

2nd Council Regular Meeting  
Monday, April 17, 2023 7:00 PM

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

## **Agenda**

1. Mayor Bergman calls City Council 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.
2. Submittal of Requests for Future Agenda Items
3. Reserve Time to Speak on an Agenda Item
4. Nuisances hearing regarding (1) Todd and Michelle Padrnos - 1220 Farnum Street and (2) John McClellan - 1520 Paul Street.  
The Mayor and City Council will hear testimony of all persons desiring to testify respecting the condition constituting the nuisance. At the conclusion of the nuisance hearing, the City Council shall, by resolution, declare its findings. If the City Council so concludes, it may declare the condition existing to be a nuisance and direct the person owning the property upon which the nuisance exists to abate the property within a reasonable time after the date of posting on the premises a notice of the adoption of the resolution, and sending the notice as set forth - POSSIBLE ACTION.
  - a. Approve / Deny "Notice of Adoption of Resolution 2023-04" regarding Todd and Michelle Padrnos at 1220 Farnum Street where the City Council did determine that the following constitutes a public nuisance. The property is more legally described as: Lot Eight (8), Nine (9) and the West 10' feet of Lot Ten (10), Block Five (5), Military Addition, Howard County, St. Paul, NE.
  - b. Approve / Deny "Notice of Adoption of Resolution 2023-05" regarding John McClellan at 1520 Paul Street where the City Council did determine that the following constitutes a public nuisance. The property is more legally described as: Part Lot Eleven (11), Aleshires Subdivision, Howard County, St. Paul, NE.
5. Discussion regarding the Middle Loup Subdivision; will the cost for the public improvements be split between the City of St. Paul and the St. Paul Development Corp. (possible action);
  - a. Discuss whether the City of St. Paul will fund the Middle Loup Subdivision project through bonding, reserves, Tax Increment Financing (TIF), etc.
6. Discuss - Approve / Deny South Central Economic Development District (SCEDD) Rural Workforce Land Development grant and project administration procurement.
  - a. SCEDD was instrumental in assisting with the grant application, and is willing to continue with grant administration (reporting requirements) and project administration (verifying compliance with state and federal regulations). A contract with SCEDD is necessary. The Council will need to decide what role SCEDD will have moving forward with the grant, along with providing guidance on the contract that will be submitted for approval at the Monday, May 1, 2023, Council meeting.

7. Discuss - Approve / Deny Emily Vanis to the LB840 Citizens Advisory Review Committee (CARC) effective immediately. This is due to Tyler Eberle making a transition to the St. Paul Development Corp. (SPDC) Board as a Board member.
8. Discuss - Approve / Deny Consent Agenda Items: (1) April 3, 2023 (regular) Council minutes; (2) zoning minutes of April 10, 2023, (3) April 17, 2023, disbursements; and (4) private well permit for Andrew Wilshusen at 1528 Indian Street.
9. Utilities Superintendent Helzer updates
10. Chief of Police Howard updates:
  - (1) Nuisance & Incident Report;
11. Mayor Bergman updates:
  - (1) City Council meeting on Monday, May 1, 2023 will begin at 6:30 p.m.;
  - (2) St. Paul Fire & EMS Roster (no change from January 17, 2023);
  - (3) St. Paul Community Needs Survey Results from NE Public Power District Economic Development Consultant Lyndsy Jenness;
  - (4) Please view the March 2023 Revenue and Expenditure Guideline at the City Office;
  - (5) City of St. Paul is in the process of going out for General Liability, etc. BIDS;
12. Public Comment Period - restricted to items on the agenda
13. Public Announcements
14. Closed Session: Strategy session with respect to real estate purchase (possible action)  
The City of St. Paul reserves the right to go into Closed Session when it is clearly necessary to protect the public interest or for the prevention of needless injury to the reputation of an individual; or pending litigation.
15. Mayor Bergman adjourns City Council meeting.
16. Informational Items:
  - (1) Certificate of Deposits March 2023;
17. This agenda, including supporting documentation, is available for public viewing during normal business hours at the City Office, 704 6th Street, St. Paul, Nebraska.

## 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, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

PUBLIC RECORDS REQUEST

Pursuant to Neb. Rev. Stat. §84-712 et. seq., citizens have the right to examine, and obtain copies of Public Records that are not exempt from disclosure as set forth in Neb. Rev. Stat. §84-712.05. Citizens have a right to obtain a copy of any public record or document regardless of its physical form by making a request to the City's custodian of that record. A public record request shall be submitted in writing through the City Clerk. If the City Clerk is not the custodian of that record, the City Clerk will notify the requesting party of who the custodian of that record is, and where to make the request. The custodian of the record shall have four (4) business days as defined in Neb. Rev. Stat. §84-712(4) to respond to a request, and to provide the requesting party an estimate of the expected cost of the copies and either (a) access to or, if copying equipment is reasonably available, copies of the public record, (b) if there is a legal basis for denial of access or copies, a written denial of the request together with the information specified in Section 84-712.04, or (c) if the entire request cannot with reasonable good faith efforts be fulfilled within four business days after actual receipt of the request due to the significant difficulty or the extensiveness of the request, a written explanation, including the earliest practicable date for fulfilling the request, an estimate of the expected cost of any copies, and an opportunity for the requestor to modify or prioritize the items within the request.

Information Provided By Requestor
Date of Request (mm/dd/yyyy) Submitted to (Department) I am Submitting This Request
Name (Print) Mailing Address (Required)
Telephone (Required) Email Address (Optional) Fax Number (Optional)
Please clearly identify the records requested as specifically as possible, or fully describe the information you want (required).
I request to: (please check all that apply)
If the requested record(s) are not available, how should we respond back to your request?

Requester Signature

Printed Name

For City of St. Paul Use Only:

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

Received by: \_\_\_\_\_

**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**

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



# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

## NOTICE OF ADOPTION OF RESOLUTION NO. 2023-04

TO: Todd and Michelle Padrnos  
1220 Farnum Street  
St. Paul, NE 68873

YOU ARE HEREBY NOTIFIED THAT ON April 17, 2023, the City Council of the City of St. Paul, Nebraska, by Resolution No. 2023-04, after notice and hearing as specified in said Resolution, did determine that the following constitute a public nuisance, to-wit:

- 1220 Farnum Street

Upon the following described real estate, to-wit:

Lot Eight (8), Nine (9) and the West 10' feet of Lot Ten (10), Block Five (5), Military Addition,  
Howard County, St. Paul, Nebraska

You are **granted** \_\_\_\_\_ **days** from the date of this notice to abate said nuisance. Failure to abate said nuisance shall result in said nuisance being abated by the City of St. Paul and the **cost of abatement shall be assessed upon said premises and constitute a lien upon said premises until paid.**

Dated: April 17, 2023

CITY OF ST. PAUL, NEBRASKA

BY: \_\_\_\_\_

Connie Jo Beck, City Clerk



**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a copy of the foregoing "Notice" was posted on the PREMISES afore-described and mailed by Certified U.S. Mail, postage prepaid, on this 18<sup>th</sup> day of April, 2023, to the following:

Todd M. and Michelle L. Padrnos  
1220 Farnum Street  
St. Paul, Nebraska 68873

RE: 1220 Farnum Street, Howard County, St. Paul, Nebraska 68873 on property more legally described as: Lot Eight (8), Nine (9) and the West 10' feet of Lot Ten (10), Block Five (5), Military Addition, in Howard County, St. Paul, Nebraska 68873.

CITY OF ST. PAUL, NEBRASKA

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

BY: \_\_\_\_\_  
St. Paul Police Dept. Law Enforcement Officer



# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

## NOTICE OF HEARING TO BE DETERMINED EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE OR IN PART

TO: Todd and Michelle Padrnos  
1220 Farnum Street  
St. Paul, NE 68873

Notice is hereby given that on the 20th day of March, 2023, the City Council of the City of St. Paul passed a motion declaring its intent to ascertain whether certain premises situated in the City of St. Paul, State of Nebraska, know and designated as 1220 Farnum Street in said City and more particularly described as follows:

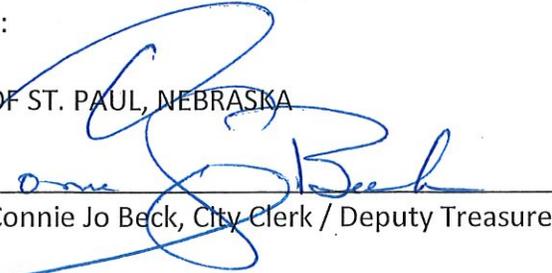
**Lot Eight (8), Nine (9) and the West 10' feet of Lot Ten (10), Block Five (5), Military Addition  
St. Paul, Nebraska**

Constitute a public nuisance subject to abatement. Hearing upon said Motion to determine whether the above noted premises constitute a public nuisance shall be on the 17th day of April, 2023, at 7:00 p.m., before the City Council in the Council Chamber, City Hall, St. Paul, Nebraska, at which time the City Council shall hear all evidence from any interested party pertaining to the above noted issue. If said premises in whole or part, are found to constitute a public nuisance, as defined by Sections 4-302 to 4-327 of the St. Paul Municipal Code and if the same are not promptly abated, the Municipal Authorities shall abate the same and the cost of abatement shall be assessed upon such premises and such costs shall constitute a lien upon such land until paid.

**Said alleged violations consist of the following:**

Dated:

CITY OF ST. PAUL, NEBRASKA

By: 

Connie Jo Beck, City Clerk / Deputy Treasurer

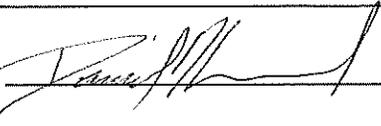


"This institution is an equal opportunity provider, and employer".



**CERTIFICATE OF SERVICE:**

The undersigned hereby certifies that a copy of the foregoing "Notice" was mailed by registered or Certified U.S. Mail, postage prepaid, on this 28th day of March, 2023, to the following: Todd Padnos

CITY OF ST. PAUL, NEBRASKA BY:  \_\_\_\_\_

3-13-23

# ST. PAUL POLICE DEPARTMENT

514 Grand Street · Saint Paul, Nebraska 68873 · Phone: (308) 754-9112 · Fax: (308) 754-9125



March 02, 2023

E-MAIL: [STPAULPDNE@CITYOFSTPAULNE.ORG](mailto:STPAULPDNE@CITYOFSTPAULNE.ORG)

## NOTICE OF NUISANCE

TO: Todd and Michelle PADRNOS  
1220 Farnum St.  
St. Paul, NE 68873

Pursuant to Section 4-312 of the Municipal Code of the City of St. Paul, Nebraska, the following premise in the City of St. Paul, Nebraska, known as 1220 Farnum and more particularly described as follows:

LOT 8,9 & W 10' OF 10 BLOCK 5 MILITARY ADD ST PAUL

Is being maintained as a public nuisance contrary to Section 4-301 to 4-327 of the Municipal Code of the City of St. Paul, Nebraska . The conditions which constitute the public nuisance upon the above described real estate are as follows:

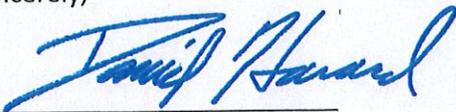
You shall have ten (10) days from the date of this notice to abate said above described Nuisance.

Dated March 02.2023  
CITY OF ST. PAUL, NEBRASKA

BY: 

You shall have ~~ten~~ (10) days from the date of this Notice to abate said above described nuisance's or the City may correct said conditions and assess the cost to you. Please feel free to contact me at 308-754-9112, or stop in at the Police Department at 514 Grand Street to discuss this letter.

Sincerely,



Chief of Police Daniel Howard  
St. Paul Police Department  
514 Grand St.  
St. Paul, NE 68873

Cc:Connie Beck



# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

## NOTICE OF ADOPTION OF RESOLUTION NO. 2023-05

TO: John McClellan  
1411 Indian Street  
St. Paul, NE 68873

YOU ARE HEREBY NOTIFIED THAT ON April 17, 2023, the City Council of the City of St. Paul, Nebraska, by Resolution No. 2023-05, after notice and hearing as specified in said Resolution, did determine that the following constitute a public nuisance, to-wit:

- 1520 Paul Street

Upon the following described real estate, to-wit:

Part Lot Eleven (11), Aleshires Subdivision, Howard County, St. Paul, Nebraska

You are **granted** \_\_\_\_\_ **days** from the date of this notice to abate said nuisance. Failure to abate said nuisance shall result in said nuisance being abated by the City of St. Paul and the **cost of abatement shall be assessed upon said premises and constitute a lien upon said premises until paid.**

Dated: April 17, 2023

CITY OF ST. PAUL, NEBRASKA

BY: \_\_\_\_\_  
Connie Jo Beck, City Clerk



**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a copy of the foregoing "Notice" was posted on the PREMISES afore-described and mailed by Certified U.S. Mail, postage prepaid, on this 18<sup>th</sup> day of April, 2023, to the following:

John McClellan  
1411 Indian Street  
St. Paul, Nebraska 68873

RE: 1520 Paul Street, Howard County, St. Paul, Nebraska 68873 on property more legally described as: Part Lot Eleven (11), Aleshires Subdivision, Howard County, St. Paul, Nebraska

CITY OF ST. PAUL, NEBRASKA

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

BY: \_\_\_\_\_  
St. Paul Police Dept. Law Enforcement Officer



# City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

## NOTICE OF HEARING TO BE DETERMINED EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE OR IN PART

TO: John McClellan  
1411 Indian Street  
St. Paul, NE 68873

Notice is hereby given that on the 20th day of March, 2023, the City Council of the City of St. Paul passed a motion declaring its intent to ascertain whether certain premises situated in the City of St. Paul, State of Nebraska, know and designated as 1520 Paul Street in said City and more particularly described as follows:

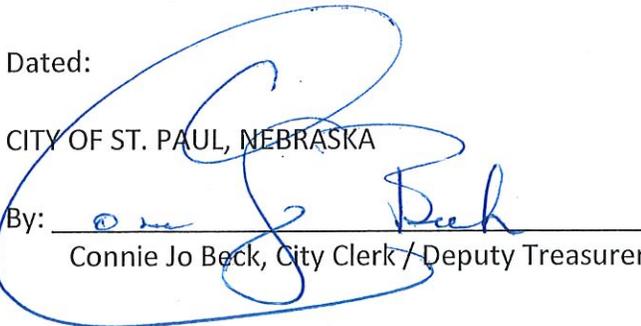
Part Lot Eleven (11), Aleshires Subdivision, St. Paul, NE

Constitute a public nuisance subject to abatement. Hearing upon said Motion to determine whether the above noted premises constitute a public nuisance shall be on the 17th day of April, 2023, at 7:00 p.m., before the City Council in the Council Chamber, City Hall, St. Paul, Nebraska, at which time the City Council shall hear all evidence from any interested party pertaining to the above noted issue. If said premises in whole or part, are found to constitute a public nuisance, as defined by Sections 4-302 to 4-327 of the St. Paul Municipal Code and if the same are not promptly abated, the Municipal Authorities shall abate the same and the cost of abatement shall be assessed upon such premises and such costs shall constitute a lien upon such land until paid.

### Said alleged violations consist of the following:

Dated:

CITY OF ST. PAUL, NEBRASKA

By:   
Connie Jo Beck, City Clerk / Deputy Treasurer



"This institution is an equal opportunity provider, and employer".



**CERTIFICATE OF SERVICE:**

The undersigned hereby certifies that a copy of the foregoing "Notice" was mailed by registered or Certified U.S. Mail, postage prepaid, on this 28th day of March, 2023, to the following: John McCellan.

CITY OF ST. PAUL, NEBRASKA BY: \_\_\_\_\_.

3-14-23

# ST. PAUL POLICE DEPARTMENT

514 Grand Street · Saint Paul, Nebraska 68873 · Phone: (308) 754-9112 · Fax: (308) 754-9125



March 03, 2023

E-MAIL:[STPAULPDNE@CITYOFSTPAULNE.ORG](mailto:STPAULPDNE@CITYOFSTPAULNE.ORG)

## NOTICE OF NUISANCE

TO: John McClellan  
1411 Indian St.  
St. Paul, NE 68873

Pursuant to Section 4-312 of the Municipal Code of the City of St. Paul, Nebraska, the following premise in the City of St. Paul, Nebraska, known as **1520 Paul St.**, and more particularly described as follows:

PART LOT 11 ALESHIRES SUB ST. PAUL

Is being maintained as a public nuisance contrary to Section 4-301 to 4-327 of the Municipal Code of the City of St. Paul, Nebraska . The conditions which constitute the public nuisance upon the above described real estate are as follows: **ARTICLE 3: NUISANCES 4-302, 4-304, 4-305, AND 4-306.**

You shall have ten (10) days from the date of this notice to abate said above described Nuisance.

Dated March 03, 2023  
CITY OF ST. PAUL, NEBRASKA

BY: 

You shall have ten (10) days from the date of this Notice to abate said above described nuisance's or the City may correct said conditions and assess the cost to you. Please feel free to contact me at 308-754-9112, or stop in at the Police Department at 514 Grand Street to discuss this letter.

Sincerely,



Chief of Police Daniel Howard  
St. Paul Police Department  
514 Grand St.  
St. Paul, NE 68873

Cc:Connie Beck

## Chapter 4

### HEALTH AND SANITATION

---

#### Article 1. General Provisions

##### § 4-101 HEALTH; REGULATIONS.

For the purpose of promoting the health and safety of the residents of the Municipality, the Board of Health shall, from time to time, adopt such rules and regulations relative thereto and shall make such inspections, prescribe such penalties, and make such reports as may be necessary toward that purpose. (Ref. 17-121 RS Neb.)

##### § 4-102 HEALTH; ENFORCEMENT OFFICIAL.

The Municipal Police Chief, as the Quarantine Officer, shall be the chief health officer of the Municipality. It shall be his duty to notify the Governing Body and the Board of Health of health nuisances within the Municipality and its zoning jurisdiction. (Ref. 17-121 RS Neb.)

##### § 4-103 HEALTH; STATE RULES.

The "Rules and Regulations Relating to Public Health," Department of Health of the State of Nebraska are hereby incorporated by reference when the same are applicable to the Municipality, in their present form and as they may hereafter be amended. One (1) copy of each of the said pamphlets is filed at the office of the Municipal Clerk and shall be available for public inspection at any reasonable time. (Ref. 18-132, 19-902 RS Neb.)

##### § 4-104 HEALTH; COUNTY HEALTH BOARD.

It shall be the duty of the Board of Health to work closely with the County Health Board in protecting the health and welfare of the residents of the Municipality.

#### Article 2. Garbage Disposal

##### § 4-201 GARBAGE; DEFINED.

The term "garbage" as used herein shall be defined to mean kitchen refuse, decayed waste, dead animals, or anything that may decompose and become offensive to the public health.

##### § 4-202 RUBBISH; DEFINED.

The terms "rubbish" or "trash" as used herein shall be defined as discarded machinery, chips, pieces of wood, sticks, dead trees, branches, bottles, broken glass, crockery, tin cans, boxes, papers, rags, or any other litter or debris that is not an immediate hazard to the health of the residents of the Municipality.

##### § 4-203 ASHES; DEFINED.

The term "ashes" as used herein shall be defined to mean the residue resulting from the burning of wood, coal, coke or other combustible material.

##### § 4-204 REFUSE; DEFINED.

The term "refuse" as used herein shall be defined to mean all solid wastes, except body wastes, and shall include garbage, ashes, and rubbish.

##### § 4-205 STORAGE PRACTICES.

It shall be unlawful for any person to keep in, on, or about any dwelling, building, or premises, or any other place in the Municipality, rubbish, garbage, or refuse matter of any kind that may be injurious to the public health or offensive to the residents of the Municipality unless the following preparation procedures are followed:

1. All refuse shall be drained free of liquids before disposal.

2. Garbage shall be wrapped in paper or similar material.
3. All cans, bottles, or other food containers shall be rinsed free of food particles and drained before disposal.
4. Rubbish shall be placed in approved containers, or cut and baled, tied, bundles, stacks or packaged so as not to exceed thirty-six (36") inches in length and fifty (50) pounds in weight.

It shall be unlawful to throw or sweep into the streets, alleys, parks, or other public grounds any dirt, paper, nails, pieces of glass, refuse, waste, or rubbish of any kind. (*Ref. 19-2106 RS Neb.*)

#### **§ 4-206 REFUSE CONTAINERS.**

It shall be unlawful for any person to keep in, on or about any dwelling, building, or premises, or any other place in the Municipality, refuse matter of any kind unless the same is kept in containers meeting the following requirements except as provided in section 4-205:

1. Refuse containers shall be made of durable, watertight, rust-resistant material having a close-fitting lid and handles to facilitate collection.
2. Refuse containers for residences shall be of not less than ten (10) gallons, nor more than thirty-two (32) gallons in capacity. Containers for commercial establishments shall not exceed forty (40) gallons in capacity.

It shall be unlawful to permit the accumulation or residue of liquids, solids or a combination of such material on the bottom or sides of containers, it being the intention of this provision that the interior of containers shall be kept clean by thorough rinsing and draining as often as necessary. (*Ref. 19-2106 RS Neb.*)

#### **§ 4-207 COLLECTION PRACTICES.**

Refuse containers shall, for the purpose of collection, be placed at ground level, and be made readily accessible to the collector. They shall be placed on the side of the street from which collection is to be made; Provided, householders, commercial establishments or other persons, may, by contract, be permitted to place containers at agreed places upon their premises. (*Ref. 19-2106 RS Neb.*)

#### **§ 4-208 DISPOSAL OF REFUSE.**

It shall be unlawful to dump, burn, bury, destroy, or otherwise dispose of refuse within the corporate limits of the Municipality, except at the Municipality's approved refuse disposal site located on a tract of land in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section Twenty-one (21) and in the Northwest Quarter of the Southwest Quarter (NE 1/4 SE 1/4) of Section Twenty-two (22), all in Township Fifteen (15), North, Range Ten (10), west of the 6th Principal Meridian, in Howard County, Nebraska, more specifically described by metes and bounds in one certain warranty deed from C. L. Christensen to the City of St. Paul, Howard County, Nebraska, dated November 7th, 1969, and containing 11.11 acres in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section Twenty-one (21) and 17.65 acres in the Northwest Quarter of the Southwest Quarter (NE 1/4 SE 1/4) of said Section Twenty-two (22), or a total of 28.76 acres, more or less, according to the recorded plat thereof. (*Ref. 19-2101, 19-2106 RS Neb.*)

#### **§ 4-209 RATES; REFUSE DISPOSAL AREA.**

The rates charged by the City of St. Paul, Nebraska for the use of the Refuse Disposal Area shall be as follows:

1. Two dollars (\$2.00) per month for each resident user, which amount shall be charged and billed to each resident user on his residential utility bill for each calendar month or in the case of a multiple family unit the rate shall be two dollars (\$2.00) per single family unit in any multiple family housing unit.
2. Three dollars (\$3.00) per month for each commercial user which amount shall be charged and billed to each commercial user on its commercial utility bill for each calendar month.

3. Non-resident users shall be charged as follows:

- (a) Each pick-up load for a non-resident will be the sum of ten dollars (\$10.00).
- (b) A non-resident annual landfill permit fee will be the sum of forty-eight dollars (\$48.00).
- (c) Non-resident commercial users shall be charged the sum of twenty dollars (\$20.00 per load).
- (d) The charges set forth in subsections 3.(a), (b) and (c) shall be paid to the person in charge of the Office of the City of St. Paul. (*Ord. No. 616, 12/4/89*) (*Amended by Ord. Nos. 643, 5/4/92; 716, 2/2/98; 995, 8/6/18*)

## Article 3. Nuisances

### § 4-301 NUISANCES; PROHIBITED FENCES.

It shall be unlawful for any person to erect, or cause to be erected, and maintain any barbed wire or electric fence within the corporate limits, where such fence abuts a public sidewalk, street or alley. (*Ref. 18-1720, 28-1321, 39-705 RS Neb.*) (*Ord. No. 835, 5/21/07*)

### § 4-302 NUISANCES; DEFINITION.

(1) General definition. For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

NUISANCE. Consists in doing any unlawful act, or omitting to perform a duty, or suffering or permitting any condition or thing to be or exist, which act, omission, condition or thing either:

- (a) Injures or endangers the comfort, repose, health, or safety of others;
- (b) Offends decency;
- (c) Is offensive to the senses;
- (d) Unlawfully interferes with, obstructs, tends to obstruct, or renders dangerous for passage any stream, public park, parkway, square, street, or highway in the City;
- (e) In any way renders other persons insecure in life or the use of property; or
- (f) Essentially interferes with the comfortable enjoyment of life and property, or tends to depreciate the value of the property of others.

(2) Specific definition. The maintaining, using, placing, depositing, leaving, or permitting of any of the following specific acts, omissions, places, conditions, and things are hereby declared to be nuisances.

- (a) Any odorous, putrid, unsound, or unwholesome grain, meat, hides, skins, feathers, vegetable matter, or the whole or any part of any dead animal, fish, or fowl;
- (b) Privies, vaults, cesspools, dumps, pits, or like places which are not securely protected from flies or rats, or which are foul or malodorous;
- (c) Filthy, littered, or trash-covered cellars, house yards, barnyards, stable yards, factory yards, mill yards, vacant areas in rear of stores, granaries, vacant lots, houses, buildings, or premises;
- (d) Animal manure in any quantity which is not securely protected from flies and the elements, or which is kept or handled in violation of any ordinance of the City;
- (e) Liquid household waste, human excreta, garbage, butcher's trimmings and offal, parts of fish, or any waste vegetable or animal matter in any quantity; provided, that nothing herein contained shall prevent the temporary retention of waste in receptacles in a manner provided by the health officer of the City, nor the dumping of non-putrefying waste in a place and manner approved by the health officer;

(f) Tin cans, bottles, glass, cans, ashes, small pieces of scrap iron, wire metal articles, broken stone or cement, broken crockery, broken glass, broken plaster, and all trash or abandoned material, unless the same be kept in covered bins or galvanized iron receptacles;

(g) Trash, litter, rags, accumulations of barrels, boxes, crates, packing crates, mattresses, bedding, excelsior, packing hay, straw, or other packing material, lumber not neatly piled, scrap iron, tin, or other metal not neatly piled, old automobiles or parts thereof, or any other waste materials when any of the articles or materials create a condition in which flies or rats may breed or multiply, or which may be a fire danger, or which are so unsightly as to depreciate property values in the vicinity thereof;

(h) Any unsightly building, billboard, or other structure, or any old, abandoned, or partially destroyed building or structure, or any building or structure commenced and left unfinished, which buildings, billboards, or other structures are either a fire hazard, a menace to the public health or safety, or are so unsightly as to depreciate the value of property in the vicinity thereof;

(i) All places used or maintained as junk yards, or dumping grounds, or for the wrecking and disassembling of automobiles, trucks, tractors, or machinery of any kind, or for the storing or leaving of worn-out, wrecked, or abandoned automobiles, trucks, tractors, or machinery of any kind, or of any of the parts thereof, or for the storing or leaving of any machinery or equipment used by contractors or builders or by other persons, which places are kept or maintained so as to essentially interfere with the comfortable enjoyment of life or property by others, or which are so unsightly as to tend to depreciate property values in the vicinity thereof;

(j) Stagnant water permitted or maintained on any lot or piece of ground;

(k) Stockyards, granaries, mills, pig pens, cattle pens, chicken pens, or any other place, building, or enclosure, in which animals or fowl of any kind are confined or on which is stored tankage or any other animal or vegetable matter, or on which any animal or vegetable matter including grain is being processed, when the places in which the animals are confined, or the premises on which the vegetable or animal matter is located, are maintained and kept in such a manner that foul and noxious odors are permitted to emanate therefrom to the annoyance of inhabitants of the City or are maintained and kept in such a manner as to be injurious to the public health; or

(l) All other things specifically designated as nuisances elsewhere in this code.

*(Ord. No. 1029, 8/1/22)*

#### **§ 4-303 NUISANCES; ABATEMENT PROCEDURE.**

(1) The owner or occupant of any real estate within the corporate limits or zoning jurisdiction of the City shall keep such real estate free of nuisances. Except to the extent that conflicting procedures are otherwise provided, the procedures in this section shall apply to abatement of nuisances.

(2) Upon determination by the Board of Health or designated official that the owner or occupant of any such real estate has failed to keep the real estate free of nuisances, notice to abate and remove such nuisance and notice of the right to a hearing before the City Council and the manner in which it may be requested shall be given to each owner or owner's duly authorized agent and to the occupant, if any, by personal service or by certified mail. If notice by personal service or certified mail is unsuccessful, notice shall be given by publication in a newspaper of general circulation in the City or by conspicuously posting the notice on the real estate upon which the nuisance is to be abated and removed. The notice shall describe the condition as found by the Board of Health or designated official and state that the condition has been declared a nuisance and must be remedied at once.

(3) If within five (5) days after receipt of such notice or publication or posting, whichever is applicable, the owner or occupant of the real estate does not request a hearing with the city or fails to comply with the order to abate and remove the nuisance, the city may have such work completed to abate nuisance upon the decision by the Board of Health or the designated officer and City Council.

(4) If within five (5) days after receipt of such notice or publication or posting, whichever is applicable, the owner or occupant requests in writing a hearing with the City Council, the Council shall fix a time and place at which a hearing will be held. Notice of the hearing shall be given by personal service or certified mail and require the owner or occupant to appear before the Council to show cause why such condition should not be found to be a nuisance and remedied. The notice shall be given not less than seven (7) nor more than fourteen (14) days before the time of the hearing. Upon the date fixed for the hearing and pursuant to the notice, the Council shall hear all objections made by the owner or occupant and shall hear evidence submitted by the Board of Health or designated official. If after consideration of all the evidence, the City Council finds that the condition is a nuisance, it shall, by resolution, order and direct the owner or occupant to remedy the nuisance at once. If the owner or occupant refuses or neglects to promptly comply with the order to abate and remove the nuisance, the Council may have such work done.

(5) The costs and expenses of any such work shall be paid by the owner. If unpaid for two (2) months after such work is done, the city may either:

(a) Levy and assess the costs and expenses of the work upon the real estate so benefitted in the same manner as other special taxes for improvements are levied and assessed; or

(b) Recover in a civil action the costs and expenses of the work upon the real estate and the adjoining streets and alleys.

*(Ref. 17-563, 17-1001, 18-1720, 28-1321 RS Neb.) (Ord. No. 1029, 8/1/22)*

#### **§ 4-304 NUISANCES; DEAD OR DISEASED TREES.**

(1) (a) It is hereby declared a nuisance for a property owner to permit, allow, or maintain any dead or diseased trees within the right-of-way of streets within the corporate limits of the City.

(b) Notice to abate and remove such nuisance and notice of the right to a hearing and the manner in which it may be requested shall be given to each owner or owner's duly authorized agent and to the occupant, if any, by personal service or certified mail. Within thirty (30) days after the receipt of such notice, if the owner or occupant of the lot or piece of ground does not request a hearing or fails to comply with the order to abate and remove the nuisance, the City may have such work done and may levy and assess all or any portion of the costs and expenses of the work upon the lot or piece of ground so benefitted in the same manner as other special taxes for improvements are levied or assessed.

(2) It is hereby declared a nuisance for a property owner to permit, allow, or maintain any dead or diseased trees on private property within the corporate limits of the City. The provisions in division (1) (b) shall apply to such nuisances. For the purpose of carrying out the provisions of this section, the City police shall have the authority to enter upon private property to inspect the trees thereon.

*(Ref. 17-555 RS Neb.) (Ord. No. 1029, 8/1/22)*

#### **§ 4-305 NUISANCES; WEEDS; LITTER; STAGNANT WATER.**

(1) Lots or pieces of ground within the City shall be drained or filled so as to prevent stagnant water or any other nuisance accumulating thereon.

(2) The owner or occupant of any lot or piece of ground within the City shall keep the lot or piece of ground and the adjoining streets and alleys free of any growth of twelve (12) inches or more in height of weeds, grasses, or worthless vegetation.

(3) The throwing, depositing, or accumulation of litter on any lot or piece of ground within the City is prohibited.

(4) It is hereby declared to be a nuisance to permit or maintain any growth of twelve (12) inches or more in height of weeds, grasses, or worthless vegetation on any lot or piece of ground within the City

or on the adjoining streets or alleys, or to litter or cause litter to be deposited or remain thereon except in proper receptacles.

(5) Any owner or occupant of a lot or piece of ground shall, upon conviction of violating this section, be guilty of an offense.

(6) (a) Notice to abate and remove such nuisance shall be given to each owner or owner's duly authorized agent and to the occupant, if any, by personal service or certified mail. If notice by personal service or certified mail is unsuccessful, notice shall be given by publication in a newspaper of general circulation in the City or by conspicuously posting the notice on the lot or ground upon which the nuisance is to be abated and removed. Within five (5) days after receipt of such notice or publication or posting, whichever is applicable, if the owner or occupant of the lot or piece of ground does not request a hearing with the City or fails to comply with the order to abate and remove the nuisance, the City may have such work done.

(b) The costs and expenses of any such work shall be paid by the owner. If unpaid for two (2) months after such work is done, the City may either:

1. Levy and assess the costs and expenses of the work upon the lot or piece of ground so benefitted in the same manner as other special taxes for improvements are levied and assessed; or
2. Recover in a civil action the costs and expenses of the work upon the lot or piece of ground and the adjoining streets and alleys.

(7) For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

LITTER. Includes but is not limited to:

1. Trash, rubbish, refuse, garbage, paper, rags, and ashes;
2. Wood, plaster, cement, brick, or stone building rubble;
3. Grass, leaves, and worthless vegetation except when used as ground mulch or in a compost pile;
4. Offal and dead animals; and
5. Any machine or machines, vehicle or vehicles, or parts of a machine or vehicle which have lost their identity, character, utility, or serviceability as such through deterioration, dismantling, or the ravages of time, are inoperative or unable to perform their intended functions, or are cast off, discarded, or thrown away or left as waste, wreckage, or junk.

WEEDS. Include, but are not limited to: bindweed (*Convolvulus arvensis*), puncture vine (*Tribulus terrestris*), leafy spurge (*Euphorbia esula*), Canada thistle (*Cirsium arvense*), perennial peppergrass (*Lepidium draba*), Russian knapweed (*Centaurea picris*), Johnson grass (*Sorghum halepense*), nodding or musk thistle, quack grass (*Agropyron repens*), perennial sow thistle (*Sonchus arvensis*), horse nettle (*Solanum carolinense*), bull thistle (*Cirsium lanceolatum*), buckthorn (*Rhamnus sp.*) (torn), hemp plant (*Cannabis sativa*), and ragweed (*Ambrosiaceae*).

(Ref. 17-563 RS Neb.) (Ord. No. 1029, 8/1/22)

#### **§ 4-306 NUISANCES; GARBAGE AND REFUSE.**

(1) The owner, duly authorized agent, or tenant of any lot or land within the corporate limits or zoning jurisdiction of the City shall remove garbage or refuse found upon the lot or land or upon the streets, roads, or alleys abutting the lot or land which constitutes a public nuisance.

(2) Notice that removal of garbage or refuse is necessary shall be given to each owner or owner's duly authorized agent and to the tenant if any. The notice shall be provided by personal service or by certified mail. After providing the notice, the City through its proper offices shall, in addition to other

proper remedies, remove the garbage or refuse, or cause it to be removed, from the lot or land and streets, roads, or alleys.

(3) If the Mayor declares that the accumulation of garbage or refuse upon any lot or land constitutes an immediate nuisance and hazard to public health and safety, the City shall remove the garbage or refuse, or cause it to be removed, from the lot or land within forty-eight (48) hours after notice by personal service or following receipt of a certified letter in accordance with division (2) of this section if the garbage or refuse has not been removed.

(4) Whenever the City removes any garbage or refuse, or causes it to be removed, from any lot or land pursuant to this section, it shall, after a hearing conducted by the City Council, assess the cost of the removal against the lot or land. The costs and expenses of any such work shall be paid by the owner. If unpaid for two (2) months after such work is done, the City may either:

(a) Levy and assess the costs and expenses of the work upon the lot or piece of ground so benefitted in the same manner as other special taxes for improvements are levied and assessed; or

(b) Recover in a civil action the costs and expenses of the work upon the lot or piece of ground and the adjoining streets and alleys.

*(Ref. 18-1752 RS Neb.) (Ord. No. 1029, 8/1/22)*

**§ 4-307 RESERVED.**

**§ 4-308 RESERVED.**

**§ 4-309 RESERVED.**

**§ 4-310 NUISANCES; DUTY.**

It shall be the duty of every owner, occupant, lessee or mortgagee of real estate in the City, to keep such real estate free of public nuisances. All or any part of said premises found, as provided herein, to constitute a public nuisance shall be abated by rehabilitation, demolition or repair pursuant to procedures set forth herein. *(Ref. 17-123, 17-123.01 RS Neb.) (Ord. No. 835, 5/21/07)*

**§ 4-311 NUISANCES; NON-EXCLUSIVE PROCEDURE.**

The procedure set forth in this Article for abatement of a nuisance is non-exclusive and is in addition to any other procedure for abatement which is set forth in the municipal code or state statutes. *(Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)*

**§ 4-312 NUISANCES; DECLARATION.**

When the Code Enforcement Officer or Chief of Police declares or finds that any premises within the City zoning jurisdiction may be maintained contrary to one or more of the provisions of sections 4-301 to 4-327 he shall cause a notice to the owner, occupant, lessee, and/or mortgagee of the premises. The notice shall state the conditions which constitute the public nuisance and shall order the abatement of the nuisance within ten (10) days after the date of notice, and shall be substantially in the following form:

NOTICE OF NUISANCE

TO: (OWNER, OCCUPANT, LESSEE, MORTGAGEE)

(ADDRESSES)

Pursuant to Section 4-312 of the Municipal Code of the City of St. Paul, Nebraska, the following premise in the City of St. Paul, Nebraska, known as \_\_\_\_\_ and more particularly described as follows:

(Legal description)

is being maintained as a public nuisance contrary to Sections 4-301 to 4-327 of the Municipal Code of the City of St. Paul, Nebraska. The conditions which constitute the public nuisance upon the above-

described real estate are as follows:

You shall have ten (10) days from the date of this notice to abate said above described Nuisance.

Dated: \_\_\_\_\_, 20\_\_

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Notice of Nuisance was served by personal delivery or by certified U.S. Mail, postage prepaid, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to the individuals at their respective addresses, as noted above.

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

cc: City Council

(Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-313 NUISANCES; FORM OF PROPER SERVICE OF NOTICE.**

Service of said notice shall be by personal service from a police officer or by depositing a copy of said notice in the United States Postal Service enclosed in a sealed envelope and with postage thereon fully prepaid. Said mail shall be certified and addressed to said owner, occupant, lessee, and/or mortgagee at the last known address of said parties as disclosed by the current tax rolls, and if there is no known address, then in care of the property address. Service is complete at the time of such deposit. Owner as used herein shall mean any person in possession and also any person having or claiming to have any legal or equitable interest in said premises. The failure of any person to receive such notice shall not affect the validity of the proceedings hereunder. (Ref. 17-123, 17-123.01, 18-1720 RS Neb.)

(Ord. No. 835, 5/21/07)

**§ 4-314 NUISANCES; AFFECT OF FAILURE TO ABATE.**

If the nuisance is not abated within the period given in the notice, the City Council may determine to proceed. When, upon motion, it determines to proceed, the City Council shall give a second notice in the same manner set forth in section 4-313. The second notice shall establish a date, time and place at which all interested parties may appear before the City Council or such other person as the City Council specifies in the notice and present evidence to determine whether the premises constitute a public nuisance, and if determined to constitute a public nuisance, to be abated. Any interested party may appeal such decision of the City Council to the appropriate court for adjudication, during which proceedings, the decision of the City Council shall be stayed. The notice shall be substantially in the following form:

NOTICE OF HEARING TO BE DETERMINED

EXISTENCE OF PUBLIC NUISANCE AND

TO ABATE IN WHOLE OR IN PART

TO:

Notice is hereby given that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the City Council of the City of St. Paul passed a motion declaring its intent to ascertain whether certain premises situated in the City of St. Paul, State of Nebraska, known and designated as (street address) in said City and more particularly described as follows:

(Legal description)

constitute a public nuisance subject to abatement. Hearing upon said Motion to determine whether the above noted premises constitute a public nuisance shall be on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock a.m./p.m., before the City Council in the Council Chamber, City Hall, St. Paul, Nebraska, at which time the City Council shall hear all evidence from any interested party pertaining to the above noted issue. If said premises in whole or part, are found to constitute a public nuisance, as defined by Sections 4-308 to 4-309 of the St. Paul Municipal Code and if the same are not promptly abated, the Municipal Authorities shall abate the same and the cost of abatement shall be assessed upon such premises and such costs shall constitute a lien upon such land until paid.

Said alleged violations consist of the following:

Dated: \_\_\_\_\_, 20\_\_

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

City Clerk

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Notice was mailed by registered or certified U.S. Mail, postage prepaid, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, to the following:

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

City Clerk

(Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-315 NUISANCES; HEARING.**

At the time fixed in the Notice, the City Council or other persons specified to hear the matter shall hear the testimony of all competent persons desiring to testify respecting the condition constituting the nuisance, including the estimated cost of abatement and other matters which may be pertinent. At the conclusion of the hearing, the City Council shall, by resolution, declare its findings. If the City Council so concludes, it may declare the condition existing to be a nuisance and direct the person owning the property upon which the nuisance exists to abate it within a reasonable time after the date of posting on the premises a notice of the adoption of the resolution, and sending notice as set forth herein. Said notice shall be substantially in the following form:

NOTICE OF ADOPTION OF RESOLUTION NO. \_\_\_\_\_

TO:

YOU ARE HEREBY NOTIFIED THAT ON \_\_\_\_\_, 20\_\_, the City Council of the City of St. Paul, Nebraska, by Resolution No. \_\_\_\_\_, after notice and hearing as specified in said Resolution, did determine that the following constitute a public nuisance, to-wit:

Upon the following described real estate, to-wit:

You are granted \_\_\_\_\_ days from the date of this Notice to abate said nuisance. Failure to abate said nuisance shall result in said nuisance being abated by the City of St. Paul and the cost of abatement shall be assessed upon said premises and constitute a lien upon said premises until paid.

Dated: \_\_\_\_\_, 20\_\_

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

City Clerk

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Notice was posted on the premises afore-described and mailed by certified U.S. Mail, postage prepaid, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, to the following:

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

City Clerk

(Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-316 NUISANCES; EXTENSION OF TIME.**

The City Council may grant an extension of time to abate the nuisance if, in its opinion, good cause for an extension exists. (Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-317 NUISANCES; ABATEMENT BY CITY.**

If the person fails to abate the nuisance within the time set forth, the City may proceed to abate the nuisance. (Ref 17-123, 17-123.01, 18-1740 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-318 NUISANCES; RECORD OF EXPENSES.**

The City shall keep an itemized account of the expenses involved in abating the nuisance. The City shall post conspicuously on the property and it shall also mail to the owner of the property a statement showing the expense of the abatement, together with a notice of the time and place when the statement will be submitted to the City Council for approval and confirmation and at which time the City Council may consider the objections and protests to the cost of the work. Said notice shall be substantially in the following form:

NOTICE OF HEARING ON EXPENSE

OF ABATEMENT OF NUISANCE

TO:

Pursuant to Section 4-318 of the Municipal Code of the City of St. Paul, Nebraska, you are hereby notified that the following is a statement showing the expense incurred by the City of St. Paul in abating a nuisance upon the following-described real-estate, to-wit:

(Legal Description)

Said expenses are as follows:

You are further notified that said Statement of Expenses shall be submitted to the City Council for consideration on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock a.m./p.m. St. Paul, Nebraska, at which time you may appear to object or protest the expense incurred in the abatement of said nuisance.

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

City Clerk

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Notice was posted on the premises afore-described and mailed by Certified U.S. Mail, postage prepaid, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to the following:

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

City Clerk

(Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-319 NUISANCES; HEARING ON STATEMENT OF EXPENSES.**

At the time fixed for hearing on the statement of expenses, the City Council shall consider the statement and any protest or objections raised by the persons liable to be assessed for the costs of the abatement. The City Council may revise, correct, or modify the statement as it considers just and thereafter shall confirm the statement by motion or resolution. The decision of the City Council on all protests and objections which may be made shall be final and conclusive. The procedure governing the hearing shall be as provided by section 4-315. (Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-320 NUISANCES; EXPENSES AND SPECIAL ASSESSMENT AGAINST THE PROPERTY.**

If the property owner does not pay the expense of abating the nuisance within five (5) days after the City Council confirms the cost of abatement, the costs shall become a special assessment against the real estate upon which the nuisance was abated. The assessment shall continue until it is paid, together with interest as set by the applicable statutes of the State of Nebraska. (Ref. 17-123.01 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-321 NUISANCES; NOTICE OF SPECIAL ASSESSMENT.**

The City shall file in the offices of the County Register of Deeds and County Treasurer a certificate substantially in the following form:

NOTICE OF SPECIAL ASSESSMENT

Under the authority of the St. Paul Municipal Code, the City did on \_\_\_\_\_, 20\_\_\_\_, abate a nuisance upon the real estate hereinafter described and then on \_\_\_\_\_, 20\_\_\_\_, did assess the cost of the abatement upon the real estate. The City of St. Paul claims a special assessment on the real estate for the expense of doing the work in the amount of \$\_\_\_\_\_. This amount is a special assessment against the real estate until it is paid, with interest as set by the applicable statutes of the State of Nebraska, until discharged of record. The real estate referred to above, and upon which the special assessment is claimed is that certain parcel of land situated within the City of St. Paul, County of Howard, State of Nebraska and more particularly described as follows:

Dated: \_\_\_\_\_, 20\_\_\_\_

CITY OF ST. PAUL, NEBRASKA

By: \_\_\_\_\_

City Clerk

(Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-322 NUISANCES; ALTERNATIVES.**

Nothing in the foregoing sections shall be deemed to prevent the City Council from ordering the City Attorney to commence a civil and/or criminal proceeding to abate a public nuisance under applicable civil or penal code provisions as an alternative to the proceedings set forth herein. (Ref. 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

**§ 4-323 NUISANCES; PROCEDURE IN CASE OF EMERGENCY.**

When the conditions which constitute the nuisance pose an immediate threat to the public peace, health or safety, the City Council may order the nuisance abated immediately or take steps itself to abate the nuisance after adoption of a resolution declaring the facts which constitute the emergency. The resolution to be effective shall be adopted by three-fourths (3/4) vote of the City Council. (Ref. 17-121, 17-123, 17-123.01, 18-1720 RS Neb.) (Ord. No. 835, 5/21/07)

#### **§ 4-324 NUISANCES; SEVERABILITY.**

The City Council of the City of St. Paul hereby declares that should any section, paragraph, sentence or word of this Article hereby adopted be declared for any reason to be invalid, it is the intent of the Council that it would have passed all other portions of this Article independent of the elimination here from of any such portion as may be declared invalid. (Ord. No. 835, 5/21/07)

#### **§ 4-325 NUISANCES; ADJOINING LAND OWNERS; INTERVENTION BEFORE TRIAL.**

In cases of appeal from an action of the Governing Body condemning real property as a nuisance or as dangerous under the police powers of the Municipality, the owners of the adjoining property may intervene in the action at any time before trial. (Ref. 19-710 RS Neb.) (Ord. No. 835, 5/21/07)

#### **§ 4-326 NUISANCES; VIOLATION; PENALTY.**

Any person who shall violate or refuse to comply with the enforcement of any of the provisions of this Chapter, set forth at full length herein or incorporated by reference shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined not more than five hundred dollars (\$500.00) for each offense. A new violation shall be deemed to have been committed every twenty-four (24) hours of such failure to comply. (Ord. No. 835, 5/21/07)

#### **§ 4-327 NUISANCES; ABATEMENT OF NUISANCE.**

(1) Whenever a nuisance exists as defined in this Chapter, the City may proceed by a suit in equity to enjoin and abate the same, in the manner provided by law.

(2) Whenever, in any action, it is established that a nuisance exists, the court may together with the fine or penalty imposed, enter an order of abatement as a part of the judgment in the case. (Ref. 18-1720, 18-1722 RS Neb.) (Ord. No. 835, 5/21/07)

## **Article 4. Penal Provisions**

#### **§ 4-401 VIOLATION; PENALTY.**

Any person or any person's agent or servant, who shall violate any of the provisions of this municipal code, unless otherwise specifically provided herein, shall be deemed guilty of an offense and upon conviction thereof, shall be fined in any sum not exceeding five hundred (\$500.00) dollars. A new violation shall be deemed to have been committed every twenty-four (24) hours of failure to comply with the provisions of this code. (Amended by Ord. No. 742, 5/15/00)

#### **§ 4-402 ABATEMENT OF NUISANCE.**

(1) Whenever a nuisance exists as defined in this code, the Municipality may proceed by a suit in equity to enjoin and abate the same, in the manner provided by law.

(2) Whenever, in any action, it is established that a nuisance exists, the court may together with the fine or penalty imposed, enter an order of abatement as part of the judgment in the case. (Ref. 18-1720, 18-1722 RS Neb.) (Amended by Ord. No. 742, 5/15/00)

# Phase I

## St. Paul EDC Paul Property (Phase I)(Highway 281 Intersection)(1-18-2023)

### Bid Section B

	Item	Unit	Quantity	Unit Cost	Cost
1	Traffic Control	LS	1	\$10,000.00	\$10,000.00
2	Mobilization	LS	1	\$7,200.00	\$7,200.00
3	Build 10" Doweled Concrete Pavement	SY	975	\$80.00	\$78,000.00
4	Build Curb Inlet	EA	1	\$5,000.00	\$5,000.00
5	Build Storm Sewer Manhole	EA	1	\$8,000.00	\$8,000.00
6	18" Reinforced Concrete Storm Sewer	LF	8	\$75.00	\$600.00
7	Adjust Manhole to Grade	EA	2	\$1,250.00	\$2,500.00
8	5" Yellow, Wet Reflective Polyurea	LF	2013	\$5.00	\$10,065.00
9	5" White, Wet Reflective Polyurea	LF	574	\$5.00	\$2,870.00
10	Remove Concrete Pavement	SY	81	\$18.00	\$1,458.00
11	Remove Asphalt Pavement	SY	265	\$15.00	\$3,975.00
12	Remove Storm Sewer Manhole	EA	1	\$2,500.00	\$2,500.00
13	Remove Tree	EA	2	\$2,500.00	\$5,000.00
14	Remove & Reset Sign	EA	3	\$750.00	\$2,250.00
15	Earthwork	LS	1	\$10,000.00	\$10,000.00
16	Seeding and Mulch	AC	0.32	\$2,500.00	\$800.00

Total \$150,218.00  
10% Cont. \$15,021.80  
Total Construction Cost \$165,239.80

Total Project Cost \$2,782,098.00

# Phase II

## St. Paul EDC Paul Property (Phase I)(1-18-2023)

### Bid Section A

	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization/Demobilization	LS	1	\$113,300.00	\$113,300.00
2	Dewatering	LS	1	\$250,000.00	\$250,000.00
3	Remove Pavement	SY	31	\$18.00	\$558.00
4	7" Concrete Pavement w/ Integral Curb & Gutter	SY	11964	\$60.00	\$717,840.00
5	Subgrade Preparation	SY	11964	\$6.00	\$71,784.00
6	Build Concrete Header	LF	111	\$30.00	\$3,330.00
7	36" R.C. Flared-End Section	EA	1	\$1,750.00	\$1,750.00
8	36" R.C. Pipe	LF	1531	\$95.00	\$145,445.00
9	24" R.C. Pipe	LF	761	\$85.00	\$64,685.00
10	18" R.C. Pipe	LF	872	\$75.00	\$65,400.00
11	Storm Sewer Junction Box	EA	5	\$8,000.00	\$40,000.00
12	Curb Inlet	EA	8	\$5,000.00	\$40,000.00
13	18" Cap	EA	1	\$750.00	\$750.00
14	18" Cap	LS	1	\$215,000.00	\$215,000.00
15	Earthwork	LF	740	\$7.00	\$5,180.00
16	Silt Fence	AC	16.5	\$2,500.00	\$41,250.00
17	Seeding and Mulch	LS	1	\$20,000.00	\$20,000.00
18	Tree Removal / Clearing and Grubbing	EA	1	\$2,500.00	\$2,500.00
19	Build Construction Entrance	LF	1533	\$55.00	\$84,315.00
20	8" PVC Sanitary Sewer	LF	389	\$40.00	\$15,560.00
21	4" PVC Sanitary Sewer Service	LF	799	\$30.00	\$23,970.00
22	1.5" HDPE Force Main	EA	1	\$2,750.00	\$2,750.00
23	Flushing Station	EA	6	\$8,000.00	\$48,000.00
24	48" Dia. Sanitary Sewer Manhole	EA	10	\$300.00	\$3,000.00
25	Sanitary Sewer Service Connection	EA	1	\$110,000.00	\$110,000.00
26	Lift Station	EA	1	\$750.00	\$750.00
27	8" PVC Cap	EA	1	\$2,500.00	\$2,500.00
28	Connect to Existing Structure	EA	1	\$2,500.00	\$2,500.00
29	8" D.I. Water Main	LF	1039	\$55.00	\$57,145.00
30	8" PVC Water Main	LF	1425	\$50.00	\$71,250.00
31	8" M.J. 45° Bend	EA	2	\$750.00	\$1,500.00
32	8" M.J. Tee	EA	3	\$1,250.00	\$3,750.00
33	8" M.J. Tee	EA	5	\$1,000.00	\$5,000.00
34	8"x6" M.J. Tee	EA	6	\$2,750.00	\$16,500.00
35	8" Gate Valve w/ Box	EA	2	\$750.00	\$1,500.00
36	8" M.J. Cap	EA	3	\$750.00	\$2,250.00
37	8" M.J. Sleeve	EA	3	\$750.00	\$2,250.00
38	Remove Existing Fitting	EA	1	\$500.00	\$500.00
39	8"x6" M.J. Reducer	EA	2	\$1,000.00	\$2,000.00
40	Fire Hydrant Assembly w/ Aux. Valve	EA	5	\$7,250.00	\$36,250.00
41	Water Service Tubing	LF	590	\$20.00	\$11,800.00
42	Water Service Connection	EA	11	\$1,150.00	\$12,650.00
43	Water Service Connection	EA	12	\$500.00	\$6,000.00
44	Tracer Wire Test Box	EA	12	\$500.00	\$6,000.00
45	Relocate Gas Main	LS	1	\$50,000.00	\$50,000.00
46	Gravel Surfacing	TN	45	\$50.00	\$2,250.00
47	Overexcavation	CY	600	\$15.00	\$9,000.00

**Total**

**\$2,378,962.00**

**10% Cont.**

**\$237,896.20**

**Total Construction Cost**

**\$2,616,858.20**

# Phase II

## St. Paul EDC Paul Property (Phase II)(3-8-2023)

	Item	Unit	Quantity	Unit Cost	Cost
1	Mobilization/Demobilization	LS	1	\$35,200.00	\$35,200.00
2	Dewatering	LS	1	\$50,000.00	\$50,000.00
3	Remove Concrete Header	LF	74	\$20.00	\$1,480.00
4	7" Concrete Pavement w/ Integral Curb & Gutter	SY	2202	\$60.00	\$132,120.00
5	Subgrade Preparation	SY	2202	\$6.00	\$13,212.00
6	18" R.C. Pipe	LF	256	\$75.00	\$19,200.00
7	Curb Inlet	EA	2	\$5,000.00	\$10,000.00
8	18" FES	EA	2	\$1,500.00	\$3,000.00
9	Earthwork	LS	1	\$150,000.00	\$150,000.00
10	Seeding and Mulch	AC	3.4	\$2,500.00	\$8,500.00
11	Tree Removal / Clearing and Grubbing	LS	1	\$20,000.00	\$20,000.00
12	Build Construction Entrance	EA	1	\$2,500.00	\$2,500.00
13	8" PVC Sanitary Sewer	LF	711	\$55.00	\$39,105.00
14	4" PVC Sanitary Sewer Service	LF	360	\$40.00	\$14,400.00
15	48" Dia. Sanitary Sewer Manhole	EA	3	\$8,000.00	\$24,000.00
16	Sanitary Sewer Service Connection	EA	9	\$300.00	\$2,700.00
17	Connect to Existing Structure	EA	1	\$2,500.00	\$2,500.00
18	8" D.I. Water Main	LF	1616	\$55.00	\$88,880.00
19	8" PVC Water Main	LF	1425	\$50.00	\$71,250.00
20	8" M.J. 90° Bend	EA	2	\$750.00	\$1,500.00
21	8"x6" M.J. Tee	EA	2	\$1,000.00	\$2,000.00
22	8" Gate Valve w/ Box	EA	1	\$2,750.00	\$2,750.00
23	8" M.J. Sleeve	EA	1	\$750.00	\$750.00
24	Remove Existing Fitting	EA	2	\$500.00	\$1,000.00
25	Fire Hydrant Assembly w/ Aux. Valve	EA	2	\$7,250.00	\$14,500.00
26	Water Service Tubing	LF	330	\$20.00	\$6,600.00
27	Water Service Connection	EA	9	\$1,150.00	\$10,350.00
28	Tracer Wire Test Box	EA	2	\$500.00	\$1,000.00
29	Gravel Surfacing	TN	20	\$50.00	\$1,000.00
30	Overexcavation	CY	600	\$15.00	\$9,000.00

<b>Total</b>	<b>\$738,497.00</b>
<b>10% Cont.</b>	<b>\$73,849.70</b>
<b>Total Construction Cost</b>	<b>\$812,346.70</b>



Middle Loup Subdivision  
TIF Projection Summary  
3/13/2023

	# Lots	TIF Uses
Phase I	12	\$2,782,098
Phase II	7	\$812,347
<b>Total</b>	<b>19</b>	<b>\$3,594,445</b>

Phase I TIF Projections

\* based on estimated values presented at City Council meeting

	Low	High
Total over 15 years	\$938,797	\$2,123,386
Present Value(5% int. rate)	\$654,976	\$1,481,437

Valuation needed to reach total TIF Uses

\* does not include purchase prices for lots

	(with 5% interest factor)		(with no interest)	
	Total	Ave/Lot	Total	Ave/Lot
Phase I	\$14,253,102	\$1,187,759	\$10,080,099	\$840,008
Phase II	\$4,420,379	\$552,547	\$3,201,900	\$400,238
<b>Total</b>	<b>\$18,673,481</b>	<b>\$982,815</b>	<b>\$13,281,999</b>	<b>\$699,053</b>

## Connie Beck

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**From:** Andrew R. Willis <awillis@clinewilliams.com>  
**Sent:** Monday, March 13, 2023 4:08 PM  
**To:** Connie Beck  
**Cc:** Joel Bergman; Matt Helzer; Dream Solko  
**Subject:** RE: Middle Loup Subdivision - Fine Tuning  
**Attachments:** St. Paul Middle Loup TIF Projections Summary 3.13.23.pdf

Connie - I ran the TIF projections in a couple of different ways based on this updated info. A summary page is attached.

This is oversimplified, but should give you a pretty good estimate of what you are looking at for the TIF on the project.

In order to cover the entire cost of the public infrastructure with TIF, but not including any interest rate to calculate the present value of the cost, you would need to have an average assessed valuation of: \$840,000 per lot for Phase I and \$400,250 per lot for Phase II. If you looked at the entire project as a whole, you would an average assessed valuation of \$700,000 per lot.

These required average valuation go up if you include an interest rate (5%) on the TIF Indebtedness. Then the required average valuations would be:

- Phase I = \$1,188,000
- Phase I = \$552,500
- Total = \$982,815

This does not include any accounting for the purchase price of each lot paying off part of the costs. That would obviously drive the required valuations down.

The Phase I infrastructure costs exceed what I had presented as my high estimate numbers, which for 12 lots would be:

- \$2,123,400 without an interest rate
- \$1,481,500 with a 5% interest rate

As I mentioned, this estimated was just a starting point. It is difficult to come up with a reasonable valuation without knowing what will be built. That said, the information presented above is probably more helpful—to generate enough to pay for all of the Phase I infrastructure with Phase I TIF, the lots would need an average valuation of \$840,000 per lot.

Let me know if that is helpful. Thanks.

ANDREW R. WILLIS  
CLINE WILLIAMS WRIGHT JOHNSON & OLDFATHER, L.L.P.  
233 South 13th Street | 1900 US Bank Bldg. | Lincoln, NE 68508  
Direct: 402.479.7151 | Main: 402.474.6900 | [www.clinewilliams.com](http://www.clinewilliams.com)  
Lincoln | Omaha | Aurora | Fort Collins | Holyoke

-----Original Message-----

From: Connie Beck <cjbeck@cityofstpaulne.org>  
Sent: Monday, March 13, 2023 1:27 PM  
To: Andrew R. Willis <awillis@clnewilliams.com>  
Cc: Joel Bergman <jbergman@cityofstpaulne.org>; Matt Helzer <mhelzer@cityofstpaulne.org>; Dream Solko <stpauldevcorp@gmail.com>  
Subject: Middle Loup Subdivision - Fine Tuning  
Importance: High

Good Afternoon Attorney Willis, can you please review the attached document above RE: the Middle Loup Subdivision. In reviewing the Subdivision map, Phase I has twelve (12) lots NOT fifteen (15), that is if the City converts the three (3) lots on the lower part of the subdivision into two (2) lots. Therefore, the numbers would change again. Can you please rework the Phase I numbers to reflect the twelve (12) lots?

Phase II consist of \$813,000 of construction improvements RE: seven (7) lots; would it be beneficial to TIF the Subdivision as a whole; do both Phase I and Phase II? I know we need high dollar businesses to come in to make it pencil out. Can you please give me your thoughts?

Attorney Willis, I will be attending Clerk's Academy Wednesday morning at 10:30 am; can you please forward your answer as soon as possible; greatly appreciate.

Thank you.

Connie Jo Beck  
City of St. Paul  
City Clerk/Deputy Treasurer  
704 6th Street  
St Paul NE 68873  
Telephone: (308)754-4483  
Fax: (308)754-5286

## Connie Beck

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**From:** Andrew R. Willis <awillis@clinewilliams.com>  
**Sent:** Friday, March 3, 2023 7:30 AM  
**To:** Connie Beck  
**Subject:** RE: City of St. Paul Middle Loup Subdivision

Connie – see answers below in red. Hopefully this helps. I look forward to further discussion on Monday evening.

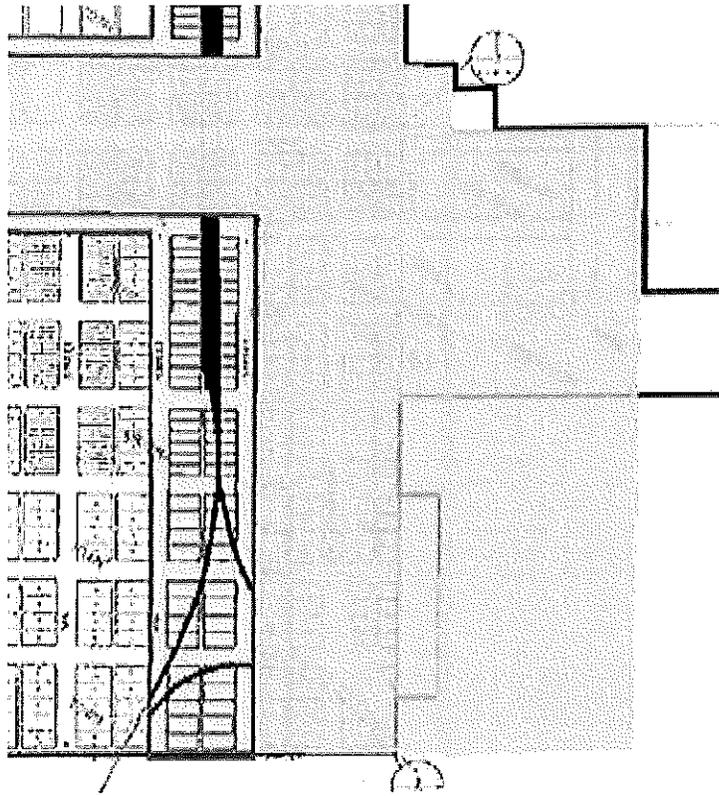
**CLINE WILLIAMS**

ANDREW R. WILLIS  
CLINE WILLIAMS WRIGHT JOHNSON & OLDFATHER, L.L.P.  
233 South 13th Street | 1900 US Bank Bldg. | Lincoln, NE 68508  
Direct: 402.479.7151 | Main: 402.474.6900 | [www.clinewilliams.com](http://www.clinewilliams.com)  
Lincoln | Omaha | Aurora | Fort Collins | Holyoke

**From:** Connie Beck <cjbeck@cityofstpaulne.org>  
**Sent:** Wednesday, March 1, 2023 12:23 PM  
**To:** Andrew R. Willis <awillis@clinewilliams.com>  
**Subject:** City of St. Paul Middle Loup Subdivision

Good morning, Attorney Willis, in visiting with Dream Solko with the St. Paul Development Corp., we both had questions pertaining to the process and procedures that need to be perform in TIF'ing the Middle Loup Subdivision? (1) not for sure if this area has been Blighted already:

Based on our initial discussions, it was my understanding that this area had been blighted. Looking at the existing map for Redevelopment Area #1, it appears that this is in the blighted area. However, I am not 100% sure that it is all in the area.



If the property is all located within the blue area above, then we are fine. If the project site is mostly in the area but there is a little bit outside, then we have the ability to expand the area based on reasonable necessity to complete the project. It is one more step, but it would not require a new blight and substandard study.

(2) Implement or Amend the Redevelopment Plan;

We will implement this project as an amendment to the General Redevelopment Plan to Redevelopment Area #1. It is a substantial modification to the existing plan, since it is going to provide all the details and authorize the TIF for the new Project—so it still needs to go through the full public hearing process, but since this project site is in Redevelopment Area #1 (subject to confirmation) and the general plan for that area has been approved, we will draft this as a project specific amendment.

(3) form a Redevelopment Agreement between the City and the St. Paul Development Corp.;

Correct, there will be a Redevelopment Agreement between the City and SPDC. This will implement the entire project. We should discuss how we want to handle the next step – the individual lots. You could follow up with lot-specific redevelopment agreements for each lot, or you could just let this all fall under the SPDC agreement and have SPDC handle the individual lot transactions separately. I can discuss the pros and cons of this and need some input to determine the best approach for this project.

(4) have City Engineer's begin District Creation on the water, sewer, storm sewer, and paving improvements; and

Let me give this a little thought before Monday. If TIF will be used to repay some, or hopefully all, of these infrastructure costs, the question is the interplay between the improvement district and the redevelopment project. But, as you know, TIF only comes in

when improvements are built, so there is a lag in TIF revenue, especially with a multi-lot project. I'd like to discuss project logistics a little more.

(5) City Engineer's perform a construction Bid Letting?

I have the early engineering estimates, which are sufficient to get through the project approvals. So the next question is timing. Bid letting will drive the actual construction schedule, so it could be done early subject to TIF approval. I am not quite sure on our overall timing. That may not be a very helpful answer at this point, but let's discuss it further.

What are your thoughts? Thanks much.

*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*



## Rural Workforce Land Development Awardees – Council/Board Handout

Alma | Bertrand | Central City | Palmer | Red Cloud | St. Paul

Nebraska Department of Economic Development (NDED) (recipient from Department of Treasury) provided the Subaward Agreement Contract directly to the Authorized Official's (Mayor/Chair) on March 27, 2023. DocuSign signature submitted to NDED, then NDED returns DocuSign to Mayor/Chair to save as official contract.

**TO DO LIST:** emailed to LeAnn Jochum, Deputy Director: [Leann@scedd.us](mailto:Leann@scedd.us) | 308.455.4776

1. Submit City/Village Proof of Insurance documentation
  - Meet the requirements as specified on Page 14 of the Subaward Agreement
2. Send DED/Municipality signed Subaward Agreement
3. ACH & W-9 for municipality, State of Nebraska dual form
4. *Council determines SCEDD's role in Grant Administration and/or Project Management at April's Board/Council meeting*
5. Council awareness of Subaward contractual requirements, Conflict of Interest clauses, contractor eligibility, rules of engagement for performing Eligible Activities

### **ELIGIBLE ACTIVITIES: RWLD Program Manual – Page 4**

The Rural Workforce Housing Land Development Program is an authorized use of funding from SLFRF (Assistance Listing 21.027) which was designed to provide state governments with the resources needed to respond to the COVID-19 pandemic and its economic effects and to build a stronger economy during recovery. SLFRF was established by ARPA signed into law by the President of the United States on March 11, 2021.

On April 13, 2022, Governor Ricketts signed LB1014. Section 42(2) of the bill appropriated a total of \$10,000,000 to the Nebraska Department of Economic Development (DED) in grants pursuant to the purposes of preparing land parcels in accordance with the Rural Workforce Housing Investment Act (Neb. Rev. St. §81-1226 *et seq.*), including:

- (i) Laying of drinking water transmission lines;
- (ii) Rehabilitation, renovation, maintenance, or costs to secure vacant or abandoned properties in disproportionately impacted communities;
- (iii) Costs associated with acquiring and securing legal title of vacant or abandoned properties in disproportionately impacted communities and other costs to position the property for current or future use for the Rural Workforce Housing Investment Act;
- (iv) Removal and remediation of environmental contaminants or hazards from vacant or abandoned properties in disproportionately impacted communities, when conducted in compliance with applicable environmental laws or regulations;
- (v) Demolition or deconstruction of vacant or abandoned buildings in disproportionately impacted communities; and
- (vi) Costs associated with inspection fees and other administrative costs incurred to ensure compliance with applicable environmental laws and regulations for demolition or other remediation activities in disproportionately impacted communities.

A recipient may use SLFRF grant funds to respond to the public health emergency or its negative economic impacts by providing assistance to households and individuals by developing,

**No  
activities  
permitted  
until  
Release of  
Funds!**

# CONFLICT OF INTEREST – Provisions to Subaward Agreement

## Title 2 - Grants and Agreements

### Subtitle A - Office of Management and Budget Guidance for Grants and Agreements

#### Chapter II - Office of Management and Budget Guidance

#### Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

#### Subpart B - General Provisions

Authority: 31 U.S.C. 503

Source: 78 FR 78608, Dec. 26, 2013, unless otherwise noted.

#### § 200.112 Conflict of interest.

The Federal awarding agency must establish conflict of interest policies for Federal awards. The non-Federal entity must disclose in writing any potential conflict of interest to the Federal awarding agency or pass-through entity in accordance with applicable Federal awarding agency policy.

#### Subpart D - Post Federal Award Requirements

#### Procurement Standards

Source: 85 FR 49543, Aug. 13, 2020, unless otherwise noted.

Authority: 31 U.S.C. 503

Source: 78 FR 78608, Dec. 26, 2013, unless otherwise noted.

#### § 200.318 General procurement standards.

- (a) The non-Federal entity must have and use documented procurement procedures, consistent with State, local, and tribal laws and regulations and the standards of this section, for the acquisition of property or services required under a Federal award or subaward. The non-Federal entity's documented procurement procedures must conform to the procurement standards identified in §§ 200.317 through 200.327.
- (b) Non-Federal entities must maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders.
- (c)
  - (1) The non-Federal entity must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts. No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of the non-Federal entity may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, non-Federal entities may set standards for situations in which the financial interest is not substantial or the gift is an unsolicited item of nominal value. The standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the non-Federal entity.

Full Code of Federal Regulations referenced in Subaward Agreement found here:

<https://www.ecfr.gov/>



## ***What role does your Board/Council want SCEDD to serve with your municipality?***

### **'Professional Services Agreement' for Grant Administration and Project Management with each City/Village is being prepared**

- Date signed will be after the DocuSign Subaward Agreement is signed by all parties
- Need formal agreement to begin work on Grant Award
- We acknowledge addendums may be required as we work through this unique program
- *Scope of Work reflect Subaward Agreement requirements*

### **Grant Administration Scope of Work: #1-5 address [Subaward Articles I-VI]**

1. Assist the municipality/subrecipient with effective administration of the award, design and execution of the program.
  - a. Establish practices for implementation
  - b. Don't incur costs prior to being authorized
  - c. Meet all requirements to get to release of funds
2. Assist the municipality/subrecipient in designing the grant's accounting and master filing systems in accordance with state and federal regulations.
  - a. Setting up files/report templates
3. Assist the municipality/subrecipient in the accounting of funds, preparation of draws and financial forms, and performance of other functions in the management of program financing as mandated by Nebraska Department of Economic Development to meet program requirements.
  - a. Payments and reimbursements
  - b. Preparation for periodic reporting and monitoring
4. Assist the municipality/subrecipient in compliance with [Article VII – Other Contractual Conditions], outlined in the Subaward Agreement.
  - a. 33 sections addressed – E-Verify, ineligibility of contractors, UEI and SAM registration, publicity, information sharing, etc.
5. Assist the municipality/subrecipient in the submission of mandated reports, and if necessary, program amendment and program extension documentation to the Nebraska Department of Economic Development.
6. Assist the municipality/subrecipient in the satisfactory completion and submission of all closeout compliance documentation including final reports and audits.

### **Project Management Scope of Work:**

*Implementing the eligible activities as outlined in the grant application. These items are not specifically addressed in the Subaward Agreement, but outlines all work applicable, per [Section 33 – Entire Agreement]. The approved Application along with any attachments, are now a part of the Subaward Agreement.*

1. Assist municipality with site reviews and selection of parcels that meet eligible activities as outlined in the Rural Workforce Land Development Program Manual.
2. Assist municipality with requesting, coordinating, and securing appropriate contractors for acquisition related activities: title search, liens/unpaid taxes, URA (Uniform Relocation Act) compliance, appraisal, pricing, negotiations, legal agreements, closing agreements.
3. Assist municipality with procurement process of contractors as necessary (appraisals, environmental assessments, asbestos inspection, asbestos abatement, debris abatement, demolition, minor rehab/securing property, tree removal, land leveling/site preparations, vehicle towing/impounding, etc.)
4. Assist municipality with oversight and scheduling assistance of contractors/sub-contractors (inspections, abatement, limited rehab, demo, site prep, water line installation, etc.)
5. Assist municipality with compliance of regulations for all contractors are followed, as outlined by the Department of Treasury Subaward Agreement.
6. All other duties as applicable to meet the program objectives.

### **SCEDD Professional Services Agreement/Contracts for:**

#### **#1 Grant Administration & #2 Project Management**

The Grant Administration SOW must not exceed 10% of the overall Grant Award.

Project Management activities are identified as an eligible activity in the Program Manual, not a part of Grant Administration or limited to the 10% cap.

#### **Compensation:**

- **4% of the Subaward amount as Grant Management**, specified as a dollar amount
- **6% of the Subaward amount as Project Management**, specified as a dollar amount
  - o If Project Management exceeds 6%, SCEDD will renegotiate the Agreement
  - o Allows for flexibility to work with each municipality, on a billable eligible cost basis, through the next 3 years of program
  - o Only billed for the work accomplished as PM, allowing for other work by municipality to also bill as eligible work is accomplished

## AGENDA ITEM REQUEST FORM

Anyone wishing to place an item 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: April 17, 2023

Requested Agenda Item: Discussion on SCEDD's grant and project administration on the RWLD  
\$1 million grant award

Please state your Agenda Item (please be specific, providing documentation if available):

SCEDD was instrumental in helping with the grant application, and is willing to continue  
with grant administration (reporting requirements) and project administration (verifying  
compliance with state and federal regulations). A contract with SCEDD will be necessary.  
The City needs to decide what role SCEDD will have moving forward on the grant.

What action do you want the City Council to take? Provide guidance on contract that will be  
submitted for approval at the May 1 City Council meeting.

Will this project/item require City funding? YES XX NO     If so, how much? Cost will be included  
in grant funds

Name (please print): Laura Berthelsen, Deputy City Clerk

Name (signature): *Laura Berthelsen*

Address: 704 6th Street, St. Paul, NE 68873

Phone Number: 308-754-4483

.....  
*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: \_\_\_\_\_

## Connie Beck

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**From:** LeAnn Jochum - South Central Economic Development District <LeAnn@SCEDD.us>  
**Sent:** Monday, April 10, 2023 3:12 PM  
**To:** Dream & Parker St Paul SPEDC; CeeAnn Affolter - Alma Asst Clerk; Connie Beck; Hal Haeker - Alma Mayor; Heidi Mendyk - Palmer Clerk; Joel Bergman; Kevin Bremer - Palmer Chair; Kory McCracken - Red Cloud; Laura Berthelsen; Lori Vinzant - Bertrand Clerk; Lorri Bantam - Alma City Admin; Maddy - Red Cloud Clerk; Miles McGinnis; Sue Friedrichsen; TJ Wilcox - Bertrand Chair; Todd Brown - Red Cloud Mayor  
**Cc:** Sharon Hueftle - South Central Economic Development District; Josh Young - South Central Economic Development District; Sheri Alber - South Central Economic Development District; Jill Schroeder - South Central Economic Development District  
**Subject:** Follow-up to RW Land Development & SCEDD Zoom  
**Attachments:** RW Land Development Awardees - Intro Zoom.docx  
**Importance:** High

Hello and thank you for participating in the Zoom today. It helps to have these joint conversations for SCEDD to determine the best way forward as we begin working with your communities on this exciting new grant funding – **Rural Workforce Land Development**. We also hope you all can learn from each other as we work the program and discuss common questions that will continue to crop up.

I have attached the outline of the Zoom conversation for your review. Note the **'To-Do List'** – if you can start sending those items to me. We will work with each community to determine the best way forward in **Project Management**, noting all of you have indicated to have SCEDD perform the Grand Administration role with this grant.

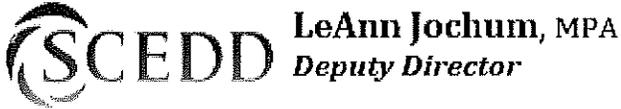
**The follow-up for your Council/Board meeting is as follows, please email directly if this changes:**

- Alma – April 19 Council if SCEDD Professional Services Agreement is ready, if not May 1. Sharon is down for whichever of these is confirmed as LeAnn has conflicting appointments both dates.
- Bertrand – April 10, Lori – please call LeAnn at 308.455.4776 when this agenda item comes up and I can address any questions the Board may have tomorrow night
- Central City – pending future linked grant announcement, TBD
- Palmer – April 12 Board, LeAnn to discuss Project Management role, potentially procuring for a local person to fulfill some of those roles; address any questions the Board may have
- Red Cloud – May 2, Josh will be present for Nuisance Abatement and will call me in to meeting for any questions the Council may have
- St. Paul – April 17 Council, LeAnn for discussion on Project Management role, potentially procuring for a local person/entity (SPEDC); and then SCEDD Professional Services Agreement will follow for May meeting

We will continue to host RWLD Zoom meetings to keep everyone moving forward, as appropriate, so appreciate you making those a priority to participate in!

Remember to look at the 'To-Do's' and provide those items to me through email in the next week so that we can begin rolling on the project as soon as DED provides the go-ahead. Let me know if you have any questions.

Thank you,



**LeAnn Jochum, MPA**  
*Deputy Director*

**South Central Economic Development District, Inc.**

Ph: 308.455.4776 | [leann@scedd.us](mailto:leann@scedd.us) | <http://www.scedd.us>

401 East Ave. (2<sup>nd</sup> floor) | PO Box 79 | Holdrege, NE 68949



# RW Land Development Awardees – Zoom

Alma | Bertrand | *Central City* | Palmer | Red Cloud | St. Paul

April 10, 2023

Nebraska Department of Economic Development (NDED) (Recipient from Department of Treasury) emailed the Subaward Agreement Contract directly to the Authorized Official's (Mayor/Chair) email listed in Application. Email sent on March 27<sup>th</sup>.

- Recommend having municipal attorney review
- Due back through DocuSign link no later than April 11th

## **TO DO LIST:**

Email [LeAnn@scedd.us](mailto:LeAnn@scedd.us)

1. Submit City/Village Proof of Insurance documentation
  - Meet the requirements as specified on Page 14 of the Subaward Agreement
2. Send DED/Municipality signed Subaward Agreement
3. ACH & W-9 for municipality, dual form
  - State of Nebraska dual ACH/W-9 Form:  
[https://das.nebraska.gov/accounting/forms/ACH\\_W9\\_Fillable.pdf](https://das.nebraska.gov/accounting/forms/ACH_W9_Fillable.pdf)
4. Determine SCEDD's Involvement in Grant Administration and/or Project Management at April's Board/Council meeting

## **ELIGIBLE ACTIVITIES: Program Manual – Page 4 (Bottom of the Page)**

The Rural Workforce Housing Land Development Program is an authorized use of funding from SLFRF (Assistance Listing 21.027) which was designed to provide state governments with the resources needed to respond to the COVID-19 pandemic and its economic effects and to build a stronger economy during recovery. SLFRF was established by ARPA signed into law by the President of the United States on March 11, 2021.

On April 13, 2022, Governor Ricketts signed LB1014. Section 42(2) of the bill appropriated a total of \$10,000,000 to the Nebraska Department of Economic Development (DED) in grants pursuant to the purposes of preparing land parcels in accordance with the Rural Workforce Housing Investment Act (Neb. Rev. St. §81-1226 *et seq.*), including:

- (i) Laying of drinking water transmission lines;
- (ii) Rehabilitation, renovation, maintenance, or costs to secure vacant or abandoned properties in disproportionately impacted communities;
- (iii) Costs associated with acquiring and securing legal title of vacant or abandoned properties in disproportionately impacted communities and other costs to position the property for current or future use for the Rural Workforce Housing Investment Act;
- (iv) Removal and remediation of environmental contaminants or hazards from vacant or abandoned properties in disproportionately impacted communities, when conducted in compliance with applicable environmental laws or regulations;
- (v) Demolition or deconstruction of vacant or abandoned buildings in disproportionately impacted communities; and
- (vi) Costs associated with inspection fees and other administrative costs incurred to ensure compliance with applicable environmental laws and regulations for demolition or other remediation activities in disproportionately impacted communities.

A recipient may use SLFRF grant funds to respond to the public health emergency or its negative economic impacts by providing assistance to households and individuals by developing,

**No  
activities  
permitted  
until  
Release of  
Funds!**

## ***What role does your Board/Council want SCEDD to serve with your municipality?***

### **SCEDD is preparing the 'Professional Services Agreement' for Grant Administration and Project Management with each City/Village**

- Date signed will be after the DocuSign Subaward Agreement is signed by all parties
- Need formal agreement to begin work on Grant Award
- We acknowledge addendums may be required as we work through this unique program
- References below to Subaward Agreement

### **Grant Administration Scope of Work: #1-5 address [Subaward Articles I-VI]**

1. Assist the municipality/subrecipient with effective administration of the award, design and execution of the program.
  - a. Establish practices for implementation
  - b. Don't incur costs prior to being authorized
  - c. Meet all requirements to get to release of funds
2. Assist the municipality/subrecipient in designing the grant's accounting and master filing systems in accordance with state and federal regulations.
  - a. Setting up files/report templates
3. Assist the municipality/subrecipient in the accounting of funds, preparation of draws and financial forms, and performance of other functions in the management of program financing as mandated by Nebraska Department of Economic Development to meet program requirements.
  - a. Payments and reimbursements
  - b. Preparation for periodic reporting and monitoring
4. Assist the municipality/subrecipient in compliance with [Article VII – Other Contractual Conditions], outlined in the Subaward Agreement.
  - a. 33 sections addressed – E-Verify, ineligibility of contractors, UEI and SAM registration, publicity, information sharing, etc.
5. Assist the municipality/subrecipient in the submission of mandated reports, and if necessary, program amendment and program extension documentation to the Nebraska Department of Economic Development.
6. Assist the municipality/subrecipient in the satisfactory completion and submission of all closeout compliance documentation including final reports and audits.

## **Project Management Scope of Work:**

***Implementing the eligible activities as outlined in the grant application. These items are not specifically addressed in the Subaward Agreement, but outlines all work applicable, per [Section 33 – Entire Agreement]. The approved Application along with any attachments, are now a part of the Subaward Agreement.***

1. Assist municipality with site reviews and selection of parcels that meet eligible activities as outlined in the Rural Workforce Land Development Program Manual.
2. Assist municipality with acquisition related activities: title search, liens/unpaid taxes, URA (Uniform Relocation Act to not displace anyone), appraisal, pricing, negotiations, legal agreements, closing
3. Assist municipality with procurement of contractors as necessary (appraisals, environmental assessments, asbestos inspection, asbestos abatement, debris abatement, demolition, minor rehab/securing property, tree removal, land leveling/site preparations, vehicle towing/impounding, etc.)
4. Assist municipality with oversight and scheduling assistance of contractors/sub-contractors (inspections, abatement, limited rehab, demo, site prep, water line installation, etc.)
5. Assist municipality with compliance of regulations for all contractors are followed, as outlined by the Department of Treasury Subaward Agreement.
6. All other duties as applicable to meet the program objectives.

## **Grant Administration & Project Management: SCEDD Professional Services Agreement/Contract**

The Grant Administration SOW must **not exceed 10%** of the overall Grant Award.

Project Management Activities are identified as an eligible activity in the Program Manual, not a part of Grant Administration or **limited to the 10% cap.**

### **Compensation:**

- 4% of the Subaward amount as Grant Management, specified as a dollar amount
  
- 6% of the Subaward amount as Project Management, specified as a dollar amount
  - o If Project Management exceeds 6%, SCEDD will renegotiate the Agreement
  - o Allows for flexibility to work with each municipality, on a billable eligible cost basis, through the next 3 years of program
  - o Only billed for the work accomplished as PM, allowing for other work by municipality to also bill as eligible work is accomplished

### **TO DO LIST:** Email [LeAnn@scedd.us](mailto:LeAnn@scedd.us)

1. Submit City/Village Proof of Insurance documentation to meet the requirements as specified on Page 14 of the Subaward Agreement
2. Send DED/Municipality signed Subaward Agreement
3. ACH & W-9 for municipality, dual form
  - [https://das.nebraska.gov/accounting/forms/ACH\\_W9\\_Fillable.pdf](https://das.nebraska.gov/accounting/forms/ACH_W9_Fillable.pdf)
4. **Council/Board Agenda Item for discussion on SCEDD's role (April meeting)**
  - **SCEDD will plan to attend the last April or May meeting, with the Contract for final decision**

## AGENDA ITEM REQUEST FORM

Anyone wishing to place an item 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: April 17<sup>th</sup> 2023

Requested Agenda Item: To Approve Emily Vanis as a Citizens Advisory Review Committee member

Please state your Agenda Item (please be specific, providing documentation if available):

I would like the City Council to Approve Emily Vanis as a CARC member. Tyler Eberle had to be removed because he is an SPDC Board member now. Emily works for Farm Services of America so with her financial background we feel she will be a good fit.

What action do you want the City Council to take? Approve Emily Vanis

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

Name (please print): SPDC Parker Klingensmith

Name (signature): Parker Klingensmith

Address: 423 Howard Ave

Phone Number: 308-754-2181

.....  
**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, NEBRASKA  
ECONOMIC DEVELOPMENT PROGRAM**

**Voter Approval on November 4th, 2014**

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Nebraska's voters enacted a constitutional amendment in November, 1990, granting cities and villages the power to use local sources of revenue for economic or industrial projects and programs. In 1991, the Unicameral implemented this amendment with the passage of Legislative Bill 840, the Local Option Municipal Economic Development Act.

The Local Option Municipal Economic Development Act is based on the premise that communities should have the ability to use their own tax dollars in ways that best meet their own local needs. While ongoing planning processes in many towns have identified development, job creation, and increased economic opportunity as their highest priority for the future, a variety of constitutional and legislative prohibitions kept them from investing local public funds in development programs. The removal of these limitations has given municipalities greater latitude in determining and acting upon local needs.

As various towns have witnessed declining population and loss of business centers, they have thought about their futures and the types of actions and investments needed to reverse these past trends. At the same time, smaller towns and cities are beginning to realize a period of significant opportunity. In a period of uncertainty, complexity, and growing concern about the problem and quality of urban life, including cost and relative safety, the advantages offered by the smaller cities have become uniquely attractive. The revolution in information and communication technology, as well as goods distribution, has reduced the isolation of small towns. As a result, it is increasingly possible to operate a significant business in growth areas outside of major urban centers.

**I. GENERAL COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY**

St. Paul's community and economic development strategy involves building on our strengths to promote existing industries and the retention of jobs and to recruit new industries and jobs to the community. The principal strategy is directed at maintaining a good quality of life for our citizens and a strong workforce; developing community resources; attracting new capital investment; broadening the community's tax base; and ensuring economic stability and viability for St. Paul.

Economic diversification will continue to be a critical priority for St. Paul's economic development program. The recruitment of new businesses from outside and development of new businesses from inside the city will strengthen diversification. A small business development program can establish the city as a nurturing environment for small business and as a center for economic opportunity. This atmosphere, in turn can encourage people with skills and ideas to move or return to St. Paul to make a start in business.

In addition to recruitment, the city can create job opportunities by helping existing businesses in the city to expand their markets and compete more successfully. The successful marketing of St. Paul as a center for opportunity is important to the city's effort to expand its labor force and attract new residents. St. Paul is uniquely located to become a strong business & service center and residential destination.

The City of St. Paul recognizes that the attraction of new business and industry to a community or the expansion of existing business or industry takes place in a very competitive market place. In order to keep St. Paul, Nebraska as competitive as possible in that market place the community will strive to use all financial and human resources available in a partnership using federal, state, municipal and private sources.

## **II. STATEMENT OF PURPOSE, GENERAL INTENT AND GOALS**

It is the intent of the City of St. Paul, Nebraska, to implement an economic development program, the purpose and goals of which will be: to create jobs and generate employment opportunities; to expand labor markets of St. Paul and Howard County; to attract new capital investment to the community to broaden the tax-base; to retain jobs and make existing businesses more competitive and profitable; to promote activities that generate positive economic impact; and to provide economic diversification to ensure economic stability and vitality for the community of St. Paul and the surrounding area.

## **III. ELIGIBILITY**

### **A. Eligible Activities**

Eligible activities under the economic development program may include, but shall not be limited to, the following:

- 1) The purchase and/or the construction or improvement of real estate, options for such purchases, and the renewal or extension of such options.

- 2) Small business development including expansion of existing businesses.
- 3) Recruitment of business, industry or new residents into the area.
- 4) A revolving loan fund from which low interest or performance based loans will be made to qualifying businesses on a match basis from the grantee business and based upon job creation and/or retention.
- 5) Grants for public works improvements which aid to the location or expansion of a qualified business.
- 6) Technical assistance to businesses to include but not limited to: job training, marketing assistance, management counseling, financial packaging, business plan development, and engineering assistance.
- 7) Payment for salaries and support of staff to implement and/or administer the program.
- 8) The eligible activities described above are considered priority activities for the use of funds generated under the local Option Municipal Economic Development Act. The City of St. Paul recognizes that the attraction of new business to a community or the expansion of existing businesses takes place in a very competitive market place. In order to keep St. Paul as competitive as possible in that market place, and in the creation of new jobs in the area, the City retains the right to include as eligible activities those additional activities authorized by State of Nebraska Statute: {18-2705}.
- 9) The Local option Municipal Economic Development Act has been changed in several Legislative sessions since it was signed into law on June 3, 1991. It is reasonable to assume the law will change during the course of St. Paul's Economic Development Program. In order to stay current with Nebraska Statutes, the City of St. Paul retains the right to amend this Economic Development Program when such amendment pertains to changes made to the Local Option Municipal Economic Development Act or to any other statutes that affect St. Paul's Program. Such amendments can only be made after a public hearing and a majority vote of St. Paul's City Council.

## B. Types of Businesses That Will Be Eligible

A qualifying business shall mean any corporation, partnership, limited liability company or sole proprietorship which derives its principal source of income from any of the following:

- 1) The manufacture of articles of commerce.
- 2) The conduct of research and development.
- 3) The processing, storage, transport or sale of goods or commodities which are sold or traded in interstate commerce.
- 4) The sale of services in interstate commerce.
- 5) Headquarters facilities relating to eligible activities as listed in this section.
- 6) Telecommunications activities.
- 7) Tourism related activities.
- 8) Any business that derives its principal source of income from the construction or rehabilitation of housing.
- 9) Retail or any other business deemed as a qualifying business through future action of the legislature.

If a business which would otherwise be a qualifying business employs people and carries on activities in more than one city in Nebraska or will do so at any time during the first year following application for participation in the Program, it shall be a qualifying business only if, in each such city, it maintains employment for the first two years following the date on which such business begins operations in the city as a participant in its Program at a level not less than its average employment in such city over the twelve-month period preceding participation.

A qualifying business need not be located within the territorial boundaries of the city if the city council determines that there is a clear economic benefit to the city. Eligible qualifying businesses may apply more than once and receive program benefits more than once.

#### IV. OPERATION OF THE REVOLVING LOAN FUND

This section will describe details of the operation of the revolving loan fund. The size and special features of this fund, combined with the requirements of LB 840, requires that its operation be outlined.

##### A. General Guidelines:

1. The amount of funds available for any single project shall not exceed the amount of funds available under the Economic Development Program during the project term, nor shall it provide for more than fifty percent (50%) of applicant's total project costs. An applicant must provide participation and evidence of participation through private funding as distinguished from federal, state, or local funding in the minimum amount of ten percent (10%) equity investment. The right is reserved to negotiate the terms and conditions of the loan with each applicant, which terms and conditions may differ substantially from applicant to applicant. Financial assistance can be provided to any eligible business for any eligible activity.
2. If the loan is approved as performance based, a qualifying business may be approved to recapture a portion of the loan amount on a grant basis. The recaptured amount will be determined by the City Council, based upon job creation or retention and economic impact of the project to the community.
3. A loan repayment schedule providing for monthly, quarterly, or annual payments will be approved in conjunction with project approval. Repayments will be held in the revolving loan fund for future projects when approved or for use on any project under the economic development program.
4. The St Paul Development Corporation Director or appointed loan administrator is responsible for auditing and verifying job creation and retention and determining grant credits toward any loans made. No grant credits are available unless pre-approved in the initial application and project approval. No grant credits will be made available beyond the level initially approved.
5. The Revolving Loan Fund will be audited annually by a selected firm of certified public accountants.

6. The St Paul Development Corporation Director will assume primary responsibility for loan servicing and shall provide such other assistance or additional personnel as may be required. The individual may be an employee of the City, or the City may contract with an appropriate business or financial institution for loan servicing functions. The governing body of the city shall be provided with an account of the status of each loan outstanding, program income, and current investments of unexpended funds on a quarterly basis.
7. The individual responsible for loan servicing shall monitor the status of each loan and with the cooperation of the governing body of the City and primary lender or lenders take appropriate action when a loan becomes delinquent. The governing body shall establish standards for the determination of loan delinquency, when a loan shall be declared to be in default, and what action shall be taken to deal with the default to protect the interests of the qualifying business, third parties, and the City. The governing body shall establish a process to provide for consultation, agreement, and joint action between the City and the primary lender or lenders in pursuing appropriate remedies following the default of a qualifying business in order to collect amounts owed under the loan.

**B. Application Requirements:**

1. Complete an application that may be obtained from the office of the St Paul Development Corporation, 710 7<sup>th</sup> Street, St. Paul, Nebraska 68873.
2. Submit the completed application together with all information as set out below to the office of the St Paul Development Corporation. The application will then be reviewed by the St Paul Development Corporation, and upon completion of the review; the St Paul Development Corporation will make a final recommendation on the project to the City Council.
3. The St Paul Development Corporation will notify any applicant of the recommendation of the committee.

**C. Information Required:**

The qualifying business shall provide the following information before the St Paul Development Corporation considers any application:

- a. Submit a City of St. Paul Economic Development Loan Fund Application.
- b. Business plan.
- c. Two years complete individual federal tax returns (signed).
- d. Two years complete corporate tax returns (signed).
- e. Current year-to-date Profit and Loss Statement (signed). For a Start-up, provide projected year-end statements for first two (2) years of operation.
- f. Recent Balance Sheet (signed).
- g. List of Current Obligations for Existing Business.
- h. Personal Financial Statement for each person owning twenty (20) percent or more of the business.
- i. Other information as requested.

**E. Constitution of Loan Committee:**

The loan committee shall consist of the nine members of the Board of Directors of the St Paul Development Corporation, Inc. The City Council of the City of St. Paul reserves the discretion to change the constitution of the loan committee to other than the Board of Directors of the St Paul Development Corporation. If this occurs, the City Council of the City of St. Paul will determine criteria for the make-up of the loan committee at that time.

**F. Evaluation and Approval of Loan Assistance:**

The loan committee will evaluate each application according to the following criteria:

1. Eligibility under LB 840.
2. Soundness and credibility of the business proposal.
3. Track record, credibility, and credit worthiness of applicant.
4. Ability to leverage significant private financing.
5. Probability that the business assistance will be repaid.
6. Other criteria that the loan committee may establish for application review.

**G. Types of Financing Available:**

1. Low interest loans, subordinated to a loan from private sources. The revolving loan fund may provide a blended loan at lower than market interest, repaid simultaneously with the private financing, or may accept sequential payment, being repaid following full payment of the private loan. The committee will negotiate specific loan terms.

2. Loan guarantees, by which a portion of the revolving loan fund proceeds are pledged against private financing. Guarantees make private financing more available with the minimum expenditures of public funds. The committee will negotiate fees and other considerations for guarantees.

## **V. BUDGET**

This section describes a preliminary source of funds and budget for St. Paul's economic development program. This budget will be developed annually and may be modified from time to time by the City Council. In the field of economic development, it is impossible to anticipate every condition or requirement. The city should maintain the flexibility to respond to specific requirements and opportunities on a short-term basis.

### **A. Proposed Funds to be Collected and Length of Time the Program Will Exist**

The city source of public funds for the St. Paul Economic Development Program will be a one percent local option sales tax. If approved by the voters, this tax will remain in force for a period of fifteen years, beginning on July 1st, 2015. The local option sales tax will go out of existence on June 30, 2030. The total amount to be collected from a one percent sales tax is estimated to be \$3,800,000.00 (based on current retail sales) over the 15 year period. However, uncommitted funds and revenues including but not limited to repayment of loans, return on investments, fees for activities such as loan guarantees, and sales proceeds from properties, may continue to be used for activities contained within the Economic Development Program for an additional fifteen year period. This program shall be in effect commencing July 1, 2030 and ending June 30, 2045.

### **B. Bond Authority**

St. Paul may have a business opportunity or other economic development project that requires initial funds that exceed the single year proceeds of the local option sales tax. In order to take advantage of such an opportunity, St. Paul should have the ability to issue bonds. Future sales tax receipts then retire these bonds. The City Council may authorize the issuance of bonds to carry out the economic development program following a public hearing.

### **C. Preliminary annual budget for the program**

The annual amount that will be budgeted for Economic Development purposes in St. Paul is tied to the annual collections of sales tax by the City of St. Paul. Seventy five percent (75%) of the

annual sales tax collections shall be appropriated for eligible uses under the economic development program of the City of St. Paul. The remaining funds of twenty-five percent (25%) shall be appropriated to the general fund of the city for infrastructure development and maintenance or any other eligible activities under the economic development program.

Annual Estimated Funds Collected                    \$250,000.00

Expenditures shall be made as authorized by Nebraska Law, to include but not to be limited to expenditures for land acquisition, building construction, recruitment/development, infrastructure for specific business plans, loans, and administration.

Total Estimated Expenditures                    \$250,000.00

**D. Economic Development Fund**

Funds that shall be deposited into the separate economic development fund as established by the City of St Paul's Economic Development Program are as follows:

1. All funds derived from local sources of revenue for the economic development program,
2. Any earnings from the investment of such funds,
3. Any loan payments,
4. Any proceeds from the sale of assets purchased by the municipality under its economic development program, and
5. Any other money received by the municipality by reason of the economic development program.
6. No money in the Economic Development Fund shall be deposited in the General Fund of the City except as provided by this Economic Development Plan and Nebraska Statute.

**VI. APPLICATION PROCESS FOR DIRECT FINANCIAL ASSISTANCE**

The intent of the City of St. Paul is to contract with the St Paul Development Corporation, Inc. which is a Nebraska non-profit organization, or another outside entity (herein referred

to as "Program Administrator"), to administer the Economic Development Program.

Submission of applications and selection of participants involves a two-phase process.

**A. PHASE I:**

Phase one determines the potential of financing for proposed project or activity.

To be considered for direct financial assistance under this program, an applicant must provide the following unless waived by the Program Administrator.

- 1) A detailed description of the proposed project, including community benefits and effects on the city's environment;
- 2) A business plan, including employment and financial projections, current financial statements, financing requirements for the project, and total project cost;
- 3) A completed City of St. Paul Local Option Municipal Economic Development Program Application for Financial Assistance.

Additional information, as necessary to determine the eligibility and economic viability of the proposed project(s), may be requested by the Program Administrator and/or by the City Council.

The Program Administrator will review applications and requests for direct financial assistance in the order in which the Program Administrator receives them. Application review and approval, or disapproval, by Program Administrator will be based on project feasibility as determined by review of the applicant's business plan and other requested information by Program Administrator and the potential future economic benefit to the community of St. Paul.

Program Administrator will be responsible for verification of information in the applications of those eligible businesses which receive a recommendation for financial assistance before recommendation is made to the City Council.

In the event of termination of the contractual relationship between the City and the Program Administrator, the above-described responsibilities will be carried out by another entity, by existing city staff or by an economic development specialist hired by the city.

## **B. PHASE 2:**

Phase two is the approval and execution portion of the process.

Upon completion of the negotiations on the terms and conditions of assistance between the Program Administrator and the applicant, the project will be submitted to the City Council for its review and approval. The Council will consider the overall benefits to the community, and will provide the Program Administrator a decision that fits within the time frame suitable to meet the business requirements of the applicants. Once approved, the Program Administrator will take the necessary actions to execute the agreements made.

The decisions of the governing body will be final.

## **VII. ADMINISTRATION OF ECONOMIC DEVELOPMENT PROGRAM**

It is the intent of the program that the majority of the funds be used for supporting eligible activities and only the minimum required amount is to be spent to assist in the administration of the program. Three separate groups share the administration of the program. These are:

### **A. Program Administrator-St Paul Development Corporation, Inc:**

1. Will be responsible for the day-to-day activities of administering the program.
2. Assists applicants and conducts active recruiting for potential applicants.
3. Provides someone to serve as an ex-officio, non-voting member of the Citizen Advisory Review Committee who will provide that committee with necessary advice and information.
4. Additional responsibilities, as determined by the City of St. Paul, necessary to carry out the program or program changes as dictated by changing project needs and economic condition.

### **B. Citizens Advisory Review Committee:**

1. A group of citizens who are registered voters of the City, who are appointed by the Mayor and approved by the City Council will review the functioning and progress of the economic

development program and advise the City Council with regard to the program.

2. Committee organization will consist of:

- (a) Not less than five or more than ten members. Terms shall be for three years except that initial terms shall be established on a staggered basis to provide continuity on the committee.
- (b) No member of the citizen advisory review committee shall be an elected or appointed city official, an employee of the City, a participant in a decision making position regarding expenditures of program funds, or an official or employee of any qualifying business receiving financial assistance under the economic development program or of any financial institution participating directly in the economic development program.
- (c) At least one individual on the committee must have expertise or experience in the field of business, finance or accounting.
- (d) The Director of the St Paul Development Corporation and a city official who will serve as ex-officio members.

3. The Citizens Advisory Review Committee will meet regularly as required to review the program and will report to the City Council at least once in every six month period on its findings and suggestions at a public hearing called for that purpose.

Responsibilities will include:

- (a) Review the functioning and progress of the Economic Development Program at regular meetings and advise the City Council with regard to the program.
- (b) Report to the City Council on its findings and suggestions at a public hearing called for that purpose, at least once in every six-month period after the effective date of the ordinance.

- (c) Other duties as necessarily directed by the Mayor and City Council or future State of Nebraska legislation.

**C. City Council:**

1. Will have final authority on expenditure of funds in support of the economic development program.
2. May contract with the St Paul Development Corporation, Inc. to act as Program Administrator.
3. Will have ultimate responsibility for the economic development program.
4. Will approve the membership of the Citizens Advisory Review Committee.

**VIII. Process to Insure Confidentiality of Business Information Received**

In the process of gathering information about a qualifying business, the city may receive information about the business which is confidential and, if released, could cause harm to the business or give unfair advantage to its competitors. State law authorizes cities and other public entities to maintain the confidentiality of business records which come into their possession.

To protect the businesses applying for funds and to encourage them to make full and frank disclosure of business information relevant to their application, the city may take the following steps to ensure the confidentiality of the information it receives:

- A. The adoption of an ordinance which makes such information confidential and punishes disclosure;
- B. A restriction on the number of people with access to the files with the program administrator primarily responsible for their safe-keeping, and
- C. A requirement that personnel involved in the program sign statements of confidentiality regarding all personal and private submittals by qualified businesses.

## IX. IDENTIFICATION OF REAL ESTATE

Continued development may exhaust existing industrial sites available in the St. Paul area well before the end of the planning period. Therefore, the city and the St Paul Development Corporation, Inc. should provide for the acquisition of industrial and commercial land and provide for supporting infrastructure.

Eligible activities include the purchase directly or indirectly through the St Paul Development Corporation, Inc. of commercial or industrial site(s) and obtaining options for the purchase of such real estate. Land to be purchased or optioned may be within or outside the corporate limits of the City of St. Paul and may be identified through local analysis by the City of St. Paul and/or Industrial Site Evaluation teams organized by the City of St. Paul or the administrator of the Economic Development Program. These identified sites may then be considered for option or purchase and further development.

In addition, the funds may be used to provide the infrastructure to these sites or other sites to make them attractive to new or expanding businesses. Eligible infrastructure improvements will include, but not be limited to, street, storm drainage, water, sewer, gas, electric or railroad extension. Infrastructure improvements and costs may extend beyond the corporate limits of the City of St. Paul.

\* The funds may also be used to construct facilities, structures, and/or appurtenances for new or proposed development or to attract new business, industry, or new residents. These facilities, structures and appurtenances are not required to be within the corporate limits of St. Paul, Nebraska.

These sites and facilities will improve the attractiveness of St. Paul, Nebraska, as a location for new business and industry and residents and may be used as an incentive to aid in the location, relocation or expansion of a business. These sites and facilities may be sold or leased at a price at or below current market value. The proceeds from the sale or lease of land purchased and developed with funds generated by LB 840 may be used for the purchase and development of additional land and may be used for all other eligible program activities.

The attraction of a new business or industry may require an incentive to ensure its location in St. Paul. Any investment in land and infrastructure may provide that incentive while at the same time provide a benefit that will remain in the community. Developed industrial sites, buildings, and infrastructure will be of long-term benefit to the community regardless of future ownership.

be of long-term benefit to the community regardless of future ownership.

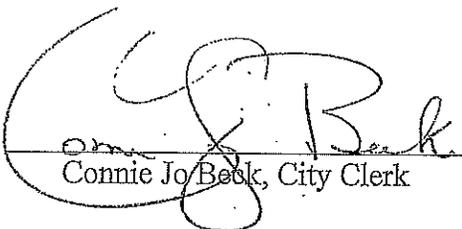
SECTION 4. REPEAL OF CONFLICTING PROVISIONS. Any conflicting provision of any previously enacted Ordinance is hereby repealed.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the viability of the remaining provisions of this ordinance. The Mayor and the City Council for the City of St. Paul, Nebraska hereby declare that it would have passed this ordinance and each section, subsection, sentence, clause or phrase of this ordinance irrespective of the fact that by one (1) or more section, subsection, sentence, clause or phrase be declared unconstitutional or invalid.

SECTION 6. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall be published in full and shall be in force and effect from and after its passage and approval as provided by law.

PASSED AND APPROVED THIS 7th DAY OF August, 2017.

  
\_\_\_\_\_  
Tracy J. Howard, Mayor

ATTEST:   
\_\_\_\_\_  
Connie Jo Beck, City Clerk

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

**Monday, April 3, 2023**

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, April 3, 2023, at 7:00 p.m. Present were Mayor Joel M. Bergman and Council members Katie Kowalski, Chuck Schmid, Mike Feeken and Bill Peters. Absent: None. Notice of the meeting was given in advance thereof by publication in the Phonograph Herald, a legal newspaper published in said City and County. Notice of the meeting was also posted in four (4) public places. Notice of this meeting was communicated in the advance notice. All proceeds thereafter shown were taken while the convened meeting was opened to the attendance of the public.

Mayor Bergman opened the 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 §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 regard to the City, they need to be submitted in writing to the City of St. Paul, so that it can be addressed appropriately. These forms are available online, in a file folder on the back wall of the Council Chambers or at the City Office.

There was an opportunity for individuals wishing to provide input on any of tonight's agenda items. Those individuals were asked to reserve time to speak; per Mayor Bergman, there will be a five (5) minute limit per person on speaking.

Council member Feeken moved to approve the request of the United Methodist and St. Mark's Lutheran Churches closing Howard Avenue between Wallace and Sheridan Streets and Jackson Street between Howard Avenue and Indian Street regarding a "Blessing of the Bike's." The event will be on Friday, May 19, 2023, from 10:00 a.m. to 4:00 p.m. after the St. Paul buses leave. There will be five (5) stations: Safety, Maintenance, Obstacle Course, Decorating and the "Blessing of the Bike's." Nancy Harrington and Pastor Steven Neal are requesting barricades from the City for the event. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

St. Paul Development Corp. (SPDC) Assistant Director Parker Klinginsmith was present to discuss the placement of the north City "Welcome Sign." The primary location will be on the west side of US Highway 281 where the St. Paul Rotary sign is currently placed; the State of NE owns the property which has a 33 ft. easement. The secondary option for the sign will be placed on Brian Lukaszewicz's property north of the City's north-yards on the east side of the road. Council member Schmid moved to approve working with the State of NE to place the City "Welcome Sign" currently where the St. Paul Rotary sign is positioned. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. The City could possibly have the option to purchase land from the State of NE regarding the sign.

Council member Kowalski moved to approve Kelli Helton as the new interim St. Paul Library Director, along with paying an hourly wage of \$18.58. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve the Consent Agenda Items: (1) March 20, 2023, minutes (regular); and (2) April 3, 2023, disbursements. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

**April 3, 2023 Disbursements**

Gross Wages - March	129985.58
A-1 Automotive (service)	706.16
Amazon Capital Services (books, supplies)	936.86
Beck, Connie Jo (mileage, dues)	265.14
Bergman, Joel (mileage)	22.50
Berthelsen, Laura (mileage, meals)	89.52
Blue Cross Blue Shield of NE (insurance)	17184.36
Bomgaars (supplies)	596.79
Brehm's (supplies)	15.99
Cardmember Svcs (meals, supplies, education, postage, hotel, car wash)	5265.49
CEI Security Sound (service)	462.20
Cengage Learning (books)	39.57
Charter/Spectrum (service)	239.96
City Health Deductible Savings (insurance)	5808.00
City of St. Paul 125 Plan (insurance)	110.00
City Heritage Bank Fund Transfer to City ICS Account (transfer of funds to Light, Water, Sewer)	400000.00
Classy Chassis Car Wash (service)	100.00
Cornhusker Marriott (lodging)	408.00
Light: Consumer Deposit Account: Aaron Salmon	250.00
Custer County Recycling (Service)	39.40
Demco (supplies)	404.61

Dick's Repair (repair)	151.57
Eakes Office Solutions (contract, supplies)	354.99
Filter Care (service)	212.95
Heartland Disposal (service)	132.25
Holiday Inn (lodging)	804.65
Hometown Market (supplies)	37.75
Howard Co. Treasurer (Dispatch Fee)	3122.42
Jarecke Motors (repair)	372.70
Madison Nat'l Life (insurance)	209.38
Menards (supplies)	119.96
Meyer, Nicholas (mileage, meals)	316.72
Miller Seed (supplies)	86.65
Motorola Solutions (service, supplies)	14595.84
Mutual of Omaha (insurance)	131.76
NE Dept of Envir & Energy (education)	250.00
NE Dept of Transportation (service)	3391.50
NE Library Comm (service)	500.00
Olsson (engineering)	12806.85
Pioneer Door (service)	199.00
Platte Valley Comm (supplies, service)	2569.07
Quick Med Claims (service)	560.13
Robinson, Grady (meal, fees)	67.49
Schmid, Charles (fee)	22.50
Site One Landscape (supplies)	4720.54
Smith Welding (service)	192.33
State of NE Central Svcs (telephone)	8.84

**Non-General Disbursements**

TIF: MAD Development March TIF 2023 (TIF Proceeds)	1116.14
TIF: City of St. Paul Share of MAD Development March TIF (TIF Proceeds)	1116.13
TIF: BedHead Coffee March 2023 TIF (TIF Proceeds)	116.25
TIF: S Squared Enterprises: Prairie Falls Subd March 2023 TIF (TIF Proceeds)	1834.06
25% Infrast (Sales Tax) Transfer to 25% Infrast ICS	90000.00
Keno Money Mmkt: Transfer to Keno ICS: #103314	30000.00
REDLG Checking: Transfer to REDLG ICS #103381	80000.00
Health Deductible Account: to Health Deductible ICS	100000.00
Street - Mtr Veh Tax (sales tax) to Street - Mtr Veh Tax	5455.17
25% Infrast (sales tax) to 25% Infrast. Account	8759.44
GH Construction LLC (504684) South Welcome Sign Brick work (brick work)	8722.50
Civic Cntr: Cardmember Svc (gym light)	75.38

Sales Tax: Olsson (Middle Loup Sub replat & design)	2084.76
Police ICS Transfer to Police Ckg - Motorola (Transfer)	10346.00
Police ICS Transfer to Police Ckg - Platte Valley Communications (Transfer)	2569.07
General Premium Investment 504684 Close: Place in General ICS #103209 (transfer)	16786.41
Library ICS 103365 Transfer to Library Checking for Library Installation of LED Lights (transfer)	4953.00

Council member Schmid moved to approve the City of St. Paul Fire Department billing rates for Year 2023. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Feeken moved to approve David W. Staab as the new Corporate Manager for the St. Paul Pizza Hut in St. Paul, NE. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Kowalski introduced Ordinance #1038, amending the St. Paul Municipal Code regarding Section 1-510 of Chapter 1 pertaining to the start time of the Regular Council meetings; to repeal any ordinance, or parts of any ordinance in conflict with this ordinance; to provide for the effective date of such ordinance; and to provide for the publication of this ordinance. The effective date will be Friday, April 28, 2023. Council member Feeken moved to waive the three (3) readings of Ordinance #1038 at three (3) different occasions. Council member Schmid seconded the motion. Council member Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. Council member Kowalski moved for final passage of Ordinance #1038. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Feeken moved to approve utilizing the Fire Insured Cash Sweep (ICS) account to pay the new St. Paul Fire Station interest on the bond in the amount of \$26,586.04. The new sales tax revenue for the Fire Station will arrive from the Dept. of Revenue NE mid-June 2023. The Fire ICS account will be reimbursed once the Fire Station sales tax dollars comes in. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

The discussion to pay the \$21,500 to Downey Drilling Inc., Kearney, NE was tabled until the results have been received from the well test holes at the City Recycling Center.

A brief discussion ensued regarding the City purchasing two (2) City utility trucks. The trucks will go to (1) Utilities Superintendent Helzer and (2) to the Sewer Department. Council member Kowalski moved to approve Utilities Superintendent Helzer bid on two (2) used Utility vehicles through Purple Wave, Government Surplus Auctions, etc. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Utilities Superintendent Helzer gave a brief presentation regarding RVW, Inc., Columbus, NE Geographic Information System (GIS) Specialist that Mayor Bergman brought back from the Nebraska Municipal Power Pool (NMPP) conference. The advantage to the service is that the City can add layers to the mapping. Council member Schmid moved to approve canceling the G-Works service contract and utilize RVW Inc., Columbus, NE for the City's GIS mapping. RVW Inc. doesn't require a contract. There is a one (1) time initial setup fee in the approximate amount of \$3,000 and then an annual fee of \$600. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. Howard Greeley Rural Public Power District (HGRPP) also utilizes the GIS service. The Mayor and Council had concerns regarding the City owning the GIS data; Utilities Superintendent reassured the Council that this will not be a problem.

Council member Schmid moved to approve James Summers from Benkelman, NE as the City of St. Paul's new Electrical Commissioner. Mr. Summers' beginning hourly wage will be \$35.86 (Step 7) and then after probation Mr. Summers will receive an hourly wage of \$36.76. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

On behalf of Governor Jim Pillen and Anthony Goins, Director of the Dept. of Economic Development, the City of St. Paul was informed on receiving the Rural Workforce Housing Land Development Program grant funding in the amount up to \$1 million. Mayor Bergman extended a thank you to City Deputy Clerk Laura Berthelsen and St. Paul Development Corp. (SPDC) Executive Director Dream Solko and Assistant Director Parker Klinginsmith for being instrumental in receiving the grant funding.

Council member Schmid moved to approve Mayor Joel M. Bergman signing the State of Nebraska - Department of Economic Development Sub-award Agreement Contract No. 22-RWLD-006 regarding the Rural Workforce Housing Land Development Grant Program. The Department and the Sub-recipient each agree to be bound by the applicable terms and conditions of the U.S. Department of the Treasury Coronavirus State Fiscal Recovery Fund Award Terms and Conditions. This is a reimbursement grant. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Utilities Superintendent Helzer updates only consisted of the All-tel (Verizon) Tower contract. Utilities Superintendent Helzer will contact City Attorney Jason White to consider sending a letter to the Corporate Office in Colorado regarding the monthly rent the City should be receiving from the tower.

Chief of Police Howard reported on these nuisances: (1) Todd and Michelle Padrnos and John McClellan nuisance hearing letters were personally delivered Tuesday, March 28, 2023, via Chief of Police Dan Howard and (2) Mike and Elizabeth Rawlings has three (3) unsafe trailers that letters were sent by personal delivery on Friday, March 31, 2023. The trailer addresses consists of (1) 315 4th Street; (2) 317 4th Street; and (3) 313 4th Street. Mrs. Liz Rawlings is requesting a meeting with Chief of Police Dan Howard this week to review the matter.

Mayor Bergman updates: (1) Nuisance abatement hearings regarding Padrnos and McClellan are scheduled for Monday, April 17, 2023; (2) NE State Fire School attendance: (1) - EMT and (5) Firefighters to be held May 19 – 21, 2023 at Fønner Park, Grand Island, NE; (3) Effective April 1, 2023, the City increased the Local Option Sales Tax by 1/2 cent; the total sales tax is 7%; (4) the Omaha World Herald billing reflected a double entry; this was corrected; (5) the Community Development Agency (CDA) 2022 Tax Increment Financing (TIF) Annual reporting Pursuant to Neb. Rev. Statute 18-2117.02 has been completed by the St. Paul Development Corp (SPDC); (6) St. Paul Library Board minutes from Wednesday, March 15, 2023 are attached; (7) COR Managed Services (Doug Cramer) will put recommendations for the City regarding the Cybersecurity grant funds; (8) City Clerk Beck closed the General Premium Investment #504684 account and transferred it to the General Insured Cash Sweep (ICS) account at Citizens Bank and Trust on Wednesday, March 29, 2023 in the amount of \$16,786.41; (9) City Clerk Beck transferred \$4,953 from the St. Paul Library Insured Cash Sweep (ICS) account and transferred it to the City Library Checking account to pay for the Library LED lights; (10) the 2022 - 2023 Sales Tax proceeds are attached; (11) Brian Friedrichsen (Olsson) sent an email stating that the Wastewater Treatment Facility (WWTF) actuators have been pushed back again to the middle/end of April 2023; (12) St. Paul Rural Fire Board member Ron Kulwicki had requested the new Fire Station amortization schedule and sales tax proceeds, so that they can assist in paying on the loan; (13) the Nebraska Class interest rate is currently 5.01%; and (14) the St. Paul Police Department is holding a "Railroad Investigation and Safety Course" on Thursday, April 6, 2023 at the St. Paul Civic Center beginning at 9:00 a.m.

Mayor Bergman adjourned the City Council meeting at 7:49 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

April 10, 2023

### Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 10<sup>th</sup> day of April, 2023 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 12:02 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 posted in four (4) public places. 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, and Arvilla Jacobs. Commission members absent: Tyler Solko, and Tony Walch. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Jacobs moved to approve the February 13, 2023 meeting minutes. Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2023-4 Chad & Stephanie Miller – house at 1212 Wallace Street
- (b) 2023-5 Isaac & Jewel Howell – fence at 1105 Grand Street
- (c) 2023-6 Robert & Janice Boehle – deck at 228 Bruce Circle
- (d) 2023-7 Evan & Bryton Carlson – fence at 217 Bruce Circle
- (e) 2023-8 Nick Serr – shed at 915 Baxter Street
- (f) 2023-9 Mandy Anderson – storage shed at 920 Jackson Street
- (g) 2023-10 Kwik Stop – building expansion at 710 2<sup>nd</sup> Street

Commission member Becker moved to approve Zoning Permit applications 2023-4 through 2023-10. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye. Nays none. Motion carried 3/0.

The next St. Paul Planning Commission meeting will be April 24, 2023 at 5:30 p.m.

Chairman Woodgate adjourned the meeting at 12:16 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Jerry Woodgate  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R-1 Value \$ 585,706 PERMIT NUMBER 2023-4  
 Please call 811 before completing form FEE \$25.00 CASH CHECK#  
CC pmt 3/23/23

NUMBER 2023-4

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 Chad Stephanie Miller Contractor Vintage Custom Homes  
 Address 914 Elm St Address PO Box 743 Conway, NE 68028  
 City, State, Zip St Paul, NE 68873 Phone Number \_\_\_\_\_  
 Phone Number 308-737-8478 Cell Phone 402-429-6804

Complete Legal Description of the Property (#890-1) S 90' Lot 7 All of S 1/2 block 9 Wallace's Add. Part of Vac L St St Paul

Address of Construction Site 1212 Wallace Street  
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Single Family Home Dimension of Structure 91'8" x 47'6"  
 Distance from <sup>West</sup> Front Property Line 26' Distance from <sup>East</sup> Rear Property Line 59'8"  
 Distance from <sup>North</sup> Side Property Line 32'4" Distance from <sup>South</sup> Second Side Line 79'5"

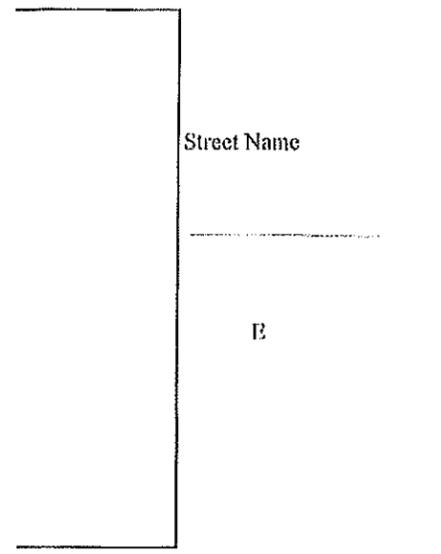
Is there a utility easement on any side of the property? South side  
 Approximately when will construction Start 4-1-23 Finish 4-1-24

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-28-23  
 (Matt Helzer's signature)

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

(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 \_\_\_\_\_

**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? \_\_\_\_\_



ing and proposed buildings and structures, as, side and rear lot lines). Show the location NG -- CONSTRUCTION ON UTILITY

reed that any error, misstatement or use a refusal of this application, or any to the issuance of the Permit, shall constitute an approval date and work must be started

the construction site in which this permit  
 ate 3-2-23

Date \_\_\_\_\_

2023-4

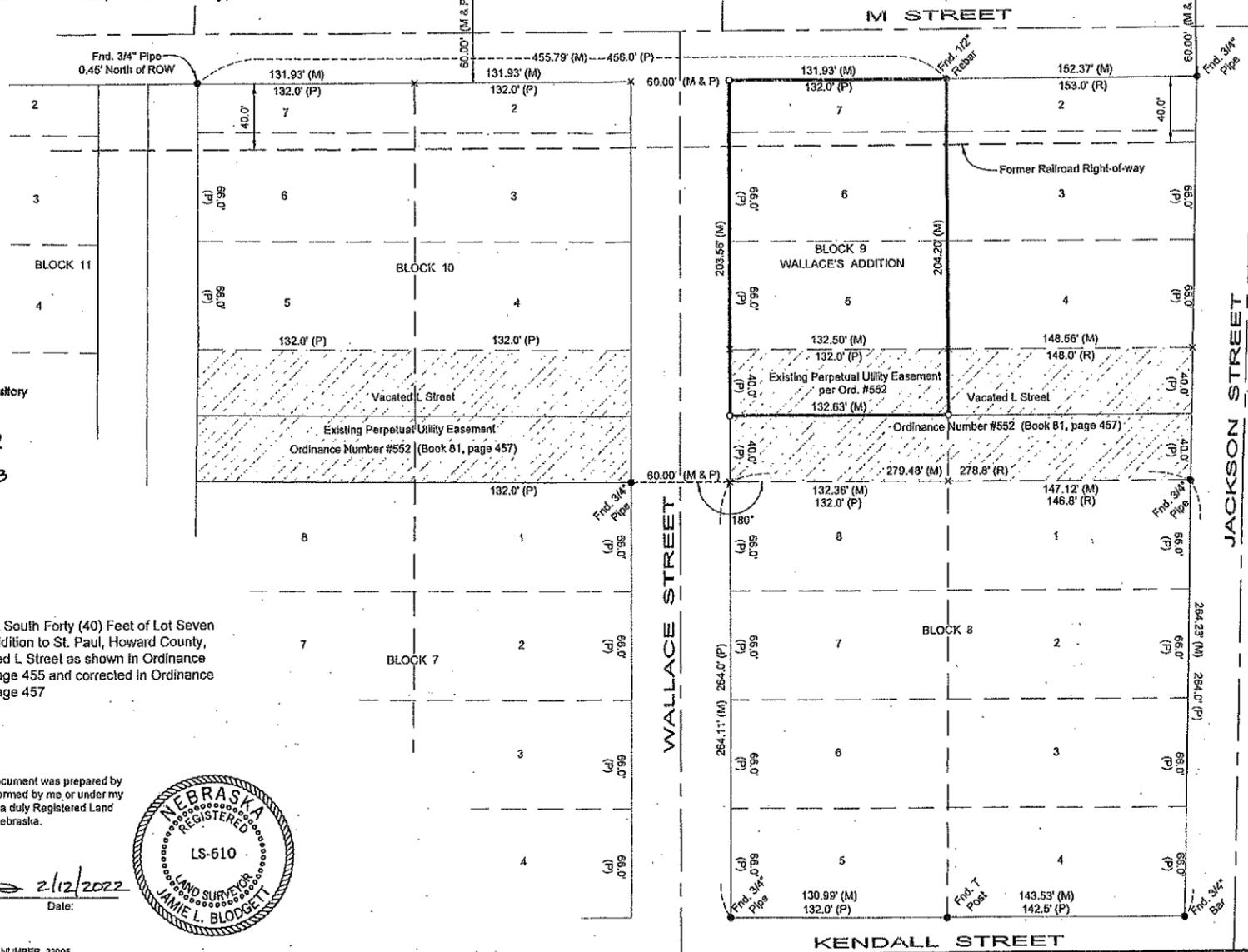
**OFFICIAL SURVEY RECORD**  
Lots 5, 6, part of Lot 7, and Vacated L Street adjacent thereto,  
Block 9, Wallace's Addition to St. Paul, Howard County, Nebraska

BLOCK 4 CHRISTENSEN'S ADDITION  
BLOCK 1 CHRISTENSEN'S ADDITION

N-LINE



**LAND SURVEYING**  
P.O. BOX 173  
Central City, NE 68826  
Phone: 308-946-3601



Nebraska  
Survey Record Repository  
**RECEIVED**  
\$2.50  
APR 20 2022  
HOWARD  
1564-373

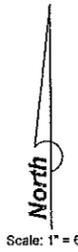
**Legal Description:**

Lots Five (5) and Six (6) and the South Forty (40) Feet of Lot Seven (7), Block Nine (9), Wallace's Addition to St. Paul, Howard County, Nebraska and that part of vacated L Street as shown in Ordinance No. 461 recorded in Book 81, Page 455 and corrected in Ordinance No. 552 recorded in Book 81, Page 457

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



*Jamie L. Blodgett* 2/12/2022  
Date:  
Jamie L. Blodgett  
License Number 610  
Pages covered by this seal 1

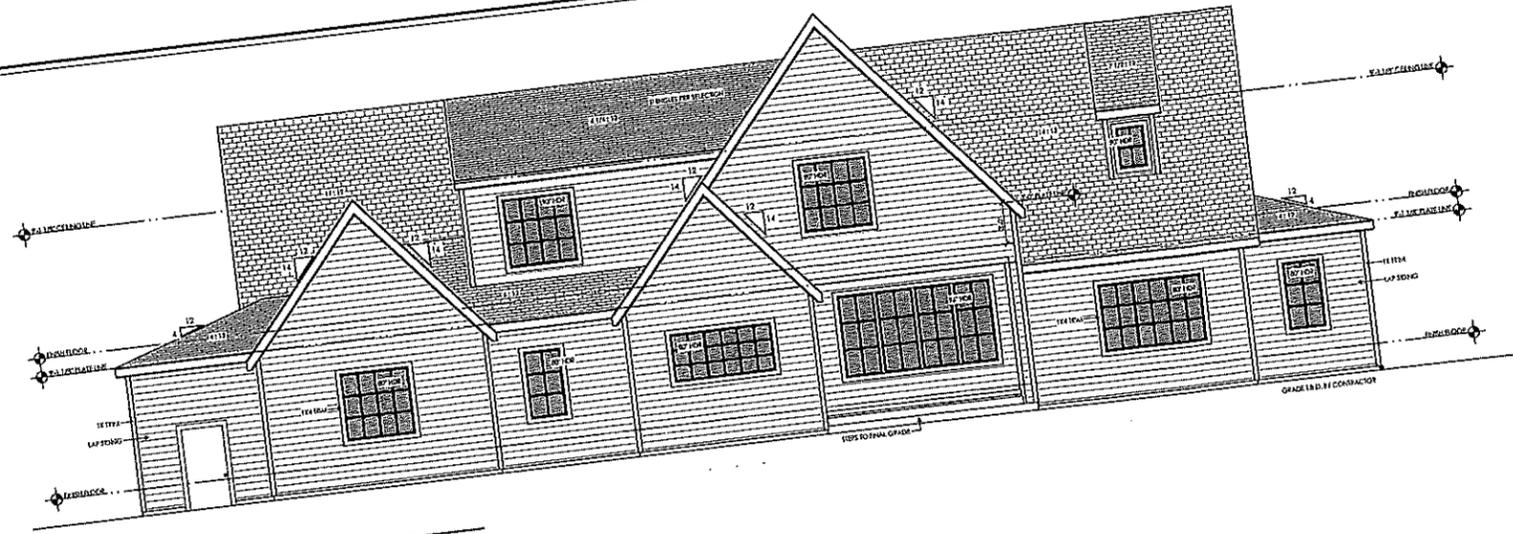


- Legend**
- = Corner Set 1/2" x 24" Rebar w/ Cap #610
  - × = Calculated Point
  - = Corner Found (See Description)
  - (M) = Measured Distance
  - (P) = Platted Distance

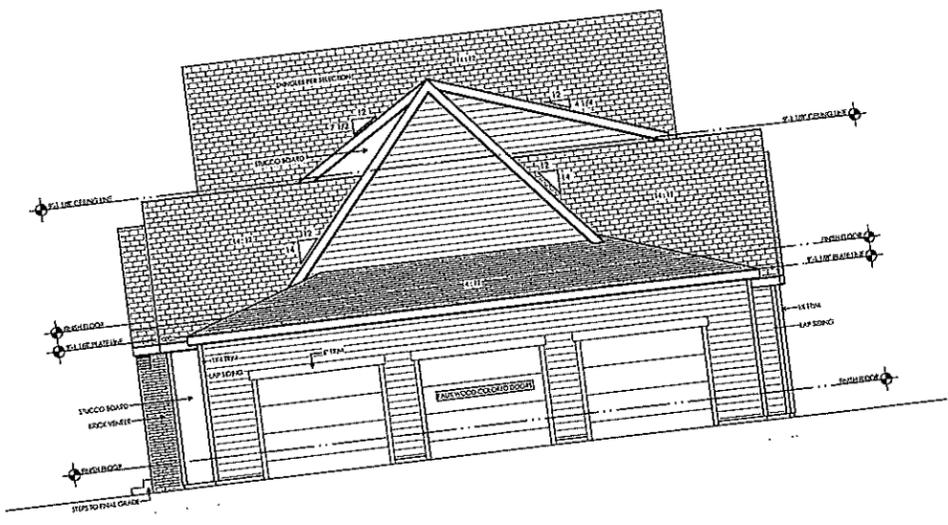




2023-4



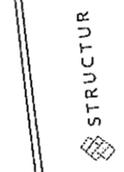
REAR ELEVATION  
SCALE: 1/4"=1'-0"



RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



CHAD AND STEPHANIE MILLER  
 ARCHITECTS  
 3000 13TH AVE SE  
 SUITE 100  
 BURKLAND, NE 68603  
 402.476.1313  
 WWW.CHADANDSTEPHANIE.COM



REVISION NOTES

NO.	DATE	DESCRIPTION

PROJECT NAME: NSG2  
 DATE: 7/21/2022

PROJECT NAME: CHAD AND STEPHANIE MILLER  
 PROJECT ADDRESS: LOT 5, 6, 7 WALLACE'S ADD.  
 ST. PAUL NE 68673

SHEET NO: ELEVATIONS  
 DRAWN BY: GMF  
 DATE: 7/21/2022

## St. Paul Planning Commission

April 10, 2023

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Commission member Jacobs moved to approve the February 13, 2023 meeting minutes. Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye, nays none. Motion carried 3/0.

Zoning Administrator Helzer presented the following zoning permit applications:

- (a) 2023-4 Chad & Stephanie Miller – house at 1212 Wallace Street
- (b) 2023-5 Isaac & Jewel Howell – fence at 1105 Grand Street
- (c) 2023-6 Robert & Janice Boehle – deck at 228 Bruce Circle
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- (g) 2023-10 Kwik Stop – building expansion at 710 2<sup>nd</sup> Street

Commission member Becker moved to approve Zoning Permit applications 2023-4 through 2023-10. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, and Woodgate voted aye. Nays none. Motion carried 3/0.

The next St. Paul Planning Commission meeting will be April 24, 2023 at 5:30 p.m.

Chairman Woodgate adjourned the meeting at 12:16 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Jerry Woodgate  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification R-1 Value \$ 585,706 PERMIT NUMBER 2023-4  
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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.

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 Address 914 Elm St Address PO Box 743 Coalinga, NE 68028  
 City, State, Zip St Paul, NE 68873 Phone Number \_\_\_\_\_  
 Phone Number 308-737-8478 Cell Phone 402-429-6804

Complete Legal Description of the Property (#890-1) S 90' Lot 7 All of S 6th block 9 Wallace's Add. Part of Vic L St St Paul  
 Address of Construction Site 1212 Wallace Street

(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Single Family Home Dimension of Structure 91'8" x 47'6"  
 Distance from <sup>West</sup> Front Property Line 26' Distance from <sup>East</sup> Rear Property Line 59'8"  
 Distance from <sup>North</sup> Side Property Line 32'4" Distance from <sup>South</sup> Second Side Line 79'5"

Is there a utility easement on any side of the property? South side  
 Approximately when will construction Start 4-1-23 Finish 4-1-24

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-28-23  
 (Matt Helzer's signature)

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

(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 \_\_\_\_\_

**For Office Use Only:**

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

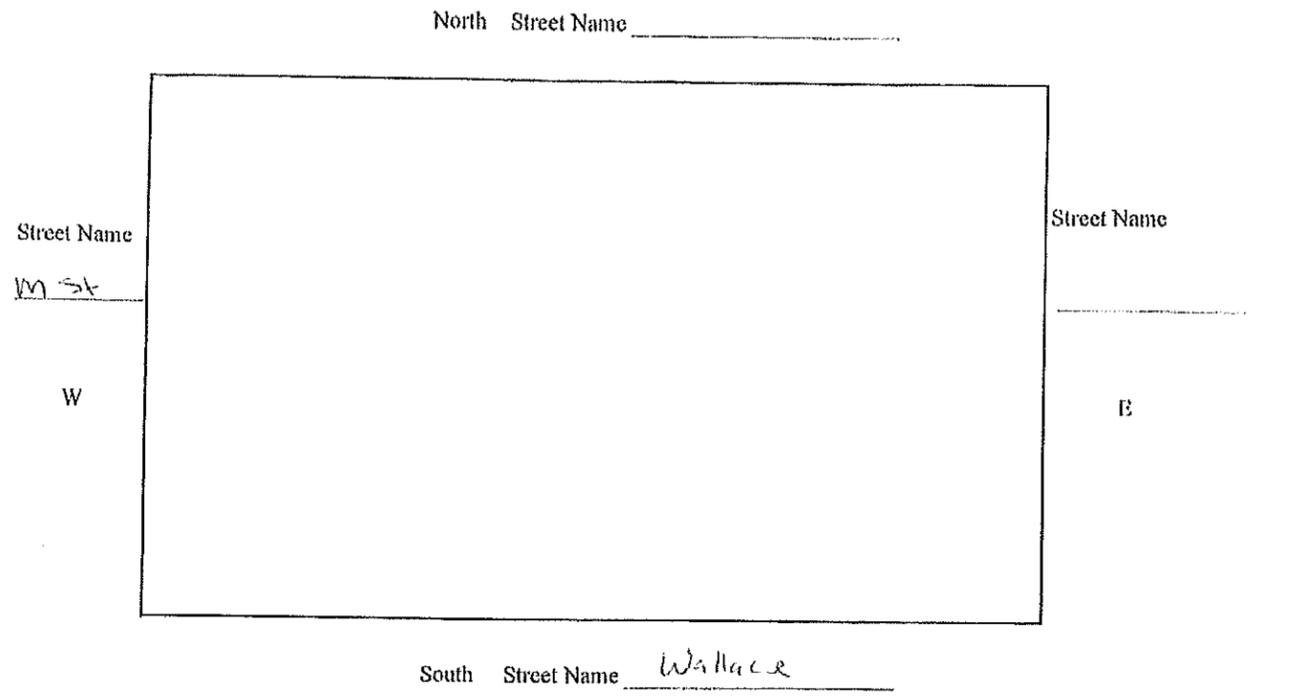
Does the proposed use meet all the required setback distances? YES ✓ NO \_\_\_\_\_

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 2023-4

Site Plan Sketch:



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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 3-2-23

For Office Use Only:

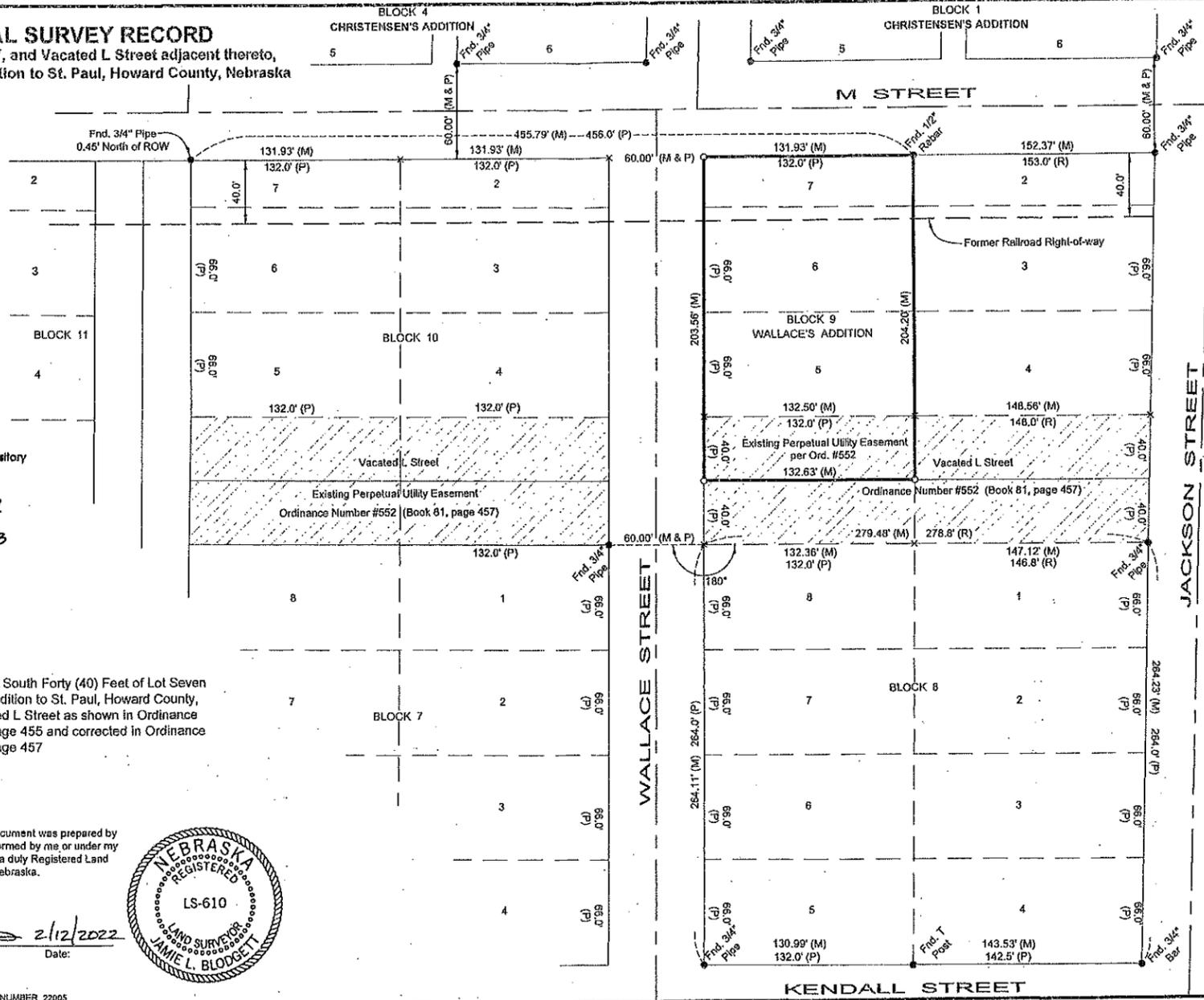
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date \_\_\_\_\_  
Zoning Administrator Signature

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

2023-4

# OFFICIAL SURVEY RECORD

Lots 5, 6, part of Lot 7, and Vacated L Street adjacent thereto, Block 9, Wallace's Addition to St. Paul, Howard County, Nebraska



**N-LINE**  
**LAND SURVEYING**  
P.O. BOX 173  
Central City, NE 68826  
Phone: 308-946-3601



Scale: 1" = 60'

- Legend**
- = Corner Set 1/2" x 24" Rebar w/ Cap #610
  - × = Calculated Point
  - = Corner Found (See Description)
  - (M) = Measured Distance
  - (P) = Platted Distance

Nebraska Survey Record Repository RECEIVED \$2.50 APR 20 2022 HOWARD 1504-373

**Legal Description:**  
Lots Five (5) and Six (6) and the South Forty (40) Feet of Lot Seven (7), Block Nine (9), Wallace's Addition to St. Paul, Howard County, Nebraska and that part of vacated L Street as shown in Ordinance No. 461 recorded in Book 81, Page 455 and corrected in Ordinance No. 552 recorded in Book 81, Page 457

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

*Jamie L. Blodgett* 2/12/2022  
Date: \_\_\_\_\_  
License Number 610  
Pages covered by this seal 1



2023-4

# CHAD AND STEPHANIE MILLER

## SQUARE FOOTAGES

FRESH FOUNDATION	1213 SQ. FT.
FRESH MAIN FLOOR	1420 SQ. FT.
FRESH SECOND FLOOR	1283 SQ. FT.
TOTAL ASSIGNED SQUARE FOOTAGE	4,316 SQ. FT.
1 CAR GARAGE	1120 SQ. FT.
COVERED PORCH	64 SQ. FT.
COVERED PATIO	244 SQ. FT.

-ALL SQUARE FOOTAGES ARE CONFIGURED BY MEASURING TO THE EXTERIOR FACE OF THE CONDITIONED/FINISHED SPACE WALL, EXCLUDING FIREPLACES, DEAD SPACES, OPEN TO BELOW, FINISHED BASEMENTS, MEASURED TO THE EXTERIOR FACE OF THE STUD WALLS, NOT TO EXTERIOR OF FOUNDATION WALLS

## CODE REVIEW

DESIGNED TO THE 2018 IRC AS ADOPTED BY THE CITY OF ST. PAUL, NE

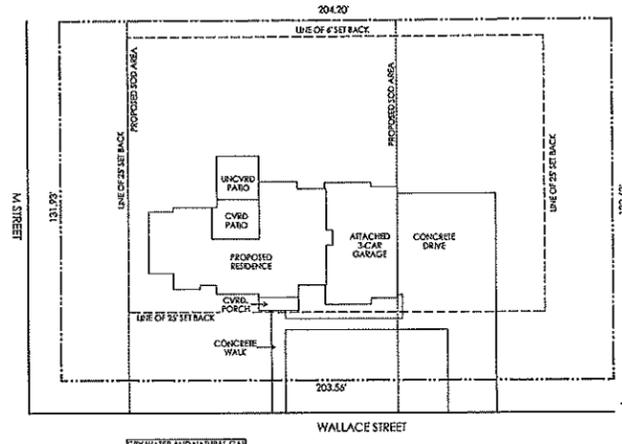
CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL SPECIFICATIONS, REQUIREMENTS, FASTNER & ANCHORAGE LOCATIONS, & FINAL FABRICATION/ERECTION DOCUMENTS PRIOR TO CONSTRUCTION

## MATERIAL/WALL TYPES

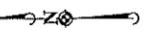
	EXTERIOR SOLID WALL		CONCRETE
	EXTERIOR DRY WALL		EARTH
	FOUNDATION WALL		EARTH INSULATION
	EXTERIOR FACE WALL		RIGID INSULATION
	EXTERIOR THIN SECTION WALL		GRANULAR FILL
	INTERIOR/INTERIOR FACING		
	FUTURE WALL		

## ABBREVIATIONS

AB	ANCHOR BOLT	FD	FLOOR BEAM	OC	ON CENTER
ACT	ACCELERATED CEILING TILE	FF	FRESH FLOOR	OD	OUTSIDE DIAMETER
AF	ABOVE FINISHED FLOOR	FN	FRESH	OP	OPPOSITE
ALT	ALTERNATE OR ALTERNATIVE	FR	FLOOR	OPT	OPTION
AMM	ALUMINUM	FT	FEET/FOOT	PLB	PLUMBING
AV	AUDIO VISUAL	FT	FEET/FOOT	PT	PAINT
BD	BOARD	GA	GAS	QTY	QUANTITY
BIDG	BUILDING	GL	GLASS	RA	RETURN AIR
BLOC	BLOCK	GR	GRASS	RCP	REFLECTED CEILING PLAN
BL	BEAM	GYP	GYPHUM	RCD	REQUIRED
BND	BENDING	GWB	GYPHUM WALL BOARD	RFD	ROUGH OPENING
BO	BOTTOM OF DECK	H	HOLE	RD	ROUGH OPENING
BTM	BOTTOM	HC	HOLLOW CORE	S	SCORE
CAJ	CABINET	HDR	HEADER	SA	SUPPLY AIR
CDM	CEDAR	HOR	HORIZONTAL	SHD	SHADING
CR	CIRCLE	HT	HEIGHT	SKB	SKYLIGHT
CUB	CUBIC	HVAC	HEATING VENTILATING AND AIR CONDITIONING	SG	SQUARE
CONC	CONCRETE	ID	INSIDE DIAMETER	STD	STANDARD
CONR	CONCRETE	IN	INCH	STR	STRAP
CORR	CORROSION	INT	INTERIOR	STK	STAKE
CPT	CAPIT	INTJ	INTERIOR JOINT	STN	STATION
CT	CERAMIC TILE	INTJ	INTERIOR JOINT	SVS	SYSTEM
DBL	DOUBLE	J	JUNCTION BOX	T&G	TONGUE AND GROOVE
DEMO	DEMOLITION	KC	KICK	TOP	TOP OF CONCRETE
DF	DIAPHRAGM	LAM	LAMINATED	TOP	TOP OF FOOTING
DN	DOWN	LAV	LAVATORY	TYP	TYPICAL
DNB	DOWNBROCK	L	LINE		
DN	DOWN	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
DP	DOWN	MAN	MANHOLE	UR	URINAL
DW	DISHWASHER	MFR	MANUFACTURER	VB	VAPOR BARRIER
DWG	DRAWING	MFR	MANUFACTURER	W	WEST
E	EAST	MN	METAL	WB	WATER
EA	EACH	MS	METAL SHEET	WC	WATER CLOSET
EXT	EXTERIOR UNFINISHED IN S.Y.S.	MTR	METAL	WD	WOOD
EL	ELEVATION	N	NORTH	WDO	WOOD
ELC	ELECTRICAL	NC	NOT IN CONTRACT	WDO	WOOD
EQP	EQUIPMENT	NOM	NOMINAL	WIP	WORK IN PROGRESS
EXT	EXTENDING	NIS	NOT TO SCALE	WT	WEIGHT
DT	DETAIL	YD	YARD		



**LOT SPECIFICATIONS**  
 LOT SIZE: 26,926 SQUARE FEET  
 IMPERVIOUS:  
 HOUSE/GARAGE/SLOOP/PATIO: 3417 SQUARE FEET  
 DRIVEWAY/WALK: 2685 SQUARE FEET  
 BUILDING COVERAGE: 12.7%  
 IMPERVIOUS COVERAGE: 22.6%



PLOT PLAN  
 LOT# 5,6,S. 40 FT OF 7, BLOCK 9 WALLACES ADDITION  
 1" = 20.00'



CHAD AND STEPHANIE MILLER  
 LICENSE NO. 123456789  
 EXPIRES 12/31/2024  
 4000 1ST ST  
 ST. PAUL, MN 55101  
 WWW.MILLERSTRUCTURE.COM



REVISION	NO.	DATE	DESCRIPTION
	1	7/21/2022	ISSUED FOR PERMIT

PROJECT NUMBER: NS02

DATE: 7/21/2022

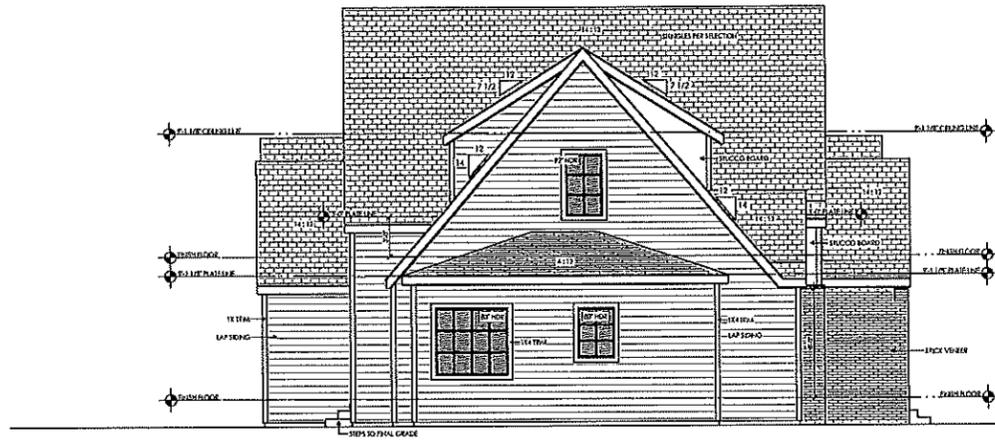
PROJECT NAME:  
 CHAD AND STEPHANIE MILLER  
 PROJECT ADDRESS:  
 LOT 5,6,7 WALLACES ADD.  
 ST. PAUL, NE 68873

SHEET TITLE:  
 PLOT PLAN  
 DRAWN BY: GMF  
 CHECKED BY: C1

2023-4



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



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



REGISTERED ARCHITECT  
STATE OF ILLINOIS  
NO. 000000000  
CHAD AND STEPHANIE MILLER  
ARCHITECTS  
1000 N. LAKE ST. SUITE 100  
CHICAGO, IL 60610  
TEL: 312.555.1234  
WWW.CHADANDSTEPHANIE.COM

STRUCTUR

NO.	DESCRIPTION	DATE

PROJECT NUMBER: N502  
DATE: 7/21/2022

PROJECT NAME: CHAD AND STEPHANIE MILLER  
PROJECT ADDRESS: LOT 5,6,7 WALLACE'S ADD.  
ST. PAUL NE 68873

NO.	DESCRIPTION
1	ELEVATIONS
2	FOUNDATION
3	FLOOR PLAN
4	SECTION
5	DETAILS
6	EXTERIOR FINISH
7	INTERIOR FINISH
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	PAINT
12	LANDSCAPE
13	GENERAL NOTES
14	CONTRACT
15	PERMITS
16	OTHER



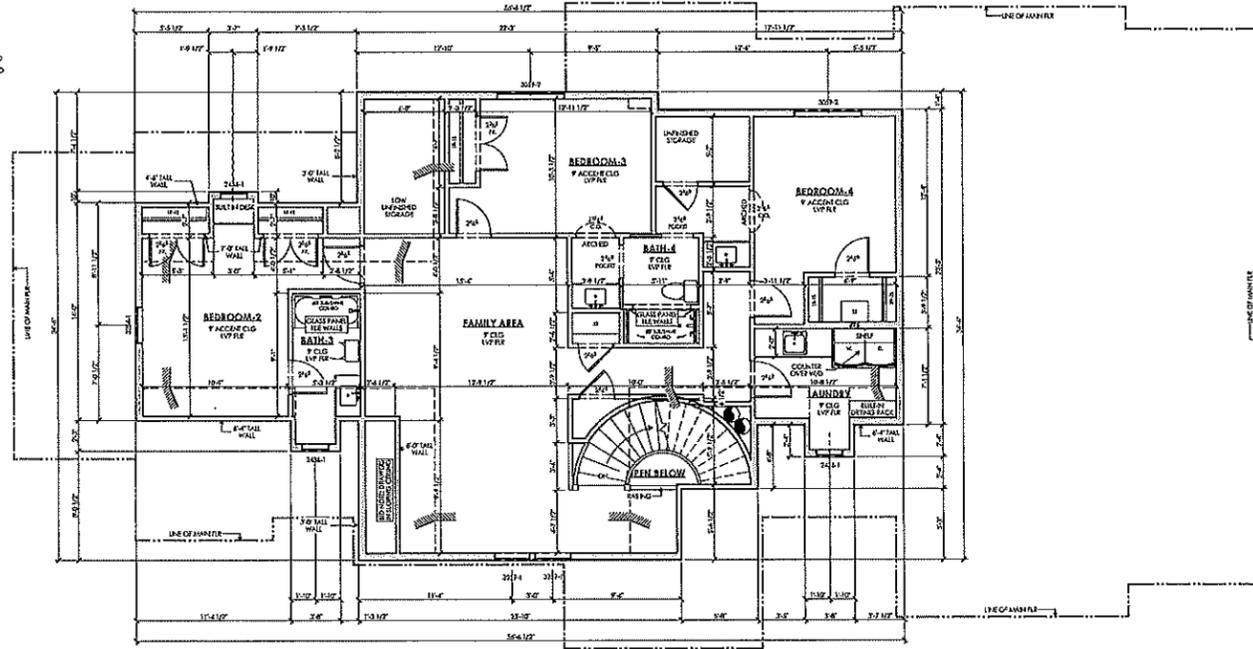


2023-4

**GENERAL NOTES**

- ALL WALLS THIS LEVEL ARE 1/2" THICK UNLESS NOTED
- ALL EXTERIOR WALLS ARE 4" THICK UNLESS NOTED
- ALL INTERIOR WALLS ARE 5/8" @ 16" OC (NON-BEARING) FRAMING UNLESS NOTED
- ALL EXTERIOR WALLS ARE 2X4 @ 16" OC (NON-BEARING) FRAMING UNLESS NOTED
- ALL EXTERIOR SECOND LEVEL HEADERS TO BE 10" 2X12S UNLESS NOTED

NOTE: ALL WALLS TO BE FINISHED WITH SHEATHING BY 1/2" WALLS @ 16" O.C. PERIMETER & 1/2" O.C. IN FIELD PER IRC 2018 UNLESS NOTED.



○ SECOND FLOOR  
SCALE: 1/4"=1'-0"

FINISHED FOUNDATION	1313 SQ. FT.
FINISHED MAIN FLOOR	1925 SQ. FT.
FINISHED SECOND FLOOR	1205 SQ. FT.
TOTAL FINISHED SQUARE FOOTAGE	4518 SQ. FT.
1 CAR GARAGE	1120 SQ. FT.
COVERED PORCH	64 SQ. FT.
COVERED PATIO	246 SQ. FT.



NOTICE: THIS DOCUMENT IS THE PROPERTY OF STRUCTUREWORKS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF STRUCTUREWORKS, INC. IS STRICTLY PROHIBITED.

DATE: 7/21/2022

**STRUCTUR**

REVISION	DATE	DESCRIPTION

PROJECT NUMBER: N502

PROJECT NAME: CHAD AND STEPHANIE MILLER  
PROJECT ADDRESS: LOT 5,6,7 WALLACES ADD. ST. PAUL NE 68873

DATE: 7/21/2022

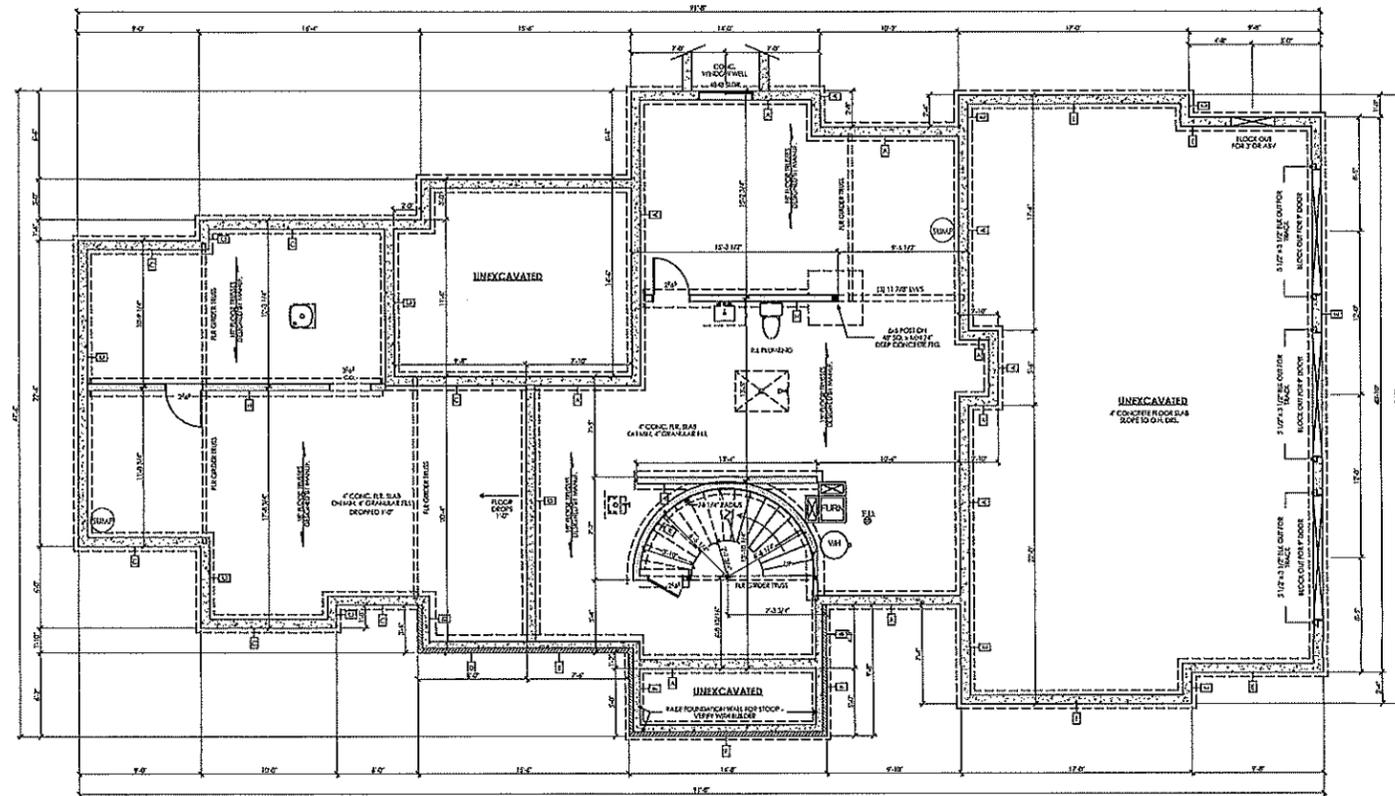
DRAWN BY: GMF  
CHECKED BY: AS



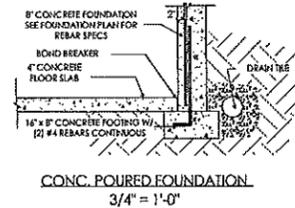
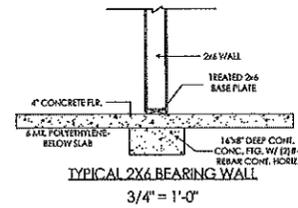
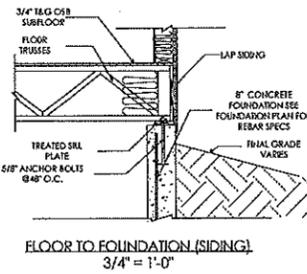
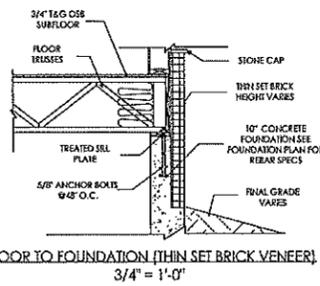
2023-4

FOOTING AND WALL SCHEDULE

- 1 FOUNDATION WALL
- 2 8" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 3 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 4 12" Non-structural wall
- 5 8" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 6 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 7 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 8 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 9 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 10 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 11 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 12 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 13 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 14 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 15 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 16 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 17 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 18 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 19 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous
- 20 4" Poured concrete wall with 4# vertical @ 36" O.C. and 4# horizontal @ 16" O.C. 100% continuous



FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



STRUCTUR

PROJECT NAME: CHAD AND STEPHANIE MILLER  
 PROJECT ADDRESS: LOT 5.6.7 WALLACES ADD. ST. PAUL NE. 68873

DATE: 7/21/2022

PROJECT NUMBER: N502

DATE: 7/21/2022

FOUNDATION

DATE: 7/21/2022

SCALE: A3



Zoning Classification R-2 Value \$ 4200.<sup>00</sup> PERMIT NUMBER 2023-5  
FEE \$25.00 CASH  CHECK# pd 3/20/23

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 ISAAC & JEWELL HOWELL Contractor Self

Address 1105 GRAND ST. Address \_\_\_\_\_

City, State, Zip SAINT PAUL, NE 68873 Phone Number \_\_\_\_\_

Phone Number 308-383-2039 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property Lots 1, 2, 3 and E 10' of Lot 4 Block 6 Military Add St. Paul

Address of Construction Site 1105 Grand St., SAINT PAUL, NE 68873  
(If none, one must be registered with the City of St. Paul) In the Flood Plain? NO

Proposed Structure FENCE 6' wood privacy Dimension of Structure Approx. 146' of 6' fence

Distance from Front property line 32' (North) Rear property line 20' (South)

Distance from Side property line 64' (East) Second Side property line 28' (West)

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

Approximately when will construction Start April 2023 Finish May 2023

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-21-23  
(Matt Helzer's signature)

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

**For Office Use Only:**

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

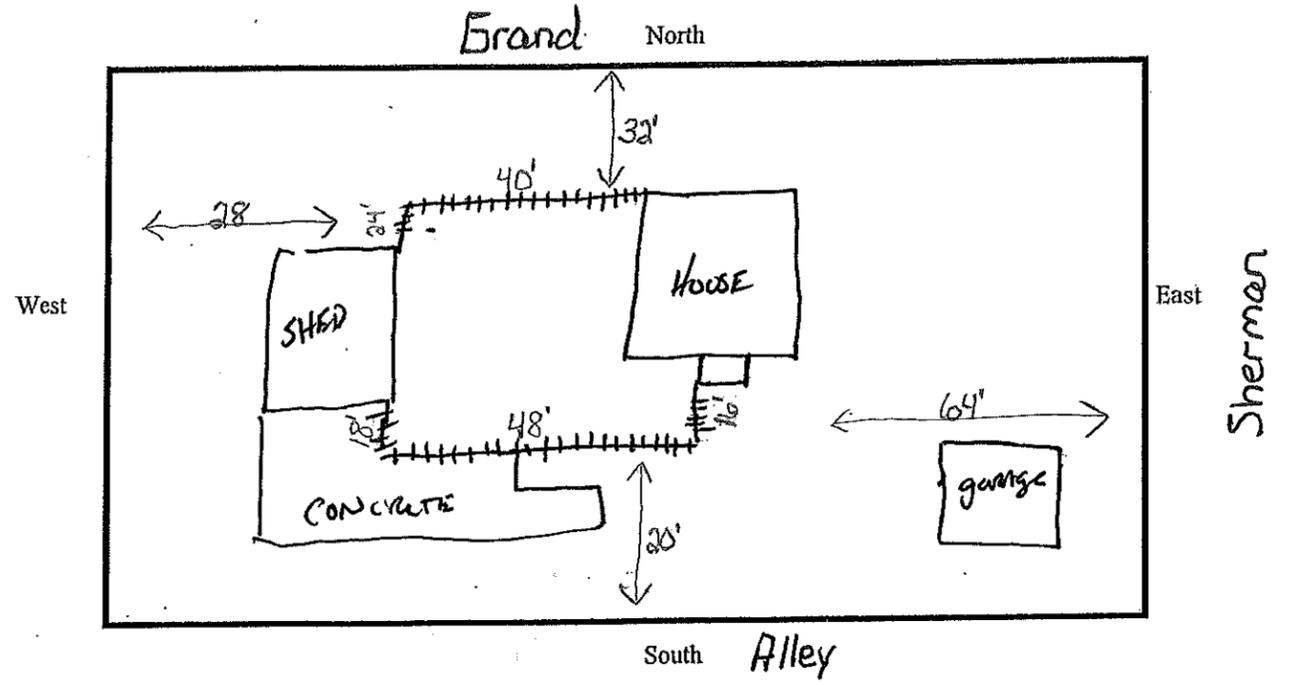
Does the proposed use meet all the required setback distances?  YES  NO

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 Grand St South boundary \_\_\_\_\_  
 Street Name: West boundary \_\_\_\_\_ East boundary ~~Grand St~~ SHERMAN

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 3/20/23

For Office Use Only:  
 Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

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

Zoning Classification R-1 Value \$ 8500 PERMIT NUMBER 2023-6  
 Please call 811 before completing form FEE \$25.00 CASH 4452 CHECK# pd 3/22/23

**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 Robert & Janice Boehle Contractor owners  
 Address 228 Bruce Circle Address Same  
 City, State, Zip St. Paul, NE 68873 Phone Number Same  
 Phone Number 308-750-2476 Cell Phone Same

Complete Legal Description of the Property Lot 2 Kelly's First Addition to St. Paul, Howard Co. Nebraska  
 Address of Construction Site 228 Bruce Circle, St. Paul, NE 68873  
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure deck Dimension of Structure 16' x 20'  
 Distance from Front <sup>West</sup> property line in back of house 65' Distance from Rear <sup>East</sup> Property Line 28' +/-  
 Distance from Side Property Line North - 25' +/- Distance from Second Side Line South 30' +/-

Is there a utility easement on any side of the property? YES East side  
 Approximately when will construction Start April 2023 Finish Sept 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-21-23  
 (Matt Helzer's signature)

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

(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 \_\_\_\_\_

**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? \_\_\_\_\_

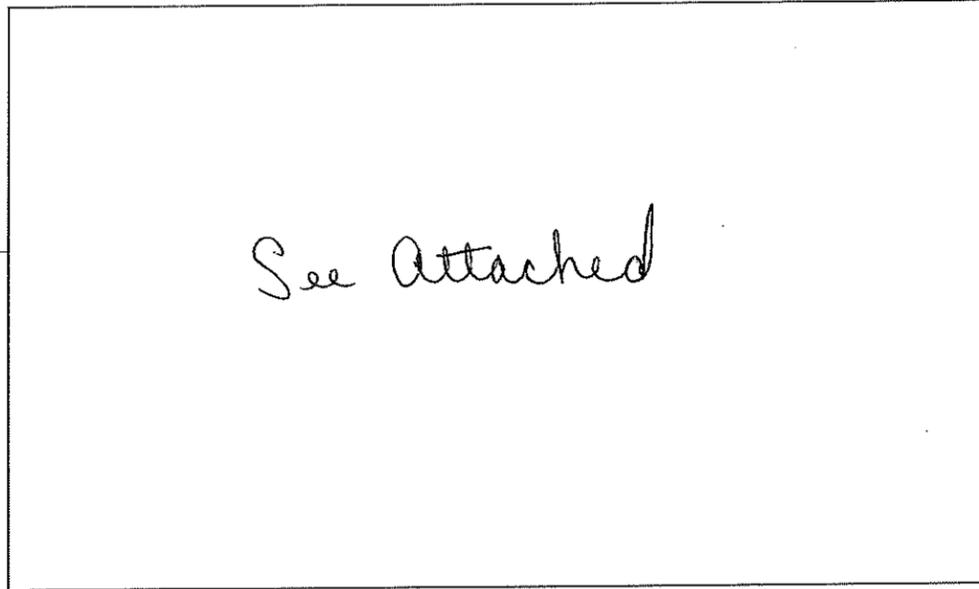
Site Plan Sketch: \_\_\_\_\_

North Street Name \_\_\_\_\_

Street Name

Bruce Circle

W



Street Name

E

South Street Name \_\_\_\_\_

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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 Robert C. Boehle Janice Boehle Date 3-22-23

For Office Use Only:

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

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

2023-6

house

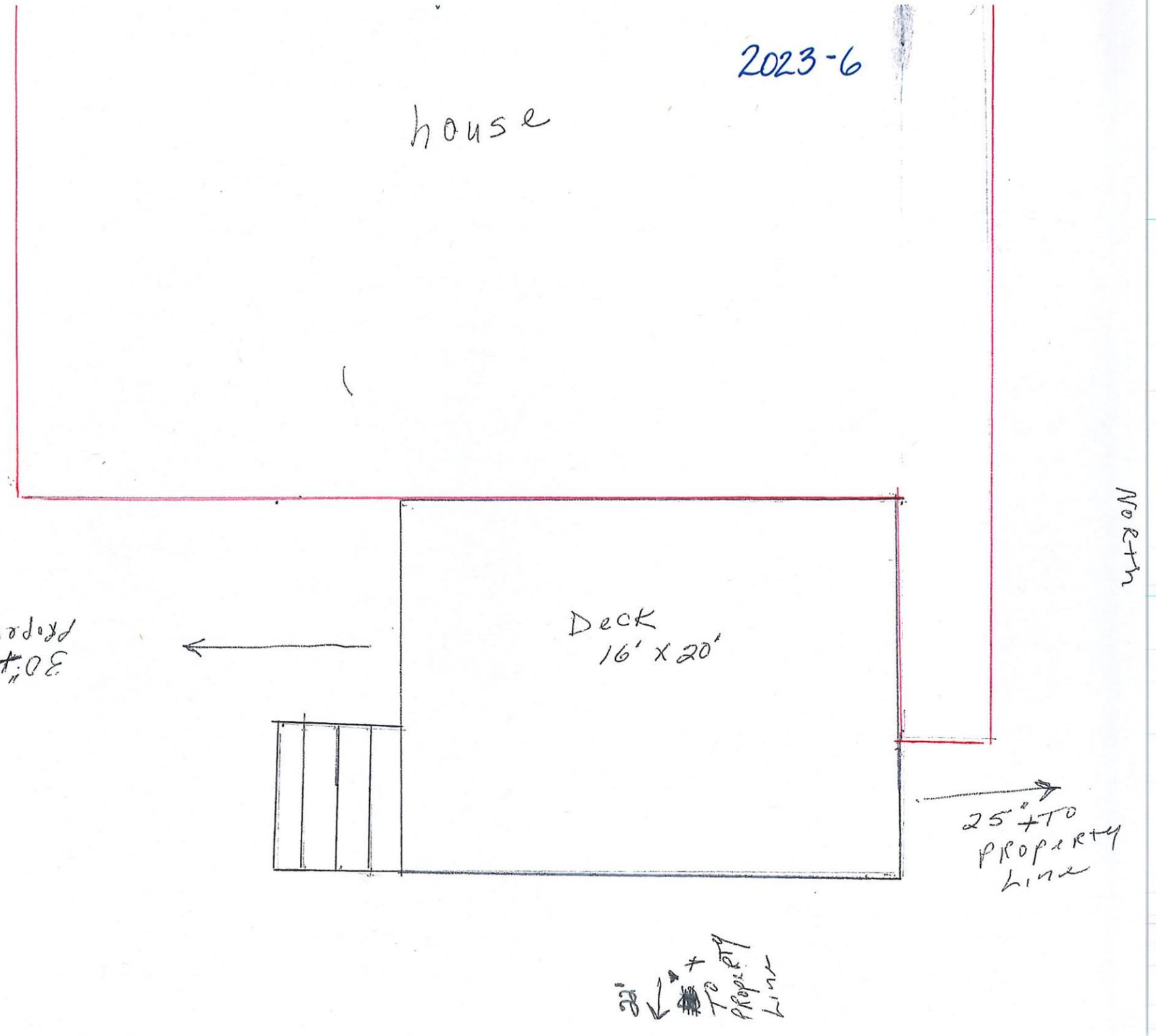
North

Deck  
16' x 20'

← 30" TO  
PROPERTY LINE

→ 25" TO  
PROPERTY  
LINE

28" ↓ +  
TO  
PROPERTY  
LINE





Zoning Classification R-1 Value \$ 2000

PERMIT NUMBER 2023-7  
FEE \$25.00 CASH  CHECK# 645 CC  
pd 3/24/23

**APPLICATION FOR A FENCE 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 Evan & Bryton Carlson Contractor SELF

Address 217 Bruce Cir Address \_\_\_\_\_

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

Phone Number 308-750-2416 Cell Phone \_\_\_\_\_

Complete Legal Description of the Property § 21' left of lot 15 & N 54.75ft of lot 14, Kelly's 1st addit.

Address of Fence Site 217 Bruce Cir Size & Kind 4' Chain link

Replacement or New Fence: New

Approximately when will the construction: Start May April 1 Finish April 28

To Whom Should the Improvements be assessed? Evan & Bryton Carlson

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-27-23  
(Matt Helzer's signature)

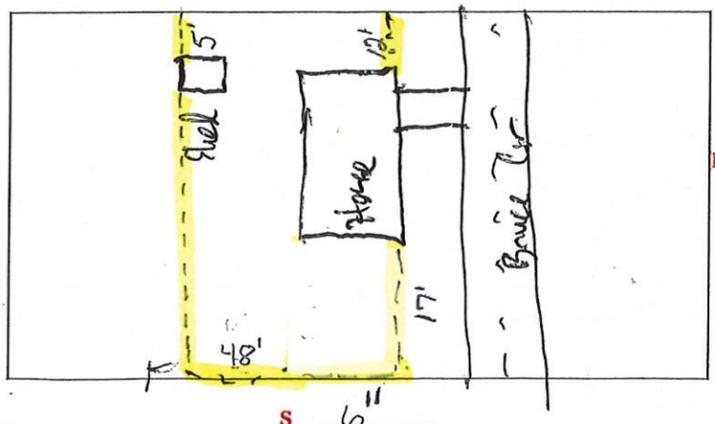
Recommendations needed before approval: \_\_\_\_\_

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

Signature of Applicant [Signature] Date 3/31/23

N 6'  
Drawing:

W 8'



away to line  
Sharon Ryznicki

**For Office Use Only:**  
Permit is Approved \_\_\_\_\_ Denied \_\_\_\_\_ Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

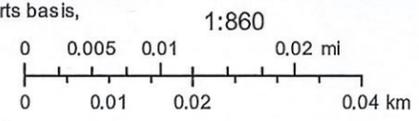
Reasons for Denial: \_\_\_\_\_



March 31, 2023

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



Zoning Classification R-2 Value \$ 800 PERMIT NUMBER 2023-8  
 Please call 811 before completing form FEE \$25.00 CASH  CHECK# 2035  
 pd 3/30/23

**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 Nick Serr Contractor SELF  
 Address 915 Baxter st Address     
 City, State, Zip St. Paul NE Phone Number     
 Phone Number 308-750-3250 Cell Phone     
 Complete Legal Description of the Property Lot 3, Blk 11 Riley-Stevens Subdivision St. Paul  
 Address of Construction Site 915 Baxter  
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Garden shed (Steel) Dimension of Structure 10'x14'  
 Distance from Front <sup>North</sup> property line 64' Distance from <sup>South</sup> Rear Property Line 92'  
 Distance from <sup>East</sup> Side Property Line 65' Distance from <sup>West</sup> Second Side Line 6'

Is there a utility easement on any side of the property? NO  
 Approximately when will construction Start as soon as approved Finish   

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-4-23  
 (Matt Helzer's signature)

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

(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 \_\_\_\_\_

**For Office Use Only:**

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

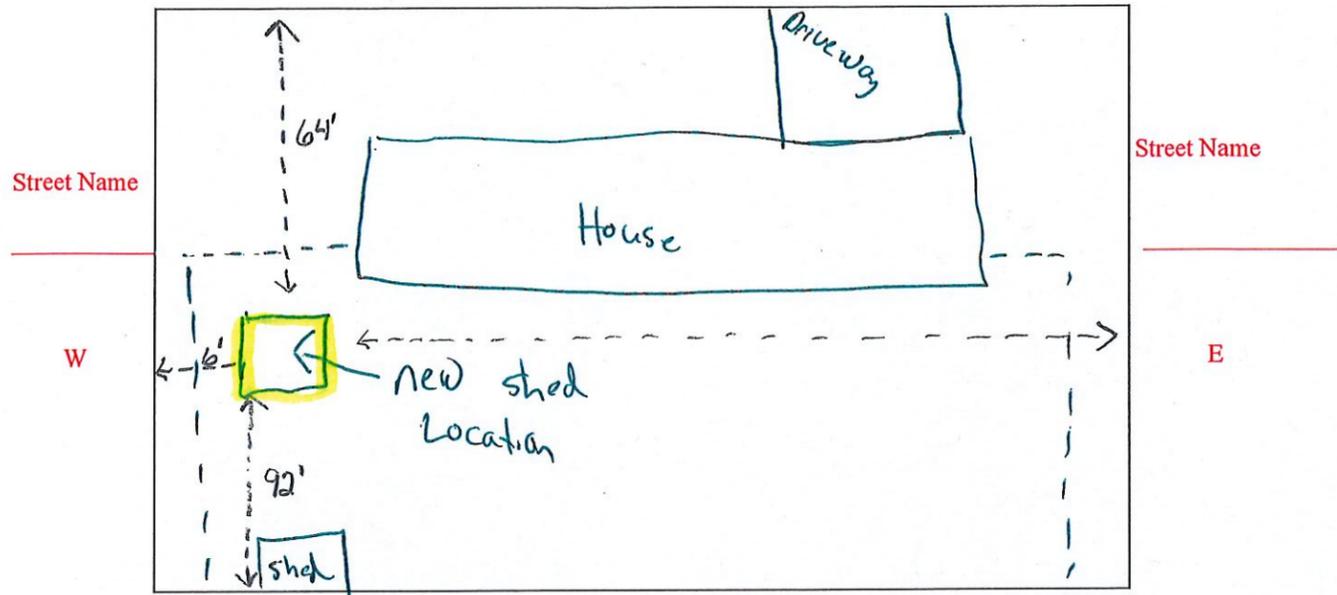
Does the proposed use meet all the required setback distances? YES \_\_\_\_\_ NO \_\_\_\_\_

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? \_\_\_\_\_

Site Plan Sketch:

North Street Name Boxley



South Street Name Alley

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings 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.

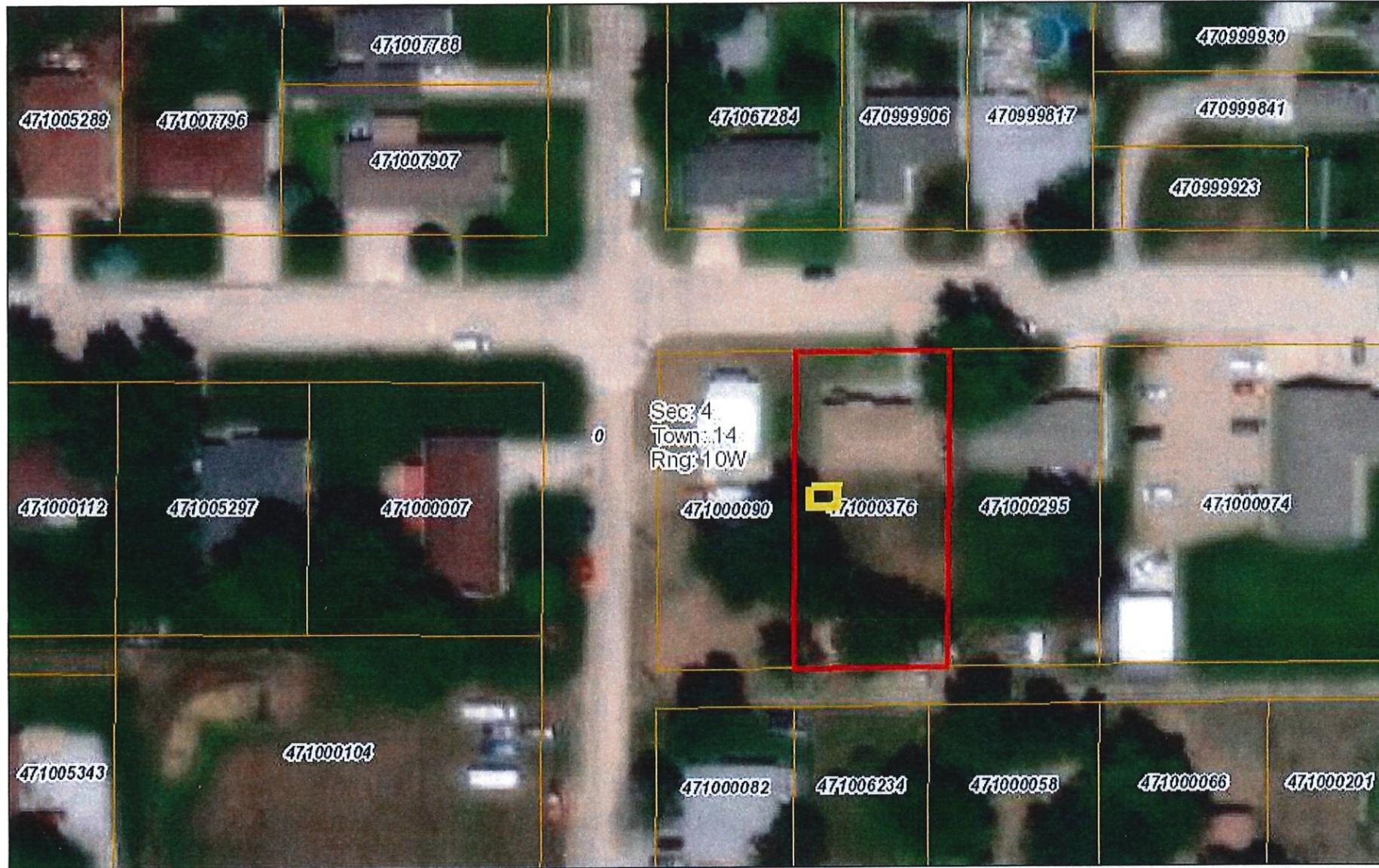
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant [Signature] Date 3-24-23

**For Office Use Only:**

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

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

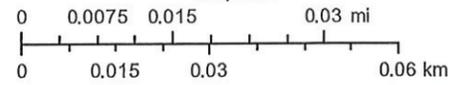


April 4, 2023

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.

1:1,152

- Parcels
- Sections



Zoning Classification R-2 Value \$ 3,000 PERMIT NUMBER 2023-9  
Please call 811 Diggers Hotline before designing FEE \$100.00 CASH \_\_\_\_\_ CHECK# 1081 \$100.00  
paid 4/5/23

**APPLICATION FOR A COMMERCIAL ZONING PERMIT**

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

Property Owner Mandy Anderson Contractor STS Construction + Dierksen Buildings  
Address 920 Jackson St Address 103 Grand St, St. Paul  
City, State, Zip St. Paul, NE 68873 Phone Number 402-690-0854  
Phone Number 308 750 4588 Cell Phone " "

Complete Legal Description of the Property Lot 1, Bartlett's Second Addition to St. Paul

Address of Construction Site 920 Jackson St, St. Paul  
(If none, one must be registered with City of St. Paul or the 911 center.) Is property in the Flood Plain? No

Proposed Structure & Use Storage shed for daycare supplies Dimension of Structure 12 x 14

Plans Submitted to Fire Marshall Office (Will) contact

Distance from Front Property Line North 6' Distance from Rear Property Line East 6'

Distance from Side Property Line South Even w/ North edge of existing building Distance from Second Side Property Line West 121'

Is there a utility easement on either the back or side property? No If so attach a copy of neighbor approval.

Approximately when will construction Start July 2023 Finish No later than Fall 2023

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-5-23  
(Matt Helzer's signature)

Recommendations needed before approval: Approve per Section 9.2.01 of zoning regulations

(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 \_\_\_\_\_ and the Name of the Lot Split or Subdivision \_\_\_\_\_

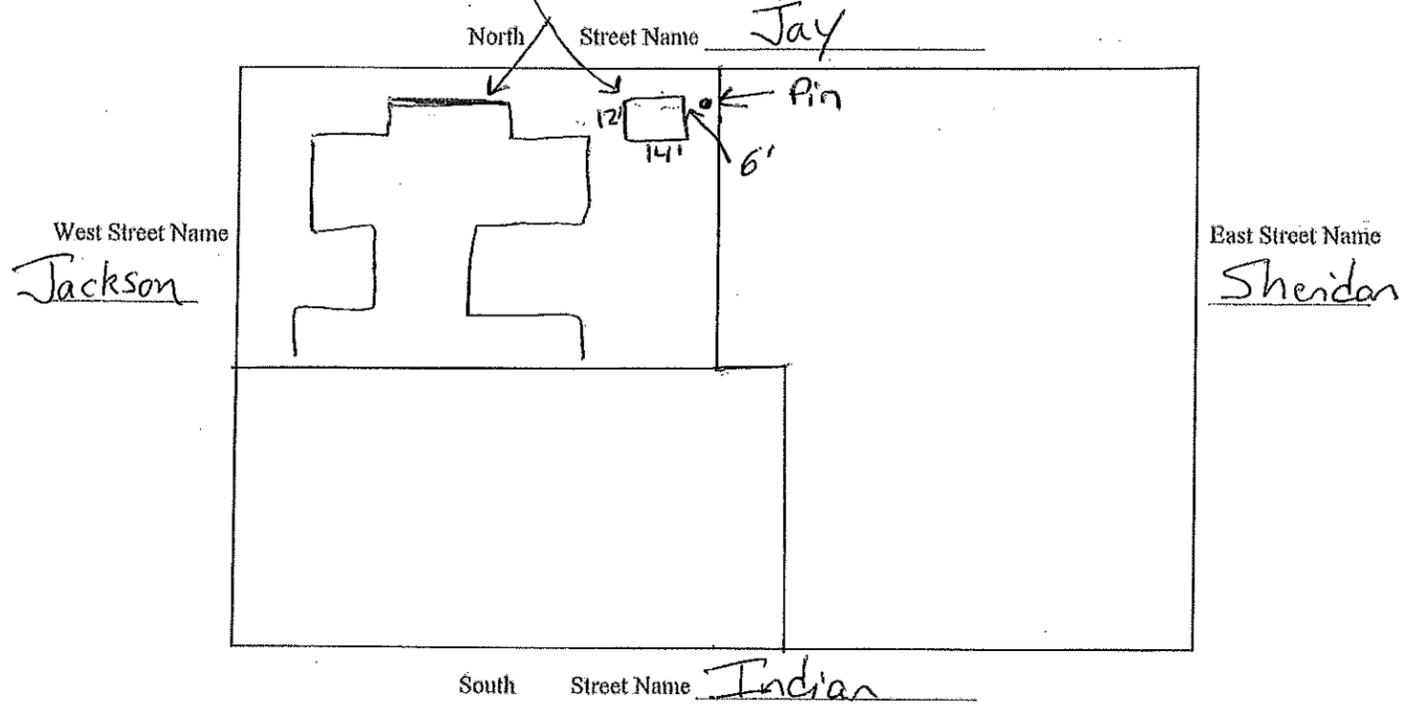
**For Office Use Only:**

Is the proposed use permitted within this zoning district? YES  NO \_\_\_\_\_  
Does the proposed use meet all the required setback distances? YES \_\_\_\_\_ NO  See Sec. 9.2.01  
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? \_\_\_\_\_

even w/ north edge of building

PERMIT NUMBER 2023-9

Site Plan Sketch:



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. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612

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 and a Certificate of Occupancy is issued.

Signature of Applicant Mandy Anderson Date 4-5-23

For Office Use Only:

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

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

City of St. Paul Zoning Administrator  
704 6<sup>th</sup> St, St. Paul, NE 68873  
Phone 308-754-4483, e-mail: mhelzer@cityofstpaulne.org

2023-9

Survey Record Repository  
RECEIVED  
#5  
MAY 26 2015  
HOWARD  
1223-275

# BARTLETT'S SECOND ADDITION TO THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA REPLAT

A REPLAT OF THE WEST HALF OF LOT 4; ALL OF LOTS 5, 6, 7, 8 AND 9 AND THE WEST 1/2' OF LOT 10, BLOCK 16, AND BLOCK 18, ALL IN BARTLETT'S ADDITION, ALL IN THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA.

### LEGAL DESCRIPTION

A REPLAT OF THE WEST HALF OF LOT 4, ALL OF LOTS 5, 6, 7, 8 AND 9 AND THE WEST 1/2' OF LOT 10, BLOCK 16, AND BLOCK 18, ALL IN BARTLETT'S ADDITION, ALL IN THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA.

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF JAY STREET AND THE EAST RIGHT-OF-WAY LINE OF JACKSON STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF BLOCK 16, BARTLETT'S ADDITION AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N87°10'44"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 141.02 FEET; THENCE S02°25'28"E A DISTANCE OF 132.30 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, BARTLETT'S ADDITION AND ALSO BEING ON THE NORTH LINE OF LOTS 5, 6, 7, 8 AND 9, BARTLETT'S ADDITION; THENCE N07°09'00"E, ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF LOT 3, BARTLETT'S ADDITION AND ALSO BEING SAID NORTH LINE OF LOT 9 AND THE NORTH LINE OF LOT 10, BARTLETT'S ADDITION, A DISTANCE OF 34.25 FEET; THENCE S02°31'47"E A DISTANCE OF 131.65 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10 AND ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HEDMAN STREET; THENCE S87°25'31"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 178.99 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND SAID EAST RIGHT-OF-WAY LINE OF JACKSON STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 18; THENCE N01°25'14"W, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID BLOCK 18, A DISTANCE OF 263.7809 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 42,339.23 SQUARE FEET OR 0.97 ACRES MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON May 21, 2015, 2015, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF THE WEST HALF OF LOT 4, ALL OF LOTS 5, 6, 7, 8 AND 9 AND THE WEST 1/2' OF LOT 10, BLOCK 16, AND BLOCK 18, ALL IN BARTLETT'S ADDITION, ALL IN THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

*Jesse E. Hurt*  
JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, 18-674

### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT ST. PAUL, COMMUNITY DEVELOPMENT AGENCY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BARTLETT'S SECOND ADDITION", BEING THE WEST HALF OF LOT 4, ALL OF LOTS 5, 6, 7, 8 AND 9 AND THE WEST 1/2' OF LOT 10, BLOCK 16, AND BLOCK 18, ALL IN BARTLETT'S ADDITION, ALL IN THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND THAT THE FOREGOING SUBDIVIDED LOT IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT IN WITNESS WHEREOF I HAVE AFFIXED MY SIGNATURE HERETO AT \_\_\_\_\_ NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MIKE FECKEN - EXECUTIVE DIRECTOR

### ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MIKE FECKEN, EXECUTIVE DIRECTOR ST. PAUL COMMUNITY DEVELOPMENT AGENCY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_ NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC

### CITY OF SAINT PAUL APPROVALS

THIS PLAT OF "BARTLETT'S SECOND ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SAINT PAUL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

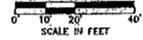
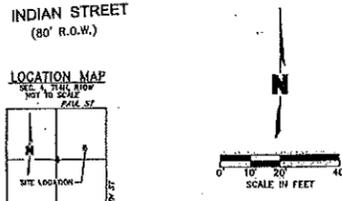
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CITY CLERK

### APPROVAL OF PLANNING AND ZONING COMMISSION

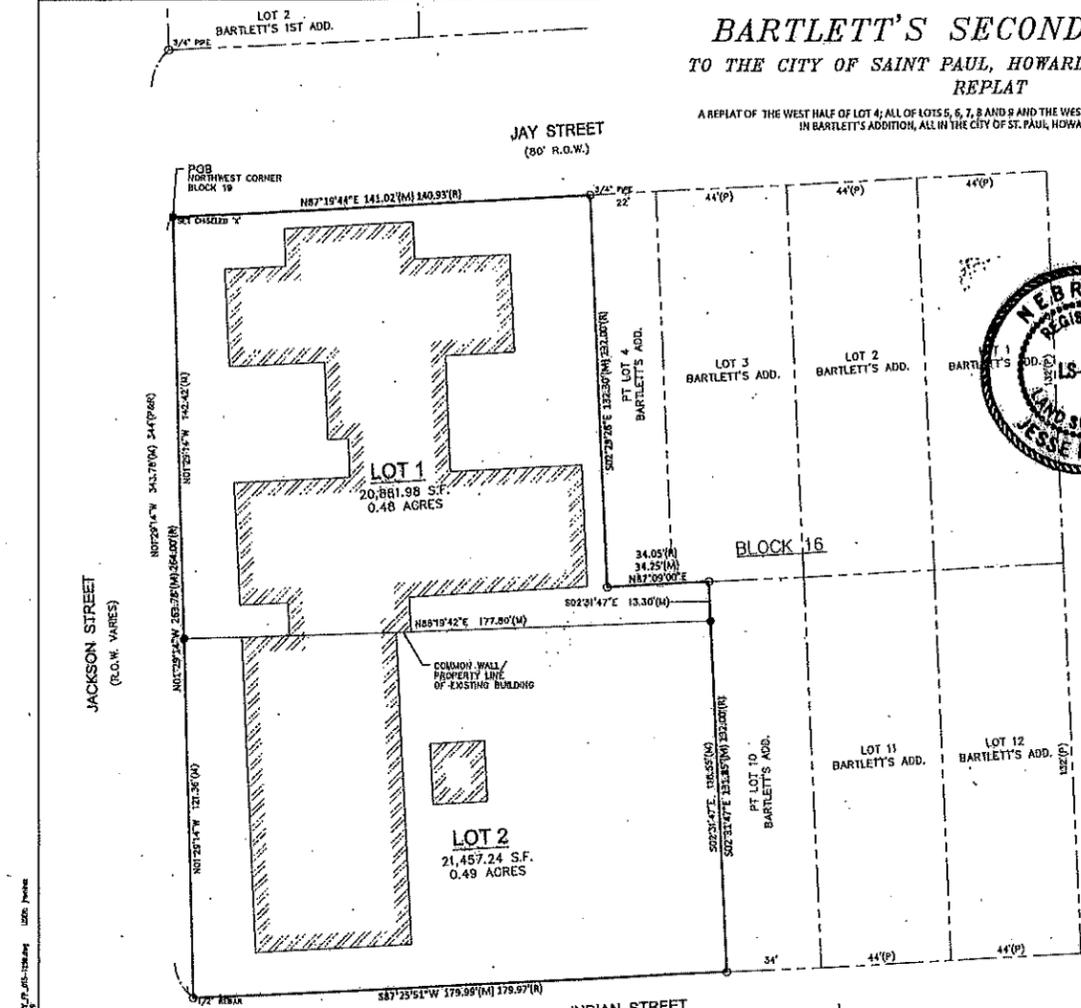
THIS PLAT OF "BARTLETT'S SECOND ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SAINT PAUL PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
CHAIRMAN  
\_\_\_\_\_  
SECRETARY

OWNERS: ST. PAUL COMMUNITY DEVELOPMENT AGENCY  
SUBDIVIDER: ST. PAUL COMMUNITY DEVELOPMENT AGENCY  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 2



- LEGEND
- SET CORNER (5/8"x24" REBAR w/LS 674 CAP UNLESS NOTED)
- FOUND CORNER (1" PIPE UNLESS NOTED)
- PROPERTY LINE
- BOUNDARY LINE
- EXISTING PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE (L. LETH 12/7/1962)
- P PLATTED DISTANCE
- BUILDING LINE



DATE: 5/21/2015 10:58:00 AM  
DRAWN BY: JESSE E. HURT  
CHECKED BY: JESSE E. HURT  
SCALE: AS SHOWN  
JOB NO.: 15-001

OLSSON ASSOCIATES  
201 East 2nd Street  
PO Box 1075  
Saint Paul, NE 68002-1072  
TEL: 308.341.2700  
FAX: 308.341.2100  
PRODUCT NO. 200-1004  
1"=20' PLAT SYMBOL  
DEVELOPMENT  
PLAT NO. 1223-275  
BLOCK 16

Google Maps 998 Jackson St

2023-9



St Paul, Nebraska  
 Google Street View  
 Apr 2012 See more dates

Image capture: Apr 2012 © 2023 Google



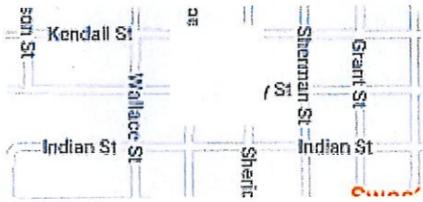
2023-9

Google Maps 1216 Jay St



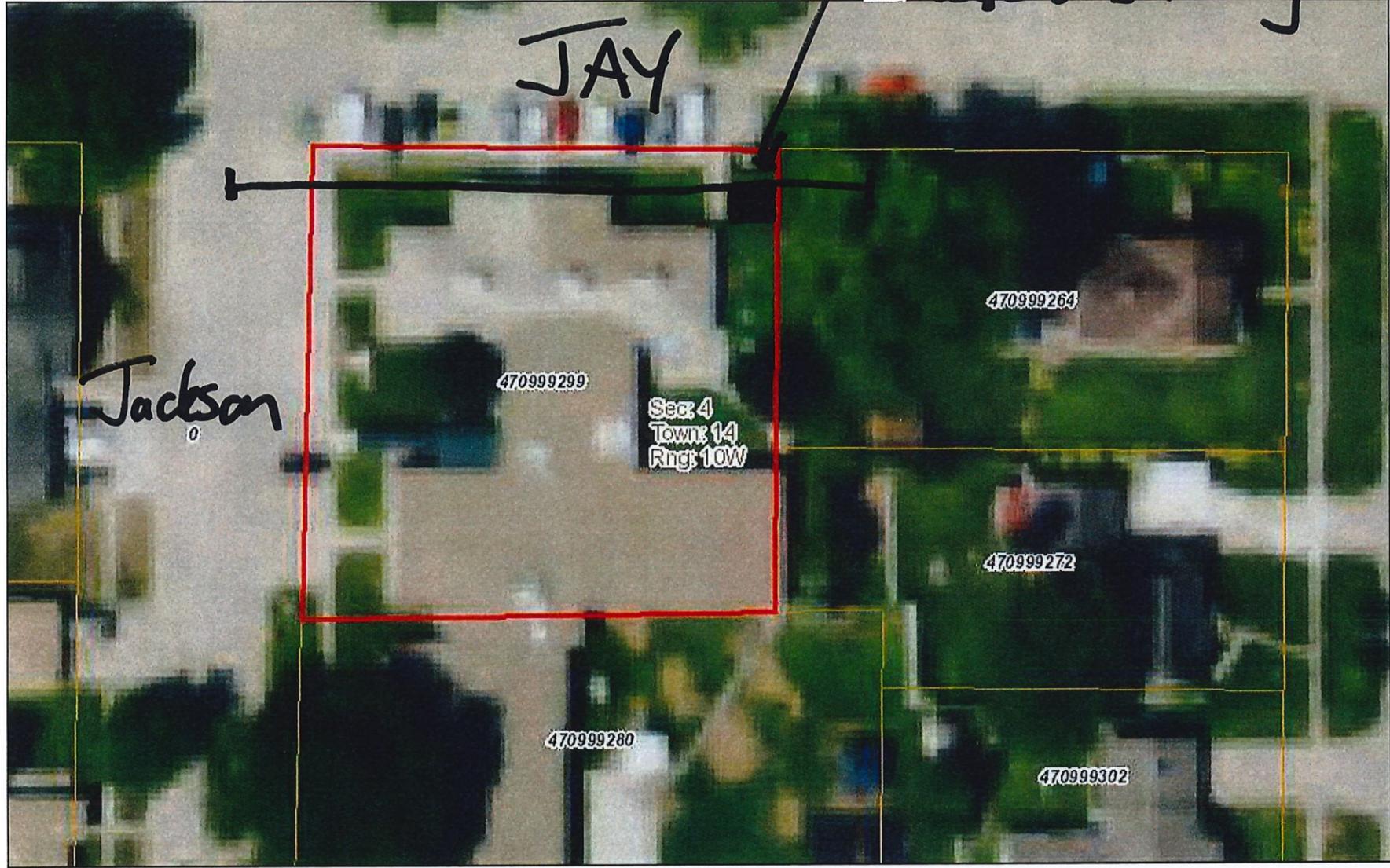
St Paul, Nebraska  
 Google Street View  
 Apr 2012 See more dates

Image capture: Apr 2012 © 2023 Google



2023-9

6' west of pin and even w/ north edge of building



Jackson

470999299

Sec: 4  
Town: 14  
Rng: 10W

470999264

470999272

470999280

470999302

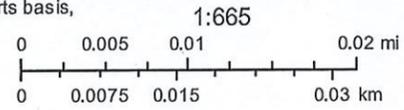
Sheridan

Indian

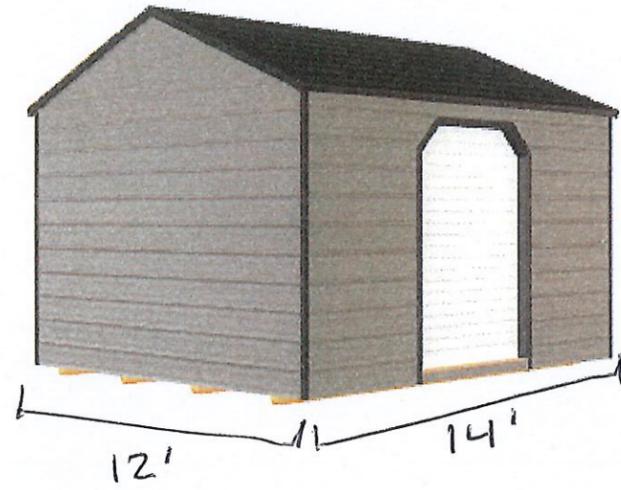
April 5, 2023

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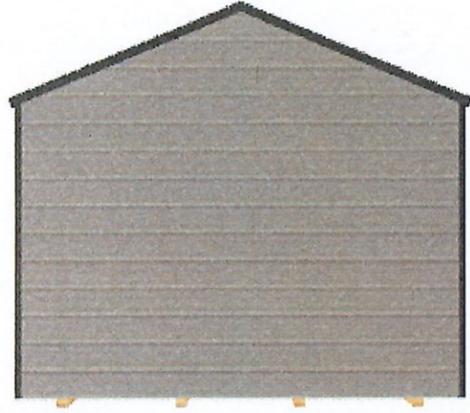
- Parcels
- Sections



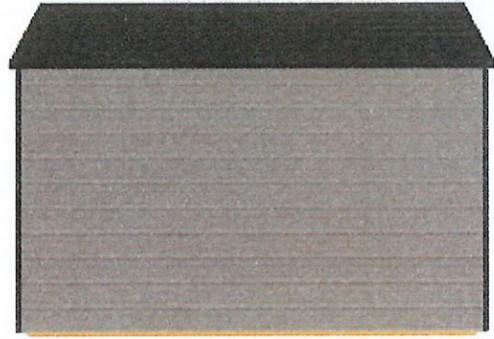
2023-9



2023-9



2023-9



2023-9

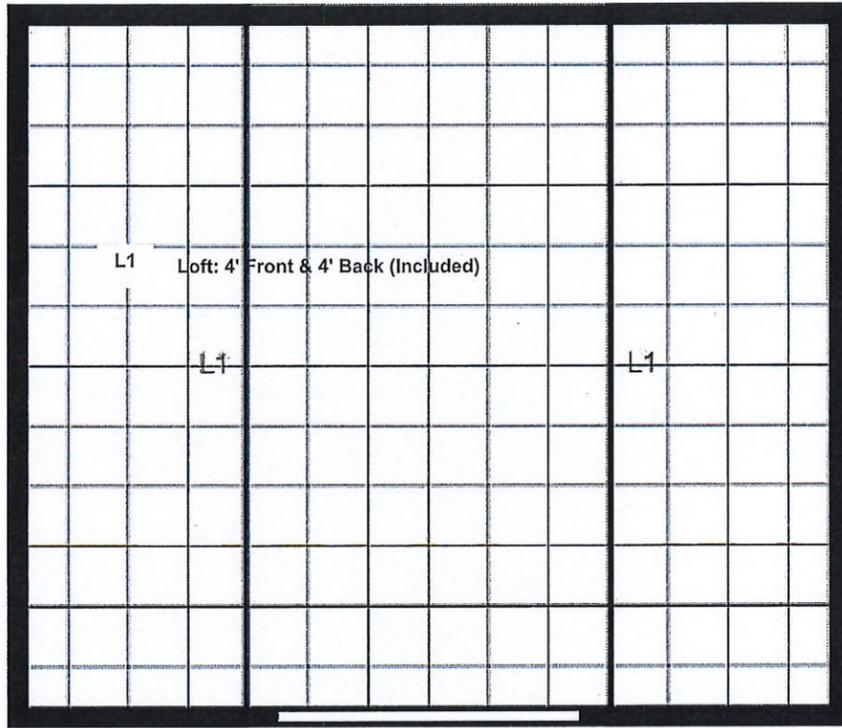


Left

2023-9

SYMBOL LEGEND

- D1 5' Rollup Garage Door
- Closed Wall



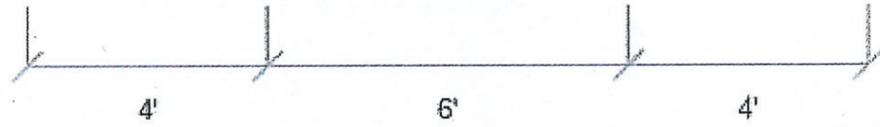
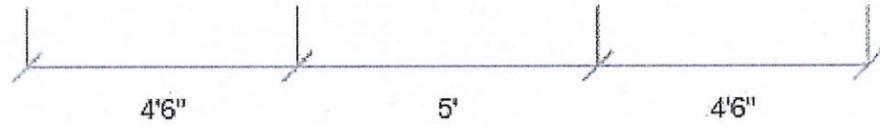
12'

#1680718361647672

Front

Back

D1



Zoning Classification Highway Commercial Value \$ 125,000 PERMIT NUMBER 2023-10  
Please call 811 Diggers Hotline before designing FEE \$ \_\_\_\_\_ CASH \_\_\_\_\_ CHECK# \_\_\_\_\_

APPLICATION FOR A COMMERCIAL ZONING PERMIT

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

Property Owner KS Plus, Inc. dba Kwik Stop #21 Contractor Creative Builders; Darrel Rowley  
Address 710 2nd Street Address 990 East Hall School Road, North Platte, NE 69101  
City, State, Zip St. Paul, NE 68873 Phone Number 308-530-5877  
Phone Number 308-754-4478 Cell Phone 308-530-5877

Complete Legal Description of the Property Lots 9, 10 & 11, block 81 OT ST PAUL and part of vacated alley

Address of Construction Site Same as above  
(If none, one must be registered with City of St. Paul or the 911 center.) In the Flood Plain ~~no~~ ?

Proposed Structure & Use Walk-in cooler upgrade/ cooler "cave" Dimension of Structure 29' north/south x 29' east/west

Distance from Front property line West 93' ~~Plans Submitted to City Marshal Office~~ YES

Rear Property Line East 10' Side Property Line North 10' Second Side Line South 101' Between other buildings (Min 10')

Is there a utility easement on either the back or side property? Yes Down If so attach a copy of neighbor approval.

Approximately when will construction Start Weather depending 3/1/2023 Finish 4/1/2023

To Whom Should the Improvements be assessed? the owner, KS Plus, Inc

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Fielzer Date of visit 4-6-23  
(Matt Fielzer's signature)

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

(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 \_\_\_\_\_ and the Name of the Lot Split or Subdivision, \_\_\_\_\_

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? \_\_\_\_\_



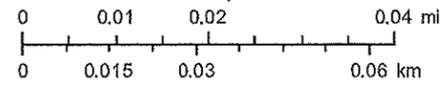


April 6, 2023

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.

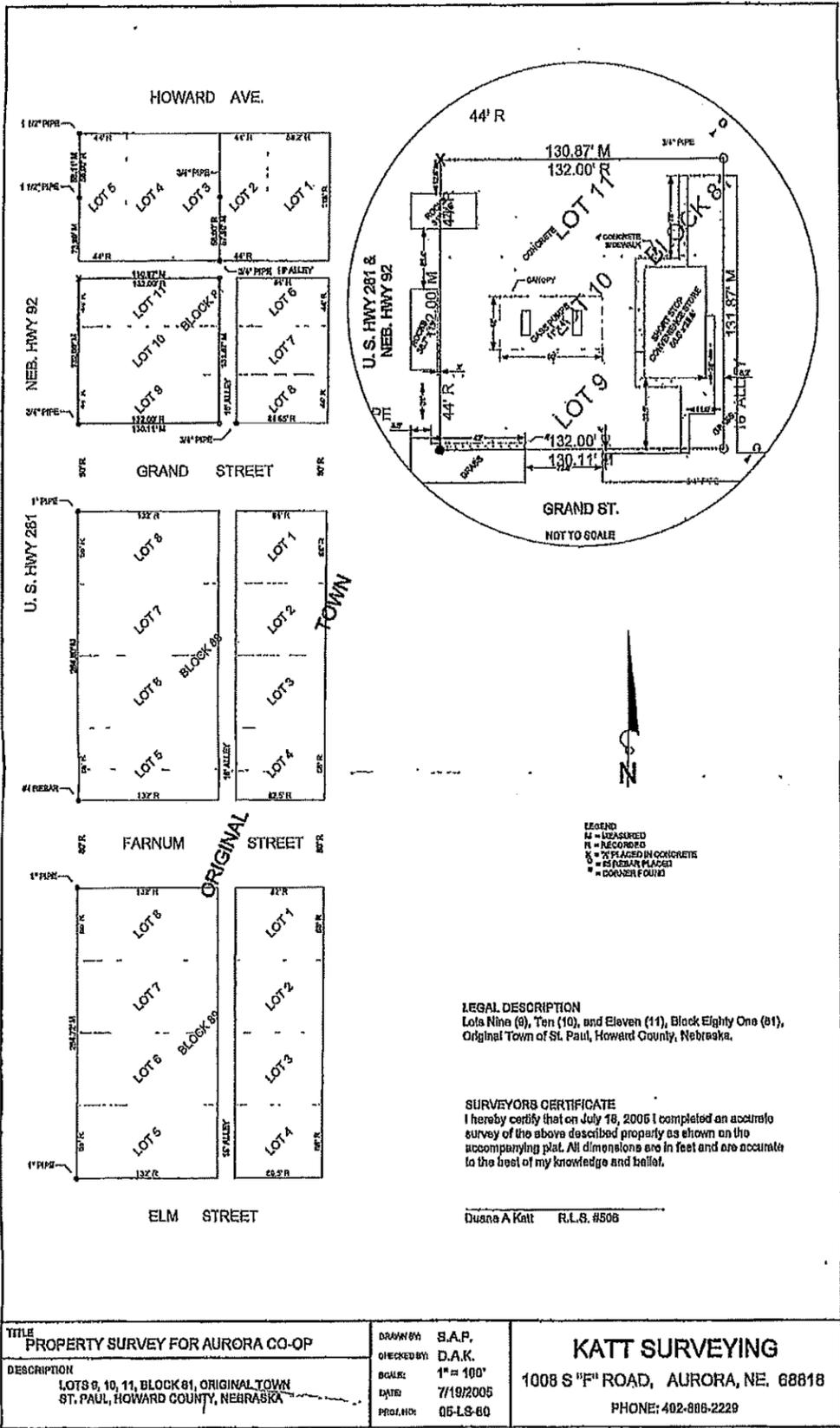
Parcels

1:1,252



2023-10

Survey  
B



# Ordinance

2023-10

CITY OF ST. PAUL, NEBRASKA

ORDINANCE NO. 669

AN ORDINANCE TO VACATE THE ALLEY AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE IN BLOCK 81, ORIGINAL TOWN OF ST. PAUL, HOWARD COUNTY, NEBRASKA, AND PROVIDING THE TIME WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

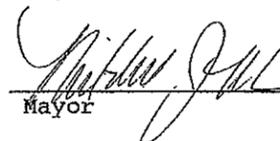
BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA:

Section 1. Whereas, the east-west alley in Block 81, in the City of St. Paul, Howard County, Nebraska, as surveyed, platted and recorded, is not traveled by the public, and whereas, the Mayor and City Council of the City of St. Paul, Nebraska deem it advisable, advantageous and from the best interests of the City of St. Paul, Nebraska that such part of Block 81 as herein described be vacated.

Section 2, Now therefore, the alley in Block 81, Original Town of St. Paul, Howard County, Nebraska, which is generally described as an east-west alley, as surveyed, platted and recorded, is hereby vacated and that portion of the alley of Block 81 as, vacated shall revert to the owners of the abutting real estate. The City of St. Paul, Nebraska reserves a perpetual right to construct and maintain overhead and underground utilities as required upon the land heretofore described and vacated and this vacation is further subject to an agreement executed between the CITY and the OWNER of the abutting real estate.

Section 3. This Ordinance shall be in full force and take effect from and after its passage, approval and publication according to law.

PASSED AND APPROVED this 3rd day of April, 1995.

  
Mayor

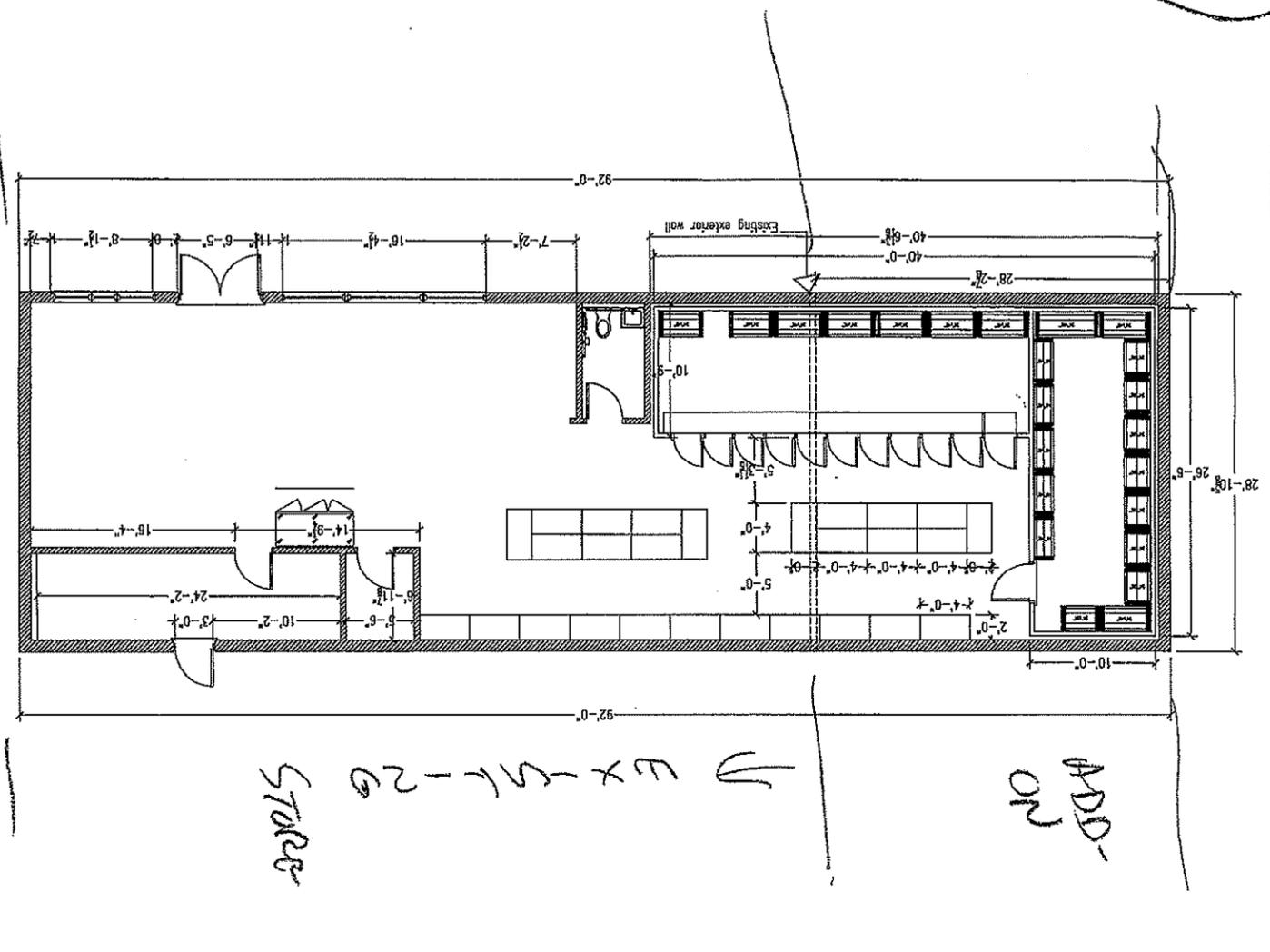
ATTEST:

  
City Clerk

PAID 5.00  
FEE BOOK  
REVENUE

STATE OF NEBRASKA  
HOWARD COUNTY, ss.  
FILED FOR RECORD #340  
MO. April DAY 13, 1995  
AT 2:45 O'CLOCK P.M. RECORDED  
BOOK 95 OF P. 845  
Range Smith  
Clerk

A PLAN



2023-10

ADD-ON

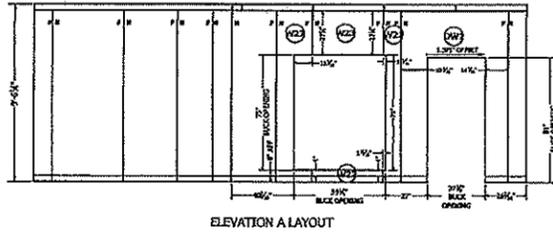
EX-SK-20 STORE

SHEET 2 OF 3	
Revised	Date: 08.23.22
Drawn By: CJF	Scale: 1/8"=1'-0"
Kwik Stop 5th, Fall	
<small>           We warrant that these drawings are the property of Baker Paster Company and shall remain the property of Baker Paster Company. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Baker Paster Company.         </small>	
<b>BULLER</b> <b>FIXTURE</b> <small>COMPANY</small>	
401 West 4th, Kansas, MO 64105 (800) 237-3151	

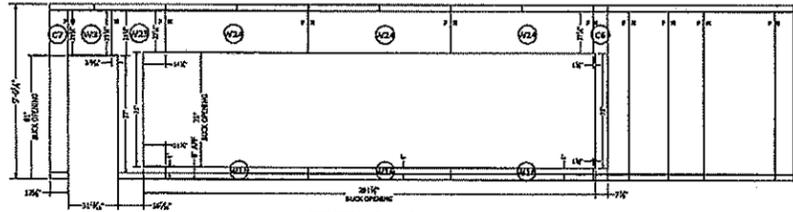


BC-2

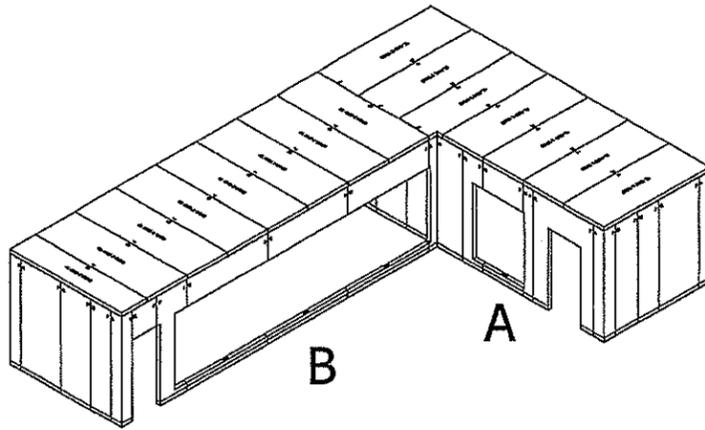
2023-10



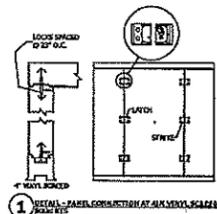
ELEVATION A LAYOUT



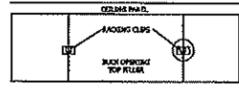
ELEVATION B LAYOUT



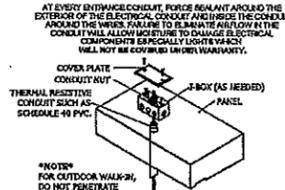
A  
B



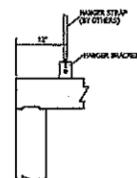
1 DETAIL - PANEL CONSTRUCTION AT AIR VENTS, SEE ALSO 10000000



2 DETAIL - RACK SIZING, RACKING CLIP



3 DETAIL - ELECTRICAL SAFETY ELECTRIFICATION



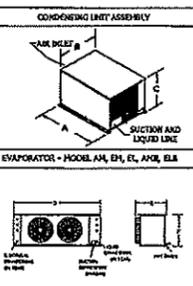
4 DETAIL - GASKETS, SEE FUNCTION AT OPENING

AT EVERY ENTRANCE/CONDUIT, FORCE SEALANT AROUND THE EXTERIOR OF THE ELECTRICAL CONDUIT AND INSIDE THE CONDUIT AROUND THE WIRES. FAILURE TO ELIMINATE AIRFLOW IN THE CONDUIT WILL ALLOW MOISTURE TO DAMAGE ELECTRICAL COMPONENTS ESPECIALLY LIGHT WIRING. WILL NOT BE COVERED UNDER WARRANTY.

COVER PLATE CONDUIT OUT THERMAL RESISTIVE CONDUIT SUCH AS SCHEDULE 40 PVC. 1-BOX (AS NEEDED) PANEL LEAD WIRES TO BE PULLED THROUGH CONDUIT

\*NOTE\* FOR OUTDOOR WALK-IN, DO NOT PERFORATE CEILING PANELS.

COMPARTMENT		TEMP. F	CONDENSING UNIT														CONDENSING UNIT ASSEMBLY		CLEARANCE REQUIREMENT				
DESCRIPTION	WT	QTY	MODEL #	REFRIGERANT	COMPRESSOR TYPE	DIMENSIONS			COMPRESSOR			CONDENSER FAN MTR		TOTAL AMPS	MAX AMP DISC	CONNECTIONS O.D.		RCV CAP @ 90% FULL (lbs)					
						L (A)	W (B)	H (C)	LBS	HP	RLA	LRA	V	HZ	Φ	FLA	V	Φ	SUCT	LIQ	Ø 90% FULL (lbs)		
CD1	35	1	PC25M20P-3EP	R404A	SCROLL	33	40.125	22.25	215	3	15.2	93	208-230	60	3	2.4	208-230	1	18	35	7/8	3/8	13.7
CD2	35	1	PC69M20P-3EP	R404A	SCROLL	33	25.5	19.25	163	1.1/2	9.7	56	208-230	60	3	1.2	208-230	1	11.1	20	7/8	3/8	10.4
COMPARTMENT		TEMP. F	MODEL #		REFRIGERANT	DIMENSIONS			FAN		HEATER		CONNECTIONS O.D.										
DESCRIPTION	WT	QTY	(DEFROST: A-AIR E-ELECTRIC)			L (D)	W (E)	H (F)	LBS	TOTAL AMPS	V	TOTAL AMPS	V	Ø	SUCT	LIQ	DRAIN						
CD1	35	2	KAM36-161-1EC-PR-4		R404A	60.125	15.5	16.75	78	2.4	115	0	N/A	Ø	5/8	3/8	3/4						
CD2	35	2	KAM26-094-1EC-PR-4		R404A	43.625	15.5	16.75	55	1.6	115	0	N/A	Ø	5/8	3/8	3/4						



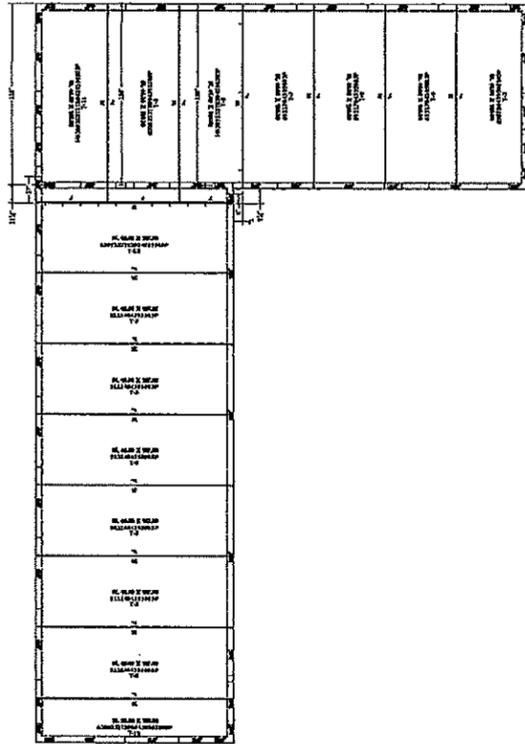
EVAPORATOR - MODELS AH, BH, EH, AH8, BH8

DRAWING # 102230281  
UNIT # 001  
ORDER # 1 609853  
KOLPAK  
A Weibull brand  
CASH-WA DISTRIBUTING  
CO INC  
SAINT PAUL, NE 68172 USA  
SHEET #  
AD-3 of 3

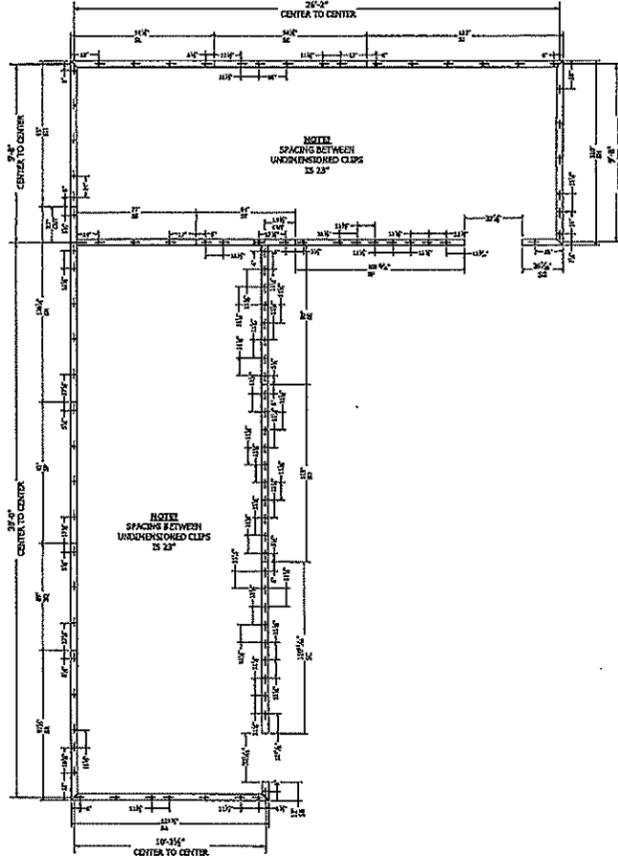
BC-3

2023-10

WALK-IN SPECIFICATIONS



CEILINGS LAYOUT



SCREEDS LAYOUT

ATTENTION

1. SUBMITTAL DRAWING NOT IN FORM OF INSTALLATION... 2. ALL WORKMANSHIP AND MATERIALS... 3. ALL WORKMANSHIP AND MATERIALS... 4. ALL WORKMANSHIP AND MATERIALS... 5. ALL WORKMANSHIP AND MATERIALS... 6. ALL WORKMANSHIP AND MATERIALS... 7. ALL WORKMANSHIP AND MATERIALS... 8. ALL WORKMANSHIP AND MATERIALS... 9. ALL WORKMANSHIP AND MATERIALS... 10. ALL WORKMANSHIP AND MATERIALS...

FOR APPROVAL YOU MUST PROVIDE ALL NOTES, DETAILS, DIMENSIONS, FINISHES, COLORS, FEELS, LOGO'S AND FINISHES... APPROVAL TO CHANGE REQUIRED, MANUFACTURE AS DRAWN... APPROVAL REQUIRED FOR ANY CHANGES AND MANUFACTURE AS DRAWN... REVISION AND REWORKING... DATE: BY:

SMOOTH FINISH DISCLAIMER

Panels with non-textured and/or no-profile panel finishes (smooth finishes) on the exterior and interior faces may exhibit "oil canning" and flatness imperfections on the surface. Our standard panels have a stucco embossed texture on both faces that helps to reduce oil canning and any other irregularities in the exposed surface. Please be aware of this potential situation in your specification process. Such "oil canning" and flatness issues are typical and are not covered under standard warranties.



NOTICE:

Kulpak and Harford walk-ins are compliant with UL standards. Door panels are UL471, UL file listing E46140. Standard Evaporator coils are UL412. Condensing Units are UL1955.

DRAWING # 22222222  
PRICE # 00  
ORDER # 000000



KWIK-STOP ST PAUL  
6000 ST PAUL, MN 55108 USA

CASH-WA DISTRIBUTING  
CO INC

Table with columns for revision, date, and description.

SHEET #  
AD-1



**KATT SURVEYING**  
1008 S "F" ROAD, AURORA, NE 68818  
Ph. 402-888-2229 Cell 402-631 9263  
[E-mail-kattsurveying@aol.com](mailto:E-mail-kattsurveying@aol.com)

2023-10  
Survey  
A

## INVOICE

Date: 7/18/05

Project No. 05-LS-61

For:

Aurora Co-op ( Short Stop, St Paul, Nebraska )

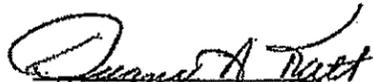
### Description of Work:

Survey of Lots 9, 10 & 11, Block 81, Original Town, St. Paul,  
Howard County, Nebraska. Survey Showing Improvements

Copies of the survey will be filed with the Howard County Clerks Office and the  
State Survey Record Repository in Lincoln, Nebraska as required by State  
Statute 81-8, 122.01.

Total due this Invoice \$830.00

Thank You

  
Duane A. Katt



2023-10

### **KWIK STOP**

Convenience Stores

113 West B Street • P.O. Box 1665  
North Platte, Nebraska 69103  
(308) 532-7480 • Fax (308) 534-8455

2/28/2023

Enclosed is my application for an addition to the building at Kwik Stop #21 in St. Paul. I was first concerned that we would have the room for the 29' addition to the north, but after meeting Matt on site, because of the vacated alley, it appears there will be enough room.

Our plan is to:

1. Build an addition to accommodate a new walk-in cooler
  2. Tear out the old walk-in cooler and replace the deteriorated floor to make more store floor space
  3. The rest of the store, including the restroom, will remain as is, with the exception of re-locating the current office to the south back room
- "Plan A" is the diagram of our existing building and the proposed addition
  - "BC-1, 2 and 3" are different diagrams of the proposed walk-in cooler/beer cave
  - "Survey A" is a copy of the survey completed in 2005

Please do not hesitate to contact me directly at my mobile number, 308-530-4905 and/or my email [doneill@kwikstop.org](mailto:doneill@kwikstop.org).

If there are any charges due, please let me know and I will give our Store Manager, Marge Svedas, authorization for a paid out to bring to the store.

Sincerely,

**KWIK STOP CONVENIENCE STORES**

Dan O'Neill  
President & CEO

JUDY  
PLEASE  
MAIL -  
THANKS

**Disbursements April 17, 2023**

911 Custom (uniform)	1111.00
AED Market (supplies)	673.75
Amazon Capital Svcs (books)	132.29
American Legal Publishing (service)	49.50
Aurora Coop (fuel)	1942.33
Black Hills Energy (natural gas)	2564.33
Bound Tree (supplies)	637.29
Central District Health Dept (lab)	126.00
Charter/Spectrum (service)	127.95
City Lights (utilities)	9263.10
Clearly (service)	193.39
COR Managed Services (service)	1376.00
Custer County Recycling (service)	22.60
Eakes Office Solutions (service)	58.46
Ebsco Mags (magazines)	414.87
Elmwood Cemetery (cemetery)	100.00
Entech Pest Mgmt (service)	91.80
First Concord Benefits (insurance)	112.00
Galls (supplies)	50.27
GB Auto Service (repair)	10.80
Heartland Disposal (service)	6320.18
Heritage Bank (fee)	25.00
Homestead Bank (fees)	40.00
Homestead Bank (Wire Fee) Bond Pymt \$1,220,000 (wire fee)	8.00
Homestead Bank Bad Check Fee (Paxton) (fee)	3.00
Homestead Bank Bad Check Fee (Cardenas) (fee)	3.00
Hometown Market (supplies)	10.76
Howard County Register of Deeds (fees)	20.00
Howard Greeley RPPD (utilities)	141251.34
Itron (service)	2092.05
Jim's Champlin (fuel)	1665.58
John Deere Financial (supplies)	84.16
Kelly Supply Co (supplies)	73.30
Koziol Upholstering (service)	567.50
Loup Valley Supply (oil)	12.30
Mid-Nebraska Disposal (service)	4272.44
Municipal Supply of NE (supplies)	3434.93
NE Municipal Power Pool (dues)	1170.64
NE Dept of Revenue Sales & Use Tax Submittal (tax)	13443.02
Novus Glass (repair)	93.00
One Call Concepts (service)	26.32
Open Caret (service)	200.00
Parts Bin (supplies)	631.49
Petty Cash (reimb, postage, service)	30.51
Phonograph Herald (publish)	713.36
PIP Marketing (checks)	289.77

Schaper & White (service)	500.00
St Paul Public School (supplies)	457.30
Stryker Sales (service)	8132.20
Sweet Shoppe (refreshments)	60.99
TASC (fees)	225.36
Triple T Disposal (service)	39.00
US Post Office (postage)	625.00
Wells Plumbing (service)	516.59

**Non-General Disbursements**

Elmwood Cemetery Savings to Wells Plumbing (well rig fee)	1583.27
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**\*Check Detail Register©**

Batch: Disb April 17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
<b>11100 CHECKING</b>					
69704	04/17/23	911 CUSTOM			
E 32-20-272		TOOLS	\$1,111.00	51812	Pol - armor vest (partial reimbursement by LARM)
		Total	\$1,111.00		
69705	04/17/23	AED MARKET			
E 36-20-320		MERCH & SUPPLY	\$673.75	38577	EMS - AED padz, lithium battery for AED
		Total	\$673.75		
69706	04/17/23	AMAZON CAPITAL SERVICES			
E 44-20-242		BOOKS	\$11.79	136N-QMYR-	Lib - books
E 44-20-242		BOOKS	\$16.08	16M3-K9TD-	Lib - books
E 44-20-242		BOOKS	\$19.60	1939-YN9H-	Lib - books
E 44-20-242		BOOKS	\$36.96	1L4W-KDGG	Lib - books
E 44-20-242		BOOKS	\$47.86	1NTP-RVJH-	Lib - books
		Total	\$132.29		
69707	04/17/23	AMERICAN LEGAL PUBLISHING CORP			
E 10-20-240		PUBLISH / CODIF	\$49.50	24368	Gen - updates to City Code
		Total	\$49.50		
69708	04/17/23	AURORA CO-OP ELEVATOR CO.			
E 01-20-231		CITY GAS & OIL	\$25.43	90936	Lgts - #93 unleaded
E 02-20-231		CITY GAS & OIL	\$59.10	90939	Wtr - #1 unleaded
E 32-20-231		CITY GAS & OIL	\$40.11	90940	Pol - #94 unleaded
E 02-20-231		CITY GAS & OIL	\$10.80	90979	Wtr - #93 unleaded
E 32-20-231		CITY GAS & OIL	\$28.73	90994	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$33.90	90999	Pol - #95 unleaded
E 31-20-231		CITY GAS & OIL	\$83.17	91029	Fire - #50 unleaded (NO RECEIPT)
E 32-20-231		CITY GAS & OIL	\$26.43	91038	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$25.75	91055	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$22.81	91099	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$29.18	91134	Pol - #97 unleaded
E 31-20-231		CITY GAS & OIL	\$22.37	91139	Fire - #52 unleaded
E 31-20-231		CITY GAS & OIL	\$26.41	91140	Fire - #55 hwy diesel
E 31-20-231		CITY GAS & OIL	\$36.26	91141	Fire - #51 hwy diesel (NO RECEIPT)
E 32-20-231		CITY GAS & OIL	\$23.03	91203	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$44.40	91225	Pol - #96 unleaded
E 03-20-231		CITY GAS & OIL	\$36.23	91239	Swr - #93 unleaded
E 32-20-231		CITY GAS & OIL	\$36.30	91259	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$11.67	91263	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$30.27	91292	Pol - #97 unleaded
E 02-20-231		CITY GAS & OIL	\$51.99	91323	Wtr - #1 unleaded
E 32-20-231		CITY GAS & OIL	\$29.93	91345	Pol - #96 unleaded
E 31-20-231		CITY GAS & OIL	\$21.95	91365	Fire - #54 unleaded
E 31-20-231		CITY GAS & OIL	\$46.03	91366	Fire #51 hwy diesel
E 32-20-231		CITY GAS & OIL	\$31.52	91372	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$26.00	91391	Pol - #97 unleaded
E 21-20-231		CITY GAS & OIL	\$71.19	91429	Strs - #2 unleaded
E 32-20-231		CITY GAS & OIL	\$19.03	91466	Pol - #97 unleaded

CITY OF ST PAUL

04/12/23 11:31 AM

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**\*Check Detail Register©**

Batch: Disb April 17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 31-20-231		CITY GAS & OIL	\$47.53	91532	Fire - #50 unleaded (NO RECEIPT)
E 36-20-231		CITY GAS & OIL	\$89.38	91557	EMS - #99-1 hwy diesel (NO RECEIPT)
E 32-20-231		CITY GAS & OIL	\$37.32	91560	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$29.65	91586	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$37.47	91589	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$27.82	91593	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$29.88	91632	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$29.35	91694	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$9.96	91698	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$18.15	91701	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$42.61	91731	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$26.40	91734	Pol - #95 unleaded
E 03-20-231		CITY GAS & OIL	\$21.87	91756	Swr - #93 unleaded
E 02-20-231		CITY GAS & OIL	\$71.65	91793	Wtr - #1 unleaded
E 01-20-231		CITY GAS & OIL	\$33.62	91873	Lgts - #93 unleaded
E 31-20-231		CITY GAS & OIL	\$9.18	91889	Fire - #51 hwy diesel
E 31-20-231		CITY GAS & OIL	\$4.77	91890	Fire - #57 unleaded
E 31-20-231		CITY GAS & OIL	\$46.37	91891	Fire - #56 unleaded
E 31-20-231		CITY GAS & OIL	\$9.42	91892	Fire - #55 hwy diesel
E 32-20-231		CITY GAS & OIL	\$31.82	91921	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$26.53	91936	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$26.36	91939	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$19.56	91982	Pol - #95 unleaded
E 02-20-231		CITY GAS & OIL	\$44.36	92014	Wtr - #1 unleaded
E 32-20-231		CITY GAS & OIL	\$27.67	92040	Pol - #97 unleaded
E 31-20-231		CITY GAS & OIL	\$11.79	92042	Fire - #57 unleaded
E 31-20-231		CITY GAS & OIL	\$28.03	92043	Fire - #59 hwy diesel (NO RECEIPT)
E 31-20-231		CITY GAS & OIL	\$37.35	92044	Fire - #51 hwy diesel
E 32-20-231		CITY GAS & OIL	\$14.41	92047	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$25.67	92173	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$49.14	92204	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$27.25	92217	Pol - #97 unleaded (NO RECEIPT)
Total			\$1,942.33		
<b>69709</b>	<b>04/17/23</b>	<b>BLACK HILLS ENERGY</b>			
E 02-20-262		BLACKHILLS GAS	\$45.01		Wtr - well house natural gas
E 02-20-262		BLACKHILLS GAS	\$40.72		Wtr - Well #9 natural gas
E 02-20-262		BLACKHILLS GAS	\$573.53		Wtr - WTP natural gas
E 41-20-262		BLACKHILLS GAS	\$38.60		Pool - natural gas
E 31-20-262		BLACKHILLS GAS	\$814.85		Fire - natural gas
E 21-20-262		BLACKHILLS GAS	\$527.12		Strs - North yards natural gas
E 44-20-262		BLACKHILLS GAS	\$524.50		Lib - natural gas
Total			\$2,564.33		
<b>69710</b>	<b>04/17/23</b>	<b>BOUND TREE</b>			
E 36-20-320		MERCH & SUPPLY	\$604.30	84904281	EMS - extrication collar, ECG electrodes
E 36-20-320		MERCH & SUPPLY	\$32.99	84904282	EMS - BP cuff
Total			\$637.29		
<b>69711</b>	<b>04/17/23</b>	<b>CENTRAL DISTRICT HEALTH DEPT</b>			

CITY OF ST PAUL

04/12/23 11:31 AM

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**\*Check Detail Register©**

Batch: Disb April 17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 02-20-232		LAB SAMPLE	\$126.00	24039	Wtr - coliform water testing
		Total	\$126.00		
<b>69712</b>	<b>04/17/23</b>	<b>CHARTER/SPECTRUM</b>			
E 02-20-220		COMMUNICATION	\$127.95	11552104062	Wtr - phone & internet at WTP
		Total	\$127.95		
<b>69713</b>	<b>04/17/23</b>	<b>CITY OF ST PAUL LIGHT</b>			
E 10-20-261		CITY LIGHTS	\$983.71		Gen - City, Sr Cntr & siren utilities
E 31-20-261		CITY LIGHTS	\$173.99		Fire house utilities
E 42-20-261		CITY LIGHTS	\$544.34		Park - park, batting cage, ball fields, concession stand & well utilities
E 41-20-261		CITY LIGHTS	\$72.31		Pool - utilities
E 03-20-261		CITY LIGHTS	\$1,986.82		Swr - sewer lagoon & aerator utilities
E 21-20-261		CITY LIGHTS	\$3,374.42		Strs - street lights & yard lights
E 02-20-261		CITY LIGHTS	\$1,672.86		Wtr - treatment plant & city well utilities
E 34-20-261		CITY LIGHTS	\$18.73		Cem - cemetery utilities
E 44-20-261		CITY LIGHTS	\$435.92		Lib - library utilities
		Total	\$9,263.10		
<b>69714</b>	<b>04/17/23</b>	<b>CUSTER COUNTY RECYCLING</b>			
E 04-20-325		Recycle Delivery	\$22.60	521	Lndfl - recycling trailer
		Total	\$22.60		
<b>69715</b>	<b>04/17/23</b>	<b>EAKES OFFICE SOLUTIONS</b>			
E 44-20-520		BLDG/ R & M	\$58.46	INV444067	Lib - copier contract
		Total	\$58.46		
<b>69716</b>	<b>04/17/23</b>	<b>EBSCO MAGS</b>			
E 44-20-234		MAGAZINE & PAPER	\$414.87	R628494	Lib - magazines
		Total	\$414.87		
<b>69717</b>	<b>04/17/23</b>	<b>ELMWOOD CEMETERY</b>			
E 34-20-315		CEMETERY PERPETUAL	\$100.00		Cem - perpetual care (Marcia Keller)
		Total	\$100.00		
<b>69718</b>	<b>04/17/23</b>	<b>ENTECH PEST MANAGEMENT, INC</b>			
E 10-20-520		BLDG/ R & M	\$48.60	32785	Gen - pest management at City office
E 02-20-520		BLDG/ R & M	\$43.20	32787	Wtr - pest management at WTP
		Total	\$91.80		
<b>69719</b>	<b>04/17/23</b>	<b>FIRST CONCORD BENEFITS GROUP LLC</b>			
E 42-10-130		INSURANCE	\$8.00		Park - health reimbursement
E 03-10-130		INSURANCE	\$16.00		Swr - health reimbursement
E 01-10-130		INSURANCE	\$8.00		Lgts - health reimbursement
E 21-10-130		INSURANCE	\$16.00		Strs - health reimbursement
E 02-10-130		INSURANCE	\$24.00		Wtr - health reimbursement
E 10-10-130		INSURANCE	\$16.00		Gen - health reimbursement
E 32-10-130		INSURANCE	\$24.00		Pol - health reimbursement
		Total	\$112.00		

**\*Check Detail Register©**

Batch: Disb April 17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
69720	04/17/23	GALLS INC			
E 32-20-272		TOOLS	\$50.27	23967658	Pol - flashlight
		Total	\$50.27		
69721	04/17/23	GB AUTO SERVICE, INC			
E 42-20-270		UTILITY R & M	\$10.80	6646	Park - UTV tire repair
		Total	\$10.80		
69722	04/17/23	HEARTLAND DISPOSAL INC			
E 04-20-324		SANITATION HAULING	\$6,320.18		Lndfl - sanitation hauling
		Total	\$6,320.18		
69723	04/17/23	HOMESTEAD BANK			
E 10-20-209		Pay ACH Fee	\$40.00		Gen - ACH fees
		Total	\$40.00		
69724	04/17/23	HOMETOWN MARKET			
E 32-30-310		OFFICE SUPPLIES	\$10.76	7587	Pol - foam cups, napkins for train derailment training
		Total	\$10.76		
69725	04/17/23	HOWARD CO REGISTER OF DEEDS			
E 10-20-216		RECORDING FEE	\$20.00		Gen - recording fees for JET Subdivision
		Total	\$20.00		
69726	04/17/23	HOWARD GREELEY RURAL PUBLIC			
E 34-20-260		PUBLIC UTILITY	\$34.29		Public utilities - cemetery
E 02-20-260		PUBLIC UTILITY	\$311.34		Public utilities at north well
E 02-20-260		PUBLIC UTILITY	\$521.94		Public utilities at east well
E 02-20-260		PUBLIC UTILITY	\$35.87		Public utilities at Cargill
E 02-20-260		PUBLIC UTILITY	\$787.41		Public utilities at west well
E 01-20-260		PUBLIC UTILITY	\$139,560.49		Public utilities - Lights
		Total	\$141,251.34		
69727	04/17/23	ITRON INC			
E 01-20-309		COMPUTER	\$1,046.03	646778	Lgts - radio maintenance, 2023 annual subscription
E 02-20-309		COMPUTER	\$1,046.02	646778	Wtr - radio maintenance, 2023 annual subscription
		Total	\$2,092.05		
69728	04/17/23	JIMS CHAMPLIN INC			
E 21-20-231		CITY GAS & OIL	(\$31.68)		Strs - unleaded credit
E 42-20-231		CITY GAS & OIL	(\$19.16)		Park - unleaded credit
E 01-20-231		CITY GAS & OIL	(\$22.84)		Lgts - unleaded credit
E 21-20-231		CITY GAS & OIL	\$47.84	220438	Strs - #45 unleaded
E 21-20-231		CITY GAS & OIL	\$99.51	220439	Strs - #18 off road diesel
E 01-20-231		CITY GAS & OIL	\$108.39	220567	Lgts - #16 unleaded
E 21-20-231		CITY GAS & OIL	\$47.03	220624	Strs - #46 off road diesel
E 21-20-231		CITY GAS & OIL	\$34.78	220652	Strs - #46 off road diesel
E 21-20-231		CITY GAS & OIL	\$50.05	220666	Strs - #15 unleaded
E 01-20-231		CITY GAS & OIL	\$86.00	220674	Lgts - #40W unleaded
E 01-20-231		CITY GAS & OIL	\$73.50	220747	Lgts - #40B unleaded

CITY OF ST PAUL

**\*Check Detail Register©**

Batch: Disb April 17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 42-20-231		CITY GAS & OIL	\$44.26	220791	Park - #11 unleaded
E 03-20-231		CITY GAS & OIL	\$69.69	220808	Swr - #8 unleaded
E 21-20-231		CITY GAS & OIL	\$48.28	221304	Strs - #46 off road diesel
E 21-20-231		CITY GAS & OIL	\$80.88	221304	Strs - #6 unleaded
E 21-20-231		CITY GAS & OIL	\$29.31	221320	Strs - #46 off road diesel
E 42-20-231		CITY GAS & OIL	\$65.37	221337	Park - #9 unleaded
E 01-20-231		CITY GAS & OIL	\$83.50	221340	Lgts - #40W unleaded
E 03-20-231		CITY GAS & OIL	\$79.00	221356	Swr - #8 unleaded
E 04-20-231		CITY GAS & OIL	\$41.60	221495	Lndfl - #2 unleaded
E 21-20-231		CITY GAS & OIL	\$34.00	221542	Strs - #15 unleaded
E 21-20-231		CITY GAS & OIL	\$19.52	221544	Strs - #46 off road diesel
E 21-20-231		CITY GAS & OIL	\$86.09	221561	Strs - #6 unleaded
E 21-20-231		CITY GAS & OIL	\$58.78	221579	Strs - #45 unleaded
E 03-20-231		CITY GAS & OIL	\$62.81	221591	Swr - #8 unleaded
E 21-20-231		CITY GAS & OIL	\$32.34	221644	Strs - #46 off road diesel
E 21-20-231		CITY GAS & OIL	\$69.57	221654	Strs - #15 unleaded
E 21-20-231		CITY GAS & OIL	\$44.97	221755	Strs - #45 unleaded
E 42-20-231		CITY GAS & OIL	\$112.48	221772	Park - unleaded for mowers
E 42-20-231		CITY GAS & OIL	\$55.22	221772	Park - off road diesel for mowers
E 42-20-231		CITY GAS & OIL	\$74.49	221790	Park - #9 unleaded
Total			\$1,665.58		
<b>69729</b>	04/17/23	<b>JOHN DEERE FINANCIAL</b>			
E 21-20-271		VEHICLE R & M	\$84.16	3420600	Strs - hose & fittings for #18
Total			\$84.16		
<b>69730</b>	04/17/23	<b>KELLY SUPPLY COMPANY, INC</b>			
E 03-20-270		UTILITY R & M	\$73.30	S1411859-0	Swr - new fill hose for flusher
Total			\$73.30		
<b>69731</b>	04/17/23	<b>KOZIOL UPHOLSTERING</b>			
E 42-20-271		VEHICLE R & M	\$567.50	10425	Park - #9 seat repair
Total			\$567.50		
<b>69732</b>	04/17/23	<b>LOUP VALLEY SUPPLY, INC.</b>			
E 42-20-231		CITY GAS & OIL	\$12.30	67034	Park - 2 cycle oil
Total			\$12.30		
<b>69733</b>	04/17/23	<b>MID-NEBRASKA DISPOSAL INC</b>			
E 04-20-324		SANITATION HAULING	\$4,272.44		Lndfl - sanitation hauling
Total			\$4,272.44		
<b>69734</b>	04/17/23	<b>MUNICIPAL SUPPLY IN OF NE</b>			
E 03-20-270		UTILITY R & M	\$3,434.93	866086-IN	Swr - new valve at Sewer UV station
Total			\$3,434.93		
<b>69735</b>	04/17/23	<b>NEBRASKA MUNICIPAL POWER POOL</b>			
E 01-20-211		ADM. & DUES	\$1,170.64	20308	Lgts - annual membership
Total			\$1,170.64		
<b>69736</b>	04/17/23	<b>NOVUS GLASS</b>			

**\*Check Detail Register©**

Batch: Disb April 17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 32-20-271		VEHICLE R & M	\$46.50		Pol - repair chips in windshield on #94 & #95
E 04-20-271		VEHICLE R & M	\$46.50		Lndfl - #2 repair chips in windshield
		Total	\$93.00		
<b>69737</b>	04/17/23	<b>ONE CALL CONCEPTS, INC</b>			
E 01-20-220		COMMUNICATION	\$8.77	3030198	Lgts - Digger's hotline
E 02-20-220		COMMUNICATION	\$8.78	3030198	Wtr - Digger's hotline
E 03-20-220		COMMUNICATION	\$8.77	3030198	Swr - Digger's hotline
		Total	\$26.32		
<b>69738</b>	04/17/23	<b>OPEN CARET</b>			
E 10-20-211		ADM. & DUES	\$200.00	5495	Gen - website hosting & maintenance
		Total	\$200.00		
<b>69739</b>	04/17/23	<b>PARTS BIN, INC.</b>			
E 01-20-271		VEHICLE R & M	\$146.96	976181	Lgts - #5 control
E 42-20-270		UTILITY R & M	\$63.76	976561	Park - oil filters for mowers and pickups
E 01-20-271		VEHICLE R & M	\$183.58	976583	Lgts - oil & air filters for light dept vehicles
E 32-20-271		VEHICLE R & M	\$70.93	976813	Pol - #94 clay lubricant
E 31-20-271		VEHICLE R & M	\$78.59	976922	Fire - valve, valve capper and gauge for #51
E 42-20-272		TOOLS	\$11.98	977300	Park - connectors
E 01-20-271		VEHICLE R & M	\$7.36	977403	Lgts - #14W hydraulic filter
E 03-20-271		VEHICLE R & M	\$26.49	977655	Swr - #8 headlight
E 32-20-271		VEHICLE R & M	\$41.84	978750	Pol - #97 wiper blades
		Total	\$631.49		
<b>69740</b>	04/17/23	<b>PETTY CASH, CITY OF ST PAUL</b>			
E 02-20-665		Reimbursement	\$3.00		Wtr - reimbursement to Lowell Poland for overpayment on invoice
E 32-20-210		PROF&SCHOOLS	\$20.00		Pol - sewing badges, buttons & emblems on police uniforms
E 02-20-313		POSTAGE	\$1.98		Wtr - postage
E 32-20-271		VEHICLE R & M	\$5.53		Pol - batteries for flashlight
		Total	\$30.51		
<b>69741</b>	04/17/23	<b>PHONOGRAPH-HERALD</b>			
E 10-20-240		PUBLISH / CODIF	\$518.58		Gen - publish meeting notices & minutes
E 41-20-240		PUBLISH / CODIF	\$122.50		Pool - publish help wanted ads
E 04-20-240		PUBLISH / CODIF	\$54.00		Lndfl - publish notice for recycling area
E 44-20-240		PUBLISH / CODIF	\$2.51		Lib - publish meeting notice
E 03-20-240		PUBLISH / CODIF	\$15.77		Swr - publish WWTF special meeting notice
		Total	\$713.36		
<b>69742</b>	04/17/23	<b>PIP MARKETING, SIGNS &amp; PRINT</b>			
E 01-20-310		OFFICE SUPPLIES	\$98.73	126362	Lgts - checks
E 02-20-310		OFFICE SUPPLIES	\$98.72	126362	Wtr - checks
E 03-20-310		OFFICE SUPPLIES	\$92.32	126364	Swr - checks
		Total	\$289.77		
<b>69743</b>	04/17/23	<b>SCHAPER &amp; WHITE</b>			
E 10-20-212		LEGAL FEES	\$500.00		Gen - attend council meetings, review grant subaward

CITY OF ST PAUL

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**\*Check Detail Register©**

Batch: Disb April 17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$500.00		
<b>69744</b>	04/17/23	<b>ST PAUL PUBLIC SCHOOL</b>			
E 01-20-310		OFFICE SUPPLIES	\$228.65		Lgts - 5 cases of copy paper
E 02-20-310		OFFICE SUPPLIES	\$228.65		Wtr - 5 cases of copy paper
Total			\$457.30		
<b>69745</b>	04/17/23	<b>STRYKER SALES CORP</b>			
E 36-50-531		EQUIPMENT PURCHASE	\$8,132.20	4074550	EMS - maintenance agreement for ambulance cots, lucas, power loads
Total			\$8,132.20		
<b>69746</b>	04/17/23	<b>SWEET SHOPPE</b>			
E 02-20-210		PROF&SCHOOLS	\$20.33		Wtr - doughnuts for railroad training class at Civic Center
E 03-20-210		PROF&SCHOOLS	\$20.33		Swr - doughnuts for railroad training class at Civic Center
E 21-20-210		PROF&SCHOOLS	\$20.33		Strs - doughnuts for railroad training class at Civic Center
Total			\$60.99		
<b>69747</b>	04/17/23	<b>TASC</b>			
E 10-20-122		125PLAN	\$225.36	IN2710707	Gen - HIPAA compliance admin fees (4/1/23 - 3/31/24)
Total			\$225.36		
<b>69748</b>	04/17/23	<b>TRIPLE T DISPOSAL</b>			
E 04-20-324		SANITATION HAULING	\$39.00		Lndfl - sanitation hauling
Total			\$39.00		
<b>69749</b>	04/17/23	<b>U S POSTAL SERVICE</b>			
E 01-20-313		POSTAGE	\$196.67		Lgts - postage
E 02-20-313		POSTAGE	\$196.67		Wtr - postage
E 03-20-313		POSTAGE	\$196.66		Swr - postage
E 04-20-313		POSTAGE	\$35.00		Lndfl - postage
Total			\$625.00		
<b>69750</b>	04/17/23	<b>WELLS PLUMBING CO, INC</b>			
E 02-20-520		BLDG/ R & M	\$509.97	60128	Wtr - repairs to office furnace at WTP
E 42-20-270		UTILITY R & M	\$6.62	60131	Park - repairs to urinal at main park shop restrooms
Total			\$516.59		
11100 CHECKING			\$191,044.41		

CITY OF ST PAUL

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**\*Check Detail Register©**

Batch: Disb April 17

Check #      Check Date      Vendor Name      Amount      Invoice      Comment

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**Fund Summary**

**11100 CHECKING**

01 LIGHTS	\$143,043.48
02 WATER	\$6,661.85
03 SEWER	\$6,140.99
04 LANDFILL	\$10,831.32
10 GENERAL	\$2,601.75
21 STREETS	\$4,844.49
31 FIREMEN	\$1,498.06
32 POLICE	\$2,376.91
34 CEMETERY	\$153.02
36 AMBULANCE	\$9,532.62
41 POOL	\$233.41
42 PARK	\$1,557.96
44 LIBRARY	\$1,568.55
	<hr/>
	\$191,044.41

# PRIVATE WELLS

Name ANDREW WILSHUSEN Phone 402-768-1120

Address 1528 INDIAN STREET

Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

Size of Casing 4" Type of Pump Submersible

Location SEE SKETCH BELOW

Depth of Well 60'

Recommendations \_\_\_\_\_

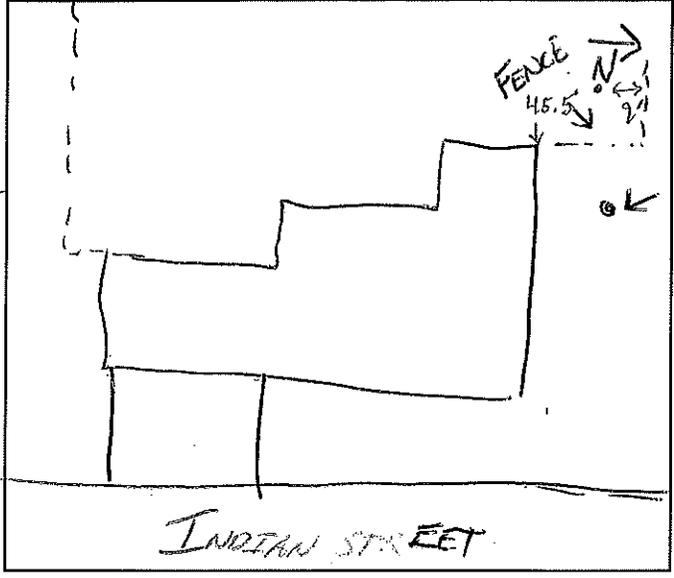
Name and Address of Well Driller BAURER WELL DRILLING /

LOUP RIVER PLUMBING

Intended Use of Water LAWN IRRIGATION

Approved by [Signature]

AW



WELL LOCATION

# St. Paul Fire and EMS

	Badge	Rank	Name	Address	City	State	Zip	Phone	E-mail Address
1	501	Fire Chief	Becker, Mike	1109 Baxter Street	St. Paul	NE	68873	308-750-3161	<a href="mailto:mikeb6684@gmail.com">mikeb6684@gmail.com</a>
2	502	Assistant Fire Chief	Haggerty, Leo	364 Carol Avenue	St. Paul	NE	68873	308-750-5395	<a href="mailto:leohag74@gmail.com">leohag74@gmail.com</a>
3	503	Assistant Fire Chief	Augustyn, Chad	821 8th Street	St. Paul	NE	68873	308-754-7899	<a href="mailto:caugustyn@live.com">caugustyn@live.com</a>
4	504	Assistant Fire Chief	Wilson, Mark	123 Grant Street	St. Paul	NE	68873	308-571-0017	<a href="mailto:dei_structurefire@hotmail.com">dei_structurefire@hotmail.com</a>
5	505	FF Training Officer	Becker, Nathan	1109 Baxter Street	St. Paul	NE	68873	308-750-3833	<a href="mailto:nathanbecker98@gmail.com">nathanbecker98@gmail.com</a>
6	5021	FF Training Officer /EMT	Swanson, Joe	908 Paul Street	St. Paul	NE	68873	308-750-6063	<a href="mailto:jps.swanson@gmail.com">jps.swanson@gmail.com</a>
7	5027	FF/Lieutenant	Huneke, Barrett	1518 Jay Street	St. Paul	NE	68873	402-821-5286	<a href="mailto:B_Jimele@hotmail.com">B_Jimele@hotmail.com</a>
8	5120	FF Captain	Koperski, Pat	410 Center Avenue	St. Paul	NE	68873	308-571-0002	<a href="mailto:patkoperski1962@gmail.com">patkoperski1962@gmail.com</a>
9	5151	FF/Rescue Captain/FF Lt.	Meyer, Nate	504 Grant Street	St. Paul	NE	68873	308-750-5918	<a href="mailto:nsmeyer1982@hotmail.com">nsmeyer1982@hotmail.com</a>
10	5024	FF Captain	Mrkvicka, Monte	522 M Street	St. Paul	NE	68873	308-571-0036	<a href="mailto:deertm@gmail.com">deertm@gmail.com</a>
11	5034	FF	Anderson, Trae	1010 7th Street	St. Paul	NE	68873	308-750-3202	
12	5104	FF	Becker, James	506 Baxter Street	St. Paul	NE	68873	308-754-4814	<a href="mailto:jamesbecker72@gmail.com">jamesbecker72@gmail.com</a>
13	5018	FF / Rescue	Benzel, Fred	993 15 <sup>th</sup> Avenue	St. Paul	NE	68873	308-370-6163	<a href="mailto:fredrickbenzel@gmail.com">fredrickbenzel@gmail.com</a>
14	5156	FF	Bonczynski, Scott	811 O Street	St. Paul	NE	68873	308-750-6021	<a href="mailto:s_bonzi@yahoo.com">s_bonzi@yahoo.com</a>
15	5029	FF	Brown, James	1309 6th Street	St. Paul	NE	68873	308-379-4052	<a href="mailto:jlbrownh414@icloud.com">jlbrownh414@icloud.com</a>
16	8603	FF	Busse, Brian	1218 Grant Street	St. Paul	NE	68873	402-380-9672	<a href="mailto:bbtd8603@hotmail.com">bbtd8603@hotmail.com</a>
17	5107	FF	Koperski, Daniel	416 Center Avenue	St. Paul	NE	68873	308-750-6022	<a href="mailto:dkoperski1283@gmail.com">dkoperski1283@gmail.com</a>
18	5022	FF	Kult, Kyle	1502 Indian Street	St. Paul	NE	68873	402-631-1605	<a href="mailto:bullhauler1976ne@gmail.com">bullhauler1976ne@gmail.com</a>
19	5154	FF	Landers, Bob	508 L Street #8	St. Paul	NE	68873	303-200-0335	<a href="mailto:robertlanders@gmail.com">robertlanders@gmail.com</a>
20	5028	FF	Lassen, Hunter	118 5th Street	St. Paul	NE	68873	308-750-1160	<a href="mailto:huntskidrones27@gmail.com">huntskidrones27@gmail.com</a>
21	5026	FF	Moslander, Tyler	522 6th Apt. 1	St. Paul	NE	68873	402-335-0645	<a href="mailto:tylermoslander3@gmail.com">tylermoslander3@gmail.com</a>
23	5117	FF	Seward, Shawn	1119 Davis Street	St. Paul	NE	68873	308-750-2556	<a href="mailto:sewardshawn@hotmail.com">sewardshawn@hotmail.com</a>
24	5035	FF	Synowski, Spencer	1320 7th Street	St. Paul	NE	68873	308-750-4864	
25	5032	FF	Treat, Gale	50817 Highway 22	Wolbach	NE	68882	308-571-0589	<a href="mailto:galetreat03@gmail.com">galetreat03@gmail.com</a>
26	5051	FF	Treat, Shon	50817 Highway 22	Wolbach	NE	68882	308-390-2767	<a href="mailto:shontreat1968@gmail.com">shontreat1968@gmail.com</a>
27	5033	FF	Wilshusen, Andrew	332 Nelson Street	St. Paul	NE	68873	402-768-1120	<a href="mailto:awilshusen@jeo.com">awilshusen@jeo.com</a>
28	5125	FF/Rescue	Brown, Chris	1309 6th Street	St. Paul	NE	68873	308-379-5750	<a href="mailto:halloweentwinki@yahoo.com">halloweentwinki@yahoo.com</a>
29	5137	FF/Rescue	Koperski, Ladonna	410 Center Avenue	St. Paul	NE	68873	308-850-7052	<a href="mailto:lad.36@hotmail.com">lad.36@hotmail.com</a>
30	5128	FF/Rescue	Meyer, Nick	312 Sheridan Street	St. Paul	NE	68873	308-750-0239	<a href="mailto:nicholasmeyer7787@gmail.com">nicholasmeyer7787@gmail.com</a>
31	5122	Rescue / Treasurer	Beck, Connie Jo	901 13th. Avenue	St. Paul	NE	68873	308-754-4269	<a href="mailto:cjbeck@cityofstpaulne.org">cjbeck@cityofstpaulne.org</a>
32	5041	Rescue	Greenwalt, Scott	1108 Grant Street	St. Paul	NE	68873	308-383-2471	<a href="mailto:scottg32@hotmail.com">scottg32@hotmail.com</a>
33	5134	Rescue	Meyer, Deb	504 Grant Street	St. Paul	NE	68873	308-754-5635	<a href="mailto:ladyclipper@hotmail.com">ladyclipper@hotmail.com</a>
34	5126	Rescue	Mitteis, Jen	1013 Grand Street	St. Paul	NE	68873	308-750-4340	<a href="mailto:jennmz28@gmail.com">jennmz28@gmail.com</a>
35	5124	Rescue	Paczosa, Emily	411 Mill Street	Dannebrog	NE	68831	308-750-1776	<a href="mailto:webbea@live.com">webbea@live.com</a>
36	5105	Rescue	Paczosa, Marcus	110 Grant Street	St. Paul	NE	68873	308-754-5560	<a href="mailto:msspdpd@hotmail.com">msspdpd@hotmail.com</a>
37	5123	Rescue	Pierson, Kari	1218 5th. Street	St. Paul	NE	68873	308-754-4161	<a href="mailto:kair68@hotmail.com">kair68@hotmail.com</a>
38	5121	Rescue	Swanson, Stacie	908 Paul Street	St. Paul	NE	68873	402-890-8855	<a href="mailto:s.swanson1012@gmail.com">s.swanson1012@gmail.com</a>
		Rescue	Valasek, Heather	Howard Co Med Ctr	St Paul	NE	68873		
39	5127	Rescue	Wilkins, Devan	508 N Mill Street	Dannebrog	NE	68831	308-529-3650	<a href="mailto:devilwilkins94@gmail.com">devilwilkins94@gmail.com</a>
40	5098	Rescue	Wroblewski, Barb	919 Grant Street	St. Paul	NE	68873	308-754-4776	<a href="mailto:barbwroblewski@hotmail.com">barbwroblewski@hotmail.com</a>
41	5146	w.Driver	Meyer, Rod	504 Grant Street	St. Paul	NE	68873	308-750-1807	<a href="mailto:meyer@auroracoop.com">meyer@auroracoop.com</a>
42	5144	w.Driver	Wilson, Lisa	123 Grant Street	St. Paul	NE	68873	308-571-0170	<a href="mailto:lisa_strobbe@hotmail.com">lisa_strobbe@hotmail.com</a>
43	110	w.Driver/NSP	Bergman, Joel	404 3rd Street	St. Paul	NE	68873	402-874-1767	<a href="mailto:Joel.bergman110@gmail.com">Joel.bergman110@gmail.com</a>
44		Rescue Medical Director	Dr. Jared Kramer	1306 Wallace	St. Paul	NE	68873	308-754-4421	

REVISED 01/17/2023

29 Firefighters  
17 EMT's  
1 EMS Medical Director  
3 Driver's

46 Fire / EMS

4-17-23



Nebraska Public Power District

*Always there when you need us*

# ST. PAUL COMMUNITY SURVEY RESULTS

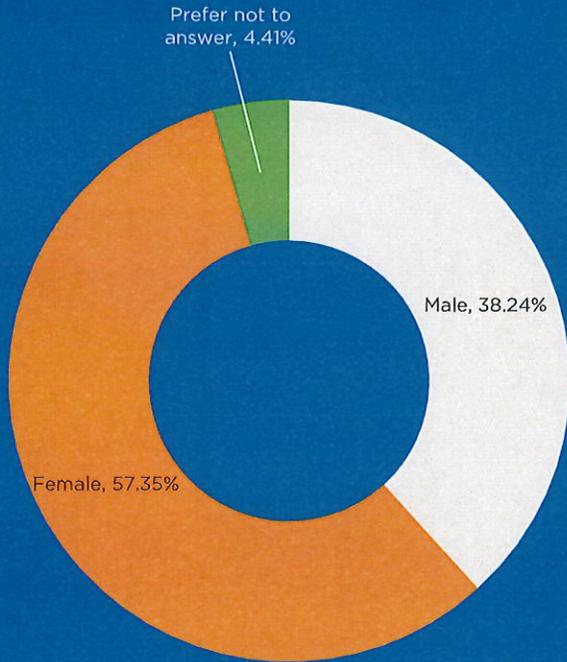
Lyndsy Jenness  
Economic Development Consultant

## RESULTS

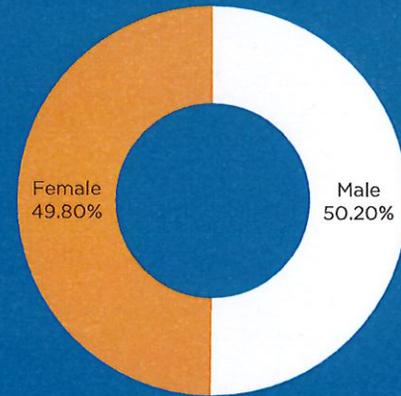
- TOTAL RESPONSES = 84
- COMPLETION RATE = 81%

# GENDER

Answered: 68 | Skipped: 16

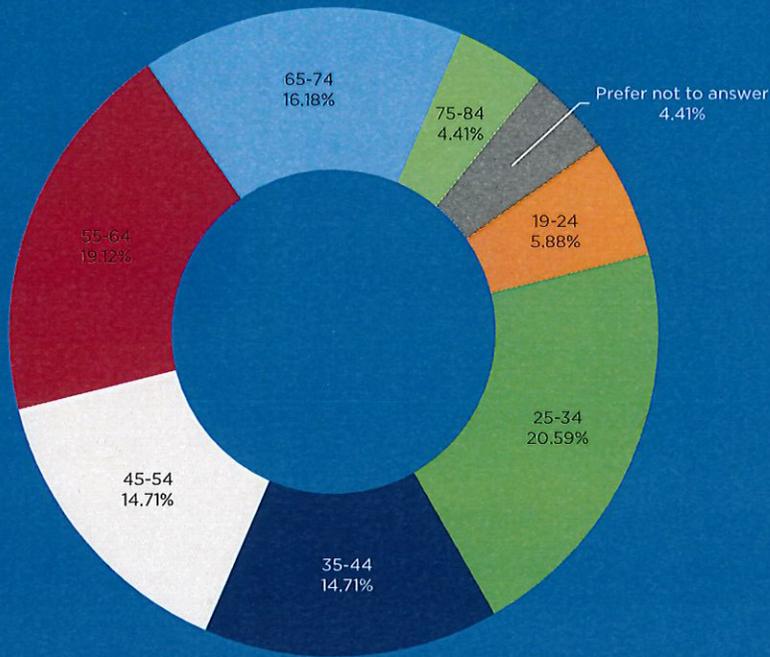


St. Paul, Nebraska  
US Census Data, 2021

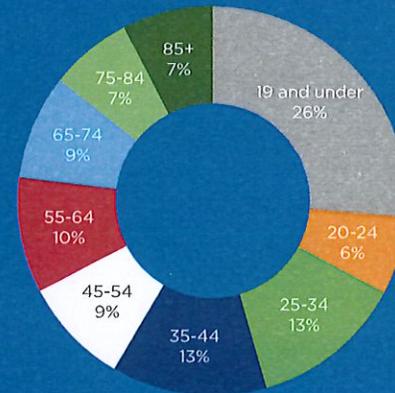


# AGE

Answered: 68 | Skipped: 16

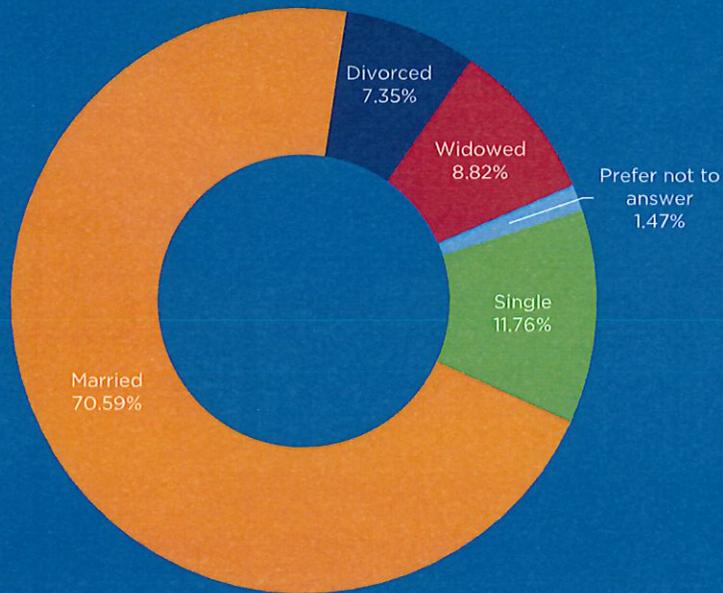


St. Paul, Nebraska  
US Census Data, 2021

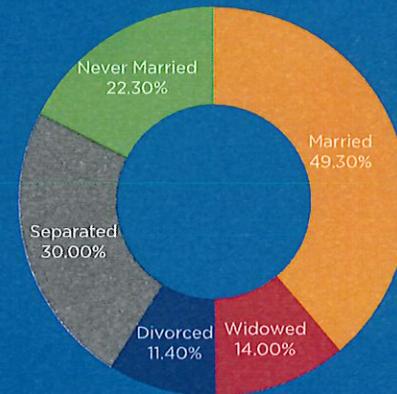


# MARITAL STATUS

Answered: 68 | Skipped: 16

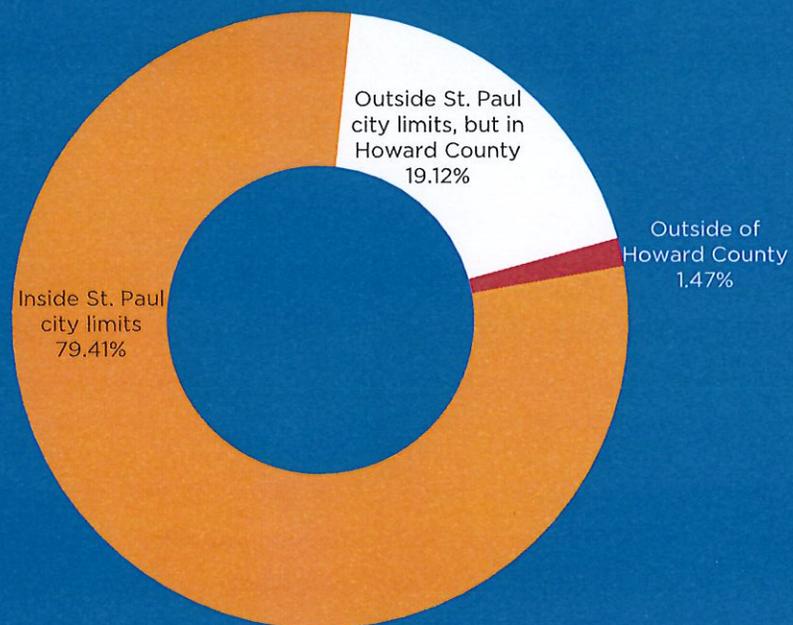


St. Paul, Nebraska  
US Census Data, 2021



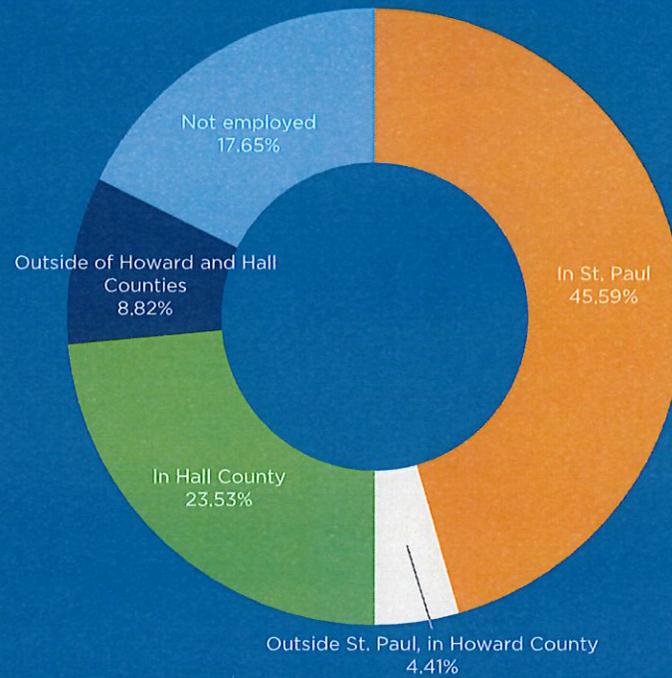
# WHERE DO YOU LIVE?

Answered: 68 | Skipped: 16



# WHERE ARE YOU EMPLOYED?

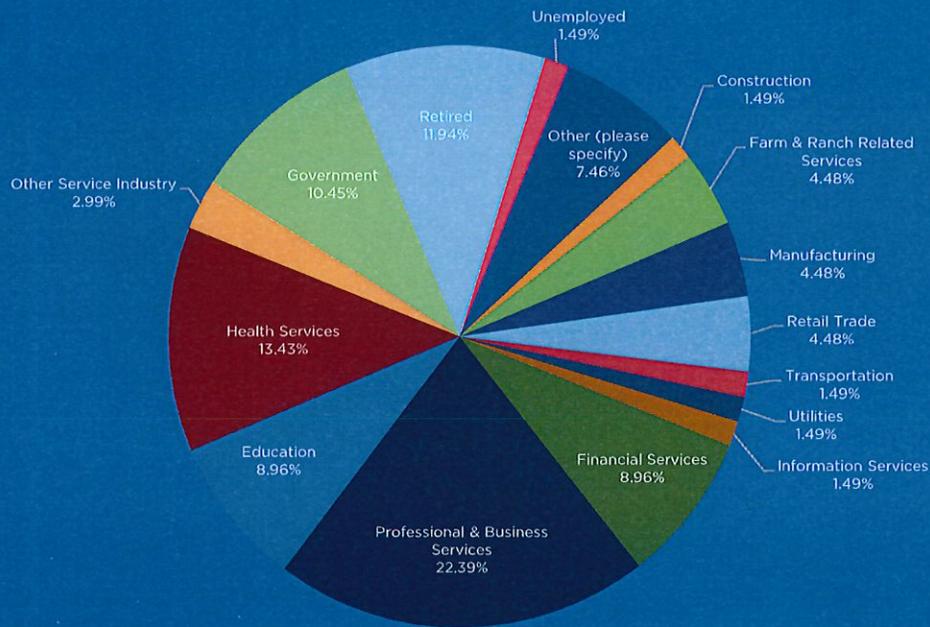
Answered: 68 | Skipped: 16



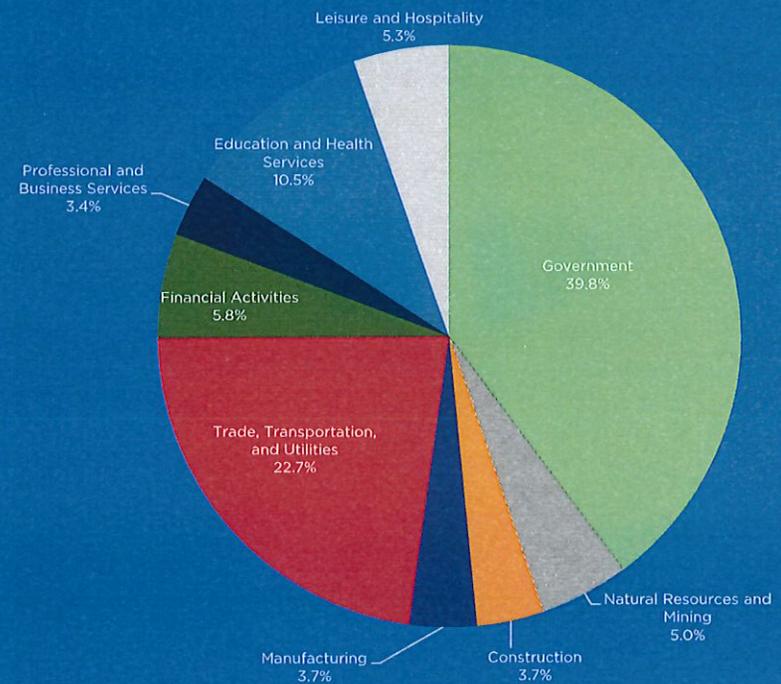
# OCCUPATION

Answered: 67 | Skipped: 17

### Survey Results

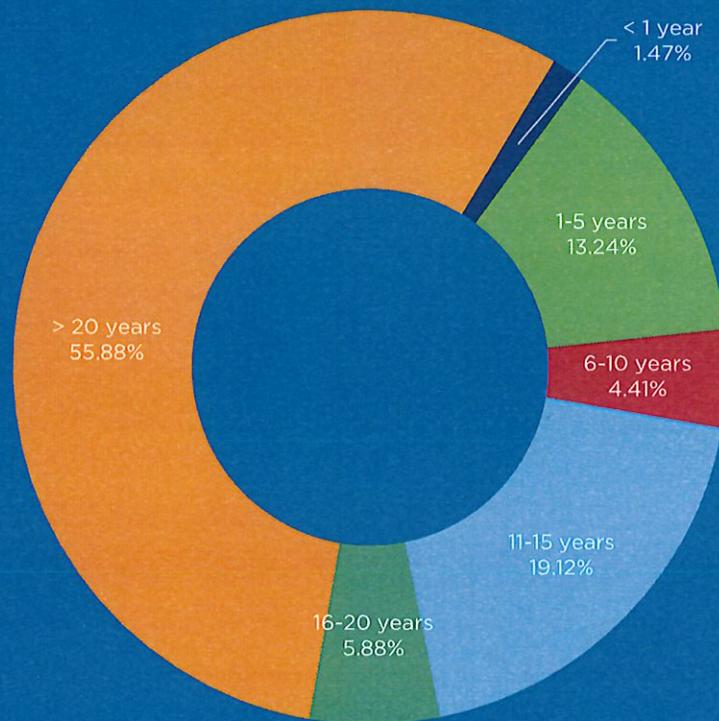


### Nonfarm Wage and Salary Employment by Major Economic Sector, Howard County, 2020



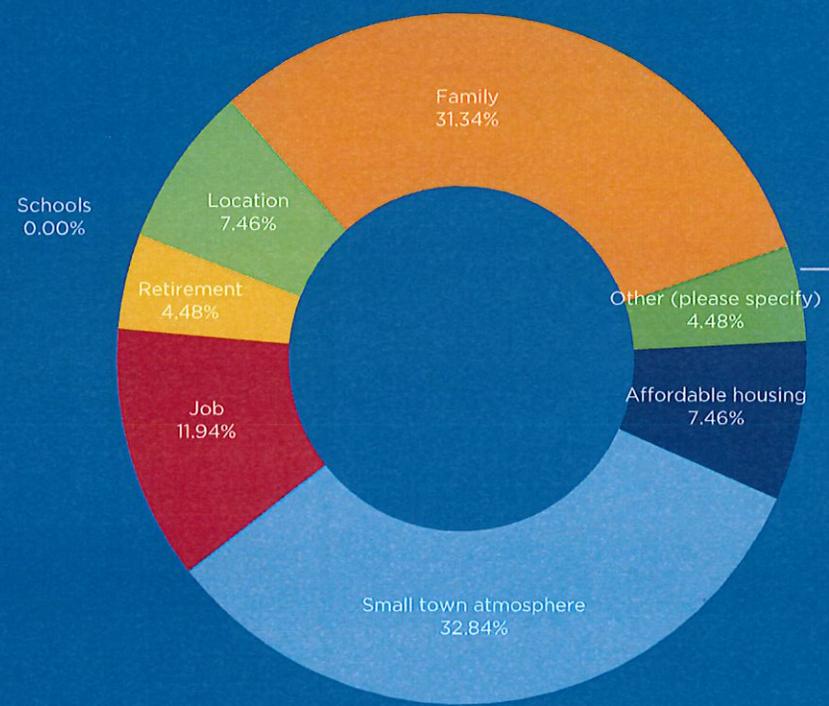
# HOW MANY YEARS HAVE YOU LIVED IN THE ST. PAUL AREA?

Answered: 68 | Skipped: 16



# WHICH OF THE FOLLOWING BEST DESCRIBES YOUR REASON FOR LIVING IN THE ST. PAUL AREA?

Answered: 67 | Skipped: 17

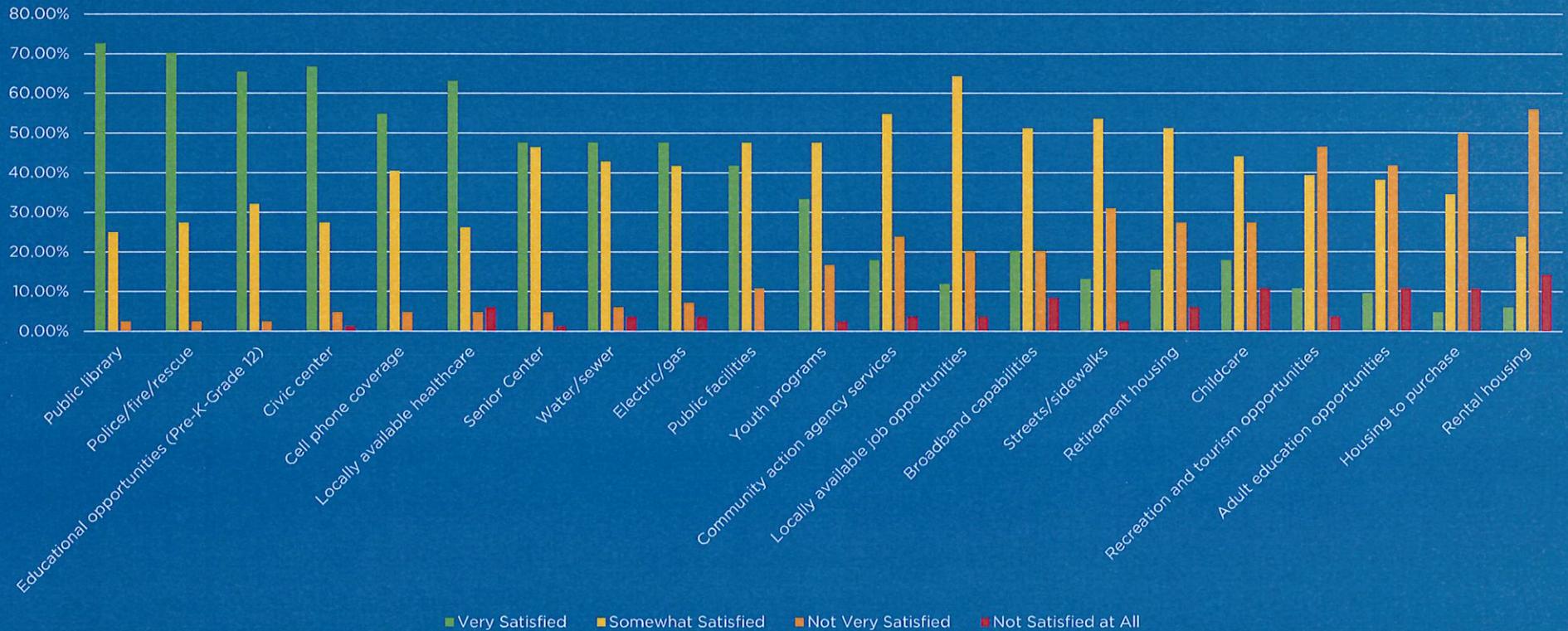


## “Other” reasons given:

- Stuck here
- Can't afford out of town
- It's not Central City

# HOW SATISFIED ARE YOU WITH THE FOLLOWING?

Answered: 84 | Skipped: 0



# HOW SATISFIED ARE YOU WITH THE FOLLOWING?

Answered: 84 | Skipped: 0

SERVICE	WEIGHTED AVERAGE
Public library	3.70
Police/fire/rescue	3.68
Educational opportunities (Pre-K-Grade 12)	3.63
Civic center	3.60
Cell phone coverage	3.50
Locally available healthcare	3.46
Senior Center	3.40
Water/sewer	3.35
Electric/gas	3.33
Public facilities	3.31
Youth programs	3.12
Community action agency services	2.87
Locally available job opportunities	2.85
Broadband capabilities	2.83
Streets/sidewalks	2.77
Retirement housing	2.76
Childcare	2.69
Recreation and tourism opportunities	2.57
Adult education opportunities	2.46
Housing to purchase	2.33
Rental housing	2.21

# HOW SATISFIED ARE YOU WITH THE FOLLOWING?

Answered: 84 | Skipped: 0



# RATE THE GENERAL APPEARANCE OF THE FOLLOWING ASPECTS OF OUR COMMUNITY

Answered: 77 | Skipped: 7

	EXCELLENT	GOOD	FAIR	POOR	WEIGHTED AVERAGE
Schools	48.05% 37	36.36% 28	14.29% 11	1.30% 1	3.31
Residential areas	9.09% 7	76.62% 59	11.69% 9	2.60% 2	2.92
Business district	11.69% 9	67.53% 52	16.88% 13	3.90% 3	2.87
Vacant houses/lots	3.90% 3	22.08% 17	51.95% 40	22.08% 17	2.08

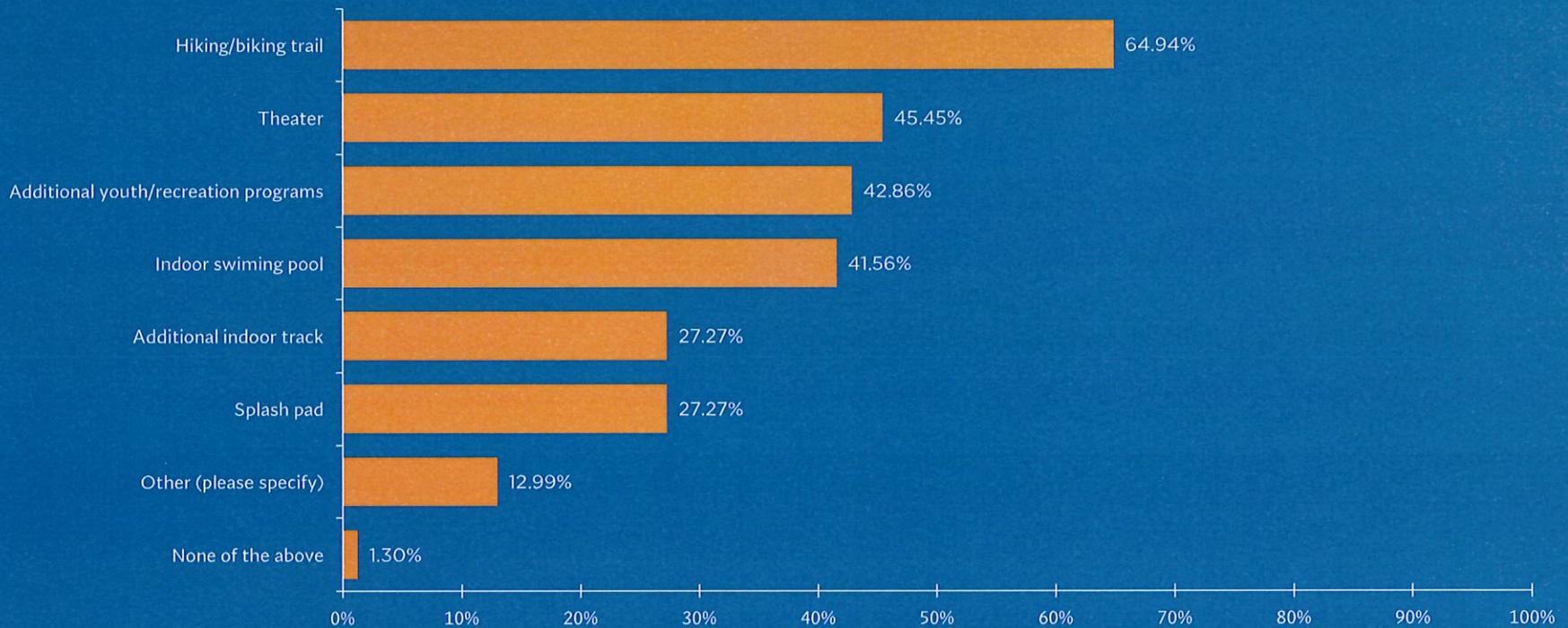
# RATE THE GENERAL APPEARANCE OF THE FOLLOWING ASPECTS OF OUR COMMUNITY

Answered: 77 | Skipped: 7



# WHAT AMENITIES WOULD YOU LIKE TO SEE IN ST. PAUL? CHECK ALL THAT APPLY.

Answered: 77 | Skipped: 7 | Other Answers: 10



# WHAT AMENITIES WOULD YOU LIKE TO SEE IN ST. PAUL?

Answered: 77 | Skipped: 7 | Other Answers: 10

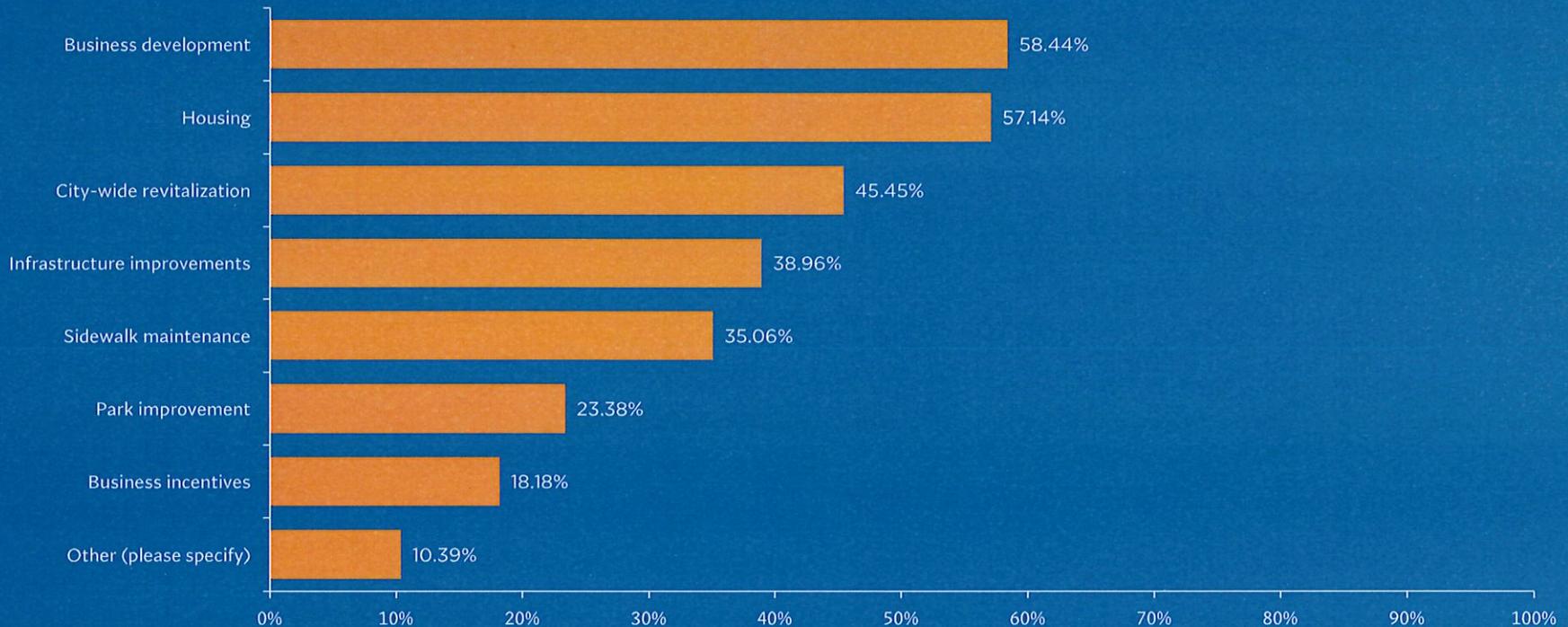
## “Other” answers given:

- Arcade for youth, women’s fashion shop
- Biking trail without traffic
- Youth Advanced Education
- Public gym
- Only what we can afford without increasing taxes which means probably none of the above.
- Good Steak House
- Dog Park
- None
- Facilities that don’t cost a fortune to use.
- Park needs redone

# WHERE SHOULD THE CITY FOCUS ITS PLANNING AND RESOURCES?

\* SELECT UP TO FOUR CHOICES

Answered: 77 | Skipped: 7 | Other Answers: 8



# WHERE SHOULD THE CITY FOCUS ITS PLANNING AND RESOURCES?

Answered: 77 | Skipped: 7 | Other Answers: 8

## “Other” answers given:

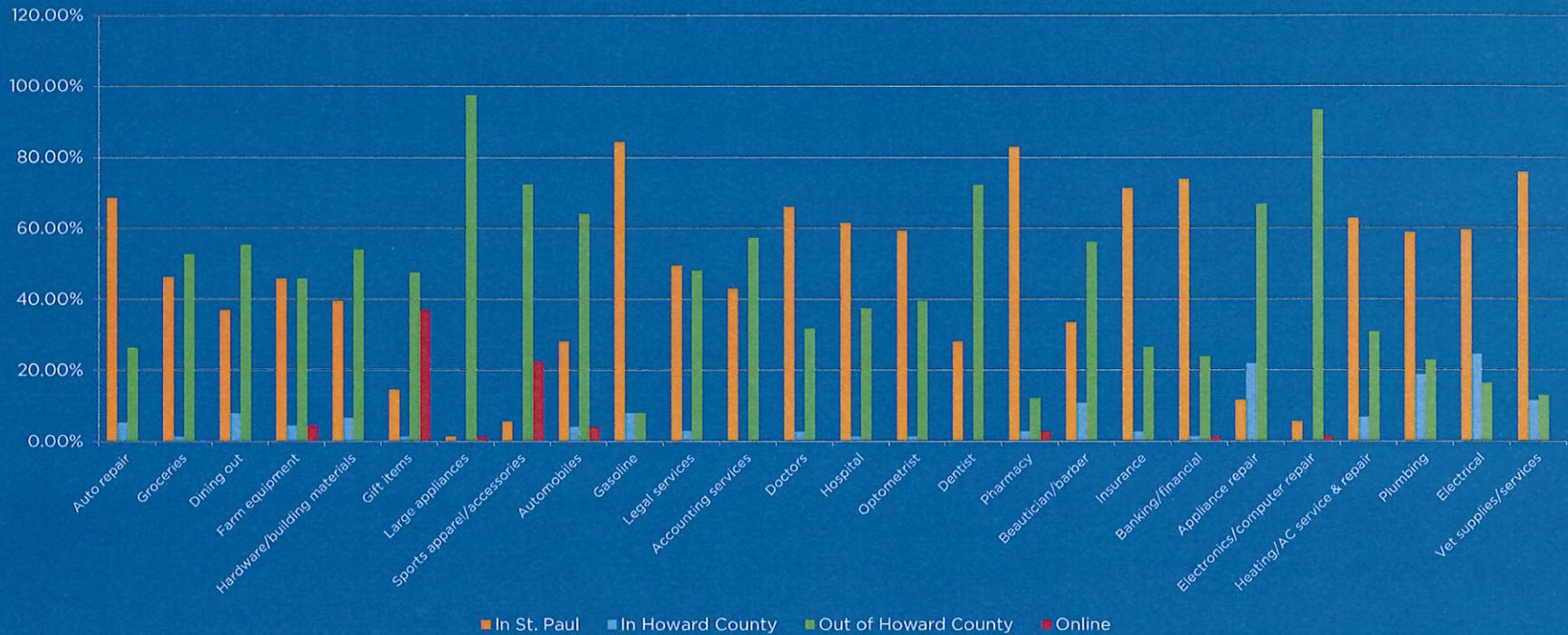
- Cut government spending and cut taxes.
- County roads are abysmal
- Road Maintenance
- Childcare
- Childcare availability
- More appealing downtown
- School play ground improvement
- Hike and Bike Trail, School Improvements

# RANK THE FOLLOWING CITY NEEDS IN ORDER OF IMPORTANCE.

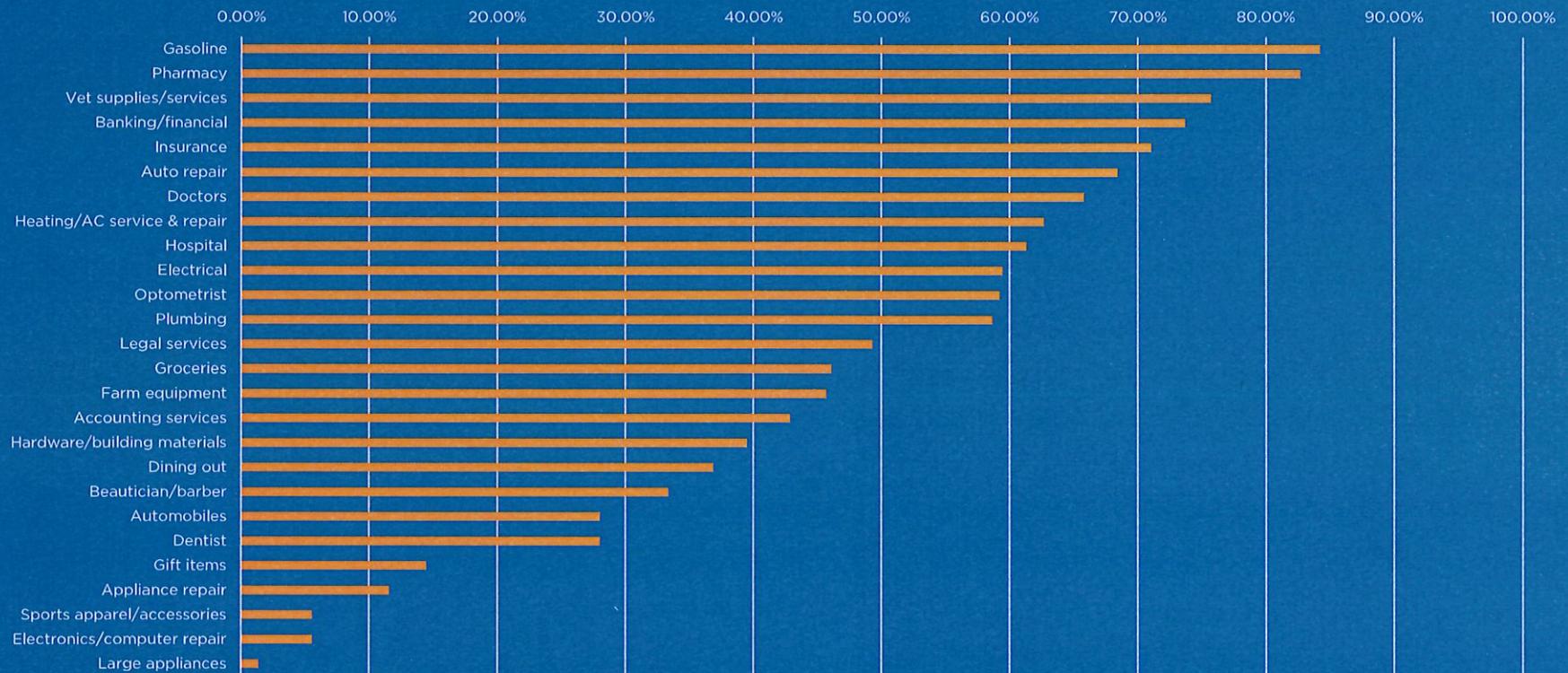
Answered: 77 | Skipped: 7

NEED	WEIGHTED AVERAGE
Improve the physical condition and supply of housing	4.82
Improve the physical condition (building facades, streets and sidewalks)	4.64
Improve childcare availability	4.38
Improve public infrastructure (streets, water, sanitary sewer and storm drainage)	4.32
Vacant property cleanup	3.52
Improve sidewalk conditions	3.22
Improve park facilities	3.1

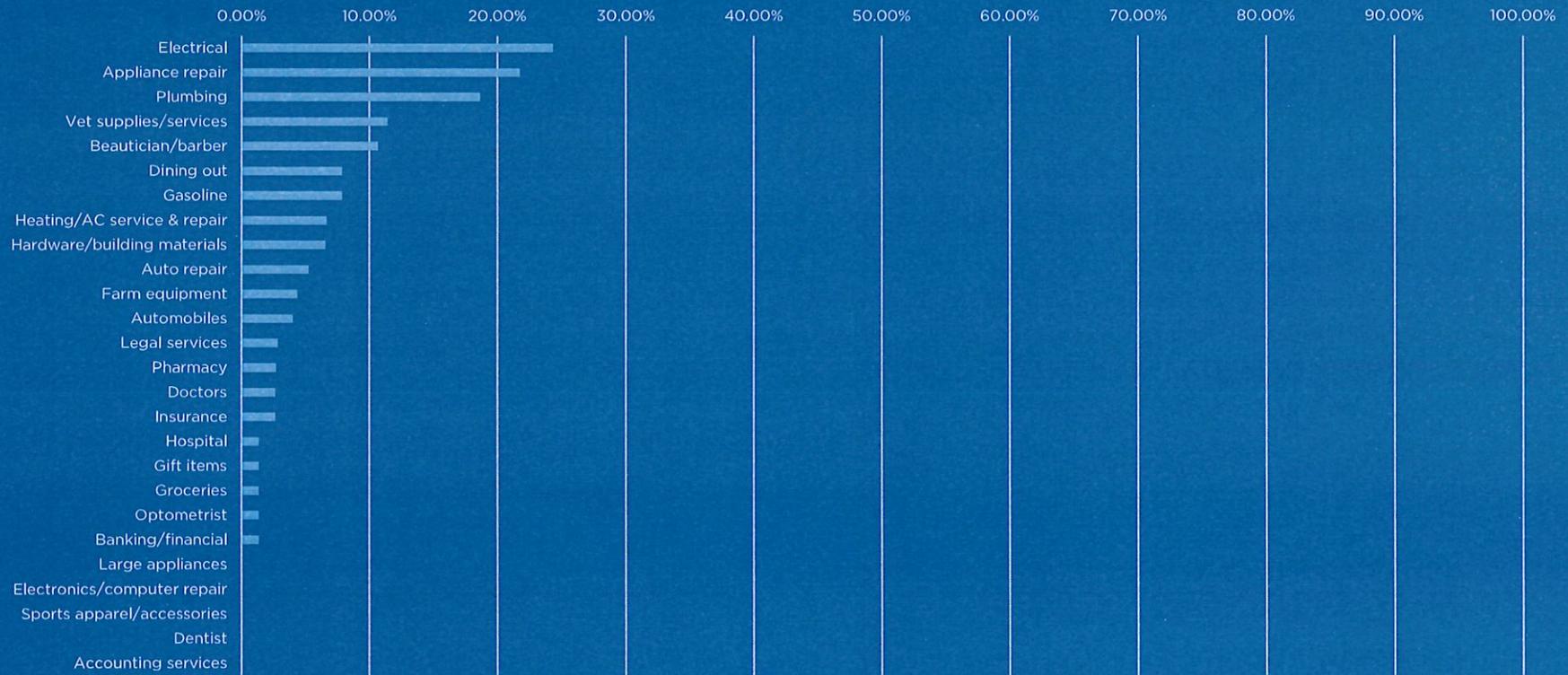
# WHERE DO YOU PURCHASE THE MAJORITY OF THE FOLLOWING GOODS AND SERVICES?



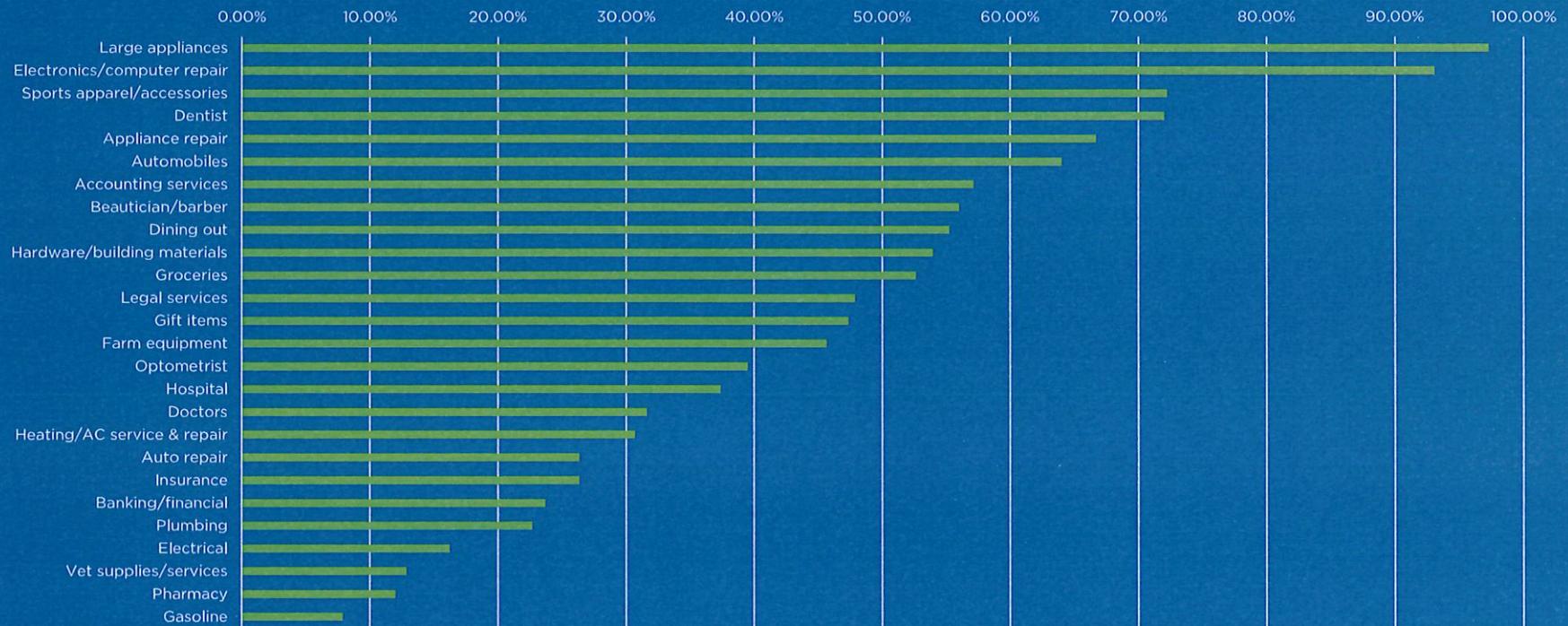
# WHERE DO YOU PURCHASE THE MAJORITY OF THE FOLLOWING GOODS AND SERVICES? IN ST. PAUL



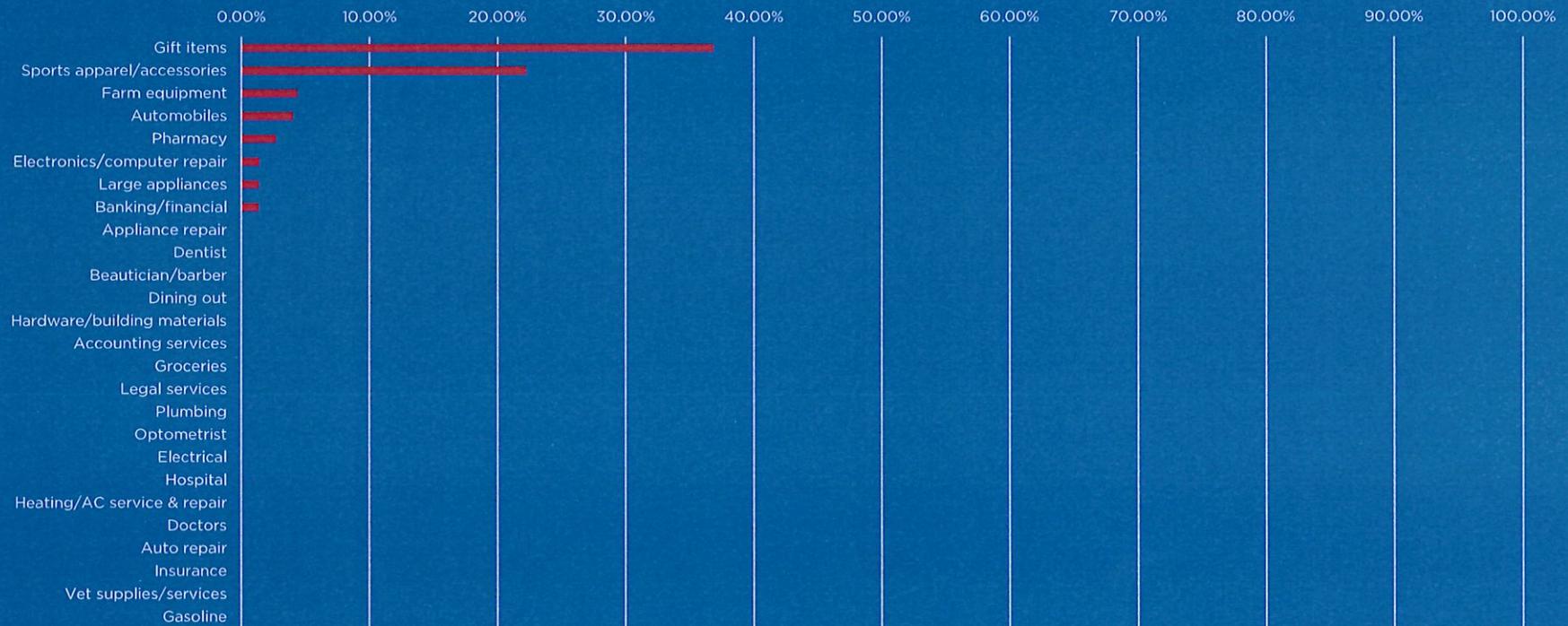
# WHERE DO YOU PURCHASE THE MAJORITY OF THE FOLLOWING GOODS AND SERVICES? IN HOWARD COUNTY



# WHERE DO YOU PURCHASE THE MAJORITY OF THE FOLLOWING GOODS AND SERVICES? OUT OF HOWARD COUNTY

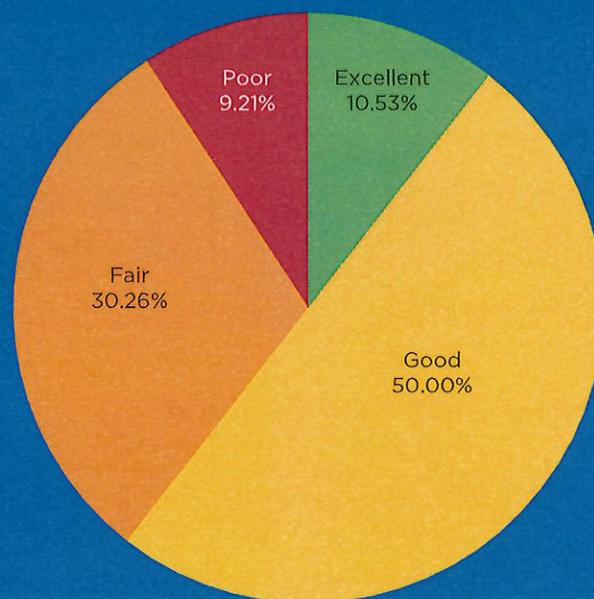


# WHERE DO YOU PURCHASE THE MAJORITY OF THE FOLLOWING GOODS AND SERVICES? ONLINE



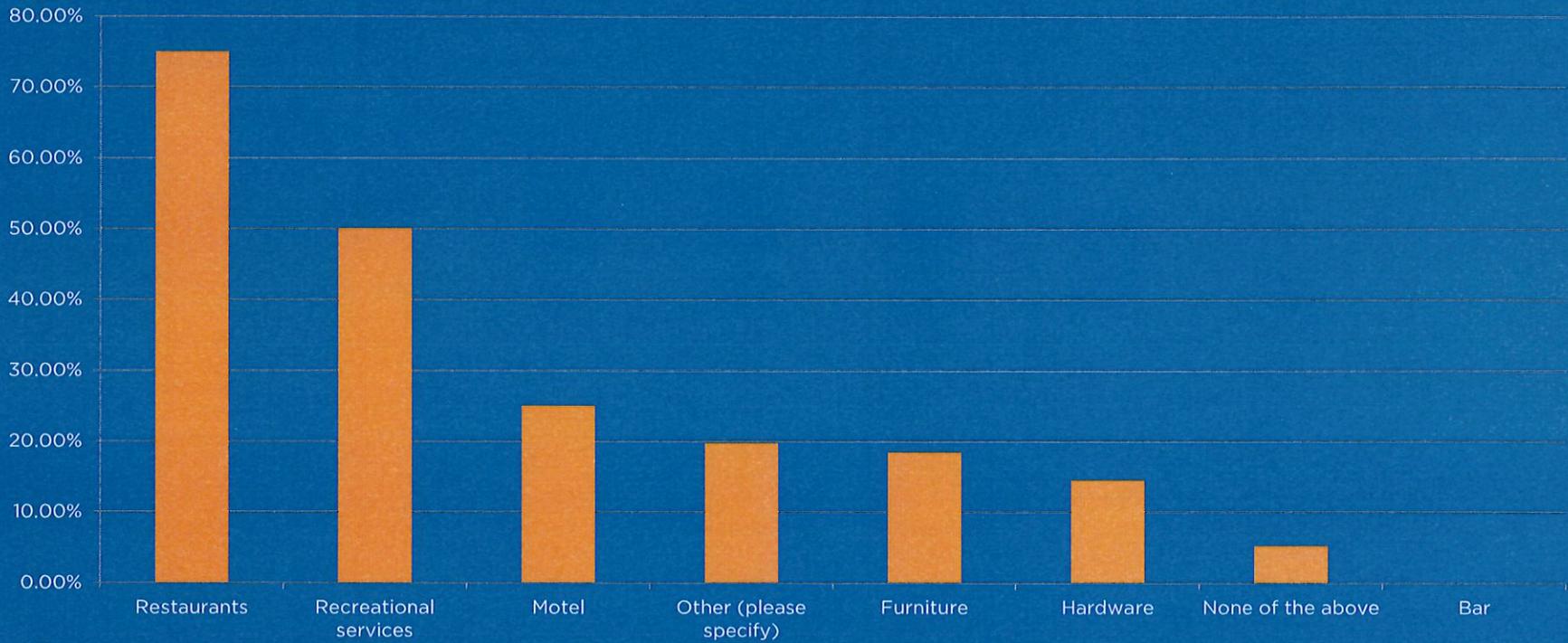
# WHAT IS YOUR OVERALL OPINION OF RETAIL BUSINESS AVAILABILITY IN ST. PAUL?

Answered: 76 | Skipped: 8



# WHICH BUSINESSES SHOULD ST. PAUL FOCUS ON BRINGING INTO THE COMMUNITY? (PLEASE SELECT ALL THAT APPLY.)

Answered: 76 | Skipped: 8



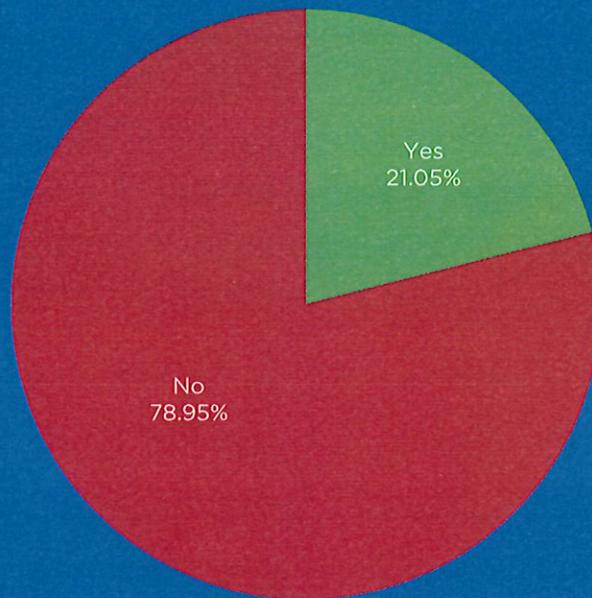
# WHICH BUSINESSES SHOULD ST. PAUL FOCUS ON BRINGING INTO THE COMMUNITY?

Answered: 76 | Skipped: 8

## “Other” answers given, grouped by theme:

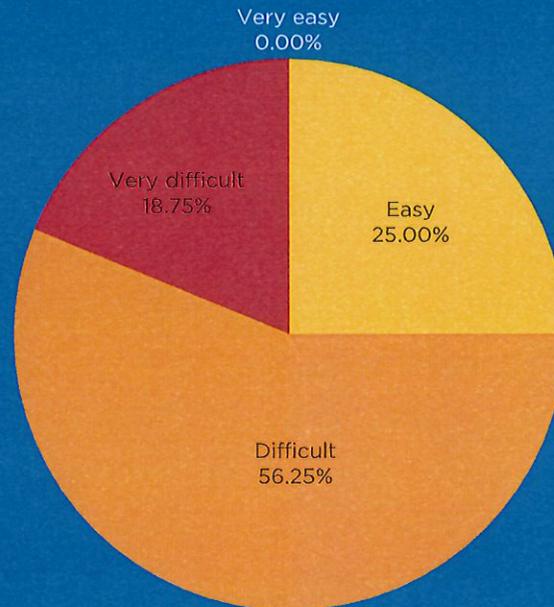
- Retail
  - Women's clothing
  - Women's clothing
  - Apparel
  - Family clothing
  - Business attire clothing store
  - Sporting goods
  - Retail
- Manufacturing
  - Small manufacturing
  - Manufacturing
  - Manufacturing
- Dining
  - Good steak house
  - Restaurants that are open in the evening
- Entertainment/Recreation
  - Family activity business
  - Gym
  - Theater
- Commercial

# ARE YOU A BUSINESS OWNER?



# WHEN YOU HAVE AN AVAILABLE JOB OPENING, HOW DIFFICULT IS IT TO FIND LABOR WITH THE SKILLS NEEDED FROM WITHIN THE COMMUNITY?

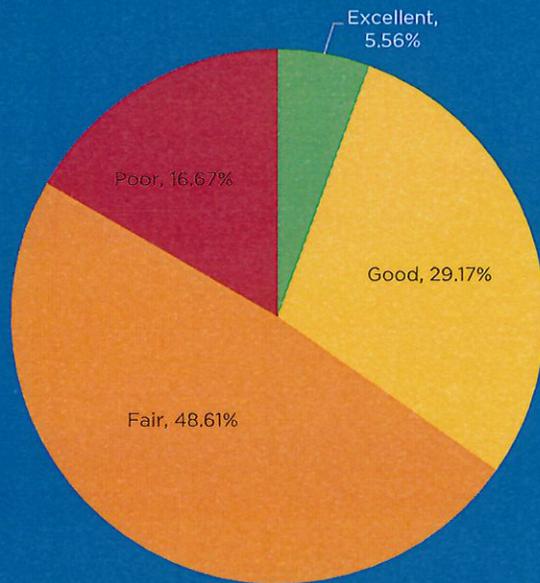
Answered: 16 | Skipped: 68



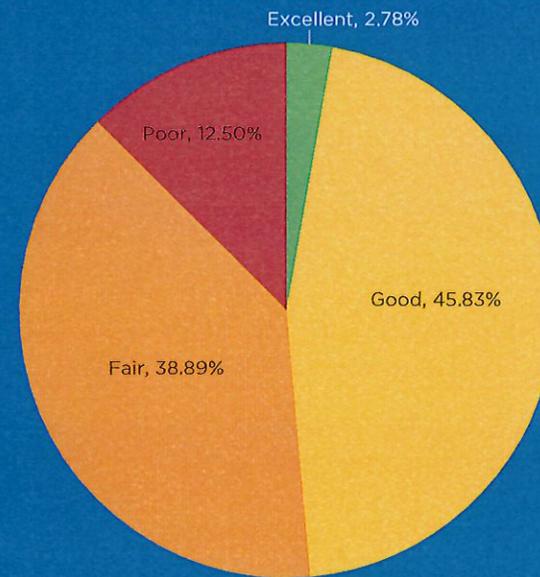
# WHAT IS YOUR OVERALL OPINION OF THE FOLLOWING?

Answered: 72 | Skipped: 12

Availability of local jobs

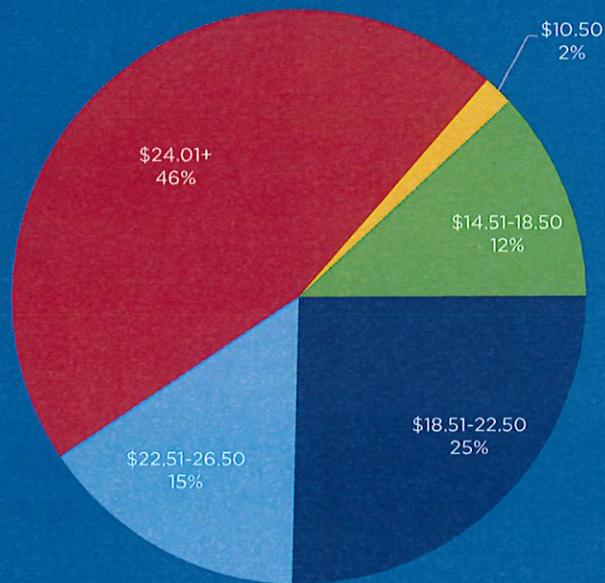


Quality of local jobs

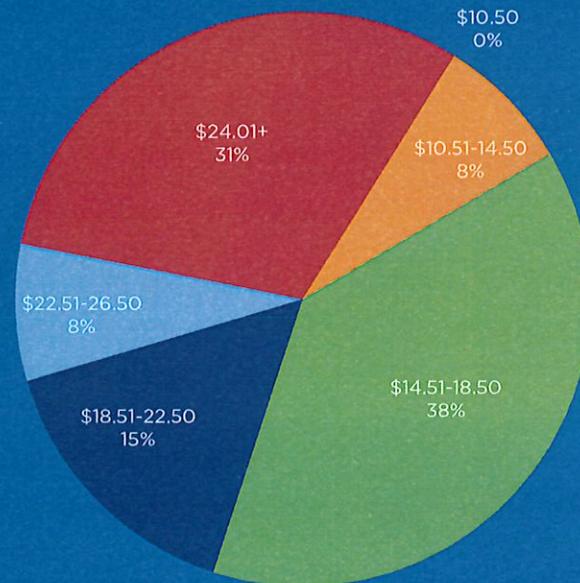


# THINKING ABOUT YOUR OCCUPATION, WHICH OF THE FOLLOWING IS YOUR HOURLY WAGE EXPECTATION?

Full-time



Part-time



## OTHER COMMENTS

- Parts of town are shabby, but I don't know if people can improve without funding. Handy man business is needed. [Negative]
- I hope you take the results serious and start to improve some things. Doesn't seem like anything gets done to improve St Paul. Negative
- Thank you for asking. [Neutral]
- Citizens have voiced their interested in a hike/bike trail for years.... this should be priority #1. [Neutral]
- Need childcare assistance providing more quality care & increased spots. [Neutral]
- We need industry. [Neutral]
- St Paul is making tremendous progress in addressing many needs in the last several years. We are excited to be new members of this small community with a big heart! [Positive]

City of St. Paul Certificates of Deposits

03/31/2023

BANK	CD #	MATURITY DATE	AMOUNT	TERM	CURRENT RATE	INTEREST
General (Citizens)	109366	11/15/23	\$63,413.84	60 Months	3.20%	Mthly Compound
General (Citizens)	109367	11/15/23	\$63,402.41	60 Months	3.20%	Mthly Compound
		<b>Total</b>	<b>\$126,816.25</b>			
<b>HANGE TO MARCH 2023 INTEREST</b>						