that, if an injury does occur, can be used by a treating physician or therapist to aid in the rehabilitation process. The machine is compliant with the American with Disabilities Act, the Equal Employment Opportunity Commission and is HIPAA compliant. The test reports have been used successfully by companies to improve their hiring practices, better match employees to positions within a company and to reduce settlements in workers compensation cases. Decisions made based off of PCP findings have also been supported when challenged in a court of law.

Employers that utilize the PCP testing procedure find out prior to an injury if an employee has pre-existing impairments, and if so, can assign an impairment rating per the American Medical Association Guides (AMA). State statutes allow employers to use documented pre-existing conditions in the reduction of future workers compensation settlements. **This test is available for just \$65 per employee.**

Employees that can safely perform their job are more likely to stay at a company longer. If injuries can be minimized by effectively matching workers with jobs that they can safely and productively do, costs associated with turnover and workers compensation will both be reduced.

I would welcome the opportunity to have you visit our facility, take a look at the machine, and talk with the very professionals that would be performing the 30-45 minute test on your employees.

Regards,  
Jillyn Klein  
Chief Operations Officer

Phone: 308-754-4421

[www.hcmc.us.com](http://www.hcmc.us.com)

Fax: 308-754-2307

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Greeley Medical Clinic • 109 West O'Connor • Greeley, Ne 68842 • P: 308-428-3018

Loup City Medical Clinic • 130N 6<sup>th</sup> #1 • Loup City, Ne 68853 • P: 308-745-0801

# Physical Capacity Profile®

**COMPANY NAME HERE**  
**ADDRESS HERE**  
**ADDRESS HERE**  
**(PHONE)**

Employee Name:

Joe Smith

Social Security Number

111-11-1111

Date Tested

07/01/2009

Sex

M

Employer

Company ABC

Job Title

Material Handler

Age

37

Height

74

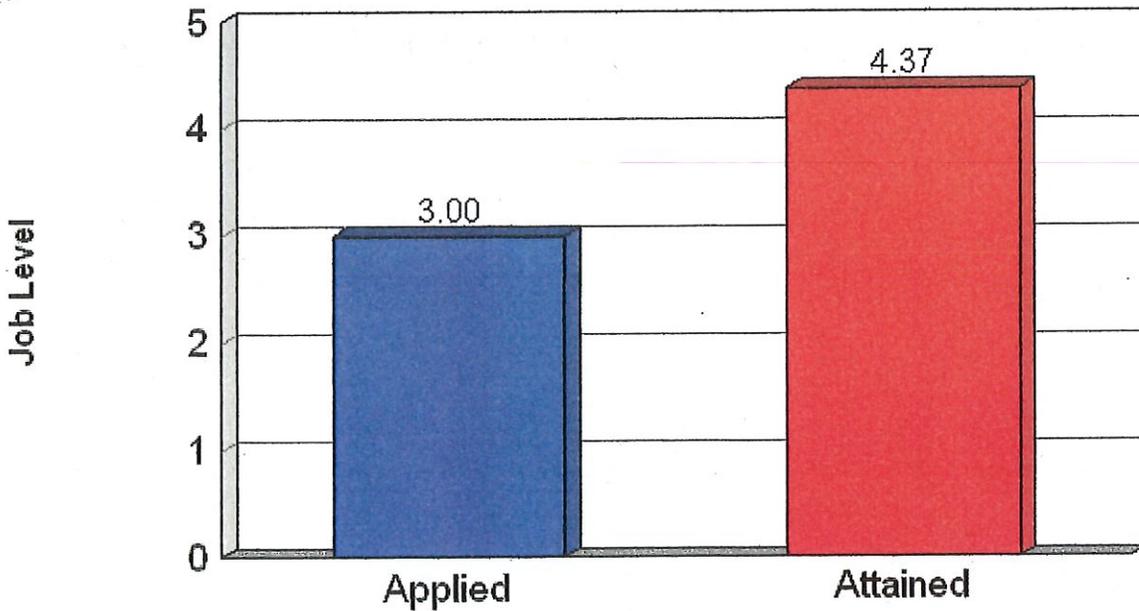
*Level 1: Sedentary Work.* Exerting up to 10 pounds of force occasionally and/or a negligible amount of force frequently. Involves sitting most of the time, but may involve walking or standing.

*Level 2: Light Work.* Exerting up to 20 pounds of force occasionally, and/or up to 10 pounds of force frequently. Requires walking or standing to a significant degree: or requires sitting most of the time but entails pushing and/or pulling of arm or leg controls.

*Level 3: Medium Work.* Exerting 20 to 50 pounds of force occasionally, and/or up to 10 to 25 pounds of force frequently, and/or greater than negligible up to 10 pounds of force constantly.

*Level 4: Heavy Work.* Exerting 50 to 100 pounds of force occasionally, and/or 25 to 50 pounds of force frequently, and/or 10 to 20 pounds of force constantly.

*Level 5: Very Heavy Work.* Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly.



**Job Level Applied For:    3**

**Job Level Attained    4**

## Physical Capacity Profile®

COMPANY NAME HERE

Employee Name:

Joe Smith

Sex

M

Age

37

Height

74

ADDRESS HERE

Social Security Number

111-11-1111

Employer

Company ABC

ADDRESS HERE

Date Tested

07/01/2009

Job Title

Material Handler

(PHONE)

### I. Medical History

Employee has a history of

Smoker

Fracture or Break of Bone(s)

### II. Notes

Low back pain-started in 1998; moving refrigerator; seen by Dr. Jennings; received physical therapy for 6 weeks; last episode of pain was Nov 1998; no pain today.

L ankle fracture- 1979; playing basketball; see by Dr. Richardson; casted for 8 weeks; no pain or problems.

### II. Conditions Determined by Functional Measurements or Medical History

The employee has a history of prior episodes of back pain.

Client by history has a severely symptomatic carpal tunnel syndrome. Utilizing diagnosis related estimate of impairment this may represent approximately a 30% presumptive impairment to the upper extremity and 15% body as a whole, AMA Guides to the Evaluation of Permanent Impairment; 4th edition.

This individual has a tested 26.25 percent difference in Supination strength. Utilizing the AMA Guides to the Evaluation of Permanent Impairment; 4th edition, this individual has a job placement impairment of 10%.

Measured flexion angle of the back indicates an estimated minimum 4% impairment utilizing the AMA Guides to the Evaluation of Permanent Impairment; 4th edition.

# Physical Capacity Profile®

**COMPANY NAME HERE**

**ADDRESS HERE**

**ADDRESS HERE**

**(PHONE**

Employee Name:

Joe Smith

Social Security Number

111-11-1111

Date Tested

07/01/2009

Sex

M

Employer

Company ABC

Job Title

Material Handler

Age

37

Height

74

### Strength and Ability Test Results

Pulse Rate	72 bpm	
Systolic BP	132 mmHg	
Diastolic BP	64 mmHg	
Weight	200 lbs.	
% Body Fat	24 percent	
Spirometry	450 L/min	
T12 ROM	100 degrees	
Sacral ROM	40 degrees	
True Lx Flex	60 degrees	
Squats	10 reps	
Situps	2 reps	
Pinch Right	16 lbs.	
Pinch Left	15 lbs.	
Grip Right	120 lbs.	
Grip Left	115 lbs.	
Pile	70 lbs.	
Supination Right	9.78 ft/lbs.	
Pronation Right	9.36 ft/lbs.	
Supination Left	7.21 ft/lbs.	
Pronation Left	8.83 ft/lbs.	
Wrist Flexion Right	13.89 ft/lbs.	
Wrist Flexion Left	14.34 ft/lbs.	Individual Trial variance is 16%.
Elbow Flexion Right	34.05 lbs.	
Elbow Flexion Left	32.17 lbs.	
Knee Extension	131.68 lbs.	
Shoulder Flexion Right	23.04 lbs.	Individual Trial variance is 33%.
Shoulder Flexion Left	21.2 lbs.	
Torso Lift	157.38 lbs.	
Leg Lift	155.82 lbs.	



## Contingent Offer and Pre-Employment Testing Information

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Address: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Phone: \_\_\_\_\_

Congratulations on your contingent offer of employment at Howard County Medical Center. As discussed, the offer of employment we gave to you is contingent on you successfully completing our pre-employment drug testing and PCP testing.

- 1. Drug & PCP testing:** Contact Howard County Medical Center Therapy Services department at 308-754-7861 in order to set up an appointment to complete this testing.

NOTE: If any of the contraindications listed below apply to you, please inform the Therapy Department when making your appointment. You may need to get a release from your primary care provider before completing the PCP test. A release form for your primary care provider will be provided to you.

- Acute Disc/Back Pathology
- Acute Back Pain/Current Back Pain.
- Neurologic Signs (radiculopathy, numbness, etc.)
- Recent Back Surgeries
- Recent Myocardial Infarction (Heart Attack)
- Acute Chest Disease (COPD, Emphysema, Pneumonia, etc.)
- Acute Pain in Any Joint or Body Part

- 2. Your Testing Appointment:** Your appointment will be at the HCMC Therapy Services Department. Please enter through the Therapy Services door on the southeast corner of the hospital (intersection of Kendall and Sherman St.) Please bring the following items with you:
  - A valid driver's license or state issued ID card.
  - Your social security number (Please write it out if you do not know it)
  - This form
  - *IF YOU ARE UNDER 18 YEARS OLD: "The Authorization to Release and/or Receive Confidential Information" form completed by your parent or guardian.*

# JOB DESCRIPTION WORKSHEET

**Date:**

**Name of Company:**

**Position:**

## JOB EVALUATION

Task	Occasionally (1%-33%)	Frequently (34%-66%)	Constantly (67%-100%)
Standing			
Walking			
Sitting			
Reclining			
Change of Position			
Reaching (Extended Hands /Arm)			
Reach across Midline			
Handling (Hold, Grasp, Seize, Turn)			
Fingering (Pinch/Pick)			
Feeling (Perceive Attributes of Objects)			
Crouching/Squatting (Bend Legs/Spine)			
Crawling			
Balancing			
Stooping (Bend at Waist)			
Kneeling			
Jumping			
Stairs			
Scaffolding			
Ramp			
Pole			
In/Out of Machine			
Ladder			

# JOB DESCRIPTION WORKSHEET

**Position:**

## MACHINE CONTROL OPERATION

Task	Occasional (1%-33%)	Frequently (34%-66%)	Constantly (67%-100%)
Arm/Hand			
Leg/Foot			
Simple Grasp (Grasp Lightly)			
Firm Grasp(Use Pressure/Force)			
Fine Manipulation			

In the following graph write in how much weight the individual will be lifting in each category.

Task	Occasionally (1%-33%)	Frequently (34%-66%)	Constantly (67%-100%)
Lifting/Lowering			
Carrying			
Pushing/Pulling(Force Exerted)			

**Determined Work Level:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Work related tasks & weights/forces associated:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Company Representative, Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Company Representative, Title

\_\_\_\_\_  
Date

PHYSICAL CAPACITY PROFILE®



PHYSICAL CAPACITY PROFILE®

*Matching physical abilities  
to the physical demands of a  
job, creating a cost-effective,  
efficient work force.*



## The Physical Capacity Profile® Testing System helps employers by:

Reducing injuries by ensuring employees have the physical strength to safely perform their job responsibilities.

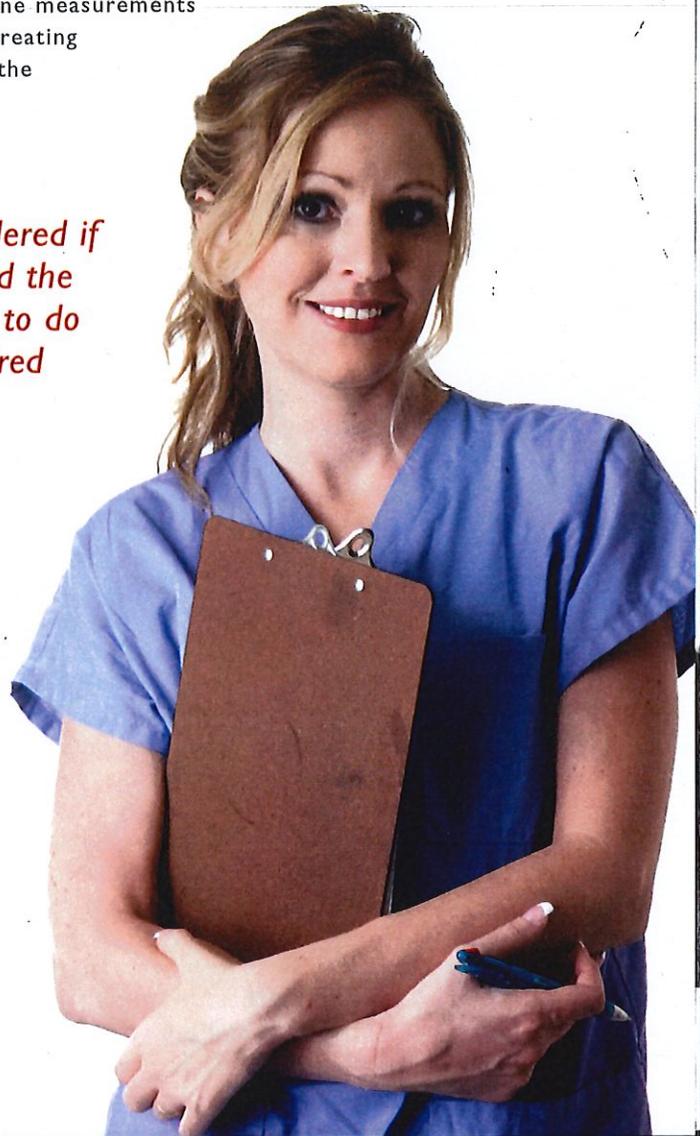
Reducing workers compensation exposure by documenting impairments that an employee brings with them to the workplace, per the American Medical Association (AMA) Guides.

Providing pre-injury baseline measurements on an employee allowing treating professionals to expedite the rehabilitation process.

*Have you ever wondered if a new hire really had the strength and fitness to do the job they were hired for?*

*Concerned about a new employee bringing an old injury to their position within the company?*

*Ever wondered if an employee was really ready to return to the same job after an injury?*



## Objective Baseline Data

The information gathered from the PCP Testing System can prove to be extremely valuable for a number of professionals involved in injury treatment and injury compensation.



1. **Physicians** appreciate having pre-injury measurements to assist in assuring employees are returned to their previous strength levels. Without objective data, the treating professionals are left trying to measure uninjured limbs that may or may not be comparable to the injured body part.

2. **Employers'** legal teams many times are left trying to defend claims from employees claiming to have been 100% healthy prior to an injury. In the past, medical information made available from other testing methods such as job simulation and physician physicals has been disputable because of its subjective nature leaving both the company and its counsel in an indefensible position.



3. **Insurance companies** for years have paid for workers compensation claims that were not caused by or at their insured's place of employment. Without reliable medical information both the company and the insurance company must assume an employee is/was 100% healthy and pay to rehabilitate or compensate back to zero. Research shows that few if any are 100% healthy as defined by the American Medical Association Guides. Most state workers compensation statutes support an employer if they can provide objective data proving an employee brought musculoskeletal impairments to the work place.

*"More employers are giving these tests so doctors have objective data to base findings on, which means it's admissible in court. With these tests the employer and the employees will have the evidence they need to prove in court the extent of injury."* — Rebecca Tatlow, Workers Compensation Attorney

## Cost-Effective

Research has demonstrated that measuring the physical forces or the essential functions of a position and matching an employee's physical strength to those job responsibilities significantly reduces injuries in the workplace. Employers



that hire people without the strength needed for their positions create unwanted exposure for themselves and possible long term negative conditions for an employee. Cost conscience management knows that fewer lost work days due to workers compensation claims will result in increased productivity and profits. Minimizing the risk of injury assists employers in reducing one of their fastest growing expenses, workers compensation.

PCP testing sites have the capability to assist employers with workplace measurements to determine the physical forces required by employees to perform their job functions. The physical demands of pushing/pulling, lifting and carrying requirements are added to an employer's job description making them more accurate. Accurate physical forces in a job description also assist the treating professionals in the return to duty process. Once the physical forces are determined, jobs are placed into one of five classifications as defined by the U.S. Department of Labor.

*"All of our new hires are now required to have Physical Capacity Profile® testing. As a result we have not had a workers compensation claim on anyone who has gone through the testing procedure." — Tom Bishop, President of Blair Milling and Elevator Company*

Rapid delivery of the test results allows management quick placement of newly hired employees. Electronically captured data, and third party analysis and reporting eliminates any concerns of human error or report manipulation.



*"As a Workers Compensation defense attorney, I frequently receive new assignments and wish I had a "before picture" to compare to the "after picture" once an employee has achieved maximum medical improvement."*

*— Jerry Harmison, Jr., Attorney*

## **Benefits of the Physical Capacity Profile® Testing System**

- \$1 spent testing returns \$6-8 in direct medical cost savings to employers
- 10% to 30% decrease in workers compensation premiums to employers
- 30% decrease in workers compensation injury rates
- Job re-engineering to expand the pool of qualified workers
- Increase in worker morale and productivity



## **Getting Started**

PCP Network locations begin by assisting employers to:

- Identify jobs that are physically demanding or have high injury rates.
- Measure the physical demands of those jobs and update job descriptions/policies.
- Begin testing.

*"We saw a community need and developed a state-of-the-art Business Health Service (BHS) Program to meet it. Our area employers were beginning to recognize that screening helps them lower the risk of work-related injuries and reduce the number of workers compensation claims—and we saw a way to help them out while providing a positive experience at our hospital for the companies and employees." — John Jacobson, Atchison Hospital CEO*

## Department of Labor's Dictionary of Titles — Integrative Employee Placement

**Level 1**—Sedentary Work Exerting up to 10 pounds of force occasionally, and/or a negligible amount of force frequently. Involves sitting most of the time, but may involve walking or standing.

**Level 2**—Light Work Exerting up to 20 pounds of force occasionally, and/or up to 10 pounds of force frequently. Required walking or standing to a significant degree; or requires sitting most of the time but entails pushing and/or pulling of arm or leg controls.

**Level 3**—Medium Work Exerting 20 to 50 pounds of force occasionally, and/or 10 to 25 pounds of force frequently, and/or greater than negligible up to 10 pounds of force constantly.

**Level 4**—Heavy Work Exerting 50 to 100 pounds of force occasionally, and/or 25 to 50 pounds of force frequently, and/or 10 to 20 pounds of force constantly.

**Level 5**—Very Heavy Work Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly.

### OPC Training Requirements

Only individuals with the following credentials will be trained and certified to administer the Physical Capacity Profile®:

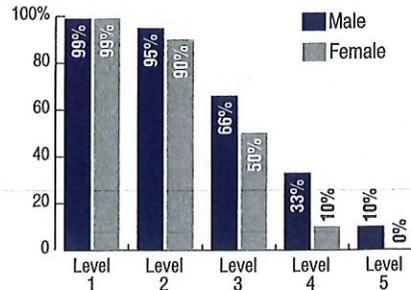
- Athletic Trainer (A.T.C.) (by state)
- Licenced Practical Nurse (L.P.N.)
- Registered Nurse (R.N.)
- Advanced Registered Nurse Practitioner (A.R.N.P.)
- Certified Physical Therapist Assistant (C.P.T.A.)
- Physical Therapist (P.T.)
- Certified Occupational Therapy Assistant (C.O.T.A.)
- Occupational Therapist (O.T.)
- Physician Assistant (P.A.)
- Doctor of Chiropractic Medicine (D.C.)
- Doctor of Osteopathy (D.O.)
- Doctor of Medicine (M.D.)

Only individuals who have been certified for the Physical Capacity Profile® Testing and have the following credentials will be trained and certified to perform the Functional Capacity Evaluation:

- Occupational Therapist (O.T.)
- Physical Therapist (P.T.)
- Doctor of Osteopathy (D.O.)
- Doctor of Medicine (M.D.)

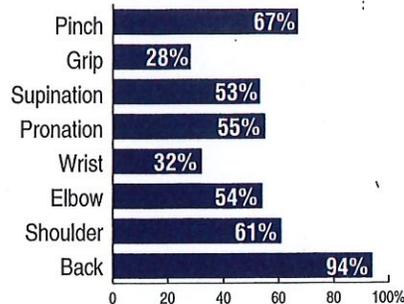
### Can they do the job?

Physical Capacity Profile® Work Demand Study — The graph below shows the percentage of males and females capable of Department of Labor Lifting Levels (see left) as determined by isometric strength and fitness testing of 2,482 industrial employees.



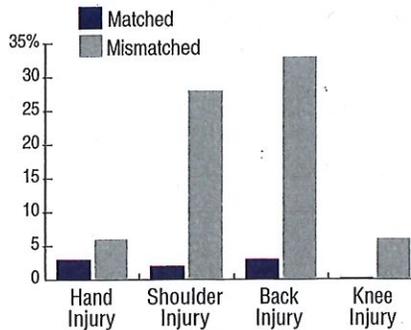
### Are they impaired?

Presumptive Impairment Study — Based on a three-month collection period from 283 tested employees, this study shows the percentage of new hires walking in with pre-existing impairments per the AMA Guides.



### Are employees mismatched?

Matched vs. Mismatched Study — This study shows a comparison between the number of injuries cited for employees placed in jobs where they had the physical skills verses those placed in jobs and didn't have the physical skills.



### Physical Capacity Profile®

Occupational Performance Corporation 519 S. Santa Fe Salina, Kansas 67401 785-825-4444	Employee Name: Joe Smith	Sex: M	Age: 37	Height: 74
	Social Security Number: 222-22-2222	Employer: ABC Broch Company		
	Date Tested: 7/12/2006	Job Title: Custodian		

Strength and A	Value
Heart Rate	72 bpm
Systolic BP	112 mmHg
Diastolic BP	64 mmHg
Weight	200 lbs.
% Body Fat	24 percent
Spirometry	450 ml/min
T12 ROM	100 degrees
Sacral ROM	40 degrees
Trunk Flex	60 degrees
Squats	10 reps
Situps	2 reps
Pinch Right	16 lbs.
Pinch Left	15 lbs.
Grip Right	120 lbs.
Grip Left	115 lbs.
Prp	70 lbs.
Flex	9.18 A lbs.
Supination Right	9.36 A lbs.
Pronation Right	7.21 A lbs.
Supination Left	8.83 A lbs.
Pronation Left	13.89 A lbs.
Wrist Flexion Right	14.34 A lbs.
Wrist Flexion Left	34.05 lbs.
Elbow Flexion Right	32.17 lbs.
Elbow Flexion Left	131.65 lbs.
Knee Extension	23.04 lbs.
Shoulder Flexion Right	21.2 lbs.
Shoulder Flexion Left	157.38 lbs.
Trunk Lift	155.82 lbs.
Leg Lift	155.82 lbs.

Occupational Performance Corporation 519 S. Santa Fe Salina, Kansas 67401 785-825-4444	Employee Name: Joe Smith	Sex: M	Age: 37	Height: 74
	Social Security Number: 222-22-2222	Employer: ABC Broch Company		
	Date Tested: 7/12/2006	Job Title: Custodian		

#### Medical!

**Neck**  
Client has a history of carpal tunnel syndrome. This pre grasping, holding, and/or lifting.

**The client has a history of prior episodes of back pain, lifting/lifting tasks.**

**Fracture of Lower Extremity**  
Client by history has a severely symptomatic carpal represent approximately a 30% impairment to the is Permanent Impairment, 4th edition.

**This individual has a tested 26.25 percent difference Permanent Impairment, 4th edition, this individual Measured flexion angle of the back indicates an e Permanent Impairment, 4th edition.**

### Physical Capacity Profile®

Occupational Performance Corporation 519 S. Santa Fe Salina, Kansas 67401 785-825-4444	Employee Name: Joe Smith	Sex: M	Age: 37	Height: 74
	Social Security Number: 222-22-2222	Employer: ABC Broch Company		
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**Level 1: Sedentary Work.** Exerting up to 10 pounds of force occasionally and/or a negligible amount of force frequently. Involves sitting most of the time, but may involve walking or standing.

**Level 2: Light Work.** Exerting up to 20 pounds of force occasionally, and/or up to 10 pounds of force frequently. Requires walking or standing in a significant degree; or requires sitting most of the time but results pushing and/or pulling of articles weighing occasionally.

**Level 3: Medium Work.** Exerting 20 to 50 pounds of force occasionally, and/or up to 10 to 25 pounds of force frequently, and/or greater than negligible up to 10 pounds of force constantly.

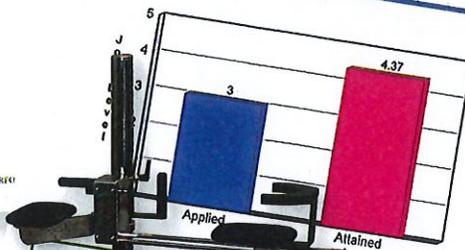
**Level 4: Heavy Work.** Exerting 20 to 100 pounds of force occasionally, and/or up to 10 to 25 pounds of force frequently, and/or greater than negligible up to 10 pounds of force constantly.

**Level 5: Very Heavy Work.** Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly.

OCCUPATIONAL PERFORMANCE CORPORATION



OCCUPATIONAL PERFO



OCCUPATIONAL PERFORMANCE CORPORATION 519 S. Santa Fe Salina, Kansas 67401 Ph. (785) 825-4444

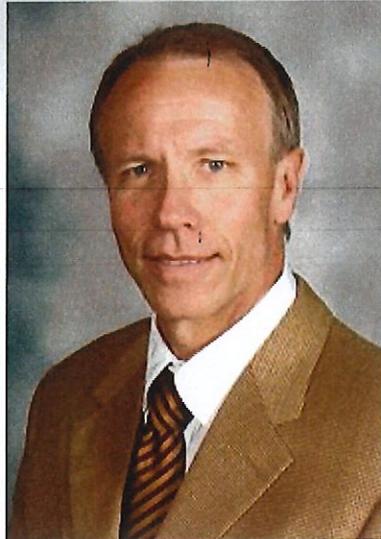
## Components of the Physical Capacity Profile®

- Comprehensive Medical Review
- Upper Extremity Strength
- Lower Extremity Strength
- Active Lumbar Range of Motion
- Lower Extremity Mobility
- Maximum Lifting Capability
- Safe Lifting Technique
- Trunk Strength
- Fitness
- Spirometry

Utilizing state-of-the-art computerized software, the PCP completes a comprehensive collection of multiple strength measurements in as little as 30 minutes with results available within minutes.

The PCP Testing System is ADA and HIPAA compliant and has successfully undergone EEOC audits.

**Occupational Performance Corporation (OPC) is a network of independently owned testing facilities located across the country utilizing the The Physical Capacity Profile® (PCP) Testing System.**



Dr. Harbin, M.D.

In 1988 at the request of industries, Dr. Harbin made a substantial investment of time to review the literature and respected testing methods regarding the reduction of work place injuries. His research resulted in the development of specialized medical equipment—The Physical Capacity Profile® Testing System—that has subsequently been patented.

OPC establishes and supports PCP testing sites in communities across the country, enabling local medical clinics, hospitals and physicians to provide PCP testing services to area businesses. Test administrators, in addition to their professional medical credentials, are trained and certified by OPC to conduct PCP testing.

The PCP Testing System helps occupational and human resource professionals place employees in the appropriate job to minimize the potential of injury, while documenting each employee's physical capacity and impairments. It is a comprehensive testing procedure that documents an employee's physical skills and AMA-related impairments with a database composed of more than 170,000 tests. It is also designed to accommodate individuals with handicaps.

The PCP Testing System is supported by years of research. Read about our findings in *The American Journal of Industrial Medicine*, 47.296-307 (2005), 49.223-230 (2006) and *Work*, 39.113-123 (2011).

[www.pcpworks.com](http://www.pcpworks.com)

OPC • 519 S. Santa Fe, Salina, KS 67401 • 785-825-4444

<b>SEASONAL EMPLOYEE WAGES</b>	
<b>STREETS</b>	
Cody Brennick*	\$20.60
<b>PARKS</b>	
Turner Brouillette	\$11.85
Tyler Swinarski	\$11.33
Isiah Sack	\$10.00
<b>LANDFILL</b>	
Bryan Friedrichsen	\$11.85

Hire Date - July 2020

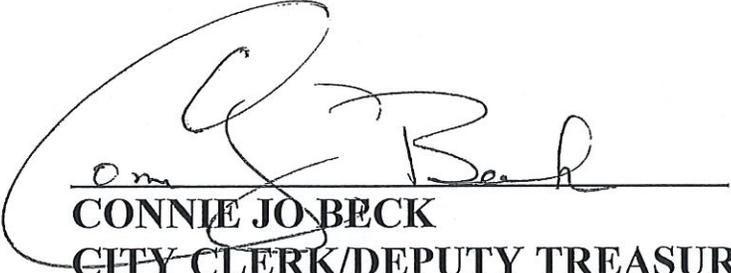
Hire Date - April 2017 (Long Season)

\*Cody will bump up to \$21.67 on 07/13/2022

CITY OF SAINT PAUL  
704 6<sup>TH</sup> STREET  
SAINT PAUL, NEBRASKA 68873

NOTICE OF TIME AND PLACE OF  
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, NEBRASKA, WILL BE HELD WEDNESDAY, **APRIL 13, 2022 at 6:00 P.M.** IN THE CITY COUNCIL CHAMBERS. THIS MEETING WILL BE OPEN TO THE PUBLIC. AN AGENDA FOR SUCH MEETING IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE CITY CLERK AT THE CITY UTILITIES OFFICE. THE PURPOSE OF THIS MEETING IS TO HAVE AN **IBEW 1597 UNION NEGOTIATION WORKSHOP.** POSTED THIS 15TH DAY OF MARCH 2022.

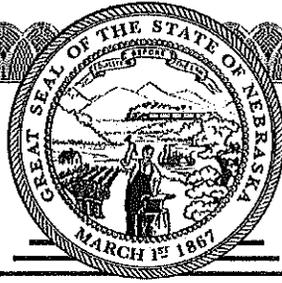


CONNIE JO BECK  
CITY CLERK/DEPUTY TREASURER

Post in four (4) public places:

- City Utility Office
- US Post Office
- Citizens Bank & Trust
- Howard County Court House (lower level)

STATE OF



NEBRASKA

**LIQUOR LICENSE**

GRANTED UNDER PROVISIONS OF NEBRASKA LIQUOR CONTROL ACT

**SPECIAL DESIGNATED LICENSE**

**722036**

**LICENSEE: ST PETER & PAUL CATHOLIC CHURCH**

**STATUS: NON-PROFIT RELIGIOUS LICENSE**

**LICENSED PREMISES:**

STS PETER AND PAUL CATHOLIC LIFE CENTER  
713 ELM STREET  
ST PAUL NE 68873  
HOWARD COUNTY

**TYPES(S) OF BEVERAGE:**

BEER  
WINE  
DISTILLED SPIRITS  
SUPERVISOR: CHAD BAUDER

**LEGAL DESCRIPTION:**

INDOOR DIMENSIONS: 76' X 76'

**EVENT TYPE(S):**

FISH FRY

**EXEMPTIONS:**

53-175 ALLOW ACQUISITION NOT FROM A WHOLESALER  
53-177(1) WITHIN 150' OF SCHOOL, CHURCH ETC

**DATE AND TIME OF LICENSE:**

4/1/2022

04:00PM TO 09:00PM

UNDER AUTHORITY OF THE NEBRASKA LIQUOR CONTROL ACT, SECTION 53-124.11, PERMISSION IS HEREBY GRANTED TO THE LICENSEE TO OFFER ON OR WITHIN THE LICENSED PREMISES, ALCOHOLIC LIQUORS FOR SALE IN ACCORDANCE TO THE PROVISIONS OF THE NEBRASKA LIQUOR CONTROL ACT UNLESS SPECIFICALLY EXEMPTED BY THIS LICENSE.

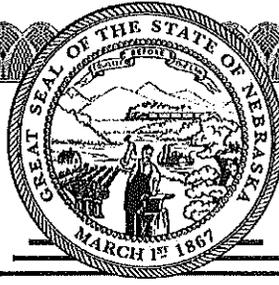
Attest

NEBRASKA LIQUOR CONTROL COMMISSION

Executive Director

Chairman

STATE OF



NEBRASKA

**LIQUOR LICENSE**

GRANTED UNDER PROVISIONS OF NEBRASKA LIQUOR CONTROL ACT

**SPECIAL DESIGNATED LICENSE**

**722037**

**LICENSEE: ST PETER & PAUL CATHOLIC CHURCH**

**STATUS: NON-PROFIT RELIGIOUS LICENSEE**

**LICENSED PREMISES:**

STS PETER AND PAUL CATHOLIC LIFE CENTER  
713 ELM STREET  
ST PAUL NE 68873  
HOWARD COUNTY

**TYPES(S) OF BEVERAGE:**

BEER  
WINE  
DISTILLED SPIRITS  
SUPERVISOR: CHAD BAUDER

**LEGAL DESCRIPTION:**

INDOOR DIMENSIONS: 76' X 76'

**EVENT TYPE(S): FISH FRY**

**EXEMPTIONS:**

53-175 ALLOW ACQUISITION NOT FROM A WHOLESALER  
53-177(1) WITHIN 150' OF SCHOOL, CHURCH ETC

**DATE AND TIME OF LICENSE:**

4/8/2022 04:00PM TO 09:00PM

UNDER AUTHORITY OF THE NEBRASKA LIQUOR CONTROL ACT, SECTION 53-124.11, PERMISSION IS HEREBY GRANTED TO THE LICENSEE TO OFFER ON OR WITHIN THE LICENSED PREMISES, ALCOHOLIC LIQUORS FOR SALE IN ACCORDANCE TO THE PROVISIONS OF THE NEBRASKA LIQUOR CONTROL ACT UNLESS SPECIFICALLY EXEMPTED BY THIS LICENSE.

Attest

NEBRASKA LIQUOR CONTROL COMMISSION

Executive Director

Chairman

## CURRENT RATES

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Apr 1, 2022 08:10 AM

### ACE RATES FOR CENTRAL NEBRASKA

	Standard Rate	
	Rate	Conf. Code
1 Year Fixed	\$0.922	70275
2 Year Fixed	\$0.842	73381
3 Year Fixed	\$0.842	73475
1 Year Market	CIG +\$0.370	74123
2 Year Market	CIG +\$0.366	74229
3 Year Market	CIG +\$0.366	74292

**Fixed Rate per Therm** – Gas price is locked in at a non-fluctuating, fixed rate per therm for the term selected beginning June 1.

**Market Rate per Therm** – Gas price per therm changes each month based on the market price for the term selected beginning June 1.

These rates are currently available online and from the ACE Call Center. Also available are custom quotes for ACE WeatherShield™, an all-inclusive monthly bill which covers all gas-related charges, tax and fees.

**Commercial customers** should call for a customized quote tailored to their specific account(s).

**ACEenergy.org 800-454-4759**

ACE RATES

	2018	2019	2020	2021	2022	2023	2024	2025
1 yr fixed	.573	.588 ?	.539	.593				
2 yr fixed	.562		.537	.581				
3 yr fixed				.581				
1 yr mkt			CIG+.320	CIG+.312				
2 yr mkt			CIG+.320	CIG+.312				