

1st Council Regular Meeting
Monday, April 1, 2024 6:30 PM

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

Agenda

1. Mayor Mike Feeken 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 Feeken 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 Request for Future Agenda Items
3. Reserve time to Speak on an Agenda Item
4. Discuss - Approve / Deny JEO Consulting Group new St. Paul Fire Station Drainage Amendment Agreement regarding storm sewer design services in the amount of \$9,900.
5. Discuss - Approve / Deny Electrical Commissioner James Summers purchasing \$300,000 in electrical materials for the Middle Loup Subdivision; the amount in the 2023-2024 Budget is \$100,000.
 - a. Discuss / Approve Electrical Commissioner Summers taking the remaining \$200,000 from the Light Dept. reserve of \$750,000.
6. Discuss - Approve / Deny Electrical Commissioner Summers purchasing a 2023 Dump Trailer from U-Betcha Auto, St. Paul, NE in the amount of \$11,000. The dump trailer is 16 ft.; has side walls; a 14 ft. box; two (2) horizontal opening end gates with loading ramps for equipment hauling. It comes with a tandem axle, storage box, 2-5/16 bumper hitch and new tires.
7. **NOTICE OF HEARING TO BE DETERMINED EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE OR IN PART**

The Mayor and Council shall hear all evidence from the owner or any interested party pertaining to the nuisance at:

(1) 1108 7th Street, St. Paul, NE (Lot Eight (8), Block Four (4), Original Town, St. Paul) and (2) 920 Indian Street, St. Paul, NE (Lot Nine (9) and E 6' of Lot Eight (8), Bartlett's Add, St. Paul, NE).

Discuss - Approve / Deny whether the premise constitutes a public nuisance, and if determined to constitute a public nuisance, to be abated.

 - a. Discuss - Approve Resolution #2024-2, granting days to abate said nuisance after the notice and hearing of 1108 7th Street. Failure to abate the nuisance will result in the nuisance being abated by the City and the cost will be assessed upon the premises until the lien is paid in full.
 - b. Discuss - Approve Resolution #2024-3, granting days to abate said nuisance after the notice and hearing of 920 Indian Street. Failure to abate the nuisance will result in the nuisance being abated by the City and the cost will be assessed upon the premises until the lien is paid in full.
8. Discuss the City of St. Paul's Department Status updates regarding (possible action): (1) Water; (2) Sewer; and (3) Landfill.
9. Discuss - Approve / Deny Olsson "Letter Agreement Amendment #2" for Professional Services dated January 12, 2023, between St. Paul Economic Development Corporation

(Client) and Olsson, Inc. (Olsson) regarding the Middle Loup River Subdivision; this comes with the stipulation that the St. Paul Development Corp. (SPDC) also approves. The project description is for Construction Phase Services, including construction administration, staking, observation, and material testing. Olsson's scope of services will be provided on a time-and-expense basis not to exceed \$190,900.

10. Discuss - Approve / Deny Consent Agenda Items:
 - (1) Council Minutes regarding March 18, 2024 (regular) and March 21, 2024 (special);
 - (2) Disbursements April 1, 2024;
 - (3) Renewing the City of St. Paul's Clearly service in the amount of \$174.70 (monthly) for the next two (2) years; this does not include the \$19 for the remote support from BTS; and
 - 4) Lawrence Stump as a St. Paul EMT (Part-time St. Paul Police Officer); Officer Stump is a Paramedic.
11. Discuss - Approve / Deny utilizing a General Obligation Various Purpose bond to absorb the Middle Loup Subdivision improvement cost; bonding amount?
***Minutes of March 20, 2023, and April 17, 2023 - utilize \$1.5 Million of reserve funds.
12. Discuss - Approve / Deny paying Olsson engineering invoice in the amount of \$903.05 from which account regarding "M" Street and Nelson Street.
13. Discuss - Approve / Deny the City of St. Paul "Social Media Code of Conduct" policy effective April 2, 2024. City Attorney White reviewed and approved the policy.
14. Discuss 1st of the month City of St. Paul's nuisances per the Nuisance Committee (Chief of Police Dan Howard to report) - Possible Action.
15. A working schedule needs to be prepared by TIF Attorney Andrew Willis, Lincoln, NE regarding "Notices for Public Hearings" on the Redevelopment Plan and Agreement. NOTE: The City will hold Public Hearings for the Planning Commission, CDA, and the City Council.

Review the numbers pertaining to the Middle Loup Subdivision "Amendment to the Redevelopment Plan" AND "Redevelopment Agreement" of the City of St. Paul Project (Possible Action).

a. Will the proceeds for selling the twenty (20) lots in the Middle Loup Subdivision go directly to the City of St. Paul, NE to recoup the cost of improvements (Possible Action).

16. Utilities Superintendent Helzer updates:
 - (1) City employees removed the trees at the new Fire Station location on Thursday, March 28, 2024;
17. Chief of Police Howard updates:
 - (1) 1st of the Month Police Activity Report;
18. Mayor Feeken updates:
 - (1) Notice of Special Meeting on Wednesday, April 3, 2024 at 7:30 p.m. at the Fire Station (824 6th Street) regarding the Final Review of the new Fire Station Plans;
19. Public Announcements
20. Closed Session: Pending Litigation; Strategy Session with respect to real estate purchase; and prevent needless injury to the reputation of an individual
21. Mayor Feeken adjourns City Council meeting

22. Informational Items:
 - a. City Receipts February 2024;
23. **This agenda, including supporting documentation, is available for public viewing during normal business hours at the City Office, 704 6th Street, St. Paul, Nebraska.**

The City of St. Paul abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in the meeting room as required by Nebraska State Law.

The Mayor and City Council reserve the right to enter into an Executive Session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the Agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, person(s) having items on the agenda, and the public. The City of St. Paul reserves the right to adjust the order of items on the agenda.

Anyone wishing to speak may be limited to three (3) to five (5) minutes per person. Please utilize the podium and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner.

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 6th 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 1st and 3rd 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: _____

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For City Official Use Only

___ Added to City Council Agenda. Date of City Council meeting: _____

___ Referred to City Council Committee for Recommendation

City Council Action Taken: _____

City Funds Authorized: _____

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

REQUEST FOR OPEN PUBLIC RECORDS

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

Full Name: _____ (Phone) _____

Address: _____ (Street) _____ (City) _____ (State) _____ (Zip)

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

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

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

I hereby request a copy of the following public records:

Requestor Signature _____ Date _____ Email/Fax Number _____

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

For Administrative Records

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

Signed _____ Date _____

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

Signed _____ Date _____

YOUR COPY OF THIS FORM SHALL SERVE AS YOUR RECEIPT

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

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

Name of person making complaint _____

Residential address _____

Postal address _____

Phone Number _____ Email address _____

Complaint Details

Date of Incident _____ Time _____

Location of Incident _____

Who/what is the subject of your complaint? _____

DETAILED summary of your complaint _____

Witness Details (If applicable)

Name of witness(es) _____

Address _____

Phone Number of witness _____

Complaint Outcome

How would you like this issue resolved? _____

Signature of Complainant

Action taken by City



Contract Amendment to Professional Services Agreement

St. Paul Fire Station
St. Paul, NE

Project Number: R220519.01
Project Manager: Corey Brodersen
Date: 03-28-2024

Description and Scope of Additional Work & Fee(s):

Description:

JEO is requesting written approval for an amendment to the original St. Paul Fire Station Agreement dated August 15, 2023, to provide additional services related to the design of new storm sewer and storm sewer structures including manholes and area inlets to eliminate the existing drainage way running from Jay Street to Kendall Street on the southeast corner of 4th and Kendall Street east of the proposed new fire station.

See Exhibit A for additional details on the Scope of Services.

Additional Fee(s): \$9,900

Original Lump Sum Design and Bidding Services:	\$139,700.00
➤ <u>Additional Services - Project Scope Increase:</u>	<u>\$9,900.00</u>
New Contact Amount:	\$149,600.00

Approval:

_____	_____	_____
Name and title:	Signature:	Date:
Corey Brodersen, Project Manager		03-28-24
_____	_____	_____
Name and title:	Signature:	Date:



**SCOPE OF SERVICES:
Exhibit A**

PROJECT DESCRIPTION:

St. Paul, NE: The project will consist of installing new storm sewer and storm sewer structures including manholes and area inlets to eliminate the existing drainage way running from Jay Street to Kendall Street on the southeast corner of 4th and Kendall Street east of the proposed new fire station. This scope of services will provide project management and design.

1 DESIGN PHASE

- 1.1 Provide Project Management throughout all Phase of this project, to include:
 - 1.1.1 Coordination of all design disciplines including facilitating communication and transfer of documents between disciplines to minimize errors in the technical memos, plans and specifications, as well as ensure a timely project design.
 - 1.1.2 Provide timely and coordinated communication to and from the Owner for requests for information, providing progress updates, scheduling meetings, and receiving and providing feedback.
 - 1.1.3 Provide oversight to ensure scope of services and schedule is met.
 - 1.1.4 Work with disciplines to identify potential risks and how to mitigate those risks.
 - 1.1.5 Review billed hours by design team and prepare invoice statements for Owner.
- 1.2 Review of existing data and design requirements.
- 1.3 Perform hydraulic analysis of key drainage features and areas. Hydraulic analysis to be performed for the purpose of locating and sizing drainage pipes and inlets. A short drainage memo will be provided.
- 1.4 Prepare 75% complete preliminary plans, to include:
 - 1.4.1 Cover sheet and general location maps
 - 1.4.2 Survey control sheets
 - 1.4.3 Removal plan
 - 1.4.4 Construction plan
 - 1.4.5 Preliminary storm sewer design
- 1.5 Prepare a 75% complete opinion of probable construction cost.
- 1.6 Perform an internal quality assurance/quality control (QA/QC) review of the preliminary plans and specifications.
- 1.7 Conduct a plan-in-hand review in the field with the Owner to confirm the proposed layout, survey information and opinion of probable construction cost. {One meeting}
- 1.8 Submit 75% complete plans to utility companies for review of potential conflicts. Owner is to provide names and addresses for utility companies licensed or permitted with the Owner that may have utilities in the project area.
- 1.9 Revise plans and specifications based on the QA/QC comments and the 75% complete design meeting with the Owner.
- 1.10 Revise and advance plan sheets from the 75% complete set.

- 1.11 Prepare 90% complete plans and specifications. Plans and specifications to include:
 - 1.11.1 All sheets previously listed for the 75% complete plans.
 - 1.11.2 Insertion of design detail sheets.
 - 1.11.3 Completion of the special provisions section of the specifications.
 - 1.11.4 Complete all forms for Contract Documents including proposals, advertisements for bids, construction contracts, and payment and performance bonds as required.
- 1.12 Perform an internal QA/QC review of the 90% complete plans and specifications.
- 1.13 Finalize construction drawings and specifications subject to Owner's approval.
- 1.14 Prepare a list of final construction quantities and furnish a final opinion of probable construction cost.
- 1.15 Provide completed final documents (Plans, Specifications, and Contract Documents) signed and sealed by a professional engineer registered in the State of Nebraska to Owner.
- 1.16 Attend up to one (1) meeting to review final design documents and opinions of probable construction cost, obtain approval of the final plans, specifications and bid documents and receive authorization to submit final plans, specifications and bid documents to the appropriate agencies for review and approval.

OWNER RESPONSIBILITIES

- 1.17 Provide timely review of documents or requests for information.
- 1.18 Provide access to property to conduct proposed services
- 1.19 Provide contact information for utility companies within the right-of-way along the project route.

2 FEE

- 2.1 JEO proposes to provide the services defined above for the fees defined below:

Total for Scope of Work (lump sum)	\$ 9,900.00
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3 PROGRESS PAYMENTS

- 3.1 JEO will bill for services completed near the end of each month. All invoices are due payable upon receipt and are considered delinquent after 30 days.
- 3.2 Invoices not paid within 30 days may be charged interest at the annual rate of 12% (1.0%/month).
- 3.3 Payments will be applied first to the interest then principal.
- 3.4 Work by JEO will cease if invoices have not been paid in full within 60 days and will not begin again until full payment with interest has been received.

4 CONTRACT TIME

- 4.1 JEO will work as expeditiously as possible, pending authorization from Owner to complete the tasks in this project.
- 4.2 Design Phase – 30 days from authorization to proceed.
- 4.3 If the Basic Services covered by this Agreement have not been completed by October 1, 2024, through no fault of JEO, extension or adjustment of JEO's services beyond that time shall be compensated as additional services.

- 4.4 The information in this proposal and fee estimate is valid until April 15, 2024. After that time, the scope of services and estimated are subject to adjustment.

5 EXCLUSIONS

- 5.1 Geotechnical investigation of subsurface soils conditions
- 5.2 Topographic Survey (Use topographic survey from fire station)
- 5.3 Land rights and ownership
- 5.4 Floodplain, US Army Corps of Engineers Section 404, or other environmental permitting
- 5.5 Wetlands determination and mitigation
- 5.6 Traffic study
- 5.7 SWPPP preparation, administration and inspections
- 5.8 Any permit fees associated with permit applications
- 5.9 Special meetings and meetings not outlined in the Scope of Services
- 5.10 Signing, marking, and traffic control plans
- 5.11 Street lighting and electrical design
- 5.12 Grant administration
- 5.13 Payroll record review and labor interviews
- 5.14 Easement and right of way description preparation
- 5.15 Utility relocation design (water, sanitary sewer, electrical, communication, natural gas, etc.)
- 5.16 Materials testing during construction
- 5.17 Preparing permit applications
- 5.18 Bidding Services
- 5.19 Construction Services including: construction staking, construction administration, and inspection.

6 REIMBURSABLE EXPENSES

- 6.1 Typical reimbursable expenses are included in the lump-sum and cover: mileage for trips required to complete the work defined above, long-distance phone calls, meals, other travel expenses, software, copies/prints, and faxes.
- 6.2 Other reimbursable expenses shall be billed at 110% of their cost. (None are anticipated on this project.)

7 ADDITIONAL TERMS

- 7.1 The General Conditions are specified in Exhibit B.

Connie Beck

From: Andrew Wilshusen <awilshusen@jeo.com>
Sent: Thursday, March 28, 2024 4:33 PM
To: Connie Beck
Subject: St. Paul Storm Sewer Design Amendment
Attachments: St. Paul Fire Station Drainage - Contract Amendment 03-28-24.pdf

Connie,

Attached you will find the St. Paul Fire Station Drainage Amendment. This amendment is for design only.

The agenda item would be “approve JEO Fire Station amendment for design services for storm drainage”.

Let me know if you have any questions!

Thanks,

Andrew Wilshusen | *Transportation Project Manager*

o: 402.474.8793 | m: 402.768.1120 | e: awilshusen@jeo.com
JEO Consulting Group | 308 W. 3rd St | Grand Island, NE 68801



AGENDA ITEM REQUEST FORM

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City Council Meeting Date: April 1st 2024.

Requested Agenda Item: Middle Loop River Subdivision.

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

Electrical materials for Middle Loop River Subdivision. Initially \$100,000.00 was budgeted for beginning purchases of materials. The total project will run around \$300,000.00 for all of the Subdivision. I initially thought that the \$750,000.00 that was earmarked for Middle Loop River Subdivision was able to be used to purchase these items also but now I believe I am incorrect (Can it be utilized or not). I need some guidance from Council how you would like me to proceed forward with purchasing electrical materials needed to install.

What action do you want the City Council to take? Discussion/Approval on how to proceed.

Will this project/item require City funding? YES NO **If so, how much?** \$300,000.00

Name (please print): James Summers

Name (signature) *James Summers*

Address: 954 13th Ave. St. Paul Ne. 68873

Phone Number: 1-308-414-1723

.....
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: _____



2501 - E 3RD ST
 FAX 712-255-3482
 SIOUX CITY IA 51101

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Quotation

UNLESS THERE ARE DIFFERENT OR ADDITIONAL TERMS AND CONDITIONS CONTAINED IN A MASTER AGREEMENT THAT MODIFY WESCO'S STANDARD TERMS, BUYER AGREES THAT THIS QUOTE AND ANY RESULTING PURCHASE ORDER WILL BE GOVERNED BY WESCO'S TERMS AND CONDITIONS AVAILABLE AT [HTTP://WWW.WESCO.COM/TERMS_AND_CONDITIONS_OF_SALE.PDF](http://www.wesco.com/terms_and_conditions_of_sale.pdf), WHICH TERMS ARE INCORPORATED HEREIN BY REFERENCE AND MADE PART HEREOF. PLEASE CONTACT THE SELLER IDENTIFIED ON THIS QUOTE IF YOU REQUIRE A PRINTED COPY.

To: CITY OF ST. PAUL
 954 13TH AVE

Date: 03/26/24

SAINT PAUL NE 688733403

Branch: 7854

Project Number: MIDDLE LOOP JOB

Project Name

Quoted To:

Date of Your Inquiry: 03/20/24

When ordering please refer to Quotation Number: 344996

Item	Quantity	Catalog Number and Description	Unit Price	U/M	Total Price	Rate of Cash Discount	Shipping Time (Weeks)	Customer Delivery Date
10	35750	OKON 163-23-3072	4585.000	M	163913.75	0.00		04/12/24
20	2000	PVC 2-IN-PVC-SCHED-40-20FT CONDUI	170.500	C	3410.00	0.00		04/12/24
30	4000	PVC 4-IN-PVC-SCHED-40-20FT CONDUI	454.600	C	18184.00	0.00		04/12/24
40	2	ABB 50KVA MINI W/BAYO 5336	5960.000	E	11920.00	0.00		04/12/24
41	3	ABB 37.5KVA MINI W/BAYO 5336	5012.000	E	15036.00	0.00		04/12/24
42	3	ABB 25KVA MINI W/BAYONET	4692.500	E	14077.50	0.00		05/24/24
60	12	ERC 615800 GR ROD PTD CU-BOND NOM 5/8INX10FT 10MIL)	42.600	E	511.20	0.00		04/12/24
80	4	NORDIC ND-552442-MG-101-XX-L10	1565.000	E	6260.00	0.00		03/29/24
90	50	T&B 161LRJS-B-5240 15KV 200A LB ELB	56.860	E	2843.00	0.00		03/29/24
100	12	T&B 164J4-5 15KV 200A LB 4PT JUNCTI	293.000	E	3516.00	0.00		03/29/24
120	1	PUPI TB20000963562	195.000	E	195.00	0.00		03/29/24
130	3	MPS ZRP010-0000100 ARR 10KV RP DI	49.700	E	149.10	0.00		03/29/24
150	24	CMC NSSC350-6I C58700748CI-0	27.300	E	655.20	0.00		04/26/24
160	10	HAPCO**RTA30C7BEM16-01	2053.750	E	20537.50	0.00		09/20/24

F.O.B. Point of Shipment. The prices stated in this offer shall, unless renewed, automatically expire fifteen days (15) from the date of this offer. Prices quoted are subject to adjustment should Duty and Tariff rates change from time of bid/quotation to time of order. WESCO reserves the right to adjust its pricing for Goods affected directly or indirectly by changing duties/tariffs/trade agreements and significant currency fluctuations.
 Per:



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SIOUX CITY IA 51101

Quotation

UNLESS THERE ARE DIFFERENT OR ADDITIONAL TERMS AND CONDITIONS CONTAINED IN A MASTER AGREEMENT THAT MODIFY WESCO'S STANDARD TERMS, BUYER AGREES THAT THIS QUOTE AND ANY RESULTING PURCHASE ORDER WILL BE GOVERNED BY WESCO'S TERMS AND CONDITIONS AVAILABLE AT [HTTP://WWW.WESCO.COM/TERMS_AND_CONDITIONS_OF_SALE.PDF](http://www.wesco.com/terms_and_conditions_of_sale.pdf), WHICH TERMS ARE INCORPORATED HEREIN BY REFERENCE AND MADE PART HEREOF. PLEASE CONTACT THE SELLER IDENTIFIED ON THIS QUOTE IF YOU REQUIRE A PRINTED COPY.

To: CITY OF ST. PAUL
954 13TH AVE

SAINT PAUL NE 688733403

Date: 03/26/24

Branch: 7854

Project Number: MIDDLE LOOP JOB

Project Name

Quoted To:

Date of Your Inquiry: 03/20/24

When ordering please refer to Quotation Number: 344996

Item	Quantity	Catalog Number and Description	Unit Price	U/M	Total Price	Rate of Cash Discount	Shipping Time (Weeks)	Customer Delivery Date
165	10	LEI GCJ2-20H-MV-NW-3-GY-1A	212.000	E	2120.00	0.00		04/12/24
180	8	NORD**GS-37-39-15-SP-L6350-MG-22 X22	1295.000	E	10360.00	0.00		04/26/24
190	10	T&B SLK-M MECH FUSE KIT INLINE FUSE	16.250	E	162.50	0.00		04/12/24
200	10	BUSS KTK-10 LIMITRON FAST ACTING FU	17.000	E	170.00	0.00		04/12/24
210	18	CTX 5233843 4 UL40 90 BND 48INR B	90.250	E	1624.50	0.00		04/12/24
220	18	CTX 5233876 2 UL40 90 BND 48INR B	50.250	E	904.50	0.00		04/12/24
230	10	CTX 5133864 1 UL40 90 BND 48INR	28.000	E	280.00	0.00		04/12/24
240	10	CTX 6141625 1 UL CPLG CC 1" COUPLINGS FOR SWEEPS, THEY ARE NOT BELL END	29.250	C	2.93	0.00		04/12/24
252	2000	WIRE THHN-10-BLK-19STR-CU-500S/R	233.250	M	466.50	0.00		04/12/24
262	2000	WIRE THHN-10-WHT-19STR-CU-500S/R	233.250	M	466.50	0.00		04/12/24
272	2000	WIRE THHN-10-GRN-19STR-CU-500S/R	233.250	M	466.50	0.00		04/12/24
282	1500	PVC 1-IN-PVC-SCHED-40-10FT CONDUIT	181.000	C	2715.00	0.00		04/05/24
SUB-TOTAL					280947.18			
ESTIMATED TAX					19666.30			
TOTAL					300613.48			

F.O.B. Point of Shipment. The prices stated in this offer shall, unless renewed, automatically expire fifteen days (15) from the date of this offer. Prices quoted are subject to adjustment should Duty and Tariff rates change from time of bid/quotation to time of order. WESCO reserves the right to adjust its pricing for Goods affected directly or indirectly by changing duties/tariffs/trade agreements and significant currency fluctuations.

Per:

Connie Beck

From: James Summers
Sent: Wednesday, March 27, 2024 7:51 AM
To: Matt Helzer
Cc: Connie Beck
Subject: FW: Middle Loop Job Quote
Attachments: Middle Loop Job.pdf

James Summers

City of St. Paul

Electrical Commissioner

704 6th Street

St Paul NE 68873

Telephone: (308)754-4483

Cell: (308)414 1723

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From: Zeman, Eric <EZeman@wescodist.com>
Sent: Tuesday, March 26, 2024 10:58 AM
To: James Summers <jsummers@cityofstpaulne.org>; Harrington, Brady <Brady.Harrington@wescodist.com>
Subject: Middle Loop Job Quote

Please see attached quote, Brady will reach out to discuss. Thanks!



Eric Zeman
Inside Sales

o. 712.454.6086 | EZeman@Wesco.com
2501 3rd St. Sioux City, IA 51101
www.wesco.com/termsofsale

CITY OF ST PAUL
***Expenditure Guideline©**

03/28/24 8:46 AM

Page 1

Current Period: MARCH 23-24

			23-24	23-24	MARCH	Enc	23-24	% of YTD
			YTD Budget	YTD Amt	MTD Amt	Current	YTD Balance	Budget
LIGHTS								
Active	E 01-10-110	SALARY & WAGES	\$279,350.00	\$93,161.59	\$21,963.72	\$0.00	\$186,188.41	33.35%
Active	E 01-10-111	OVERTIME	\$5,000.00	\$4,028.74	\$239.77	\$0.00	\$971.26	80.57%
Active	E 01-10-115	FICA	\$17,630.00	\$5,779.51	\$1,333.10	\$0.00	\$11,850.49	32.78%
Active	E 01-10-116	MEDICARE	\$4,123.00	\$1,351.67	\$311.78	\$0.00	\$2,771.33	32.78%
Active	E 01-10-120	PENSION	\$16,782.00	\$4,782.10	\$1,332.21	\$0.00	\$11,999.90	28.50%
Active	E 01-10-130	INSURANCE	\$88,256.00	\$18,893.85	\$3,017.94	\$0.00	\$69,362.15	21.41%
Active	E 01-20-210	PROF&SCHOOLS	\$15,000.00	\$7,190.00	\$190.00	\$0.00	\$7,810.00	47.93%
Active	E 01-20-211	ADM. & DUES	\$4,700.00	\$820.00	\$0.00	\$0.00	\$3,880.00	17.45%
Active	E 01-20-212	LEGAL FEES	\$1,000.00	\$195.00	\$0.00	\$0.00	\$805.00	19.50%
Active	E 01-20-215	WIRE FEE	\$0.00	\$8.00	\$0.00	\$0.00	-\$8.00	0.00%
Active	E 01-20-220	COMMUNICATION	\$3,400.00	\$499.70	\$82.12	\$0.00	\$2,900.30	14.70%
Active	E 01-20-231	CITY GAS & OIL	\$7,000.00	\$2,390.84	\$485.09	\$0.00	\$4,609.16	34.15%
Active	E 01-20-240	PUBLISH / CODIF	\$2,000.00	\$54.77	\$0.00	\$0.00	\$1,945.23	2.74%
Active	E 01-20-250	CITY INSURANCE	\$31,868.00	\$26,503.45	\$1,300.20	\$0.00	\$5,364.55	83.17%
Active	E 01-20-252	Personal Protective E	\$8,800.00	\$1,734.20	\$282.49	\$0.00	\$7,065.80	19.71%
Active	E 01-20-260	PUBLIC UTILITY	\$1,696,444.00	\$871,173.59	\$136,239.17	\$0.00	\$825,270.41	51.35%
Active	E 01-20-263	PCA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 01-20-264	ACH FEE Heritage	\$360.00	\$125.00	\$0.00	\$0.00	\$235.00	34.72%
Active	E 01-20-266	DocuSend Fee	\$150.00	\$37.36	\$7.58	\$0.00	\$112.64	24.91%
Active	E 01-20-268	Uniforms	\$1,200.00	\$795.87	\$0.00	\$0.00	\$404.13	66.32%
Active	E 01-20-270	UTILITY R & M	\$40,000.00	\$41,135.78	\$7,924.58	\$0.00	-\$1,135.78	102.84%
Active	E 01-20-271	VEHICLE R & M	\$10,000.00	\$2,627.18	\$557.13	\$0.00	\$7,372.82	26.27%
Active	E 01-20-272	TOOLS	\$6,800.00	\$9,416.89	\$3,906.85	\$0.00	-\$2,616.89	138.48%
Active	E 01-20-291	SALES TAX	\$158,894.00	\$86,505.70	\$13,720.56	\$0.00	\$72,388.30	54.44%
Active	E 01-20-306	CHECK ORDER CHA	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00	0.00%
Active	E 01-20-309	COMPUTER	\$8,000.00	\$1,876.02	\$312.67	\$0.00	\$6,123.98	23.45%
Active	E 01-20-310	OFFICE SUPPLIES	\$3,000.00	\$379.66	\$19.24	\$0.00	\$2,620.34	12.66%
Active	E 01-20-313	POSTAGE	\$2,500.00	\$1,354.60	\$339.07	\$0.00	\$1,145.40	54.18%
Active	E 01-20-345	ACCOUNTING FEE	\$6,600.00	\$6,600.00	\$1,293.32	\$0.00	\$0.00	100.00%
Active	E 01-20-470	UTIL REFUND	\$0.00	\$759.14	\$242.01	\$0.00	-\$759.14	0.00%
Active	E 01-20-491	METER DEPOSIT	\$2,500.00	\$2,400.00	\$750.00	\$0.00	\$100.00	96.00%
Active	E 01-20-520	BLDG/ R & M	\$5,000.00	\$1,542.12	\$0.00	\$0.00	\$3,457.88	30.84%
Active	E 01-20-540	MACH & EQUIPMEN	\$150,000.00	\$107,900.00	\$0.00	\$0.00	\$42,100.00	71.93%
Active	E 01-20-622	PENALTY / FINE	\$9.00	\$9.00	\$0.00	\$0.00	\$0.00	100.00%
Active	E 01-20-665	Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 01-30-320	MERCH & SUPPLY	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	0.00%
Active	E 01-50-550	IMPROVEMENTS	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	0.00%
Active	E 01-50-560	DEPRECIATION EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 01-50-561	AMORTIZATION EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 01-60-630	EQUIP SINKING	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00	0.00%
Active	E 01-70-160	TRANSFER OUT	\$266,319.00	\$334,553.23	\$112,500.00	\$0.00	-\$68,234.23	125.62%
Total LIGHTS			\$2,953,085.00	\$1,636,584.56	\$308,350.60	\$0.00	\$1,316,500.44	55.42%

2023-2024 Budget

Electrical Material \$100,000.00

Middle Loup River Subdivision
Reserve Funds to be Utilized

Light Department

Reserve Funds	\$	750,000.00
Electrical Material	\$	<u>(200,000.00)</u>

(23-24 Budget \$100,000 for Electrical Material)

Light to Project \$ **550,000.00**

Light Dept. to Project	\$	550,000.00
General Dept. to Project	\$	<u>750,000.00</u>
	\$	1,300,000.00

Middle Loup River Project Amount	\$	3,700,000.00
<u>Light/General Reserve Amount</u>	\$	<u>(1,300,000.00)</u>
BONDING AMOUNT	\$	2,400,000.00

Middle Loup River Subdivision
Reserve Funds to be Utilized

Light Department

Reserve Funds	\$	750,000.00
Electrical Material	\$	<u>(200,000.00)</u>

(23-24 Budget \$100,000 for Electrical Material)

Light to Project	\$	550,000.00
-------------------------	-----------	-------------------

Light Dept. to Project	\$	550,000.00
General Dept. to Project	\$	<u>750,000.00</u>
	\$	1,300,000.00

Middle Loup River Project Amount	\$	3,600,400.00
<u>Light/General Reserve Amount</u>	\$	<u>(1,300,000.00)</u>
BONDING AMOUNT	\$	2,300,400.00

Reserve Funds RE: Middle Loup Subdivision

LIGHTS

Npait: \$ 481,348.00

NE Class: \$ 640,152.00

ICS: (Citizens Bank) \$ 730,942.00

\$ 1,852,442.00

Reserve: Middle Loup Subdivision

(\$750,000.00)

\$ 1,102,442.00

GENERAL

Npait: \$ 481,348.00

NE Class: \$ 694,516.00

ICS: (Citizens Bank) \$ 812,811.00

\$ 1,988,675.00

Reserve: Middle Loup Subdivision

(\$750,000.00)

\$ 1,238,675.00

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 6th 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 1st and 3rd Monday of each month.

City Council Meeting Date: **April 1st, 2024.**

Requested Agenda Item: **Purchase of 16' dump trailer from UBetcha Auto St. Paul Ne. 68873.**

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

2023 Load Trail 16' dump trailer with side walls, 14' Box, 2 horizontal opening end gates with loading ramps for equipment hauling. Tandem axle, storage box, 2 5/16 bumper hitch, new tires, VIN # 4ZEDT1425P3290119. (Pictures attached).

What action do you want the City Council to take? **In Favor to purchase Dump Trailer, for the approved lease of Bob Cat Mini Excavator to be hauled and used for other jobs. No other trailer the City owns is wide enough to haul the unit.**

Will this project/item require City funding? YES X NO _____ If so, how much? **List price, \$11,500.00**

Name (please print): James Summers

Name (signature): James Summers

Address: 954 13th Avenue, St. Paul, Ne. 68873

Phone Number: 1-308-414-1723

.....
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
Revenue/Expenditure
Audit Detail Full

03/26/24 3:01 PM

Page 1

Audit 23-24

*Dump
TRV*

Fund 01 LIGHTS

Expenditure

E 01-20-540 MACH & EQUIPMENT Budget \$150,000.00 Total \$107,900.00 Balance \$42,100.00

		Vendor SearchNam	Invoice	-----Check-----	Batch Name	Debit	Credit
		Comments	Refer	PO		Begin	
23-24-04	JANUARY						\$0.00
23-24-04	Pay	Altec Capital Service	001513	1/8/2024	BucketTRK Half	\$53,950.00	\$0.00
		Light: Half (1/2) of Electrical Bucket		1			
Total 23-24-04 JANUARY						\$53,950.00	\$0.00
						Ending	\$53,950.00
		Vendor SearchNam	Invoice	-----Check-----	Batch Name	Debit	Credit
		Comments	Refer	PO		Begin	\$53,950.00
23-24-05	FEBRUARY						
23-24-05	Pay	Altec Capital Service	070761	2/23/2024	AltecBucketTRK2	\$53,950.00	\$0.00
		Light: Final Pymt of Electrical Buck		1			
Total 23-24-05 FEBRUARY						\$53,950.00	\$0.00
						Ending	\$107,900.00
Control Act	01-13300 CHANG		Tota	E 01-20-540	MACH & EQUIPMENT	\$107,900.00	\$0.00
		In Balance		Total Year		Ending	\$107,900.00
Total	Expenditure					\$107,900.00	\$0.00
		Fund 01				\$107,900.00	\$0.00

1	LIGHT #1 June 2023	21-22 Actual	22-23 Budget	22-23 Estimate	23-24 Budget
2	REVENUE	A	B	C	D
3	Rental: Charter Pole; Century Link	\$ 5,149.00	\$ 4,726.00	\$ 4,725.00	\$ 4,725.00
4	(St of NE Rent 504981 \$3,000)				
5	Reconnect Fee 01-255	\$ 660.00	\$ 250.00	\$ 490.00	\$ 250.00
6	Disconnect Notice Fee 01-256	\$ 14,589.00	\$ 12,000.00	\$ 13,000.00	\$ 12,000.00
7	Bad Check Fee \$25	\$ 225.00	\$ -	\$ 200.00	\$ -
8	Light PCA 01-266: 22-23 \$164672	\$ -	\$ -	\$ -	\$ -
9	Iron (Scrape) Kramers	\$ 446.00	\$ -	\$ -	\$ -
10	Interest: 504981; CD's; ICS	\$ 9,910.00	\$ 7,250.00	\$ 36,815.00	\$ 7,250.00
11	Metered Sales 1%	\$ 2,600,003.00	\$ 2,613,768.00	\$ 2,610,000.00	\$ 2,610,000.00
12	Cons. Dep. Credit Card 01-491	\$ 3,650.00	\$ 2,500.00	\$ 2,250.00	\$ 2,500.00
13	Shop Sales	\$ -	\$ -	\$ 1,028.00	\$ -
14	Reimbure: Relocate Siren	\$ 8,033.00	\$ -	\$ 2,050.00	\$ -
15	Sale Tx Form 10: 1%	\$ 152,820.00	\$ 163,317.00	\$ 160,036.00	\$ 160,000.00
16	No City Sales Tax: 1%	\$ 1,193.00	\$ 1,171.00	\$ 1,204.00	\$ 1,200.00
17	RESERVES: Trak Hoe \$60,000; Squirt	\$ -	\$ -	\$ -	\$ 156,000.00
18	Boom Trk \$90,000; Supply \$4,000;				
19	Tool Holder Bucket Trk \$1,800				
20	TOTAL REVENUES	\$ 2,796,678.00	\$ 2,804,982.00	\$ 2,831,798.00	\$ 2,953,925.00
21	EXPENSE				
22	PERSONNEL SERVICES				
23	Salary & Wages 6.07%	\$ 235,650.00	\$ 282,527.00	\$ 246,000.00	\$ 279,350.00
24	Vac. (Retire Edw. T \$16,077)				
25	Overtime	\$ 9,724.00	\$ 5,000.00	\$ 7,006.00	\$ 5,000.00
26	Fica - 6.20%	\$ 14,259.00	\$ 17,827.00	\$ 15,686.00	\$ 17,630.00
27	Medicare - 1.45%	\$ 3,335.00	\$ 4,169.00	\$ 3,669.00	\$ 4,123.00
28	Pension 6%	\$ 12,218.00	\$ 15,831.00	\$ 15,180.00	\$ 16,782.00
29	Insurance: BCBS 4% / LTD	\$ 81,772.00	\$ 69,002.00	\$ 43,456.00	\$ 88,256.00
30	OPERATING EXPENSE				
31	Prof & Sch: Mtr; Transf; CPR; Rate	\$ 565.00	\$ 2,000.00	\$ 1,200.00	\$ 15,000.00
32	Study 12,000; Banyon Sch \$1000				
33	Adm & Dues: Util Sec; NPPD;	\$ 4,590.00	\$ 4,200.00	\$ 4,700.00	\$ 4,700.00
34	Sparq; League (Utilities)				
35	Legal Fees: Middle Loup & Union	\$ 773.00	\$ 1,000.00	\$ -	\$ 1,000.00
36	Commun: Digger 250; Clearly 1050;	\$ 1,273.00	\$ 2,000.00	\$ 1,800.00	\$ 3,400.00
37	Internet Hamilton 2100 (laptop)				
38	Gas & Oil	\$ 6,684.00	\$ 7,000.00	\$ 6,568.00	\$ 7,000.00
39	Publish & Codif; Rate Ord. & Help Ad	\$ 369.00	\$ 500.00	\$ 250.00	\$ 2,000.00
40	(Northeast Norfolk; Northwest Sydney)				
41	Insurance: LARM: 20%	\$ 24,266.00	\$ 29,483.00	\$ 26,557.00	\$ 31,868.00
42	Personal Protective Equipment (PPE)	\$ -	\$ -	\$ -	\$ 8,800.00
43	Public Utility (REA) (Solar)	\$ 1,640,880.00	\$ 1,649,677.00	\$ 1,696,444.00	\$ 1,696,444.00
44	Heritage UB ACH Fees \$25 Mthly	\$ 322.00	\$ 360.00	\$ 300.00	\$ 360.00
45	UB DocuSend Fee	\$ 83.00	\$ 150.00	\$ 76.00	\$ 150.00
46	Uniforms: \$400x3	\$ 1,045.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
47	Util R&M: Cable, Transf; Reclosure	\$ 13,542.00	\$ 40,000.00	\$ 10,333.00	\$ 40,000.00
48	Vehicle R&M: Truck TESTING	\$ 3,294.00	\$ 10,000.00	\$ 9,000.00	\$ 10,000.00
49	Tools: Tool Holder Truck \$1,800	\$ 2,702.00	\$ 5,000.00	\$ 5,000.00	\$ 6,800.00
50	Sale Tx Form 10: Line Loss 5%	\$ 150,629.00	\$ 161,029.00	\$ 158,894.00	\$ 158,894.00
51	Check Order: Dugan: Chkg & Con Dep	\$ 177.00	\$ 300.00	\$ -	\$ 400.00

52	Computer:Itron 1100,Banyon 2000,	\$ 6,198.00	\$ 7,300.00	\$ 9,000.00	\$ 8,000.00
53	Ebilling 890; COR 2200; LapTop				
54	Ccyber Sec 1800				
55	Office Supplies	\$ 2,426.00	\$ 3,000.00	\$ 2,500.00	\$ 3,000.00
56	Postage: Utility Billing	\$ 1,991.00	\$ 2,500.00	\$ 2,350.00	\$ 2,500.00
57	Acct Fees-Audit 17,400; Budget 9,400	\$ 3,593.00	\$ 7,267.00	\$ 7,267.00	\$ 6,600.00
58	Cons. Dep. Credit Card 01-20-491	\$ 3,400.00	\$ 2,500.00	\$ 2,250.00	\$ 2,500.00
59	Bldg R&M: Copier/Printer	\$ 1,223.00	\$ 5,000.00	\$ 2,000.00	\$ 5,000.00
60	Mach & Equip: Trak Hoe \$60,000;	\$ -	\$ -	\$ -	\$ 150,000.00
61	Squirt Boom Trk \$90,000				
62	Penalty/Fine: Bad Ck Fee \$3.00	\$ 451.00	\$ -	\$ 9.00	\$ 9.00
63	Merch/Supply: Vise Lock \$4,000				\$ 4,000.00
64	CAPITAL OUTLAY				
65	Improve: Wire; Mtr Pads; Mtr Sockets;	\$ 5,688.00	\$ 35,000.00	\$ 6,000.00	\$ 100,000.00
66	MIDDLE LOUP SUBD.				
67	Equip. Sink	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
68	DEBT SERVICE				
69	Trfr Out (Gen Util Sup)	\$ 18,710.00	\$ 19,282.00	\$ 19,282.00	\$ 21,019.00
70	Trfr Out (Police \$178500)	\$ 140,000.00	\$ 178,500.00	\$ 178,500.00	\$ 178,500.00
71	Trfr Out (Park \$66,800.00)	\$ 66,800.00	\$ 66,800.00	\$ 66,800.00	\$ 66,800.00
72	TOTAL EXPENDITURES	\$ 2,464,632.00	\$ 2,641,404.00	\$ 2,555,277.00	\$ 2,953,085.00
73	NET ANNUAL CASH FLOW	\$ 332,046.00	\$ 163,578.00	\$ 276,521.00	\$ 840.00
	M. Mkt #504981 = \$12,241				
	ICS (Citizens) = \$665,339				
	NPAIT = \$462,632		????CONSTRUCTION DATE		
	NE CLASS = \$503,667				
	Heritage Bank #411025 = \$187,870				
	Consumer Deposit #102-415 = \$55,451				
	Cafeteria 125 #102-407 = \$17,227				
	2018 UB Ebilling Module \$695 (one time fee) plus \$195 Annually				
	2019 Timecard Module - \$2500				
	2019 Hand held Upgrade for Lights & Water: Lap top \$400 & Reader \$1800				
	2019 Quonset moved to Northyards from TO Haas with placement of cement for flooring				
	2021 Quonset painting \$6,000 - Gray				
	2022 Painting Transformers				
	2022-2023 Laptop: \$3790				
	2022-2023 Itron Mobile Upgrade				
	LIGHT #1				

City of St. Paul Letterhead

NOTICE OF ADOPTION OF RESOLUTION NO. 2024-2

TO: BARBARA LYIONS
1108 7TH STREET
ST. PAUL, NE 68873

YOU ARE HEREBY NOTIFIED THAT ON Monday, April 1, 2024, the City Council of the City of St. Paul, Nebraska, by Resolution 2024-2, after notice and hearing as specified in said Resolution, did determine that the following constitute a public nuisance, to-wit: Junk around front and back yard and around vehicles; junk on north bush line; junk on all sides of camper and red fence in back yard; many unlicensed and uninsured vehicles along camper.

*Upon the following described real estate, to-wit: Lot Eight (8), Block Four (4),
Original Town, St. Paul, Nebraska*

You are granted until _____, 2024 to abate the 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 2, 2024

CITY OF ST. PAUL, NEBRASKA

By: _____
Connie Jo Beck, City Clerk/Deputy Treasurer

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 _____, 2024, to the following:

City of St. Paul, Nebraska

By: _____

ST. PAUL POLICE DEPARTMENT

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



E-MAIL: stpaulpdne@cityofstpaulne.org

NOTICE OF HEARING TO BE DETERMINED

EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE OR IN PART

EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE OR IN PART

TO: Barbara Lyons & Michael Lyons

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

Notice is hereby given that on the **18th day of MARCH, 2024**, 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 **1108 7th St.**, in said City and more particularly described as follows:

LOT 8 BLOCK 4 OT ST PAUL

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 **1 day of April, 2024, at 6:30pm 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: **JUNK ALL AROUND THE FRONT AND BACK YARD, AROUND ALL THE VEHICLES, JUNK LINED UP ON THE NORTH BUSHES, ALL SIDES OF THE CAMPER, ALL ALONG THE RED FENCING IN THE BACK YARD. MANY UNLICENSED AND UNINSURED VEHICLES ALONG WTH THE CAMPER!**

Dated: MARCH 19, 2024

CITY OF ST. PAUL, NEBRASKA

By: _____

CHIEF OF POLICE

ST. PAUL POLICE DEPARTMENT

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



E-MAIL: STPAULPDNE@CITYOFSTPAULNE.ORG

CERTIFICATE OF SERVICE **Barbara Lyons** **Michael Lyons**
 1108 7th St. 1823 W. 16th St.
 St. Paul, NE 68873 Grand Island, NE 68803

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 19th day of March, 2024, to the individuals at their respective address, as noted above.

CITY OF ST. PAUL, NEBRASA *Taped to front also*

Chief Daniel Howard
 St. Paul Police Department
 St. Paul, NE 68873



SAINT PAUL
 901 7TH ST
 SAINT PAUL, NE 68873-9998
 (800)275-8777

03/19/2024 03:15 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.68
Grand Island, NE 68803			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Fri 03/22/2024			
Certified Mail®			\$4.40
Tracking #:			
70200640000134889453			
Return Receipt			\$3.65
Tracking #:			
9590 9402 7789 2152 1719 56			
Total			\$8.73

Grand Total: *Dan Howard CC* \$8.73
 Credit Card Remit *to Laura* \$8.73
 Card Name: VISA
 Account #: XXXXXXXXXXXX4013
 Approval #: 519151
 Transaction #: 243
 AID: A000000031010 Contactless
 AL: VISA CREDIT

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also

7020 0640 0001 3488 9453

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Grand Island, NE 68803

OFFICIAL USE

Certified Mail Fee	\$4.40	0873
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	7
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.68	
Total Postage and Fees	\$8.73	

Sent To Michael Lyons
 Street and Apt. No., or PO Box No. 1823 W 16th St.
 City, State, ZIP+4® Grand Island, NE 68803

Postmark Here 03/19/2024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City of St. Paul Letterhead

NOTICE OF ADOPTION OF RESOLUTION NO. 2024-3

TO: JANNEA A RUDOLF
920 INDIAN STREET
ST. PAUL, NE 68873

YOU ARE HEREBY NOTIFIED THAT ON Monday, April 1, 2024, the City Council of the City of St. Paul, Nebraska, by Resolution 2024-3, after notice and hearing as specified in said Resolution, did determine that the following constitute a public nuisance, to-wit: Junk around home, front porch and front yard; junk on east side looks like large mat under trash can; weeds in back yard; tire in front yard and old sofa.

Upon the following described real estate, to-wit: Lot Nine (9) and East 6' of Lot Eight (8), Block Six (6), Bartlett's Addition, St. Paul, Nebraska

You are granted until _____, 2024 to abate the 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 2, 2024

CITY OF ST. PAUL, NEBRASKA

By: _____
Connie Jo Beck, City Clerk/Deputy Treasurer

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 _____, 2024, to the following:

City of St. Paul, Nebraska

By: _____



ST. PAUL POLICE DEPARTMENT

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

E-MAIL: stpaulpdne@cityofstpaulne.org

NOTICE OF HEARING TO BE DETERMINED

EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE OR IN PART

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TO ABATE IN WHOLE OR IN PART

TO: JANNEA S RUDOLF

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

Notice is hereby given that on the **18th day of MARCH, 2024**, 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 **920 INDIAN ST.**, in said City and more particularly described as follows:

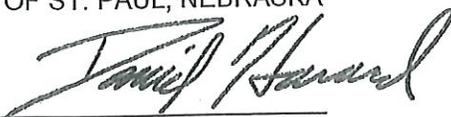
LOT 9 & E 6' OF LOT 8 BLOCK 6 BARTLETTS ADD ST PAUL

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 1 day of April, 2024 at 6:30pm 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: **JUNK ALL AROUND THE HOUSE PLUS UP ON THE FRONT PORCH AND FRONT YARD, JUNK ON THE EAST SIDE LOOKS LIKE A LARGE MAT OF SOME KIND UNDER THE TRASH CAN, WEEDS IN THE BACK YARD AND A TIRE IN THE FRONT YARD ALONG WITH AN OLD SOFT.**

Dated: MARCH 19, 2024

CITY OF ST. PAUL, NEBRASKA

By: 

CHIEF OF POLICE

ST. PAUL POLICE DEPARTMENT

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



E-MAIL: STPAULPDNE@CITYOFSTPAULNE.ORG

CERTIFICATE OF SERVICE Jannea Rudolf
920 Indian St.
St. Paul, NE 68873

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 19th day of March, 2021, to the individuals at their respective address, as noted above.

CITY OF ST. PAUL, NEBRASKA *Taped to Front door*

A handwritten signature in black ink, appearing to read "D. Howard", written over a horizontal line.

Chief Daniel Howard
St. Paul Police Department
St. Paul, NE 68873

City Department 6-Month Status Update

Date: 3/22/24

FY 2023-2024: As of March 1st, 2024

Department: Water

Submitted By: Jeremy Gorecki

Items to be submitted:

1. Budget: (Income & Expenditure Guidelines as of March 1st, 2024)
 - a. Long term indebtedness: (terms of project bonds)
2. Personnel: (Employee roster with wage & anniversary dates)
 - a. Training and Development that has been completed or will be completed.
Jeremy Gorecki: Start date is October 11, 2016. Current wage is \$30.63
Currently hold Grade II Water, Grade II Wastewater, Grade VI Water, Swimming Pool Operator. The Grade I water certification is a possibility but not required by either the city or the state.

Dillon Paczosa: Start date October 26, 2022. Current wage is \$23.89.
Currently holds Grade IV Water Operators license. Dillon will be taking online class to get pool operators license this spring. He will be able to go to the Grade III water class around March 2025. A backflow or grade VI water operators license is also in the job description for this position. The grade VI water license is sometimes held in Grand Island by Total Backflow Resources.

Kristie Fousek: Start date June 1, 2020. Current wage \$23.66.

3. Needs:
 - a. Non-budgeted equipment/resource needs:
There are not any items that are in dire need that weren't budgeted for at this time. There are some items such as a small pump for valve boxes, light bar for truck, and some specialized hand tools that could come out of the tool budget at some point. There are approximately 50 bulbs left to replace to finish updating the water treatment plant to LED. This most likely will either be done at the end of this budget with some leftover money or be budgeted for this upcoming year. Some consideration towards updating the laptop computer for the water dept should be taken. The laptop is still working but it was purchased in 2017. There is money in the budget for computers that could be utilized but I would like to wait till later in the year to see how the budget is looking and make sure we don't have other more necessary things come up.
 - b. Items budgeted for but not yet purchased:
Meter budget has money to utilize towards ERTs and Meters. The department tries to use up this fund every year to not only maintain but update the water meters.
We also have money for water parts. Will look into maybe bolstering what we have in stock in some areas due to the limited availability of certain parts.

4. Overall Outlook: The Water Department's outlook is very positive. With the personnel we currently have we are continually learning and updating for the future.
5.
 - a. Challenges:

The installation of the water services at Christensen Insurance Agency and Family Chiropractic are a challenge we are facing. The amount of utilities between the water main and the building and limited space make it hard. These need to be finished so that the water main that runs under M.R. Cleaning Services can be abandoned.

Getting everyone with a water license to classes to obtain the continuing education hours may be a challenge due to the amount of people we have with licenses and possible cost of the classes. There are some free or cheaper classes but we can't take half the workforce at one time to attend the class on the same day. Matt, Jeremy, Dillon, James, Trae, and Trevor all have a water license.
 - b. Achievements and Milestones:

Water Department have been working diligently to get the Lead and Copper inventory done for state requirements. Currently the inventory sits at about 80-85% complete and is due by October 16 2024. There is also a challenge with this. There are approximately 300 service lines on the customers side that we need to try and identify. The recommended process is to send out a letter to the customer and have them identify what material their service is and then return the flyer to the city office with prepaid postage. The problem with this in (a) postage is getting expensive and (b) the percentage of flyers that get returned will most likely be low. That makes the money spent on postage and printing a bit of a waste. We are going to try to get to as many of the customers and ask or check ourselves.
6. Goals/Upcoming Projects for the Next 6 Months:

Replacement of water meters as permitted by the budget and availability will always be in the goals for the water department. The city is about 90% converted to radio read meters but as with anything aging of the product keeps us continually updating. We purchased a new 4" compound meter for the school and will be replacing that when school gets out.

The water department is planning on doing hydrant flow testing, water main flushing, and water main valve exercising. This is just maintenance that needs to be done to keep things running smooth and to have records on file.
7. Additional Comments/Notes:

The water rates in St. Paul were last raised in 2018.

The water dept truck is a 2016.

The backflow testing kit needs to be sent in for calibration. The base fee for calibration at NebTech in Omaha is \$135 and the price is adjusted up from there if repairs or other basic maintenance is needed.

The VFDs, ordered through Automatic Services Co. for updating the last two high service pumps, have been delivered and are awaiting installation. The proposed time frame for this installation at the time of the writing of this report is the first week of April.

CITY OF ST PAUL
***Expenditure Guideline©**

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Current Period: MARCH 23-24

		23-24	23-24	MARCH	Enc	23-24	% of YTD
		YTD Budget	YTD Amt	MTD Amt	Current	YTD Balance	Budget
WATER							
Active	E 02-10-110 SALARY & WAGES	\$158,559.00	\$75,399.85	\$12,539.43	\$0.00	\$83,159.15	47.55%
Active	E 02-10-111 OVERTIME	\$5,000.00	\$2,292.87	\$316.20	\$0.00	\$2,707.13	45.86%
Active	E 02-10-115 FICA	\$10,141.00	\$4,279.36	\$707.02	\$0.00	\$5,861.64	42.20%
Active	E 02-10-116 MEDICARE	\$2,372.00	\$1,000.84	\$165.35	\$0.00	\$1,371.16	42.19%
Active	E 02-10-120 PENSION	\$9,814.00	\$4,654.30	\$771.34	\$0.00	\$5,159.70	47.43%
Active	E 02-10-130 INSURANCE	\$45,185.00	\$28,235.10	\$4,665.01	\$0.00	\$16,949.90	62.49%
Active	E 02-10-306 CHECK ORDER CHA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 02-20-210 PROF&SCHOOLS	\$2,900.00	\$152.73	\$79.69	\$0.00	\$2,747.27	5.27%
Active	E 02-20-211 ADM. & DUES	\$5,000.00	\$2,740.00	\$0.00	\$0.00	\$2,260.00	54.80%
Active	E 02-20-212 LEGAL FEES	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Active	E 02-20-213 ENGINEER FEES	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	0.00%
Active	E 02-20-215 WIRE FEE	\$32.00	\$16.00	\$0.00	\$0.00	\$16.00	50.00%
Active	E 02-20-220 COMMUNICATION	\$2,500.00	\$1,006.29	\$189.07	\$0.00	\$1,493.71	40.25%
Active	E 02-20-231 CITY GAS & OIL	\$5,500.00	\$1,525.40	\$109.84	\$0.00	\$3,974.60	27.73%
Active	E 02-20-232 LAB SAMPLE	\$2,500.00	\$1,178.00	\$31.00	\$0.00	\$1,322.00	47.12%
Active	E 02-20-240 PUBLISH / CODIF	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00	0.00%
Active	E 02-20-250 CITY INSURANCE	\$38,825.00	\$31,697.72	(\$580.58)	\$0.00	\$7,127.28	81.64%
Active	E 02-20-260 PUBLIC UTILITY	\$17,000.00	\$8,991.48	\$1,658.20	\$0.00	\$8,008.52	52.89%
Active	E 02-20-261 CITY LIGHTS	\$26,000.00	\$11,062.23	\$1,537.99	\$0.00	\$14,937.77	42.55%
Active	E 02-20-262 BLACKHILLS GAS	\$5,200.00	\$3,117.03	\$629.23	\$0.00	\$2,082.97	59.94%
Active	E 02-20-268 Uniforms	\$800.00	\$800.00	\$0.00	\$0.00	\$0.00	100.00%
Active	E 02-20-269 Water Meters	\$17,300.00	\$10,834.39	\$3,905.50	\$0.00	\$6,465.61	62.63%
Active	E 02-20-270 UTILITY R & M	\$50,000.00	\$6,011.11	\$166.72	\$0.00	\$43,988.89	12.02%
Active	E 02-20-271 VEHICLE R & M	\$2,000.00	\$312.79	\$71.61	\$0.00	\$1,687.21	15.64%
Active	E 02-20-272 TOOLS	\$1,500.00	\$621.91	\$32.09	\$0.00	\$878.09	41.46%
Active	E 02-20-274 CHEMICALS	\$8,000.00	\$3,401.95	\$0.00	\$0.00	\$4,598.05	42.52%
Active	E 02-20-306 CHECK ORDER CHA	\$360.00	\$0.00	\$0.00	\$0.00	\$360.00	0.00%
Active	E 02-20-309 COMPUTER	\$6,000.00	\$1,784.87	\$339.02	\$0.00	\$4,215.13	29.75%
Active	E 02-20-310 OFFICE SUPPLIES	\$2,000.00	\$296.03	\$38.50	\$0.00	\$1,703.97	14.80%
Active	E 02-20-313 POSTAGE	\$3,075.00	\$1,282.19	\$287.20	\$0.00	\$1,792.81	41.70%
Active	E 02-20-345 ACCOUNTING FEE	\$6,600.00	\$6,600.00	\$1,293.34	\$0.00	\$0.00	100.00%
Active	E 02-20-520 BLDG/ R & M	\$6,300.00	\$5,638.01	\$942.61	\$0.00	\$661.99	89.49%
Active	E 02-20-665 Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 02-30-320 MERCH & SUPPLY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 02-50-540 MACH & EQUIPMEN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 02-50-550 IMPROVEMENTS	\$428,675.00	\$0.00	\$0.00	\$0.00	\$428,675.00	0.00%
Active	E 02-50-560 DEPRECIATION EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 02-60-610 PRINCIPAL	\$155,730.00	\$155,730.00	\$0.00	\$0.00	\$0.00	100.00%
Active	E 02-60-620 INTEREST	\$10,907.00	\$5,724.22	\$0.00	\$0.00	\$5,182.78	52.48%
Active	E 02-60-621 NEW BOND COST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 02-60-626 Bond Pay Off	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 02-60-627 Bond Payoff Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 02-60-630 EQUIP SINKING	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	0.00%
Active	E 02-60-631 BUILDING SINKING	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	0.00%
Active	E 02-70-160 TRANSFER OUT	\$38,019.00	\$162,500.00	\$112,500.00	\$0.00	-\$124,481.00	427.42%
Total WATER		\$1,103,494.00	\$538,886.67	\$142,395.38	\$0.00	\$564,607.33	48.83%

CITY OF ST PAUL
***Revenue Guideline©**

03/19/24 8:15 AM

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Current Period: MARCH 23-24

			23-24	23-24	MARCH	23-24	% of YTD
			YTD Budget	YTD Amt	MTD Amt	YTD Balance	Budget
WATER							
Active	R 02-100	SINKING FUND	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 02-216	RECORDING FEE	\$0.00	\$10.00	\$0.00	-\$10.00	0.00%
Active	R 02-230	FEE,PERM,LIC	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 02-250	RENTAL	\$11,260.00	\$5,630.00	\$0.00	\$5,630.00	50.00%
Active	R 02-260	REFUNDS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 02-272	Scrape Iron/Brass	\$0.00	\$851.50	\$0.00	-\$851.50	0.00%
Active	R 02-290	INVESTMENT INT	\$5,000.00	\$10,743.64	\$0.00	-\$5,743.64	214.87%
Active	R 02-330	SPECIAL ASSESSMENT	\$257.00	\$845.05	\$0.00	-\$588.05	328.81%
Active	R 02-350	ASSESSMENT INTEREST	\$2,700.00	\$2,646.25	\$0.00	\$53.75	98.01%
Active	R 02-420	TRANSFER IN	\$0.00	\$162,500.00	\$112,500.00	-\$162,500.00	0.00%
Active	R 02-470	METERED SALES	\$703,046.00	\$297,109.40	\$16,424.93	\$405,936.60	42.26%
Active	R 02-491	METERED DEPOSIT	\$0.00	\$800.00	\$0.00	-\$800.00	0.00%
Active	R 02-580	SHOP SALES	\$2,000.00	\$517.99	\$0.00	\$1,482.01	25.90%
Active	R 02-589	BOND ANTICIPATION	\$428,675.00	\$0.00	\$0.00	\$428,675.00	0.00%
Active	R 02-590	BOND SALES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 02-600	TIME CD	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 02-610	GRANT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 02-615	BOND PROCEEDS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 02-630	REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total WATER			\$1,152,938.00	\$481,653.83	\$128,924.93	\$671,284.17	41.78%

	A	B	C	D	E	F	G	H	I	J
1	1	WATER #2 June 2023		21-22 Actual		22-23 Budget		22-23 Estimate		23-24 Budget
2	2	REVENUE		A		B		C		D
3	3	Recording Fee:		-		\$ -		\$ 10.00		\$ -
4	4	Fee, Permit, License (Well permit)		\$ 60.00		\$ -		\$ 225.00		\$ -
5	5	Rent (Exp 10/24) \$11260 May/Oct		\$ 11,036.00		\$ 11,260.00		\$ 11,260.00		\$ 11,260.00
6	6	Interest; 504189; CD; ICS		\$ 1,872.00		\$ 1,700.00		\$ 8,500.00		\$ 5,000.00
7	7	Special Assess: MAD included		\$ 1,062.00		\$ 412.00		\$ 385.00		\$ 257.00
8	8	Assess Int: include MAD		\$ 8,984.00		\$ 6,963.00		\$ 5,097.00		\$ 2,700.00
9	9	Metered Sales (-20 million gal.)		\$ 703,755.00		\$ 700,000.00		703,046.00		\$ 703,046.00
10	10	Metered Deposit 102415 Activity		\$ -		\$ -		2,500.00		\$ -
11	11	Shop Sales: Marj Layne:Wtr Horn, Parts		\$ 2,680.00		\$ 2,000.00		\$ 4,297.00		\$ 2,000.00
12	12	Bond OR RESERVES: Middle Loup Subd.		\$ -		\$ -		\$ -		\$ 428,675.00
13	13	Reserve Funds: \$1.5 Millon (Lts / Gen)								
14	14	Reimb: Hach		\$ 8,464.00		\$ -		\$ 499.00		\$ -
15	15	TOTAL REVENUES		\$ 737,913.00		\$ 722,335.00		\$ 735,819.00		\$ 1,152,938.00
16	16	EXPENSE								
17	17	PERSONNEL SERVICES								
18	18	Wages: Switzer Vac Pay Off		\$ 160,674.00		\$ 184,105.00		\$ 167,662.00		\$ 158,559.00
19	19	(Vac 338 Hrs; S.L. 210 Hrs \$33.03)								
20	20	Overtime - Water Testing, on call		\$ 5,470.00		\$ 5,000.00		\$ 5,411.00		\$ 5,000.00
21	21	Fica - 6.20%		\$ 9,242.00		\$ 11,725.00		\$ 10,731.00		\$ 10,141.00
22	22	Medicare - 1.45%		\$ 2,161.00		\$ 2,742.00		\$ 2,510.00		\$ 2,372.00
23	23	Pension 6%		\$ 9,968.00		\$ 10,260.00		\$ 10,384.00		\$ 9,814.00
24	24	Insurance: BCBS / LTD		\$ 69,126.00		\$ 65,204.00		\$ 55,153.00		\$ 45,185.00
25	25	OPERATING EXPENSE								
26	26	Prof/Sch: Med Ctr;DHHS:Grade Lic;		\$ 2,348.00		\$ 2,500.00		\$ 2,500.00		\$ 2,900.00
27	27	Banyon School \$400								
28	28	Adm & Dues: Util Sect; Sparq; BOK;		\$ 4,508.00		\$ 4,400.00		\$ 4,800.00		\$ 5,000.00
29	29	Web Host								
30	30	Legal-Fees:		\$ -		\$ 500.00		\$ -		\$ 500.00
31	31	Eng Fees: FSA old plans		\$ 239.00		\$ 1,000.00		\$ -		\$ 1,000.00
32	32	Wire Fee (Bond Pymts) 8x4		\$ 16.00		\$ 32.00		\$ 16.00		\$ 32.00
33	33	Comm: DSL 540; Charter 1560; One Call 120;		\$ 1,761.00		\$ 2,000.00		\$ 2,200.00		\$ 2,500.00
34	34	WWTF 612								
35	35	Gas & Oil: Wellfield trees \$1000		\$ 3,399.00		\$ 5,500.00		\$ 4,000.00		\$ 5,500.00
36	36	Lab Sample: Up to April 1740		\$ 1,600.00		\$ 1,850.00		\$ 2,500.00		\$ 2,500.00
37	37	Publish: CCR, Backflow, Frozen Pipes		\$ 596.00		\$ 700.00		\$ 613.00		\$ 700.00
38	38	Insurance: LARM: 20%		\$ 26,381.00		\$ 32,053.00		\$ 32,354.00		\$ 38,825.00
39	39	Public Utility (REA)		\$ 14,199.00		\$ 17,000.00		\$ 16,324.00		\$ 17,000.00
40	40	City Lights		\$ 24,623.00		\$ 25,000.00		\$ 25,489.00		\$ 26,000.00
41	41	Blackhills Gas		\$ 3,551.00		\$ 4,000.00		\$ 4,844.00		\$ 5,200.00
42	42	Uniforms: 2 persons		\$ 747.00		\$ 800.00		\$ 796.00		\$ 800.00
43	43	Water Meter Purch: 80% Mtrs Replace		\$ 16,597.00		\$ 17,300.00		\$ 16,300.00		\$ 17,300.00
44	44	Utility R&M: brass; valve:\$25,000;		\$ 30,486.00		\$ 44,000.00		\$ 37,147.00		\$ 50,000.00
45	45	Wtr Variable Freq Drive \$25,000;								
46	46	Wtr Tower Clean \$3000 Liquid Eng								
47	47	Veh. R & M		\$ 714.00		\$ 2,000.00		\$ 2,000.00		\$ 2,000.00
48	48	Tools:		\$ 1,004.00		\$ 1,500.00		\$ 1,000.00		\$ 1,500.00
49	49	Chemicals: (Chlor, Potassium, Mag)		\$ 11,300.00		\$ 8,000.00		\$ 8,000.00		\$ 8,000.00
50	50	Check Order Fee: 100027		\$ -		\$ 300.00		\$ -		\$ 360.00

WATER

Employee	Anniversary Date	Wage
Fousek, Kristie	1-Jun-2020	\$23.66
Gorecki, Jeremy	11-Oct-2016	\$30.63
Paczosa, Dillon	26-Sep-2022	\$23.89

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

Water

Account Number	Prev. Mth Total	Current Mth Total	Total	Comments
HOMESTEAD BANK				
	January 31, 2024	February 29, 2024		
Checking 100-027	\$ (795,865.37)	\$ 794,255.93	\$ (1,609.44)	
Sales Tax 300-277	\$ (36,079.37)	\$ 94,526.09	\$ 58,446.72	Mtr Veh \$6465; 25% Infrast \$11,709; Fire Station \$23,418; Trfr 100,000 504420
Civic Center 300-749	\$ (237.95)	\$ 238.14	\$ 0.19	
City REDLG 301-465	\$ (141,237.60)	\$ 149,305.67	\$ 8,068.07	Vogel; Teresa's Fl; Bootlegger; HCMC;
City ARP 303057	\$ (257,918.09)	\$ 205.02	\$ (257,713.07)	Rutjens \$257,569
Water Trmt 504-189	\$ (7,500.72)	\$ 8,361.87	\$ 861.15	
Keno 504-409	\$ (9,456.22)	\$ 14,922.04	\$ 5,465.82	Keno Rev \$6,250; Interest; H & H Express Dept Rev \$100 (City 50G Form)
Sales Tax 504420	\$ (318,100.55)	\$ 283,621.23	\$ (34,479.32)	LB840 Rev; Sales Tax \$76,719; Wroblewski \$291 (Release Elster Fl; SPDC: Middle Loup Subd Engineering \$10,384 & 13,817; Trfr \$100,000 300277
Pool 504-442	\$ (14,076.36)	\$ 14,093.14	\$ 16.78	
General 504-805	\$ (13,440.19)	\$ 13,456.21	\$ 16.02	
Sewer 504-849	\$ (19,481.90)	\$ 19,505.12	\$ 23.22	
Police 504-860	\$ (16,243.74)	\$ 16,263.10	\$ 19.36	
Senior Center 504-882	\$ (8,444.46)	\$ 8,454.52	\$ 10.06	
Brick (Street) 504-915	\$ (2,049.49)	\$ 2,051.93	\$ 2.44	
Library Maint. 504-970	\$ (2,867.27)	\$ 2,870.69	\$ 3.42	
Light Sinking 504-981	\$ (14,395.22)	\$ 14,662.63	\$ 267.41	
Fire Sinking 504-992	\$ (7,575.70)	\$ 7,584.73	\$ 9.03	
EMT Sinking 505-003	\$ (7,995.97)	\$ 8,005.50	\$ 9.53	
Street Sinking 505-014	\$ (12,072.10)	\$ 12,086.49	\$ 14.39	
Park Sinking 505-025	\$ (11,725.83)	\$ 11,739.81	\$ 13.98	
TIF Projects 505-036	\$ (1,201.29)	\$ 1,212.34	\$ 11.05	
Elmwood Cem Found 505168	\$ (16,641.44)	\$ 16,647.39	\$ 5.95	
Civic Center Sink 505179	\$ (1,852.26)	\$ 1,854.47	\$ 2.21	
Walk/Bike 5482-7	\$ (3,449.09)	\$ 3,449.09	\$ -	
CITIZENS BANK & TRUST				
Consumer Dep 102-415	\$ (55,750.71)	\$ 56,000.71	\$ 250.00	
Cafeteria 125 102-407	\$ (17,028.69)	\$ 16,775.01	\$ (253.68)	
Health Ded 102-482	\$ (88,893.08)	\$ 94,529.48	\$ 5,636.40	Regional Care Activity RE Deductible
25% Infrast 102-342	\$ (70,599.96)	\$ 81,656.32	\$ 11,056.36	25% Infrast Deposit \$11,709 + Interest RVW Inc \$800 (GIS)
Sales Tax Fire Station Proceeds	\$ (78,384.78)	\$ 101,973.05	\$ 23,588.27	Proceeds \$23,418 + Interest
Fire Station Construct #103683	\$ (99,677.15)	\$ 93,554.66	\$ (6,122.49)	JEO Engineering \$6,318
Cemetery Sav 753-122	\$ (16,879.16)	\$ 14,220.63	\$ (2,658.53)	

Park Aluminum 772682	\$ (7,115.47)	\$ 7,335.07	\$ 219.60	Alum Cans + Interest
Light ICS 103217	\$ (728,391.58)	\$ 730,942.22	\$ 2,550.64	Interest
Water ICS 103225	\$ (277,152.72)	\$ 278,123.21	\$ 970.49	
Sewer ICS 103241	\$ (284,882.68)	\$ 285,880.25	\$ 997.57	
General ICS 103209	\$ (809,974.80)	\$ 812,811.14	\$ 2,836.34	
Building ICS 103233	\$ (25,755.62)	\$ 25,845.78	\$ 90.16	
Fire ICS 103268	\$ (20,004.99)	\$ 20,075.04	\$ 70.05	
Ambulance ICS 103276	\$ (67,825.00)	\$ 68,062.48	\$ 237.48	
Park ICS 103284	\$ (45,324.17)	\$ 45,482.85	\$ 158.68	
Police ICS 103292	\$ (2,652.50)	\$ 2,661.78	\$ 9.28	
Keno ICS 103314	\$ (69,411.27)	\$ 69,654.33	\$ 243.06	
Street ICS 103349	\$ (73,397.10)	\$ 73,654.08	\$ 256.98	
Library ICS 103365	\$ (36,901.86)	\$ 37,031.08	\$ 129.22	
Senior Center ICS 103373	\$ (22,009.27)	\$ 22,086.34	\$ 77.07	
Redlg ICS 103381	\$ (100,221.28)	\$ 100,572.20	\$ 350.92	
Pool ICS 103438	\$ (18,274.39)	\$ 18,338.38	\$ 63.99	
Cemetery ICS 103446	\$ (26,635.83)	\$ 26,729.10	\$ 93.27	
25% Infrastructure ICS	\$ (203,804.99)	\$ 204,518.66	\$ 713.67	
Sales Tax ICS 103462	\$ (13,945.19)	\$ 13,993.97	\$ 48.78	
Health Ded ICS 102-482	\$ (103,586.88)	\$ 103,949.57	\$ 362.69	
HERITAGE BANK				
UB ACH 411025	\$ (500,096.46)	\$ 611,486.50	\$ 111,390.04	UB ACH Deposit
NPAIT INVESTMENTS				
Light #23251-101	\$ (479,314.97)	\$ 481,347.51	\$ 2,032.54	ALL INTEREST
Water #23251-102	\$ (158,716.27)	\$ 159,389.33	\$ 673.06	
General #23251-104	\$ (479,314.97)	\$ 481,347.51	\$ 2,032.54	
Sewer #23251-106	\$ (211,747.62)	\$ 212,645.57	\$ 897.95	
Fire #23251-107	\$ (90,508.87)	\$ 90,892.66	\$ 383.79	
Ambulance #23251-108	\$ (158,919.96)	\$ 159,593.82	\$ 673.86	
Park #23251-109	\$ (96,823.38)	\$ 97,233.94	\$ 410.56	
Library #23251-110	\$ (52,621.47)	\$ 52,844.61	\$ 223.14	
Keno #23251-111	\$ (106,295.22)	\$ 106,745.95	\$ 450.73	
Redlg #23251-112	\$ (52,621.47)	\$ 52,844.61	\$ 223.14	
Fire Station Construct #23251-201	\$ (1,963,139.18)	\$ 1,971,463.79	\$ 8,324.61	
NEBRASKA CLASS				
Lights 01-0005-0001	\$ (623,261.58)	\$ 640,151.68	\$ 16,890.10	
Water 01-0005-0002	\$ (119,599.68)	\$ 120,117.58	\$ 517.90	
Sewer 01-0005-0003	\$ (229,781.47)	\$ 230,776.49	\$ 995.02	
General 01-0005-0004	\$ (691,521.83)	\$ 694,516.32	\$ 2,994.49	
Street 01-0005-0005	\$ (43,023.37)	\$ 43,209.67	\$ 186.30	

Fire 01-0005-0006	\$ (31,480.51)	\$ 31,616.83	\$ 136.32	
Police 01-0005-0007	\$ (15,740.26)	\$ 15,808.42	\$ 68.16	
Fire Station Construction			\$ -	
01-0005-0008				
Cemetery 01-0005-0009	\$ (27,283.10)	\$ 27,401.24	\$ 118.14	
Ambulance 01-0005-0010	\$ (123,823.33)	\$ 124,359.52	\$ 536.19	
Park 01-0005-0011	\$ (46,171.42)	\$ 46,371.36	\$ 199.94	
Library 01-0005-0012	\$ (40,924.65)	\$ 41,101.87	\$ 177.22	
Keno 01-0005-0013	\$ (38,825.98)	\$ 38,994.11	\$ 168.13	
Sales Tax 01-0005-0014	\$ (126,971.39)	\$ 127,521.21	\$ 549.82	
25% Infrast. 01-0005-0015	\$ (75,513.86)	\$ 75,840.86	\$ 327.00	
Sales Tax (Fire Station Proceeds)	\$ -		\$ -	
01-0005-0016				
REDLG 01-0005-0017	\$ (17,838.95)	\$ 17,916.20	\$ 77.25	
Building Sinking	\$ (25,184.41)	\$ 25,293.47	\$ 109.06	
01-5000-0019				
Swimming Pool	\$ (15,740.26)	\$ 15,808.42	\$ 68.16	
01-0005-0020				
Senior Center	\$ (20,987.01)	\$ 21,077.89	\$ 90.88	
01-5000-0021				
Health Ded 01-5000-0022	\$ (75,513.86)	\$ 75,840.86	\$ 327.00	
CITY FUND TOTAL	\$ (11,823,696.06)	\$ 11,797,390.34	\$ (26,305.72)	

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 1:10 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

No problem, see below:

Water: \$497,128.32
Sewer: \$493,592.04
Storm: \$364,097.67
Paving: \$2,245,560.90

\$3,600,378.93

Middle Loup
Wafer
\$497,128.32

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 11:45 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Hey Brian, for Bonding, I will need the break-down of numbers regarding Water, Sewer, Storm Sewer and any Paving cost for the subdivision, so that my bonds-man can plan accordingly for a City Bond. Sorry for inconvenience. Thank you.

Connie Jo

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 11:08 AM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

You bet. Here is the total breakdown of where things are at including design and construction administration:

Olsson original design agreement: \$46,575.00
Olsson amendment #1 (Phase II design): \$44,500.00
Elsbury Awarded Contract: \$3,218,403.94
Anticipated Change Order #1 (Gas Line): \$100,000.00
Olsson amendment #2 (Construction services): \$190,900.00
Total Project Costs: \$3,600,378.94

I have not received the actual invoice from the gas company but the \$100K is what was estimated. This is on top of the \$50K already factored into Elsbury bid. I just finished up the construction services amendment this morning and it is attached as well. Since this is technically through the EDC, it probably will need to be approved by the council and EDC. I will be sure Parker gets a copy of it this morning as well. I believe we were able to make the TIF work when the cost was around \$4.2 million so depending on what the City is comfortable with, we could bump this total number a little to be prepared for any unknowns as the project moves forward. Let me know if you have any questions.

Thanks,

City Department 6-Month Status Update

Date: 3-27-2024

FY 2023-2024: As of March 1st, 2024

Department: Sewer

Submitted By: Trae Anderson

Items to be submitted:

1. Budget: (Income & Expenditure Guidelines as of March 1st, 2024)
 - a. Long term indebtedness: (terms of project bonds)

2. Personnel: (Employee roster with wage & anniversary dates)
 - a. Training and Development that has been completed or will be completed.
Trae Anderson- Sewer Superintendent \$27.32 September 26, 2022, became superintendent on February 9, 2024, have Grade 2 Wastewater license and Grade 4 Water license will need continuing education for both wastewater and water.
Trevor Kowalski- Sewer Operator \$ 23.11 September 12, 2022. Has a grade 2 Wastewater license and Grade 4 Water license will still need continuing education.

3. Needs:
 - a. Non-budgeted equipment/resource needs:
We will need covers for screens at Main Lift station, so the sun doesn't start to affect the screens from direct sunlight. Also, we are going to need UV Lights and Covers for UV the cost for 4 lamp/ sleeve kit is \$371 4- lamps \$262 and 4- sleeves are \$292 and when replacing must replace whole UV bank at one time and there is 7 rows and 28 bulbs per side so then a total of 56. Would like to purchase a printer for down at shop so then we don't have to email papers up to the city office to have them print it for us. Would like to put a work bench in the shop area. We didn't have coagulant or chlorine budgeted but didn't have any idea we would need to use it.

 - b. Items budgeted for but not yet purchased:
Have budgeted for a Camera system for sewer jetter but haven't been able to find right camera for us that would work only able to find push cameras that will not benefit us we have budgeted \$17,000.

4. Overall Outlook:
 - a. Challenges:
Trying to figure out filament problem with plant and figuring out if this is going to be a continuous problem or if once fixed, we are in the clear or will this be a problem for us every winter won't be able to tell until plant has been running longer. We are running FOG test to see if that is our problem for filamentous.

b. Achievements and Milestones:

Since starting have updated our assets and inventory list since we got a new plant and have added new vehicles to our department and new equipment to the department. Getting our GIS mapping all correct and up to date.

5. Goals/Upcoming Projects for the Next 6 Months:

Getting to know the overall system better. Getting new plant to run smoothly with hopefully no coagulant. Getting the North side of town flushed in the summer. To start passing all our monthly reports and not have to fill out non-compliance forms through state. Watching over the new subdivision starting.

6. Additional Comments/Notes:

We will be going over sewer rates as well in the coming weeks.

1	WASTEWATER FACILITY #3 June 2023	21-22 Actual	22-23 Budget	22-23 Estimate	23-24 Budget
2	REVENUE	A	B	C	D
3	Rental Lag. Exp \$4360 Due Nov 1, 2022	\$ 3,500.00	\$ 4,360.00	\$ 4,360.00	\$ -
4	Interest: 504849; ICS; Npait, NE Class	\$ 3,200.00	\$ 1,000.00	\$ 15,000.00	\$ 8,000.00
5	Assess: Kelly, MAD, Starkey, Goodenb	\$ 1,034.00	\$ 568.00	\$ 532.00	\$ 385.00
6	Assess Int: Kelly Crt, MAD, Good, Starkey	\$ 7,792.00	\$ 6,041.00	\$ 4,420.00	\$ 4,066.00
7	Collections: March 2023 (Do January 2024)	\$ 500,080.00	\$ 540,000.00	\$ 576,000.00	\$ 550,000.00
8	Shop Sales	\$ 56.00	\$ -	\$ -	\$ -
9	Bond Anticipation: WWTF	\$ -	\$ -	\$ -	\$ -
10	Reimb: NDEE for WWTF Drawdowns; BOKF	\$ 3,270,516.00	\$ 3,202,000.00	\$ 2,508,768.00	\$ 500,000.00
11	Reimb: Big Iron; Elba Flusher;	\$ -	\$ -	\$ 8,889.00	\$ -
12	FROM ARP: Flusher \$83,203; Vac \$75,137 = 21-22	\$ -	\$ 76,000.00	\$ -	\$ -
13	RESERVES: Cam \$17,000; Lab/Furn \$	\$ -	\$ -		\$ 17,000.00
14	Bond Proceeds OR RESERVES:	\$ -	\$ -	\$ -	\$ 373,550.00
15	Reserve Funds: \$1.5 Million (Lts / Gen)				
16	TOTAL REVENUES	\$ 3,786,178.00	\$ 3,829,969.00	\$ 3,117,969.00	\$ 1,453,001.00
17	EXPENSE				
18	PERSONNEL SERVICES				
19	Salary/Wage: Operator & Fulltime	\$ 64,668.00	\$ 77,107.00	\$ 81,377.00	\$ 104,895.00
20	Overtime	\$ 682.00	\$ 2,500.00	\$ 2,216.00	\$ 2,500.00
21	Fica - 6.20%	\$ 6,771.00	\$ 4,936.00	\$ 5,183.00	\$ 6,659.00
22	Medicare - 1.45%	\$ 882.00	\$ 1,154.00	\$ 1,212.00	\$ 1,557.00
23	Pension 6%	\$ 3,181.00	\$ 4,776.00	\$ 5,016.00	\$ 6,444.00
24	Insurance: BC/BS & LTD: Wm & new hire	\$ 28,420.00	\$ 40,471.00	\$ 30,990.00	\$ 42,405.00
25	OPERATING EXPENSE				
26	Prof & Sch (Matt, Jeremy, Bill) Snowball	\$ 840.00	\$ 1,000.00	\$ 1,890.00	\$ 2,000.00
27	Adm & Dues:Util Sec; Sparq; BOKF; Hydro Opt	\$ 3,273.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
28	Eng Fee: WWTF Construction/ Completion	\$ 118,772.00	\$ 131,783.00	\$ 131,783.00	\$ 110,000.00
29	Wire Bank Fees - \$8 each	\$ 16.00	\$ 24.00	\$ -	\$ 16.00
30	Communication - Diggers	\$ 222.00	\$ 300.00	\$ 106.00	\$ 300.00
31	City Gas & Oil	\$ 4,069.00	\$ 4,000.00	\$ 4,430.00	\$ 4,500.00
32	Lab Sample: Soil, influence, irrigation	\$ 1,924.00	\$ 3,500.00	\$ 3,000.00	\$ 3,500.00
33	Publish / Codif (No Flushing)	\$ 575.00	\$ 600.00	\$ 200.00	\$ 600.00
34	Insurance: LARM: WWTF (20%)	\$ 6,458.00	\$ 7,747.00	\$ 9,671.00	\$ 23,300.00
35	City Lights: no Air-o-lators 22-23	\$ 28,697.00	\$ 32,000.00	\$ 23,242.00	\$ 31,000.00
36	Uniforms: 2 persons	\$ 340.00	\$ 800.00	\$ 800.00	\$ 800.00
37	Utility R&M: Maint lines; Manhole Rehab	\$ 16,848.00	\$ 25,000.00	\$ 24,500.00	\$ 25,000.00
38	Vehicle R & M: Tires	\$ 1,316.00	\$ 2,500.00	\$ 2,000.00	\$ 2,500.00
39	Tools - battery, hammer, drill bit	\$ 106.00	\$ 300.00	\$ 810.00	\$ 1,000.00
40	Chemicals:Weed Spray, Rodeo,	\$ 230.00	\$ 400.00	\$ -	\$ 400.00
41	Check Order Fee: 100027	\$ -	\$ 300.00	\$ -	\$ 360.00
42	Computer: COR 2200; Banyon 2500; WWTF;	\$ 2,728.00	\$ 4,200.00	\$ 3,000.00	\$ 4,200.00
43	Office Supplies	\$ 775.00	\$ 1,000.00	\$ 800.00	\$ 1,000.00
44	Postage: Bulk 100; Mailings 50; 197x12= 2364	\$ 1,993.00	\$ 2,200.00	\$ 2,327.00	\$ 2,600.00
45	Acct Fees-Audit 17,400; Budget 9,400	\$ 3,593.00	\$ 7,267.00	\$ 7,267.00	\$ 6,600.00
46	Bldg R & M: Copier 89x12; Cornhusker Desk	\$ 1,784.00	\$ 2,000.00	\$ 951.00	\$ 5,000.00
47	CAPITAL OUTLAY				
48	Mach & Equip: Cam \$17,000	\$ -	\$ -	\$ -	\$ 17,000.00
49	Improvements: WWTF - Pay Request	\$ 2,882,387.00	\$ 3,224,000.00	\$ 2,508,768.00	\$ 500,000.00
50	Improvements: Middle Loup Subdivision	\$ -	\$ -	\$ -	\$ 373,550.00
51	DEBT SERVICE				

52	Bond Princ:	\$ 71,144.00	\$ 35,240.00	\$ 35,270.00	\$ 140,558.00
53	Bond Interest	\$ 5,220.00	\$ 3,911.00	\$ 3,912.00	\$ 4,019.00
54	Trfr Out (Gen Util Sup)	\$ 18,710.00	\$ 19,282.00	\$ 19,282.00	\$ 21,019.00
55	TOTAL EXPENDITURES	\$ 3,276,624.00	\$ 3,643,798.00	\$ 2,913,503.00	\$ 1,448,782.00
56	NET ANNUAL CASH FLOW	\$ 509,554.00	\$ 186,171.00	\$ 204,466.00	\$ 4,219.00
	M. Mkt #504849 = \$19,258				
	ICS (Citizens) = \$273,649				
	NPAIT = \$204,378				
	NE CLASS = \$172,946				
	Lagoon Note Paid off May 1, 2022				
***	WWTF Bids: Sept. 2021; Construction: March 2022 - Original Contract \$5,516,845				
***	WWTF Note: \$5,820,000; First Payment: December 15, 2023				
	April 2022 HOA Solution Sewer Lift Station Radio Upgrade: \$74,970				
	2022 Sewer Vacuum; Vermeer High Plains - \$75,137; LP 873XDT Diesel Kohler Motor (Adams Marshall)				
	2022 Sewer Jetter: Rose Equipment: \$83,203 - O'Brien 7040-SC; Diesel motor				
	Lagoon Rent: Clark Kosmicki from March 15, 2022 to December 1, 2022 - one growing season (\$4360)				
	Lagoon Cleanout 2015-2016 = Midwest Injection = \$167,500 = INCREASED RATES				
	2022-2023: Construction of WWTF: Completion Date: 9-9-2024				
	2022-2023: (May): Pulled Aerator's (8);				
	2022-2023: (June): Purchased Three (3) Trucks: 2011 Dually F450 = \$32,000: Funds from Sewer ICS				
	2014 Dually F350 = \$38,860: Funds from Sewer ICS				
	2017 Ford F150 = \$24,000 (Utility Super) Funds from General ICS				
	SEWER RATES:				
	***March 1, 2021: \$2.60 Per 1000 gallons; \$22.50 Monthly Rate				
	***March 1, 2022: \$3.20 Per 1000 gallons; \$30.00 Monthly Rate				
	***March 1, 2023: \$3.80 Per 1000 gallons; \$37.00 Monthly Rate				
	***March 1, 2023: Ordinance to Set Sewer Rates				
	SEWER #3				

CITY OF ST PAUL
 *Revenue Guideline©

Current Period: MARCH 23-24

		23-24	23-24	MARCH	23-24	% of YTD
		YTD Budget	YTD Amt	MTD Amt	YTD Balance	Budget
SEWER						
Active	R 03-100 SINKING FUND	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 03-216 RECORDING FEE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 03-250 RENTAL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 03-260 REFUNDS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 03-272 Scrape Iron/Brass	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 03-290 INVESTMENT INT	\$8,000.00	\$14,653.49	\$0.00	-\$6,653.49	183.17%
Active	R 03-320 LABOR	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 03-330 SPECIAL ASSESSMENT	\$385.00	\$818.43	\$0.00	-\$433.43	212.58%
Active	R 03-350 ASSESSMENT INTEREST	\$4,066.00	\$2,447.04	\$156.98	\$1,618.96	60.18%
Active	R 03-420 TRANSFER IN	\$0.00	\$125,000.00	\$75,000.00	-\$125,000.00	0.00%
Active	R 03-471 COLLECTIONS	\$550,000.00	\$341,669.02	\$55,365.13	\$208,330.98	62.12%
Active	R 03-580 SHOP SALES	\$0.00	\$40.00	\$0.00	-\$40.00	0.00%
Active	R 03-589 BOND ANTICIPATION	\$373,550.00	\$0.00	\$0.00	\$373,550.00	0.00%
Active	R 03-590 BOND SALES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 03-615 BOND PROCEEDS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 03-630 REIMBURSEMENT	\$500,000.00	\$625,324.00	\$0.00	-\$125,324.00	125.06%
Total SEWER		\$1,436,001.00	\$1,109,951.98	\$130,522.11	\$326,049.02	77.29%

NWTF
 NDEF

CITY OF ST PAUL
 *Expenditure Guideline©

Current Period: MARCH 23-24

		23-24 YTD Budget	23-24 YTD Amt	MARCH MTD Amt	Enc Current	23-24 YTD Balance	% of YTD Budget
SEWER							
Active	E 03-10-110 SALARY & WAGES	\$104,895.00	\$49,615.68	\$12,374.25	\$0.00	\$55,279.32	47.30%
Active	E 03-10-111 OVERTIME	\$2,500.00	\$1,422.55	\$0.00	\$0.00	\$1,077.45	56.90%
Active	E 03-10-115 FICA	\$6,659.00	\$2,952.51	\$732.65	\$0.00	\$3,706.49	44.34%
Active	E 03-10-116 MEDICARE	\$1,557.00	\$690.49	\$171.34	\$0.00	\$866.51	44.35%
Active	E 03-10-120 PENSION	\$6,444.00	\$2,039.72	\$742.46	\$0.00	\$4,404.28	31.65%
Active	E 03-10-130 INSURANCE	\$42,405.00	\$19,843.41	\$3,300.57	\$0.00	\$22,561.59	46.79%
Active	E 03-20-210 PROF&SCHOOLS	\$2,000.00	\$120.00	\$120.00	\$0.00	\$1,880.00	6.00%
Active	E 03-20-211 ADM. & DUES	\$3,500.00	\$1,218.87	\$0.00	\$0.00	\$2,281.13	34.82%
Active	E 03-20-212 LEGAL FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-20-213 ENGINEER FEES	\$110,000.00	\$95,763.59	\$0.00	\$0.00	\$14,236.41	87.06%
Active	E 03-20-215 WIRE FEE	\$16.00	\$0.00	\$0.00	\$0.00	\$16.00	0.00%
Active	E 03-20-220 COMMUNICATION	\$300.00	\$335.61 ✓	\$44.15	\$0.00	-\$35.61	111.87%
Active	E 03-20-231 CITY GAS & OIL	\$4,500.00	\$1,462.48	\$242.99	\$0.00	\$3,037.52	32.50%
Active	E 03-20-232 LAB SAMPLE	\$3,500.00	\$2,542.00	\$736.00	\$0.00	\$958.00	72.63%
Active	E 03-20-240 PUBLISH / CODIF	\$600.00	\$33.51	\$0.00	\$0.00	\$566.49	5.59%
Active	E 03-20-250 CITY INSURANCE	\$23,300.00	\$23,010.72	\$567.33	\$0.00	\$289.28	98.76%
Active	E 03-20-260 PUBLIC UTILITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-20-261 CITY LIGHTS	\$31,000.00	\$8,628.32	\$1,854.14	\$0.00	\$22,371.68	27.83%
Active	E 03-20-268 Uniforms	\$800.00	\$800.00	\$0.00	\$0.00	\$0.00	100.00%
Active	E 03-20-270 UTILITY R & M	\$25,000.00	\$3,287.91	\$382.62	\$0.00	\$21,712.09	13.15%
Active	E 03-20-271 VEHICLE R & M	\$2,500.00	\$2,117.31	\$59.99	\$0.00	\$382.69	84.69%
Active	E 03-20-272 TOOLS	\$1,000.00	\$233.16	\$14.99	\$0.00	\$766.84	23.32%
Active	E 03-20-274 CHEMICALS	\$400.00	\$1,383.23 ✓	\$0.00	\$0.00	-\$983.23	345.81%
Active	E 03-20-306 CHECK ORDER CHA	\$360.00	\$0.00	\$0.00	\$0.00	\$360.00	0.00%
Active	E 03-20-309 COMPUTER	\$4,200.00	\$1,665.88	\$590.03	\$0.00	\$2,534.12	39.66%
Active	E 03-20-310 OFFICE SUPPLIES	\$1,000.00	\$175.97	\$0.00	\$0.00	\$824.03	17.60%
Active	E 03-20-313 POSTAGE	\$2,600.00	\$1,282.68	\$275.00	\$0.00	\$1,317.32	49.33%
Active	E 03-20-345 ACCOUNTING FEE	\$6,600.00	\$6,600.00	\$1,293.34	\$0.00	\$0.00	100.00%
Active	E 03-20-520 BLDG/ R & M	\$5,000.00	\$651.60	\$124.20	\$0.00	\$4,348.40	13.03%
Active	E 03-30-320 MERCH & SUPPLY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-50-540 MACH & EQUIPMEN	\$17,000.00	\$4,895.91	\$205.02	\$0.00	\$12,104.09	28.80%
Active	E 03-50-550 IMPROVEMENTS	\$873,550.00	\$275,147.71 ✓	\$0.00	\$0.00	\$598,402.29	31.50%
Active	E 03-50-555 Vehicle Purchase	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-50-560 DEPRECIATION EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-60-610 PRINCIPAL	\$140,558.00	\$40,408.00	\$0.00	\$0.00	\$100,150.00	28.75%
Active	E 03-60-620 INTEREST	\$4,019.00	\$2,038.51	\$0.00	\$0.00	\$1,980.49	50.72%
Active	E 03-60-624 Bond Antic Int	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-60-626 Bond Pay Off	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-60-627 Bond Payoff Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-60-628 Bond Issue Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-60-630 EQUIP SINKING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-60-631 BUILDING SINKING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 03-70-160 TRANSFER OUT	\$21,019.00	\$125,000.00	\$75,000.00	\$0.00	-\$103,981.00	594.70%
	Total SEWER	\$1,448,782.00	\$675,367.33	\$98,831.07	\$0.00	\$773,414.67	46.62%

Communications

**CITY OF ST PAUL
Revenue/Expenditure
Audit Detail Full**

Audit 23-24

Fund 03 SEWER

Expenditure

E 03-20-220 COMMUNICATION Budget \$300.00 Total \$335.61 Balance -\$35.61

		Vendor SearchNam	Invoice	-----Check-----	Batch Name	Debit	Credit
		Comments	Refer	PO		Begin	
23-24-01 OCTOBER							\$0.00
23-24-01	Pay	AT&T MOBILITY	08282023 070287	10/2/2023	Disb Oct2	\$0.00	\$109.37
		Swr - modem for WWTP		5			
23-24-01	Pay	AT&T MOBILITY	08282023 070287	10/2/2023	Disb Oct2	\$231.91	\$0.00
		Swr - modem for WWTP		5			
23-24-01	Pay	AT&T MOBILITY	09282023 070333	10/16/2023	Disb Oct16	\$40.04	\$0.00
		Swr - internet at WWTP		3			
23-24-01	Pay	AT&T MOBILITY	09282023 070333	10/16/2023	Disb Oct16	\$0.00	\$59.95
		Swr - credit for service that did not		3			
23-24-01	Pay	ONE CALL CONCEP	3090196 070369	10/16/2023	Disb Oct16	\$9.42	\$0.00
		Swr - Digger's hotline		39			
Total 23-24-01 OCTOBER						\$281.37	\$169.32
						Ending	\$112.05
23-24-02 NOVEMBER							\$112.05
23-24-02	Pay	AT&T MOBILITY	10282023 070388	11/6/2023	Disb Nov6	\$40.04	\$0.00
		Swr - internet at WWTP		3			
23-24-02	Pay	AT&T MOBILITY	10282023 070388	11/6/2023	Disb Nov6	\$1.22	\$0.00
		Swr - hot spot usage at WWTP		3			
23-24-02	Pay	ONE CALL CONCEP	3100196 070468	11/20/2023	Disb Nov20	\$9.94	\$0.00
		Swr - Digger's hotline		34			
Total 23-24-02 NOVEMBER						\$51.20	\$0.00
						Ending	\$163.25
23-24-03 DECEMBER							\$163.25
23-24-03	Pay	AT&T MOBILITY	11282023 070520	12/18/2023	Disb Dec18	\$40.04	\$0.00
		Swr - WWTP internet		3			
23-24-03	Pay	ONE CALL CONCEP	3110196 070545	12/18/2023	Disb Dec18	\$3.17	\$0.00
		Swr - Digger's hotline		28			
Total 23-24-03 DECEMBER						\$43.21	\$0.00
						Ending	\$206.46
23-24-04 JANUARY							\$206.46
23-24-04	Pay	ONE CALL CONCEP	3120197 070633	1/16/2024	Disb Jan16 2024	\$2.52	\$0.00
		Swr - Digger's Hotline		28			
Total 23-24-04 JANUARY						\$2.52	\$0.00
						Ending	\$208.98
23-24-05 FEBRUARY							\$208.98
23-24-05	Pay	AT&T MOBILITY	12282023 070657	2/5/2024	Disb Feb5 2024	\$40.04	\$0.00
		Swr - WWTP internet		2			
23-24-05	Pay	AT&T MOBILITY	01282024 070706	2/20/2024	Disb Feb20 2024	\$40.04	\$0.00
		Swr - internet for WWTP		2			
23-24-05	Pay	ONE CALL CONCEP	4010198 070744	2/20/2024	Disb Feb20 2024	\$2.40	\$0.00
		Swr - Digger's hotline		40			

CITY OF ST PAUL
Revenue/Expenditure
Audit Detail Full

Audit 23-24

Fund 03 SEWER

Expenditure

E 03-20-220	COMMUNICATION		Budget	\$300.00	Total		\$335.61	Balance	-\$35.61	
							\$82.48		\$0.00	
Total 23-24-05 FEBRUARY							Ending		\$291.46	
23-24-06 MARCH	Vendor SearchNam	Invoice	-----Check-----	Batch Name	Debit	Credit				
	Comments	Refer	PO		Begin	\$291.46				
23-24-06	Pay	AT&T MOBILITY	02282024 070810	3/18/2024 Disb March18	\$40.04	\$0.00				
		Swr - WWTP internet		3						
23-24-06	Pay	ONE CALL CONCEP	4020199 070838	3/18/2024 Disb March18	\$4.11	\$0.00				
		Swr - Digger's hotline		31						
Total 23-24-06 MARCH							\$44.15		\$0.00	
							Ending		\$335.61	
Control Act	03-13300 CHANG	Tota E 03-20-220 COMMUNICATION				\$504.93		\$169.32		
		<i>In Balance</i>	Total Year	\$335.61	Ending		\$335.61			
							\$504.93		\$169.32	
Total	Expenditure					\$504.93		\$169.32		
		Fund 03					\$504.93		\$169.32	

Chemicals

**CITY OF ST PAUL
Revenue/Expenditure
Audit Detail Full**

Audit 23-24

Fund 03 SEWER

Expenditure

E 03-20-274 CHEMICALS Budget \$400.00 Total \$2,601.94 Balance -\$2,201.94

		Vendor SearchNam	Invoice	-----Check-----	Batch Name	Debit	Credit
		Comments	Refer	PO		Begin	
23-24-05 FEBRUARY							\$0.00
23-24-05	Pay	HAWKINS INC	6677988 070678	2/5/2024	Disb Feb5 2024	\$104.85	\$0.00
		Swr - coagulant for WWTP		23			
23-24-05	Pay	HAWKINS INC	6677986 070678	2/5/2024	Disb Feb5 2024	\$377.06	\$0.00
		Swr - coagulant for WWTP		23			
23-24-05	Pay	HAWKINS INC	6668788 070678	2/5/2024	Disb Feb5 2024	\$901.32	\$0.00
		Swr - coagulant for WWTP		23			
Total 23-24-05 FEBRUARY						\$1,383.23	\$0.00
						Ending	\$1,383.23
23-24-07 APRIL							\$1,383.23
23-24-07	Pay	HAWKINS INC	6708152 070875	4/1/2024	Disb April1	\$945.00	\$0.00
		Swr - chlorine		20			
23-24-07	Pay	HAWKINS INC	6708286 070875	4/1/2024	Disb April1	\$273.71	\$0.00
		Swr - flocculant		20			
Total 23-24-07 APRIL						\$1,218.71	\$0.00
						Ending	\$2,601.94
Control Act	03-13300 CHANG	Tota	E 03-20-274 CHEMICALS			\$2,601.94	\$0.00
		In Balance	Total Year			Ending	\$2,601.94
Total Expenditure						\$2,601.94	\$0.00
Fund 03						\$2,601.94	\$0.00

Improvements

**CITY OF ST PAUL
Revenue/Expenditure
Audit Detail Full**

Audit 23-24

Fund 03 SEWER

Expenditure

E 03-50-550 IMPROVEMENTS Budget \$873,550.00 Total \$275,147.71 Balance \$598,402.29

		Vendor SearchNam	Invoice	-----Check-----	Batch Name	Debit	Credit
		Comments	Refer	PO		Begin	
23-24-01 OCTOBER							\$0.00
23-24-01	Pay	CORNHUSKER STA	1390197 070296	10/2/2023	Disb Oct2	\$872.00	\$0.00
		Swr - pencil tray, chairs for WWTP		14			
23-24-01	Pay	CORE & MAIN	CM177 070345	10/16/2023	Disb Oct16	\$0.00	\$2,229.00
		Swr - credit for returned DO meter		15			
23-24-01	Pay	CORE & MAIN	INV0002658 070345	10/16/2023	Disb Oct16	\$2,753.95	\$0.00
		Swr - scale, DO meter		15			
Total 23-24-01 OCTOBER						\$3,625.95	\$2,229.00
						Ending	\$1,396.95
23-24-02 NOVEMBER							\$1,396.95
23-24-02	Pay	CORE & MAIN	INV0003968 070447	11/20/2023	Disb Nov20	\$23.43	\$0.00
		Swr - Lab equipment: graduated cyl		13			
Total 23-24-02 NOVEMBER						\$23.43	\$0.00
						Ending	\$1,420.38
23-24-03 DECEMBER							\$1,420.38
23-24-03	Pay	ELAN FINANCIAL S	3676 070493	12/4/2023	Disb Dec4	\$230.23	\$0.00
		Swr - drying rack, calibration weight		14			
23-24-03	Pay	ELAN FINANCIAL S	1739 070493	12/4/2023	Disb Dec4	\$757.88	\$0.00
		Swr - analog oven for WWTP		14			
23-24-03	Pay	CORE & MAIN	INV0002891 070526	12/18/2023	Disb Dec18	\$35.90	\$0.00
		Swr - lab equipment (graduated cyli		9			
Total 23-24-03 DECEMBER						\$1,024.01	\$0.00
						Ending	\$2,444.39
23-24-04 JANUARY							\$2,444.39
23-24-04	Pay	CORE & MAIN	INV0004143 070571	1/2/2024	Disb Jan2 2024	\$14.93	\$0.00
		Swr - lab equipment - cylinder w/ ba		10			
23-24-04	Pay	CORE & MAIN	INV0004022 070571	1/2/2024	Disb Jan2 2024	\$21.29	\$0.00
		Swr - lab equipment - glass beaker		10			
23-24-04	Pay	CORE & MAIN	INV0004538 070571	1/2/2024	Disb Jan2 2024	\$44.83	\$0.00
		Swr - lab equipment for WWTP		10			
23-24-04	Pay	CORNHUSKER STA	1404240 070572	1/2/2024	Disb Jan2 2024	\$2,098.00	\$0.00
		Swr - file cabinets and desks at W		11			
Total 23-24-04 JANUARY						\$2,179.05	\$0.00
						Ending	\$4,623.44
23-24-05 FEBRUARY							\$4,623.44
23-24-05	Pay	RUTJENS CONSTR	010003	2/8/2024	Rutjens ARP	\$0.00	\$257,569.00
		WWTF FINAL PAY REQUEST #13		1	0		
23-24-05	Pay	RUTJENS CONSTR	010003	2/8/2024	Rutjens ARP	\$257,569.00	\$0.00
		WWTF FINAL PAY REQUEST #13		1			
23-24-05	Pay	RUTJENS CONSTR	070702	2/8/2024	Rutjen Pay 13	\$270,524.27	\$0.00
		WWTF Final Pay Request #13		1			

CITY OF ST PAUL
Revenue/Expenditure
Audit Detail Full

Audit 23-24

Fund 03 SEWER						
Expenditure						
E 03-50-550	IMPROVEMENTS	Budget	\$873,550.00	Total	\$275,147.71	Balance \$598,402.29
		Total	23-24-05 FEBRUARY		\$528,093.27	\$257,569.00
					Ending	\$275,147.71
Control Act	03-13300 CHANG	Tota	E 03-50-550 IMPROVEMENTS		\$534,945.71	\$259,798.00
		<i>In Balance</i>	Total Year	\$275,147.71	Ending	\$275,147.71
Total	Expenditure				\$534,945.71	\$259,798.00
		Fund 03			\$534,945.71	\$259,798.00

Debt Service City of St. Paul	Rate	Amount Bond	Yearly Pymt	Pay Frequency	Balance	Maturity
Wednesday, March 13, 2024						
New 2021 Wastewater Treatment Facility	0.01%	\$ 6,016,000.00	\$ 101,000.00	June/Dec	\$ 6,016,000.00	12/15/2053
30 Years		First Payment is June 15, 2024				
2022 New Fire Station GO Building	4.64%	\$2,055,000	\$155,000.00	May/Nov.	\$1,975,000.00	11/15/2042
Bond, Series 2022		First Payment is May 15, 2023				
20 Years		Utilize Sales Tax Proceeds of half cent (1/2 cent)				
2020 VP: Howard Ave; "M" (Hospital);						
	1.63%	\$ 920,000.00	\$ 65,000.00		\$ 740,000.00	11/15/2035
Paul (Matelyn), Kendall East (Archer Credit)						
<i>(Street 82%; Sewer 12%; and Water 6%)</i>						
2020 WATER BOND (BOKF)						
	1.86%	\$ 375,000.00	\$ 40,000.00	Dec / June	\$ 225,000.00	12/15/2029
New Well House, Trans. Line, Paint Water Tower & Detention Tanks (Refinanced Water SRF /NDEQ and Ameritas; Now BOKF)						
Water 100%						
2017 Series GO Street Impr Bond (BOK)						
	2.27%	\$620,000	\$ 70,000.00	Dec / June	\$ 495,000.00	12/15/2031
STREETS 100% - (Jay, 3rd, "L" & "O")						
						3/6/2017
Dalton Meadows Improve (BOK)						
	2.15%	\$265,000	\$29,923.00	Dec / June	\$ 90,000.00	12/15/2026
Wt 37%, Sw 32%, St 31%						

2016 Sewer UV Bulb (BOK)	1.59%	\$ 165,000.00	\$16,600	June/Dec	\$ 55,000.00	10/15/2025
Sewer 100%						
2021 Refund Water Treatment Plant (\$1,185,000) and 2010 Street District (\$605,000) (BOK)						
Wt 69.6%, Sw 3.38%, St 27.04%	1.21%	\$ 1,220,000.00	\$ 155,000.00	Oct/April	\$ 915,000.00	10/1/2031
	<i>Total</i>	\$ 11,636,000.00	\$ 376,523.00		\$ 10,511,000.00	Okay
LOAN AMOUNTS SPLIT INTO DEPARTMENTS						
Water (Pay through Water Rates)		\$ 939,357.00				
Sewer (Pay through Sewer Rates)		\$ 6,219,527.00				
Street (Pay through Street Assessments)		\$ 1,377,116.00				
Fire (Pay through 1/2% Sales Tax)		\$ 1,975,000.00				
TOTAL		\$ 10,511,000.00				

WWTF = \$ 6,016,000⁰⁰ Sewer *New Plant*

ATTACHMENT A

PROJECTED AMORTIZATION SCHEDULE

TOTAL PRINCIPAL: \$ 6,016,000 INTEREST RATE (%): 0.01
 LOAN FORGIVENESS: \$ - ADMIN FEE (%): 0.01
 SMALL TOWN GRANT: \$ - TERM (YEARS): 30
 TOTAL SRF ASSISTANCE: \$ 6,016,000

Principal Payment	Principal	Principal Payment	Interest	Admin Fee	Total Payment	Remaining Principal
6/15/2024	\$ 6,016,000.00	\$ 100,118.85	\$ 300.80	\$ 300.80	\$ 100,720.45	\$ 5,915,881.15
12/15/2024	\$ 5,915,881.15	\$ 100,123.85	\$ 295.79	\$ 295.79	\$ 100,715.44	\$ 5,815,757.30
6/15/2025	\$ 5,815,757.30	\$ 100,128.86	\$ 290.79	\$ 290.79	\$ 100,710.44	\$ 5,715,628.44
12/15/2025	\$ 5,715,628.44	\$ 100,133.87	\$ 285.78	\$ 285.78	\$ 100,705.43	\$ 5,615,494.57
6/15/2026	\$ 5,615,494.57	\$ 100,138.87	\$ 280.77	\$ 280.77	\$ 100,700.42	\$ 5,515,355.70
12/15/2026	\$ 5,515,355.70	\$ 100,143.88	\$ 275.77	\$ 275.77	\$ 100,695.42	\$ 5,415,211.81
6/15/2027	\$ 5,415,211.81	\$ 100,148.89	\$ 270.76	\$ 270.76	\$ 100,690.41	\$ 5,315,062.93
12/15/2027	\$ 5,315,062.93	\$ 100,153.90	\$ 265.75	\$ 265.75	\$ 100,685.40	\$ 5,214,909.03
6/15/2028	\$ 5,214,909.03	\$ 100,158.90	\$ 260.75	\$ 260.75	\$ 100,680.39	\$ 5,114,750.13
12/15/2028	\$ 5,114,750.13	\$ 100,163.91	\$ 255.74	\$ 255.74	\$ 100,675.39	\$ 5,014,586.22
6/15/2029	\$ 5,014,586.22	\$ 100,168.92	\$ 250.73	\$ 250.73	\$ 100,670.38	\$ 4,914,417.30
12/15/2029	\$ 4,914,417.30	\$ 100,173.93	\$ 245.72	\$ 245.72	\$ 100,665.37	\$ 4,814,243.37
6/15/2030	\$ 4,814,243.37	\$ 100,178.94	\$ 240.71	\$ 240.71	\$ 100,660.36	\$ 4,714,064.43
12/15/2030	\$ 4,714,064.43	\$ 100,183.95	\$ 235.70	\$ 235.70	\$ 100,655.35	\$ 4,613,880.49
6/15/2031	\$ 4,613,880.49	\$ 100,188.95	\$ 230.69	\$ 230.69	\$ 100,650.34	\$ 4,513,691.53
12/15/2031	\$ 4,513,691.53	\$ 100,193.96	\$ 225.68	\$ 225.68	\$ 100,645.33	\$ 4,413,497.57
6/15/2032	\$ 4,413,497.57	\$ 100,198.97	\$ 220.67	\$ 220.67	\$ 100,640.32	\$ 4,313,298.60
12/15/2032	\$ 4,313,298.60	\$ 100,203.98	\$ 215.66	\$ 215.66	\$ 100,635.31	\$ 4,213,094.61
6/15/2033	\$ 4,213,094.61	\$ 100,208.99	\$ 210.65	\$ 210.65	\$ 100,630.30	\$ 4,112,885.62
12/15/2033	\$ 4,112,885.62	\$ 100,214.00	\$ 205.64	\$ 205.64	\$ 100,625.29	\$ 4,012,671.62
6/15/2034	\$ 4,012,671.62	\$ 100,219.01	\$ 200.63	\$ 200.63	\$ 100,620.28	\$ 3,912,452.60
12/15/2034	\$ 3,912,452.60	\$ 100,224.03	\$ 195.62	\$ 195.62	\$ 100,615.27	\$ 3,812,228.57
6/15/2035	\$ 3,812,228.57	\$ 100,229.04	\$ 190.61	\$ 190.61	\$ 100,610.26	\$ 3,711,999.54
12/15/2035	\$ 3,711,999.54	\$ 100,234.05	\$ 185.60	\$ 185.60	\$ 100,605.25	\$ 3,611,765.49
6/15/2036	\$ 3,611,765.49	\$ 100,239.06	\$ 180.59	\$ 180.59	\$ 100,600.24	\$ 3,511,526.43
12/15/2036	\$ 3,511,526.43	\$ 100,244.07	\$ 175.58	\$ 175.58	\$ 100,595.22	\$ 3,411,282.36
6/15/2037	\$ 3,411,282.36	\$ 100,249.08	\$ 170.56	\$ 170.56	\$ 100,590.21	\$ 3,311,033.27
12/15/2037	\$ 3,311,033.27	\$ 100,254.10	\$ 165.55	\$ 165.55	\$ 100,585.20	\$ 3,210,779.18
6/15/2038	\$ 3,210,779.18	\$ 100,259.11	\$ 160.54	\$ 160.54	\$ 100,580.19	\$ 3,110,520.07
12/15/2038	\$ 3,110,520.07	\$ 100,264.12	\$ 155.53	\$ 155.53	\$ 100,575.17	\$ 3,010,255.94
6/15/2039	\$ 3,010,255.94	\$ 100,269.14	\$ 150.51	\$ 150.51	\$ 100,570.16	\$ 2,909,986.81
12/15/2039	\$ 2,909,986.81	\$ 100,274.15	\$ 145.50	\$ 145.50	\$ 100,565.15	\$ 2,809,712.66
6/15/2040	\$ 2,809,712.66	\$ 100,279.16	\$ 140.49	\$ 140.49	\$ 100,560.13	\$ 2,709,433.50
12/15/2040	\$ 2,709,433.50	\$ 100,284.18	\$ 135.47	\$ 135.47	\$ 100,555.12	\$ 2,609,149.32
6/15/2041	\$ 2,609,149.32	\$ 100,289.19	\$ 130.46	\$ 130.46	\$ 100,550.11	\$ 2,508,860.13
12/15/2041	\$ 2,508,860.13	\$ 100,294.21	\$ 125.44	\$ 125.44	\$ 100,545.09	\$ 2,408,565.92
6/15/2042	\$ 2,408,565.92	\$ 100,299.22	\$ 120.43	\$ 120.43	\$ 100,540.08	\$ 2,308,266.70
12/15/2042	\$ 2,308,266.70	\$ 100,304.24	\$ 115.41	\$ 115.41	\$ 100,535.06	\$ 2,207,962.47
6/15/2043	\$ 2,207,962.47	\$ 100,309.25	\$ 110.40	\$ 110.40	\$ 100,530.05	\$ 2,107,653.22
12/15/2043	\$ 2,107,653.22	\$ 100,314.27	\$ 105.38	\$ 105.38	\$ 100,525.03	\$ 2,007,338.95
6/15/2044	\$ 2,007,338.95	\$ 100,319.28	\$ 100.37	\$ 100.37	\$ 100,520.02	\$ 1,907,019.67
12/15/2044	\$ 1,907,019.67	\$ 100,324.30	\$ 95.35	\$ 95.35	\$ 100,515.00	\$ 1,806,695.37
6/15/2045	\$ 1,806,695.37	\$ 100,329.31	\$ 90.33	\$ 90.33	\$ 100,509.98	\$ 1,706,366.06
12/15/2045	\$ 1,706,366.06	\$ 100,334.33	\$ 85.32	\$ 85.32	\$ 100,504.97	\$ 1,606,031.73
6/15/2046	\$ 1,606,031.73	\$ 100,339.35	\$ 80.30	\$ 80.30	\$ 100,499.95	\$ 1,505,692.38
12/15/2046	\$ 1,505,692.38	\$ 100,344.36	\$ 75.28	\$ 75.28	\$ 100,494.93	\$ 1,405,348.02
6/15/2047	\$ 1,405,348.02	\$ 100,349.38	\$ 70.27	\$ 70.27	\$ 100,489.92	\$ 1,304,998.64
12/15/2047	\$ 1,304,998.64	\$ 100,354.40	\$ 65.25	\$ 65.25	\$ 100,484.90	\$ 1,204,644.24
6/15/2048	\$ 1,204,644.24	\$ 100,359.42	\$ 60.23	\$ 60.23	\$ 100,479.88	\$ 1,104,284.82
12/15/2048	\$ 1,104,284.82	\$ 100,364.43	\$ 55.21	\$ 55.21	\$ 100,474.86	\$ 1,003,920.39
6/15/2049	\$ 1,003,920.39	\$ 100,369.45	\$ 50.20	\$ 50.20	\$ 100,469.84	\$ 903,550.93
12/15/2049	\$ 903,550.93	\$ 100,374.47	\$ 45.18	\$ 45.18	\$ 100,464.83	\$ 803,176.46
6/15/2050	\$ 803,176.46	\$ 100,379.49	\$ 40.16	\$ 40.16	\$ 100,459.81	\$ 702,796.97
12/15/2050	\$ 702,796.97	\$ 100,384.51	\$ 35.14	\$ 35.14	\$ 100,454.79	\$ 602,412.46
6/15/2051	\$ 602,412.46	\$ 100,389.53	\$ 30.12	\$ 30.12	\$ 100,449.77	\$ 502,022.94
12/15/2051	\$ 502,022.94	\$ 100,394.55	\$ 25.10	\$ 25.10	\$ 100,444.75	\$ 401,628.39
6/15/2052	\$ 401,628.39	\$ 100,399.57	\$ 20.08	\$ 20.08	\$ 100,439.73	\$ 301,228.82
12/15/2052	\$ 301,228.82	\$ 100,404.59	\$ 15.06	\$ 15.06	\$ 100,434.71	\$ 200,824.24
6/15/2053	\$ 200,824.24	\$ 100,409.61	\$ 10.04	\$ 10.04	\$ 100,429.69	\$ 100,414.63
12/15/2053	\$ 100,414.63	\$ 100,414.63	\$ 5.02	\$ 5.02	\$ 100,424.67	\$ 0.00
TOTAL:	\$6,016,000		\$9,178.91	\$9,178.91	\$6,034,367.82	

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

Sewer

Account Number	Prev. Mth Total	Current Mth Total	Total	
HOMESTEAD BANK	January 31, 2024	February 29, 2024		Comments
Checking 100-027	\$ (795,865.37)	\$ 794,255.93	\$ (1,609.44)	
Sales Tax 300-277	\$ (36,079.37)	\$ 94,526.09	\$ 58,446.72	Mtr Veh \$6465; 25% Infrast \$11,709; Fire Station \$23,418; Trfr 100,000 504420
Civic Center 300-749	\$ (237.95)	\$ 238.14	\$ 0.19	
City REDLG 301-465	\$ (141,237.60)	\$ 149,305.67	\$ 8,068.07	Vogel; Teresa's Fl; Bootlegger; HCMC;
City ARP 303057	\$ (257,918.09)	\$ 205.02	\$ (257,713.07)	Rutjens \$257,569
Water Trmt 504-189	\$ (7,500.72)	\$ 8,361.87	\$ 861.15	
Keno 504-409	\$ (9,456.22)	\$ 14,922.04	\$ 5,465.82	Keno Rev \$6,250; Interest; H & H Express Dept Rev \$100 (City 50G Form)
Sales Tax 504420	\$ (318,100.55)	\$ 283,621.23	\$ (34,479.32)	LB840 Rev; Sales Tax \$76,719; Wroblewski \$291 (Release Elster Fl; SPDC: Middle Loup Subd Engineering \$10,384 & 13,817; Trfr \$100,000 300277
Pool 504-442	\$ (14,076.36)	\$ 14,093.14	\$ 16.78	
General 504-805	\$ (13,440.19)	\$ 13,456.21	\$ 16.02	
Sewer 504-849	\$ (19,481.90)	\$ 19,505.12	\$ 23.22	
Police 504-860	\$ (16,243.74)	\$ 16,263.10	\$ 19.36	
Senior Center 504-882	\$ (8,444.46)	\$ 8,454.52	\$ 10.06	
Brick (Street) 504-915	\$ (2,049.49)	\$ 2,051.93	\$ 2.44	
Library Maint. 504-970	\$ (2,867.27)	\$ 2,870.69	\$ 3.42	
Light Sinking 504-981	\$ (14,395.22)	\$ 14,662.63	\$ 267.41	
Fire Sinking 504-992	\$ (7,575.70)	\$ 7,584.73	\$ 9.03	
EMT Sinking 505-003	\$ (7,995.97)	\$ 8,005.50	\$ 9.53	
Street Sinking 505-014	\$ (12,072.10)	\$ 12,086.49	\$ 14.39	
Park Sinking 505-025	\$ (11,725.83)	\$ 11,739.81	\$ 13.98	
TIF Projects 505-036	\$ (1,201.29)	\$ 1,212.34	\$ 11.05	
Elmwood Cem Found 505168	\$ (16,641.44)	\$ 16,647.39	\$ 5.95	
Civic Center Sink 505179	\$ (1,852.26)	\$ 1,854.47	\$ 2.21	
Walk/Bike 5482-7	\$ (3,449.09)	\$ 3,449.09	\$ -	
CITIZENS BANK & TRUST				
Consumer Dep 102-415	\$ (55,750.71)	\$ 56,000.71	\$ 250.00	
Cafeteria 125 102-407	\$ (17,028.69)	\$ 16,775.01	\$ (253.68)	
Health Ded 102-482	\$ (88,893.08)	\$ 94,529.48	\$ 5,636.40	Regional Care Activity RE Deductible
25% Infrast 102-342	\$ (70,599.96)	\$ 81,656.32	\$ 11,056.36	25% Infrast Deposit \$11,709 + Interest RVW Inc \$800 (GIS)
Sales Tax Fire Station Proceeds	\$ (78,384.78)	\$ 101,973.05	\$ 23,588.27	Proceeds \$23,418 + Interest
Fire Station Construct #103683	\$ (99,677.15)	\$ 93,554.66	\$ (6,122.49)	JEO Engineering \$6,318
Cemetery Sav 753-122	\$ (16,879.16)	\$ 14,220.63	\$ (2,658.53)	

Park Aluminum 772682	\$ (7,115.47)	\$ 7,335.07	\$ 219.60	Alum Cans + Interest
Light ICS 103217	\$ (728,391.58)	\$ 730,942.22	\$ 2,550.64	Interest
Water ICS 103225	\$ (277,152.72)	\$ 278,123.21	\$ 970.49	
Sewer ICS 103241 4.40%	\$ (284,882.68)	\$ 285,880.25	\$ 997.57	
General ICS 103209	\$ (809,974.80)	\$ 812,811.14	\$ 2,836.34	
Building ICS 103233	\$ (25,755.62)	\$ 25,845.78	\$ 90.16	
Fire ICS 103268	\$ (20,004.99)	\$ 20,075.04	\$ 70.05	
Ambulance ICS 103276	\$ (67,825.00)	\$ 68,062.48	\$ 237.48	
Park ICS 103284	\$ (45,324.17)	\$ 45,482.85	\$ 158.68	
Police ICS 103292	\$ (2,652.50)	\$ 2,661.78	\$ 9.28	
Keno ICS 103314	\$ (69,411.27)	\$ 69,654.33	\$ 243.06	
Street ICS 103349	\$ (73,397.10)	\$ 73,654.08	\$ 256.98	
Library ICS 103365	\$ (36,901.86)	\$ 37,031.08	\$ 129.22	
Senior Center ICS 103373	\$ (22,009.27)	\$ 22,086.34	\$ 77.07	
Redlg ICS 103381	\$ (100,221.28)	\$ 100,572.20	\$ 350.92	
Pool ICS 103438	\$ (18,274.39)	\$ 18,338.38	\$ 63.99	
Cemetery ICS 103446	\$ (26,635.83)	\$ 26,729.10	\$ 93.27	
25% Infrastructure ICS	\$ (203,804.99)	\$ 204,518.66	\$ 713.67	
Sales Tax ICS 103462	\$ (13,945.19)	\$ 13,993.97	\$ 48.78	
Health Ded ICS 102-482	\$ (103,586.88)	\$ 103,949.57	\$ 362.69	
HERITAGE BANK				
UB ACH 411025	\$ (500,096.46)	\$ 611,486.50	\$ 111,390.04	UB ACH Deposit
NPAIT INVESTMENTS				
Light #23251-101	\$ (479,314.97)	\$ 481,347.51	\$ 2,032.54	ALL INTEREST
Water #23251-102	\$ (158,716.27)	\$ 159,389.33	\$ 673.06	
General #23251-104	\$ (479,314.97)	\$ 481,347.51	\$ 2,032.54	
Sewer #23251-106 5.3%	\$ (211,747.62)	\$ 212,645.57	\$ 897.95	
Fire #23251-107	\$ (90,508.87)	\$ 90,892.66	\$ 383.79	
Ambulance #23251-108	\$ (158,919.96)	\$ 159,593.82	\$ 673.86	
Park #23251-109	\$ (96,823.38)	\$ 97,233.94	\$ 410.56	
Library #23251-110	\$ (52,621.47)	\$ 52,844.61	\$ 223.14	
Keno #23251-111	\$ (106,295.22)	\$ 106,745.95	\$ 450.73	
Redlg #23251-112	\$ (52,621.47)	\$ 52,844.61	\$ 223.14	
Fire Station Construct #23251-201	\$ (1,963,139.18)	\$ 1,971,463.79	\$ 8,324.61	
NEBRASKA CLASS				
Lights 01-0005-0001	\$ (623,261.58)	\$ 640,151.68	\$ 16,890.10	
Water 01-0005-0002	\$ (119,599.68)	\$ 120,117.58	\$ 517.90	
Sewer 01-0005-0003 5.6%	\$ (229,781.47)	\$ 230,776.49	\$ 995.02	
General 01-0005-0004	\$ (691,521.83)	\$ 694,516.32	\$ 2,994.49	
Street 01-0005-0005	\$ (43,023.37)	\$ 43,209.67	\$ 186.30	

Fire 01-0005-0006	\$ (31,480.51)	\$ 31,616.83	\$ 136.32	
Police 01-0005-0007	\$ (15,740.26)	\$ 15,808.42	\$ 68.16	
Fire Station Construction			\$ -	
01-0005-0008				
Cemetery 01-0005-0009	\$ (27,283.10)	\$ 27,401.24	\$ 118.14	
Ambulance 01-0005-0010	\$ (123,823.33)	\$ 124,359.52	\$ 536.19	
Park 01-0005-0011	\$ (46,171.42)	\$ 46,371.36	\$ 199.94	
Library 01-0005-0012	\$ (40,924.65)	\$ 41,101.87	\$ 177.22	
Keno 01-0005-0013	\$ (38,825.98)	\$ 38,994.11	\$ 168.13	
Sales Tax 01-0005-0014	\$ (126,971.39)	\$ 127,521.21	\$ 549.82	
25% Infrast. 01-0005-0015	\$ (75,513.86)	\$ 75,840.86	\$ 327.00	
Sales Tax (Fire Station Proceeds)	\$ -		\$ -	
01-0005-0016				
REDLG 01-0005-0017	\$ (17,838.95)	\$ 17,916.20	\$ 77.25	
Building Sinking	\$ (25,184.41)	\$ 25,293.47	\$ 109.06	
01-5000-0019				
Swimming Pool	\$ (15,740.26)	\$ 15,808.42	\$ 68.16	
01-0005-0020				
Senior Center	\$ (20,987.01)	\$ 21,077.89	\$ 90.88	
01-5000-0021				
Health Ded 01-5000-0022	\$ (75,513.86)	\$ 75,840.86	\$ 327.00	
CITY FUND TOTAL	\$ (11,823,696.06)	\$ 11,797,390.34	\$ (26,305.72)	

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 1:10 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

No problem, see below:

Water: \$497,128.32
Sewer: \$493,592.04
Storm: \$364,097.67
Paving: \$2,245,560.90

\$3,600,378.93

*Middle Loup
Sewer
\$493,592.04*

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 11:45 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Hey Brian, for Bonding, I will need the break-down of numbers regarding Water, Sewer, Storm Sewer and any Paving cost for the subdivision, so that my bonds-man can plan accordingly for a City Bond. Sorry for inconvenience. Thank you.

Connie Jo

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 11:08 AM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

You bet. Here is the total breakdown of where things are at including design and construction administration:

Olsson original design agreement: \$46,575.00
Olsson amendment #1 (Phase II design): \$44,500.00
Elsbury Awarded Contract: \$3,218,403.94
Anticipated Change Order #1 (Gas Line): \$100,000.00
Olsson amendment #2 (Construction services): \$190,900.00

Total Project Costs: \$3,600,378.94

I have not received the actual invoice from the gas company but the \$100K is what was estimated. This is on top of the \$50K already factored into Elsbury bid. I just finished up the construction services amendment this morning and it is attached as well. Since this is technically through the EDC, it probably will need to be approved by the council and EDC. I will be sure Parker gets a copy of it this morning as well. I believe we were able to make the TIF work when the cost was around \$4.2 million so depending on what the City is comfortable with, we could bump this total number a little to be prepared for any unknowns as the project moves forward. Let me know if you have any questions.

Thanks,

City Department 6-Month Status Update

FY 2023-2024: As of March 1st, 2024

Date: 4-1-24

Department:

Submitted By:

Landfill
M. Helzer

Items to be submitted:

1. Budget: (Income & Expenditure Guidelines as of March 1st, 2024)
 - a. Long term indebtedness: (terms of project bonds)

2. Personnel: (Employee roster with wage & anniversary dates)
 - a. Training and Development that has been completed or will be completed.

New hire is Dwayne Brumbaugh at \$15.00/hour. No training will be required.

3. Needs:

- a. Non-budgeted equipment/resource needs:

Camera system to provide security; no power or internet available.

- b. Items budgeted for but not yet purchased:

NA

4. Overall Outlook:

- a. Challenges:

Biggest challenge is unauthorized material being disposed of.

- b. Achievements and Milestones:

Well testing was conducted in fall of 2023. Results showed potable water available.

5. Goals/Upcoming Projects for the Next 6 Months:

6. Additional Comments/Notes:

Staffing can be an issue to keep it open for the public.

CITY OF ST PAUL
***Revenue Guideline©**

Current Period: MARCH 23-24

		23-24	23-24	MARCH	23-24	% of YTD
		YTD Budget	YTD Amt	MTD Amt	YTD Balance	Budget
LANDFILL						
Active	R 04-226 LANDFILL PERMIT FEE	\$700.00	\$288.00	\$0.00	\$412.00	41.14%
Active	R 04-230 FEE,PERM,LIC	\$300.00	\$300.00	\$0.00	\$0.00	100.00%
Active	R 04-250 RENTAL	\$0.00	\$652.00	\$0.00	-\$652.00	0.00%
Active	R 04-257 Bad Ck Fee	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 04-420 TRANSFER IN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 04-471 COLLECTIONS	\$28,000.00	\$12,955.02	\$1,033.08	\$15,044.98	46.27%
Active	R 04-472 GARBAGE COLLECT	\$124,000.00	\$58,725.10	\$4,714.18	\$65,274.90	47.36%
Active	R 04-610 GRANT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	R 04-630 REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total LANDFILL		\$153,000.00	\$72,920.12	\$5,747.26	\$80,079.88	47.66%

CITY OF ST PAUL
Revenue/Expenditure
Audit Detail Full

Audit 23-24

Fund 04 LANDFILL

Revenue

R 04-250 RENTAL		Budget	\$0.00	Total	\$652.00	Balance	-\$652.00
23-24-03 DECEMBER	Vendor SearchNam Comments	Invoice	-----Check----- Refer	Batch Name PO	Debit Begin	Credit	
23-24-03	Rec			Dec5 BANK	\$0.00	\$652.00	
	Landfill: Recycling Center Hay Proc	16					
		Total	23-24-03 DECEMBER		\$0.00	\$652.00	
					Ending	(\$652.00)	
Control Act 04-13300 CHANG		Total	R 04-250 RENTAL		\$0.00	\$652.00	
		In Balance	Total Year	\$652.00	Ending	(\$652.00)	
Total	Revenue				\$0.00	\$652.00	
		Fund 04			\$0.00	\$652.00	

CITY OF ST PAUL
 *Expenditure Guideline©

Current Period: MARCH 23-24

		23-24	23-24	MARCH	Enc	23-24	% of YTD
		YTD Budget	YTD Amt	MTD Amt	Current	YTD Balance	Budget
LANDFILL							
Active	E 04-10-110 SALARY & WAGES	\$3,628.00	\$1,147.90	\$0.00	\$0.00	\$2,480.10	31.64%
Active	E 04-10-115 FICA	\$225.00	\$71.18	\$0.00	\$0.00	\$153.82	31.64%
Active	E 04-10-116 MEDICARE	\$53.00	\$16.66	\$0.00	\$0.00	\$36.34	31.43%
Active	E 04-10-120 PENSION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 04-20-211 ADM. & DUES	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00	0.00%
Active	E 04-20-220 COMMUNICATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 04-20-231 CITY GAS & OIL	\$1,800.00	\$514.27	\$227.80	\$0.00	\$1,285.73	28.57%
Active	E 04-20-240 PUBLISH / CODIF	\$400.00	\$100.25	\$53.00	\$0.00	\$299.75	25.06%
Active	E 04-20-250 CITY INSURANCE	\$506.00	\$504.63	\$0.00	\$0.00	\$1.37	99.73%
Active	E 04-20-260 PUBLIC UTILITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 04-20-268 Uniforms	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	0.00%
Active	E 04-20-270 UTILITY R & M	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0.00%
Active	E 04-20-271 VEHICLE R & M	\$3,000.00	\$1,079.95	\$45.99	\$0.00	\$1,920.05	36.00%
Active	E 04-20-313 POSTAGE	\$400.00	\$185.00	\$30.00	\$0.00	\$215.00	46.25%
Active	E 04-20-324 SANITATION HAULIN	\$124,000.00	\$64,865.63	\$10,959.93	\$0.00	\$59,134.37	52.31%
Active	E 04-20-325 Recycle Delivery	\$1,500.00	\$340.70	\$58.80	\$0.00	\$1,159.30	22.71%
Active	E 04-20-520 BLDG/ R & M	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Active	E 04-20-521 GROUNDS / R & M	\$700.00	\$252.00	\$42.00	\$0.00	\$448.00	36.00%
Active	E 04-30-324 SANITATION HAULIN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 04-50-542 INTERLOCAL AGRE	\$2,303.00	\$0.00	\$0.00	\$0.00	\$2,303.00	0.00%
Active	E 04-50-550 IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 04-50-560 DEPRECIATION EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Active	E 04-70-160 TRANSFER OUT	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	0.00%
	Total LANDFILL	\$149,515.00	\$69,078.17	\$11,417.52	\$0.00	\$80,436.83	46.20%

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
January 24, 2024	235	609	66	\$18.60	\$73.59	\$31.44	\$123.63
February 5, 2024	265	1128	57	\$29.00			\$29.00
February 14, 2024	280	478	82	\$16.80	\$73.59	\$41.65	\$132.04
February 26, 2024	260	840	100	\$24.00			\$24.00
March 6, 2024	213	629	58	\$18.00	\$73.59	\$52.80	\$144.39
March 18, 2024	233	1129	38	\$28.00			\$28.00
							\$0.00
TOTAL	36281	149902	6934	\$3,882.64	\$10,449.78	\$4,754.71	\$19,087.13

Notes:

- 1 - Trailer put into service on May 21, 2018.
- 2 - Each empty bin weighs 63 lbs. Above weights are w/o the weight of the bin.
- 3 - Personnel cost is average wage (wage w/o benefits) of all employees that may transport the recycling trailer to Broken Bow.
- 4 - Fuel cost is determined by miles per gallon achieved for the 140 mile trip x gas price per gallon.
- 5 - County started taking trailer in June 2022. No fuel or personnel costs listed when they take the trailer.

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
May 29, 2018	112	2307	31	\$49.00	\$73.59	\$32.09	\$154.68
June 11, 2018	223	2364	90	\$53.54	\$73.59	\$39.06	\$166.19
June 22, 2018	207	1058	69	\$26.68	\$73.59	\$30.66	\$130.93
July 2, 2018	325	947	28	\$26.00	\$73.59	\$44.28	\$143.87
July 16, 2018	358	1501	23	\$37.64	\$73.59	\$30.14	\$141.37
July 26, 2018	400	1245	15	\$33.20	\$73.59	\$30.94	\$137.73
August 9, 2018	284	1002	50	\$26.72	\$73.59	\$35.89	\$136.20
August 21, 2018	226	1664	35	\$38.50	\$73.59	\$31.44	\$143.53
August 30, 2018	157	1220	48	\$28.50	\$73.59	\$33.63	\$135.72
September 10, 2018	254	1577	18	\$36.98	\$73.59	\$34.00	\$144.57
September 21, 2018	223	1697	37	\$39.14	\$73.59	\$45.31	\$158.04
October 2, 2018	205	1088	94	\$27.74	\$73.59	\$33.56	\$134.89
October 15, 2018	200	1810	30	\$40.80	\$73.59	\$32.04	\$146.43
October 23, 2018	215	1588	37	\$36.80	\$73.59	\$32.04	\$142.43
November 1, 2018	199	1539	35	\$35.46	\$73.59	\$32.04	\$141.09
November 15, 2018	220	1822	49	\$41.82	\$73.59	\$28.92	\$144.33
November 26, 2018	200	1960	50	\$44.20	\$73.59	\$27.72	\$145.51
December 10, 2018	230	1449	61	\$34.80	\$73.59	\$25.80	\$134.19
December 19, 2018	243	1694	33	\$39.40	\$73.59	\$25.32	\$138.31
December 26, 2018	149	888	23	\$21.20	\$73.59	\$27.81	\$122.60
January 8, 2019	194	964	72	\$24.60	\$73.59	\$25.48	\$123.67
January 17, 2019	201	1659	65	\$38.50	\$73.59	\$29.54	\$141.63
February 2, 2019	197	1363	33	\$31.86	\$73.59	\$29.12	\$134.57
February 14, 2019	272	1640	83	\$39.90	\$73.59	\$36.50	\$149.99
March 6, 2019	252	1310	98	\$33.20	\$73.59	\$30.81	\$137.60

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
March 18, 2019	269	1315	66	\$33.00	\$73.59	\$36.50	\$143.09
March 26, 2019	201	1887	42	\$42.60	\$73.59	\$37.81	\$154.00
April 5, 2019	227	1165	48	\$28.80	\$73.59	\$28.93	\$131.32
April 12, 2019	214	866	30	\$22.20	\$73.59	\$40.95	\$136.74
April 22, 2019	233	1380	37	\$33.00	\$73.59	\$35.49	\$142.08
May 3, 2019	205	1417	48	\$33.40	\$73.59	\$43.41	\$150.40
May 14, 2019	227	1313	40	\$31.60	\$73.59	\$32.40	\$137.59
May 23, 2019	192	1231	27	\$29.00	\$73.59	\$32.28	\$134.87
May 31, 2019	215	1260	35	\$30.20	\$73.59	\$32.40	\$136.19
June 10, 2019	255	965	35	\$25.10	\$73.59	\$31.56	\$130.25
June 21, 2019	235	1110	35	\$27.60	\$73.59	\$38.10	\$139.29
July 1, 2019	252	1558	50	\$37.20	\$73.59	\$29.76	\$140.55
July 11, 2019	235	964	41	\$24.80	\$73.59	\$34.91	\$133.30
July 19, 2019	230	625	27	\$17.64	\$73.59	\$34.80	\$126.03
July 26, 2019	214	1343	38	\$31.90	\$73.59	\$35.81	\$141.30
August 6, 2019	244	964	52	\$25.20	\$73.59	\$30.00	\$128.79
August 16, 2019	241	1104	35	\$27.60	\$73.59	\$34.78	\$135.97
August 23, 2019	194	903	28	\$22.50	\$73.59	\$27.50	\$123.59
September 3, 2019	238	1470	32	\$34.80	\$73.59	\$33.22	\$141.61
September 13, 2019	205	1544	51	\$36.00	\$73.59	\$32.64	\$142.23
September 20, 2019	210	750	10	\$19.40	\$73.59	\$35.00	\$127.99
September 30, 2019	227	914	49	\$23.80	\$73.59	\$33.40	\$130.79
October 10, 2019	284	1473	53	\$36.20	\$73.59	\$42.34	\$152.13
October 18, 2019	260	810	20	\$21.80	\$73.59	\$32.49	\$127.88
October 28, 2019	238	1152	50	\$28.80	\$73.59	\$39.27	\$141.66

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
November 7, 2019	202	1089	44	\$26.70	\$73.59	\$38.15	\$138.44
November 15, 2019	255	1151	54	\$29.20	\$73.59	\$30.01	\$132.80
November 21, 2019	188	1178	34	\$28.00	\$73.59	\$30.01	\$131.60
December 2, 2019	215	1384	51	\$33.00	\$73.59	\$37.82	\$144.41
December 11, 2019	242	1000	88	\$26.60	\$73.59	\$28.98	\$129.17
December 23, 2019	293	1736	51	\$41.60	\$73.59	\$43.20	\$158.39
January 3, 2020	200	1082	58	\$26.80	\$73.59	\$28.68	\$129.07
January 10, 2020	220	1120	50	\$27.80	\$73.59	\$28.56	\$129.95
January 27, 2020	227	1234	89	\$31.00	\$73.59	\$27.48	\$132.07
February 3, 2020	303	1236	81	\$32.40	\$73.59	\$30.80	\$136.79
February 14, 2020	244	1149	57	\$29.00	\$73.59	\$37.29	\$139.88
February 21, 2020	165	579	56	\$16.00	\$73.59	\$35.70	\$125.29
March 2, 2020	232	1318	50	\$32.00	\$73.59	\$36.27	\$141.86
March 12, 2020	268	987	75	\$26.60	\$73.59	\$28.38	\$128.57
March 19, 2020	183	511	71	\$15.30	\$73.59	\$24.48	\$113.37
June 5, 2020	204	615	92	\$18.22	\$73.59	\$24.64	\$116.45
June 11, 2020	288	815	17	\$22.40	\$73.59	\$21.94	\$117.93
June 17, 2020	178	768	39	\$19.70	\$73.59	\$37.49	\$130.78
June 26, 2020	205	909	46	\$23.20	\$73.59	\$26.84	\$123.63
July 6, 2020	250	760	60	\$21.40	\$73.59	\$24.20	\$119.19
July 16, 2020	284	486	70	\$16.80	\$73.59	\$26.40	\$116.79
July 27, 2020	292	841	47	\$23.60	\$73.59	\$26.40	\$123.59
August 6, 2020	223	756	36	\$20.30	\$73.59	\$26.40	\$120.29
August 14, 2020	231	1370	44	\$32.90	\$73.59	\$27.90	\$134.39
August 21, 2020	174	1200	26	\$28.00	\$73.59	\$23.21	\$124.80

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
August 31, 2020	232	1235	33	\$30.00	\$73.59	\$41.04	\$144.63
September 10, 2020	221	1458	31	\$34.20	\$73.59	\$26.04	\$133.83
September 18, 2020	214	1143	43	\$28.00	\$73.59	\$26.60	\$128.19
September 28, 2020	228	936	36	\$24.00	\$73.59	\$26.04	\$123.63
October 8, 2020	257	1273	30	\$31.20	\$73.59	\$26.04	\$130.83
October 19, 2020	250	1480	50	\$35.60	\$73.59	\$37.98	\$147.17
October 29, 2020	211	930	39	\$23.60	\$73.59	\$27.13	\$124.32
November 16, 2020	239	1079	62	\$27.60	\$73.59	\$23.94	\$125.13
November 24, 2020	243	1014	63	\$26.40	\$73.59	\$25.87	\$125.86
December 2, 2020	223	1084	43	\$27.00	\$73.59	\$23.88	\$124.47
December 11, 2020	237	1230	48	\$30.30	\$73.59	\$25.64	\$129.53
December 28, 2020	242	776	67	\$21.70	\$73.59	\$26.40	\$121.69
January 4, 2021	264	620	26	\$18.20	\$73.59	\$43.51	\$135.30
January 15, 2021	190	698	42	\$18.60	\$73.59	\$33.74	\$125.93
February 1, 2021	271	766	43	\$21.60	\$73.59	\$32.40	\$127.59
February 10, 2021	260	520	70	\$17.00	\$73.59	\$35.70	\$126.29
February 23, 2021	257	726	37	\$20.40	\$73.59	\$33.00	\$126.99
March 2, 2021	267	775	58	\$22.00	\$73.59	\$36.74	\$132.33
March 8, 2021	211	780	49	\$20.80	\$73.59	\$34.20	\$128.59
March 18, 2021	217	629	44	\$17.80	\$73.59	\$40.46	\$131.85
March 29, 2021	253	849	48	\$23.80	\$73.59	\$31.35	\$128.74
April 7, 2021	212	850	58	\$22.40	\$73.59	\$41.03	\$137.02
April 16, 2021	277	804	49	\$22.60	\$73.59	\$35.06	\$131.25
April 28, 2021	292	1069	49	\$28.20	\$73.59	\$34.20	\$135.99
May 7, 2021	243	864	63	\$23.40	\$73.59	\$41.32	\$138.31

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
May 19, 2021	283	757	50	\$21.80	\$73.59	\$31.90	\$127.29
May 27, 2021	275	727	33	\$20.70	\$73.59	\$34.80	\$129.09
June 4, 2021	247	650	28	\$18.50	\$73.59	\$34.51	\$126.60
June 10, 2021	193	463	24	\$13.60	\$73.59	\$34.80	\$121.99
June 18, 2021	229	552	24	\$16.10	\$73.59	\$34.34	\$124.03
June 25, 2021	207	626	37	\$17.40	\$73.59	\$30.98	\$121.97
July 6, 2021	300	677	33	\$20.20	\$73.59	\$33.93	\$127.72
July 14, 2021	240	586	29	\$17.10	\$73.59	\$34.68	\$125.37
July 22, 2021	259	681	30	\$19.40	\$73.59	\$32.45	\$125.44
August 2, 2021	213	530	27	\$15.40	\$73.59	\$35.22	\$124.21
August 6, 2021	318	626	16	\$19.20	\$73.59	\$37.63	\$130.42
August 16, 2021	204	435	31	\$13.40	\$73.59	\$33.00	\$119.99
August 24, 2021	220	636	44	\$18.00	\$73.59	\$30.80	\$122.39
September 1, 2021	246	1711	23	\$39.60	\$73.59	\$35.88	\$149.07
September 10, 2021	225	937	28	\$23.80	\$73.59	\$35.88	\$133.27
September 20, 2021	247	970	83	\$26.00	\$73.59	\$35.88	\$135.47
September 29, 2021	260	467	43	\$15.40	\$73.59	\$35.88	\$124.87
October 6, 2021	158	1101	21	\$25.60	\$73.59	\$35.88	\$135.07
October 14, 2021	201	913	41	\$23.10	\$73.59	\$36.60	\$133.29
October 21, 2021	254	697	24	\$19.50	\$73.59	\$37.80	\$130.89
November 1, 2021	252	934	129	\$26.30	\$73.59	\$38.40	\$138.29
November 9, 2021	296	847	77	\$24.40	\$73.59	\$40.25	\$138.24
November 18, 2021	207	735	53	\$19.90	\$73.59	\$42.38	\$135.87
November 29, 2021	245	1280	50	\$31.50	\$73.59	\$39.53	\$144.62
December 9, 2021	278	885	72	\$24.70	\$73.59	\$35.20	\$133.49

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
December 20, 2021	268	850	47	\$23.30	\$73.59	\$56.18	\$153.07
December 29, 2021	155	708	57	\$18.40	\$73.59	\$34.72	\$126.71
January 6, 2022	217	395	38	\$13.00	\$73.59	\$43.40	\$129.99
January 13, 2022	249	797	39	\$21.70	\$73.59	\$43.88	\$139.17
January 21, 2022	240	540	80	\$17.20	\$73.59	\$43.96	\$134.75
January 31, 2022	230	724	46	\$20.00	\$73.59	\$40.45	\$134.04
February 9, 2022	276	714	40	\$20.60	\$73.59	\$39.60	\$133.79
February 18, 2022	182	509	59	\$15.00	\$73.59	\$37.95	\$126.54
March 1, 2022	870	241	49	\$23.20	\$73.59	\$41.40	\$138.19
March 9, 2022	636	227	47	\$18.20	\$73.59	\$52.00	\$143.79
March 21, 2022	297	938	65	\$26.00	\$73.59	\$54.60	\$154.19
March 31, 2022	300	756	39	\$21.90	\$73.59	\$46.97	\$142.46
April 8, 2022	234	525	31	\$15.80	\$73.59	\$47.00	\$136.39
April 18, 2022	235	742	43	\$20.40	\$73.59	\$53.63	\$147.62
May 2, 2022	292	810	88	\$23.80	\$73.59	\$70.20	\$167.59
May 25, 2022	283	578	39	\$18.00	\$73.59	\$55.84	\$147.43
June 6, 2022	289	792	39	\$22.40	\$73.59	\$49.94	\$145.93
June 17, 2022	289	599	37	\$18.50			\$18.50
June 28, 2022	269	556	60	\$17.70	\$73.59	\$51.04	\$142.33
July 8, 2022	257	617	41	\$18.30			\$18.30
July 19, 2022	305	487	43	\$16.70	\$73.59	\$49.39	\$139.68
July 29, 2022	277	747	61	\$21.70			\$21.70
August 8, 2022	306	926	43	\$25.50	\$73.59	\$49.53	\$148.62
August 19, 2022				\$19.50			\$19.50
August 29, 2022	351	834	40				\$0.00

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
September 7, 2022	280	554	66	\$18.00			\$18.00
September 15, 2022	213	548	24	\$15.70	\$73.59	\$41.38	\$130.67
September 26, 2022	554	592	49	\$23.90			\$23.90
October 4, 2022	284	745	31	\$21.20	\$73.59	\$39.05	\$133.84
October 13, 2022	254	690	26	\$19.40			\$19.40
October 25, 2022	306	529	113	\$17.70	\$73.59	\$40.37	\$131.66
November 3, 2022	239	966	20	\$24.50			\$24.50
November 14, 2022	306	777	27	\$22.20	\$73.59	\$36.30	\$132.09
November 23, 2022	237	644	59	\$18.80	\$73.59	\$36.30	\$128.69
December 5, 2022	265	488	62	\$16.30			\$16.30
December 12, 2022	198	1136	51	\$27.70	\$73.59	\$32.34	\$133.63
December 21, 2022	283	647	55	\$19.70			\$19.70
December 30, 2022	197	462	46	\$14.10	\$73.59	\$32.88	\$120.57
January 9, 2023	256	566	38	\$17.20			\$17.20
January 17, 2023	215	701	54	\$19.40	\$73.59	\$30.69	\$123.68
January 30, 2023	275	851	59	\$23.70			\$23.70
February 9, 2023	357	725	48	\$22.60	\$73.59	\$50.64	\$146.83
February 21, 2023	258	454	38	\$15.00	\$73.59	\$41.60	\$130.19
March 3, 2023	262	760	98	\$22.40			\$22.40
March 13, 2023	225	505	50	\$15.60	\$73.59	\$41.60	\$130.79
March 22, 2023	270	883	37	\$23.80			\$23.80
April 3, 2023	230	858	42	\$22.60	\$73.59	\$33.78	\$129.97
April 12, 2023	296	669	50	\$20.30			\$20.30
April 20, 2023	285	785	20	\$21.80	\$73.59	\$43.20	\$138.59
May 1, 2023	325	718	47	\$21.80			\$21.80

Data for Recycling Trailer Grant Reporting

	Plastics (lbs)	Paper (lbs)	Tin Cans (lbs)	Recycling Charge (CCRC)	Personnel Cost	Fuel	Total Trip Cost
May 9, 2023	258	469	43	\$15.40	\$73.59	\$40.80	\$129.79
May 19, 2023	272	1570	58	\$38.00			\$38.00
May 26, 2023	252	332	26	\$12.20	\$73.59	\$30.15	\$115.94
June 5, 2023	270	439	41	\$15.00			\$15.00
June 14, 2023	262	545	33	\$16.80	\$73.59	\$39.00	\$129.39
June 23, 2023	270	598	82	\$19.00			\$19.00
July 3, 2023	287	466	37	\$15.80	\$73.59	\$42.48	\$131.87
July 14, 2023	265	499	46	\$16.20			\$16.20
July 21, 2023	229	442	44	\$14.30	\$73.59	\$44.65	\$132.54
August 1, 2023	305	850	35	\$23.80			\$23.80
August 9, 2023	276	530	29	\$16.70	\$73.59	\$69.60	\$159.89
August 21, 2023	320	629	51	\$20.00			\$20.00
August 31, 2023	261	611	28	\$18.00	\$73.59	\$39.41	\$131.00
September 8, 2023	236	413	21	\$13.40			\$13.40
September 18, 2023	271	415	29	\$14.30	\$73.59	\$39.90	\$127.79
September 29, 2023	278	854	38	\$23.40			\$23.40
October 10, 2023	272	743	75	\$21.80	\$73.59	\$39.70	\$135.09
October 20, 2023	254	744	67	\$21.30			\$21.30
October 27, 2023	210	619	41	\$17.40	\$73.59	\$69.00	\$159.99
November 7, 2023				\$17.00			\$17.00
November 16, 2023	234	686	50	\$19.40	\$73.59	\$40.07	\$133.06
November 27, 2023	275	512	58	\$16.90			\$16.90
December 8, 2023	278	827	75	\$23.60	\$73.59	\$36.46	\$133.65
December 19, 2023	282	840	68	\$23.80			\$23.80
December 29, 2023	209	423	48	\$13.60	\$73.59	\$36.07	\$123.26



LETTER AGREEMENT AMENDMENT #2

Date: March 26, 2024

This AMENDMENT ("Amendment") shall amend and become a part of the Letter Agreement for Professional Services dated January 12, 2023 between the St. Paul Economic Development Corporation ("Client") and Olsson, Inc. ("Olsson") providing for professional services for the following Project (the "Agreement"):

PROJECT DESCRIPTION AND LOCATION

Project is located at: Middle Loup River Subdivision

Project Description: Construction Phase Services including construction administration, staking, observation, and materials testing.

SCOPE OF SERVICES

Client and Olsson hereby agree that Olsson's Scope of Services under the Agreement is amended by adding the services specifically described below for the additional compensation set forth below:

Construction Services

Phase 400 – Construction Phase Services

Task 401 – Construction Administration

Olsson shall perform the following construction administration services:

1. Conduct a pre-construction meeting. Olsson will prepare and distribute minutes of the meeting.
2. Receive, log, and review contractor submittals (i.e. shop drawings, cut sheets). Olsson anticipates 15 submittals for this project.
3. Review contractors pay applications. Olsson anticipates 9 pay applications.
4. Answer contractor's questions and interpret construction documents. Questions and interpretations will be answered with a written Request for Information (RFI) or similar process. Change orders shall be prepared when appropriate and submitted to the Client for approval. Olsson anticipates 3 change orders including one at final completion to rectify quantities.
5. Attend ten (10) construction progress meetings with the contractor and client. These meetings will be held either at City Hall, EDC office, or onsite. Olsson shall preside over the meetings and prepare agenda and meeting minutes to distribute.
6. Perform final walk through of the project with the client and contractor to review project prior to final acceptance.

7. When the contractor completes the work in accordance with the terms of the contract documents, Olsson shall issue an opinion recommending acceptance to the Client and certify his approval of the contractor's request for final payment.

Task 402 – Construction Staking

Olsson shall provide a 2-man survey crew, truck, and equipment to provide layout for site control and utility construction on the proposed site. Tasks shall include:

1. Verify existing horizontal and vertical control. Set 4-5 control points for grading on the site. (2 trips)
2. Set graded offsets at 50' intervals and 2 offsets for each inlet. Set 1 graded offset for each end of culvert (3 trips).
3. Set graded offsets every 50' for sanitary sewer and 2 graded offsets for each manhole. Set one graded offset for each sanitary sewer service. (3 trips).
4. Set graded offsets every 100' for water line and fixtures and 1 graded offset at each water service (3 trips).
5. Set paving control every 150' and radius points for street paving (4 trips).
6. All staking requests not mentioned above will be considered additional staking billed for the actual hourly labor rates of personnel performing such services on the project times a factor of 3.085.

Olsson anticipates 15 trips to complete this work.

Task 403 – Construction Observation and Testing

Olsson shall provide construction observation and testing which includes:

1. Providing a Resident Project Representative (RPR) for the project. The duties and responsibilities of the RPR are set forth in "Duties, Responsibilities, and Limitations of Authority of Resident Project Representative" attached to this document.
2. Provide construction observation and onsite concrete and density testing for up to 40 weeks averaging 25 hours per week (1,000 hours of field observation).
3. Provide weekly SWPPP inspections for up to 40 weeks during construction timeframe. SWPPP reports shall be distributed to engineer, contractor, and client.
4. Complete daily construction activities log and submit a weekly report to the Client.
5. Perform materials testing of concrete(15), soil proctors(4), and density testing(220). RPR shall also witness and assist with utility testing.
6. Review contractor's partial payment requests.

Task 404 – Construction Closeout

Olsson shall provide construction closeout services including:

1. Coordinating project record drawings with contractor to compile one final set to be submitted to the client. One hard copy of the plans and an electronic copy of the plans, specifications, reports, photos, and permits will be submitted to the client.
2. Post construction SWPPP inspections will be completed until the site reaches 70% coverage. Olsson anticipates 10 inspections after construction is completed.

COMPENSATION

For the additional Scope of Services specifically set forth in this Amendment, Client shall pay Olsson the following fee in addition to the fee(s) set forth in the Agreement:

Client shall pay to Olsson for the performance of the Scope of Services, the actual hourly labor rates of personnel performing such services on the project times a factor of 3.085, and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.

Olsson's Scope of Services will be provided on a time-and-expense basis not to exceed \$190,900.00.

TERMS AND CONDITIONS OF SERVICE

All provisions of the original Agreement not specifically amended herein shall remain unchanged.

If this Contract Amendment satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and return an executed original to Olsson. This proposal will be open for acceptance for a period of 30 days from the date set forth above, unless changed by us in writing.

OLSSON, INC.

By 
Brian Degen

By 
Jeff Palik

By signing below, you acknowledge that you have full authority to bind Client to the terms of this Amendment. If you accept this Amendment, please sign:

ST. PAUL ECONOMIC DEVELOPMENT CORPORATION

By _____
Signature

Printed Name _____

Title _____

Dated: _____



REIMBURSABLE EXPENSE SCHEDULE

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

<u>Classification</u>	<u>Cost</u>
Automobiles (Personal Vehicle)	\$0.67/mile*
Suburban's and Pick-Ups	\$0.75/mile*
Automobiles (Olsson Vehicle)	\$95.00/day
Other Travel or Lodging Cost	Actual Cost
Meals	Actual Cost
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost+10%
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost+10%
Telephone and Fax Transmissions	Actual Cost+10%
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost+10%
Copies of Deeds, Easements or other Project Related Documents	Actual Cost+10%
Fees for Applications or Permits	Actual Cost+10%
Sub-Consultants	Actual Cost+10%
Taxes Levied on Services and Reimbursable Expenses	Actual Cost

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).

**A LISTING OF THE DUTIES, RESPONSIBILITIES
AND LIMITATIONS OF AUTHORITY OF THE
RESIDENT PROJECT REPRESENTATIVE**

ENGINEER shall furnish a Resident Project Representative (RPR), assistants and other field staff to assist ENGINEER in observing performance of the work of CONTRACTOR.

Through more extensive on-site observations of the work in progress and field checks of materials and equipment by the RPR and assistants, ENGINEER shall endeavor to provide further protection for OWNER against defects and deficiencies in the work of CONTRACTOR; but, the furnishing of such services will not make ENGINEER responsible for or give ENGINEER control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or responsibility for CONTRACTOR's failure to perform the Work in accordance with Contract Documents and in particular the specific limitations set forth in the Agreement as applicable.

The duties and responsibilities of the RPR are limited to those of ENGINEER in ENGINEER's agreement with the OWNER and in the construction Contract Documents, and are further limited and described as follows:

A. General

RPR is ENGINEER's agent at the site, will act as directed by and under the supervision of ENGINEER, and will confer with ENGINEER regarding RPR's actions. RPR's dealing in matters pertaining to the on-site work shall in general be with ENGINEER and CONTRACTOR keeping OWNER advised as necessary. RPR's dealing with subcontractor shall only be through or with the full knowledge and approval of CONTRACTOR. RPR shall generally communicate with OWNER with the knowledge of and under the direction of ENGINEER.

B. Duties and Responsibilities of RPR

1. Schedules: Review the progress schedule, schedule of Shop Drawing submittals and schedule of values prepared by CONTRACTOR and consult with ENGINEER concerning acceptability.
2. Conferences and Meetings: Attend meeting with CONTRACTOR, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.
3. Liaison:
 - a. Serve as ENGINEER's liaison with CONTRACTOR, working principally through CONTRACTOR's superintendent and assist in understanding the intent of the Contract Documents; and assist the ENGINEER in serving as OWNER's liaison with CONTRACTOR when CONTRACTOR's operations affect OWNER's on-site operations.
4. Shop Drawings and Samples:
 - a. Record date of receipt of Shop Drawings and samples.
 - b. Receive samples which are furnished at the site by CONTRACTOR, and notify ENGINEER of availability of samples for examination.
 - c. Advise ENGINEER and CONTRACTOR of the commencement of any Work requiring a Shop Drawing or sample if the submittal has not been approved by ENGINEER.

5. Review of Work, Rejection of Defective Work, Inspections and Tests:
 - a. Conduct on-site observations of the Work in progress to assist ENGINEER in determining if the Work is in general proceeding in accordance with the Contract Documents.
 - b. Report to ENGINEER whenever RPR believes that any Work is unsatisfactory, faulty or defective or does not conform to the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise ENGINEER of Work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
 - c. Verify that tests, equipment and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel, and that CONTRACTOR maintains adequate records thereof; and observe, record and report to ENGINEER appropriate details relative to the test procedures and startups.
 - d. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to ENGINEER.
6. Interpretation of Contract Documents: Report to ENGINEER when clarifications and interpretations of the Contract Documents are needed and transmit to CONTRACTOR clarifications and interpretations as issued by ENGINEER.
7. Modifications: Consider and evaluate CONTRACTOR's suggestions for modifications in Drawings and Specifications and report with RPR's recommendations to ENGINEER. Transmit to CONTRACTOR decisions as issued by ENGINEER.
8. Records:
 - a. Maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and samples, reproductions of original Contract documents including all Work Directive Changes, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, ENGINEER's clarifications and interpretations of the Contract Documents, progress reports, and other Project related documents.
 - b. Keep a diary or log book, recording CONTRACTOR hours on the job site, weather conditions, data relative to questions of Work Directive Changes, Change Orders or changed conditions, list of job site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to ENGINEER.
9. Reports:
 - a. Furnish ENGINEER periodic reports as required of progress of the Work and of CONTRACTOR's compliance with the progress schedule and schedule of Shop Drawing and sample submittals.
 - b. Consult with ENGINEER in advance of scheduled major tests, inspections or start of important phases of the Work.
 - c. Draft proposed Change Orders and Work Directive Changes, obtaining backup material from CONTRACTOR and recommend to ENGINEER Change Orders, Work Directive Changes, and Field Orders.
 - d. Report immediately to ENGINEER and OWNER upon the occurrence of any accident.
10. Payment Requests: Review applications for payment with CONTRACTOR for compliance with the established procedure for their submission and forward with recommendations to ENGINEER, noting particularly the relationship of the payment requested to the schedule of values, Work completed and materials and equipment delivered at the site but not incorporated in the Work.

11. Certificates, Maintenance and Operation Manuals: During the course of the Work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by CONTRACTOR are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to ENGINEER for review and forwarding to OWNER prior to final payment for the Work.
12. Completion:
 - a. Before ENGINEER issues a Certificate of Substantial Completion, submit to CONTRACTOR a list of observed items requiring completion or correction.
 - b. Conduct final inspection in the company of ENGINEER, OWNER, and CONTRACTOR and prepare a final list of items to be completed or corrected.
 - c. Observe that all items on final list have been completed or corrected and make recommendations to ENGINEER concerning acceptance.

C. Limitations of Authority

Resident Project Representative:

1. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment, unless authorized by ENGINEER.
2. Shall not exceed limitations of ENGINEER's authority as set forth in the Agreement or the Contract Documents.
3. Shall not undertake any of the responsibilities of CONTRACTOR, subcontractors or CONTRACTOR's superintendent.
4. Shall not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction unless such advice or directions are specifically required by the Contract Documents.
5. Shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Work.
6. Shall not accept Shop Drawing or sample submittals from anyone other than CONTRACTOR.
7. Shall not authorize OWNER to occupy the Project in whole or in part.
8. Shall not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by ENGINEER.

Connie Beck

From: Connie Beck
Sent: Monday, March 25, 2024 2:14 PM
To: Parker Klinginsmith
Subject: FW: Middle Loup River Subdivision Approximate Cost for Project
Attachments: Letter Agreement Amendment #2 - Construction Phase Services.pdf

Importance: High

Parker, do you have a sign copy of the ATTACHMENT Olsson sent me regarding the Letter Agreement Amendment #2 - Construction Phase Services. The City Council will need to approve on Monday, April 1, 2024. Will need by Wednesday at 4 p.m. Thank you.

Connie Jo

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 11:08 AM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

You bet. Here is the total breakdown of where things are at including design and construction administration:

Olsson original design agreement: \$46,575.00
Olsson amendment #1 (Phase II design): \$44,500.00
Elsbury Awarded Contract: \$3,218,403.94
Anticipated Change Order #1 (Gas Line): \$100,000.00
Olsson amendment #2 (Construction services): \$190,900.00

Total Project Costs: \$3,600,378.94

I have not received the actual invoice from the gas company but the \$100K is what was estimated. This is on top of the \$50K already factored into Elsbury bid.

I just finished up the construction services amendment this morning and it is attached as well. Since this is technically through the EDC, it probably will need to be approved by the council and EDC. I will be sure Parker gets a copy of it this morning as well. I believe we were able to make the TIF work when the cost was around \$4.2 million so depending on what the City is comfortable with, we could bump this total number a little to be prepared for any unknowns as the project moves forward. Let me know if you have any questions.

Thanks,

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 9:55 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

This Message Is From an External Sender

This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Good Morning Brian, can you please email me documentation of approximate cost RE: the Middle Loup River Subdivision? I will need to place this item on the agenda RE: BONDING the Project on Monday, April 1, 2024. Thank you.

Connie JO

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

Monday, March 18, 2024

A meeting of the Mayor and City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Monday, March 18, 2024, at 6:30 p.m. Present were Mayor Mike Feeken and Council members Katie Kowalski, Chuck Schmid, Bill Peters & Brian Sack. Absent: None. Notice of the meeting was given in advance thereof by publication in the Phonograph Herald, a legal newspaper published in said City and County. Notice of the meeting was also posted in four (4) public places. Notice of this meeting was communicated in the advance notice. All proceeds thereafter shown were taken while the convened meeting was opened to the attendance of the public.

Mayor Feeken opened the meeting at 6:30 p.m. with the "Pledge of Allegiance" and thanking the public for attending and announcing that the City of St. Paul abides by the Open Meetings Act, which is posted on the west wall as required by Nebraska State Law §84-1407 through §84-1414. Mayor Feeken also stated that the City Council may vote to go into Closed Session on any agenda item as allowed by NE State Law §84-1410.

Mayor Feeken continued the meeting by announcing that individuals who have appropriate agenda items for City Council consideration should complete the "Request for Future Agenda Items" form located at the City Office. If the issue can be 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 Feeken, there will be a five (5) minute limit per person on speaking.

First on the agenda for discussion were the proposals from Olsson's and JEO Consulting Group pertaining to the elimination of the existing drainage route running from Jay Street to Kendall Street on the southeast corner of 4th and Kendall Streets east of the proposed new fire station. The Mayor and Council members agreed unanimously to table the item until Monday, April 1, 2024 to acquire only the design numbers from JEO Consulting Group (Andrew Wilshusen).

Andrew Wilshusen with JEO Consulting Group was in attendance to do an overview of the new Fire Station plans and specifications; this is specifically what the St. Paul Firefighters; EMT's; and St. Paul Rural Fire Board requested at a meeting on Wednesday, February 21, 2024 at the St. Paul Fire Station. Mr. Wilshusen stated that the advertising will be in the Phonograph Herald on: March 27, 2024; April 3, 2024; April 10, 2024; and April 17, 2024. The pre-bid meeting is

scheduled for Tuesday, April 9, 2024 at City Hall; the Fire Station bid opening is scheduled for Tuesday, April 23, 2024 at 10:00 a.m. at City Hall; and the awarding of the bid will be on Monday, May 6, 2024 at the City Council meeting. Council member Schmid moved to approve JEO Consulting Group "St. Paul Fire Station" plans and specifications, along with advertising for bids. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

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

The Mayor and Council shall hear all evidence from the owner or any interested party pertaining to the nuisance at 807 7th Street, more legally described as N 71' of Lots Four (4), Five (5), Six (6), and Seven (7), Block Seventy-Eight (78), Original Town, Howard County, St. Paul, NE. A lengthy discussion ensued regarding the nuisance of 807 7th Street; there was no representative from this address to speak on behalf of the property. Council member Schmid moved to approve that 807 7th Street constitutes a public nuisance and to move forward with abatement. Council member Sack seconded the motion. Council members Schmid, Peters & Sack voted aye, Council member Kowalski voted nay. Motion carried 3/1.

Council member Schmid moved to approve Resolution #2024-1, granting 45 days (May 4, 2024) to abate the nuisance after the notice and hearing of 807 7th Street. Failure to abate the nuisance will result in the nuisance being abated by the City and the cost will be assessed upon the premises until the lien is paid in full. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Declaration of Nuisance: (1) 1108 7th Street (Barbara Lyons) and (2) 920 Indian Street (Janea Rudolf)

Chief of Police Dan Howard was in attendance to give details of the nuisances at 1108 7th Street and 920 Indian Street. There were no representatives in attendance to speak on the two (2) nuisances in question.

Council member Peters moved to approve sending the "Notice of Hearing to be Determined Existence of Public Nuisance and to Abate in Whole or in Part" to be heard on Monday, April 1, 2024 at 6:30 p.m. regarding the properties at **(1)** 1108 7th Street (Lot Eight (8), Block Four (4), Original Town, St. Paul, NE) and **(2)** 920 Indian Street (Lot Nine (9) & E 6' of Lot Eight (8), Block Six (6), Bartlett's Addition, St. Paul, NE). Council member Schmid seconded the motion. Council members Schmid, Peters & Sack voted aye, Council member Kowalski voted nay. Motion carried 3/1.

Next on the agenda were the City of St. Paul's Department updates: (1) Parks Dept. and Cemetery Dept. were presented by Parks and Cemetery Manager Randy Jerabek; (2) Street Dept. was presented by Street Commissioner Jamie Klanecky; and the (3) General Dept. was presented by City Clerk/Deputy Treasurer Connie Jo Beck.

Street Commissioner Jamie Klanecky will provide City Clerk Beck a list of City surplus to sell on Big Iron. A resolution will be considered on Monday, April 1, 2024 to sell the City equipment.

Council member Sack moved to approve hiring two (2) City seasonal employees for "2024" with an hourly pay of \$14 for the Park and Cemetery Departments, along with approving Chris Townsend's hourly pay of \$14.50. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Jerry Woodgate gave tremendous credit to Park's Manager Randy Jerabek for the great job he does on the City ballfields.

Electrical Commissioner James Summers and Water Commissioner Jeremy Gorecki were in attendance to speak on behalf of the City leasing a 2024 E38 R2 Series Bobcat Compact Excavator for one (1) year in the amount of \$8,000, then perhaps purchase thereafter. Mr. Summers stated that funds were allocated in the Light Dept. 2023-2024 budget for this purpose. The Elmwood Cemetery Board also met to discuss contributing to the excavator. Mr. Summers stated that there was a drawback to the situation; the Bobcat Excavator will not fit on any trailers the City possesses. Water Commissioner Gorecki located a trailer at U-Betcha Auto in the amount of \$11,500 that could transport the 2024 Bobcat Excavator. The purchase of the trailer will be discussed at the Council meeting on Monday, April 1, 2024. Council member Schmid moved to approve leasing the 2024 Bobcat Excavator for one (1) year in the amount of \$8,000 (250 hour limit over usage of \$35 per hour). The Light Dept. will absorb the cost of the unit. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve the road closure on Saturday, March 23, 2024, regarding a St. Paul Chamber of Commerce Easter Egg hunt in the City Park. The road closure consists of Indian Street between 4th and 6th Streets. The City will provide barricades for the event. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve placing the City of St. Paul's 2022-2023 excess Department funds into the "Insure Cash Sweep" (ICS) accounts at Citizens Bank & Trust: (1) Cemetery \$37,339; (2) Swimming Pool \$19,857; and (3) Library \$11,462. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

The "Consent Agenda Items" was next on the agenda for discussion. Council member Peters had questioned what River Valley Auto (Zoning Permit 2024-3) will be placing on the property at 964 Hwy 92. Council member Peters had concerns regarding what will be stored behind the fence of the business. Council member Peters stated that perhaps a conditional use should be placed on the permit. Utilities Superintendent Helzer read the definition from the City zoning regulations regarding storage, mini-storage and self-service storage facility. At this time, Mayor Feeken pulled Zoning Permit 2024-3 from the "Consent Agenda", so it could be approved separately.

Council member Kowalski moved to approve the Consent Agenda Items: (1) Treasurer's Report February 2024; (2) March 4, 2024 (regular) Council minutes; (3) Planning Commission Zoning Permits dated March 11, 2024, with the exception of Zoning Permit 2024-3; and (4) March 18,

2024, disbursements. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Peters moved to approve Zoning Permit 2024-3 (River Valley Auto) with only the building and signage; the fence is excluded from the permit. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Disbursements March 18, 2024

Amazon Capital Services (books)	183.01
American Legal Publishing (publish)	93.69
AT&T Mobility (service)	430.95
Aurora Coop (fuel)	941.03
Beck, Connie Jo (mileage)	156.78
Black Hills Energy (natural gas)	2372.06
BOK Financial (bond interest)	4202.50
Charter/Spectrum (service)	184.96
City Lights (utilities)	8704.58
City of St. Paul (Light): Trfr from City Heritage Bank to NE Class (Trfr)	112500.00
City of St. Paul (Water): Trfr from City Heritage Bank to NE Class (Trfr)	112500.00
City of St. Paul (Sewer): Trfr from City Heritage Bank to NE Class (Trfr)	75000.00
City of St. Paul Transfer of Funds: Library ICS to Library Checking:	8700.00
Pay for Library Flooring per 23-24 Budget (transfer)	
Clearly (service)	195.00
Consumer Deposit (Sickler & Nunley) Rental Deposit (deposit)	500.00
Consumer Deposit (Walters) Rental Deposit (deposit)	250.00
CopyCat Printing (supplies)	128.95
Cornhusker Marriott (lodging)	784.00
Custer County Recycling (service)	18.00
Dept of Health & Human Services (refund)	242.01
Dutton Lainson (supplies)	2105.56
Elmwood Cemetery (service)	400.00
FedEx (postage)	64.07
First Concord Benefits (service)	120.00
Floor It Nebraska (service)	8639.22
Heartland Disposal (service)	6017.93
Heritage Bank (City Checking) Utility Bills ACH Fee (fee)	25.00
Homestead Bank (ACH fees)	33.20
Homestead Bank (KB - NSF Check Fee) (fee)	3.00
Howard Co. Register of Deeds (fee)	60.00
Howard Greeley RPPD (utilities)	137935.61
Jacobs Ford (repair)	597.34
Jarecke Motors (repair)	1371.72
Jim's Champlin (fuel)	1868.11

Klanecky, Jamie (supplies)	100.00
Kowalski, Katie (meal, parking)	43.32
Loup Valley Supply (repair)	73.50
Meyer, Deb (mileage, meals)	212.55
Mid-Nebraska Disposal (service)	4686.00
NE Dept of Envir & Energy (licenses)	120.00
NE Dept of Revenue: Sales & Use Tax for February 2024 (sales tax)	13720.56
One Call Concepts (service)	12.34
Open Caret (service)	200.00
Parts Bin (supplies)	1220.20
Petty Cash (meals, postage, supplies, fee)	65.29
Phonograph Herald (publish)	588.61
Protective Equip Testing (supplies)	282.49
Schmid, Charles (meals, parking)	103.33
Servi-Tech (lab)	336.00
Sherman Co Sheriff's Office (supplies)	750.00
St. Paul Veterinary Clinic (fee)	30.00
Triple T Disposal (service)	256.00
US Post Office (postage)	525.00
Wesco (supplies)	5992.00

Non-General Disbursements

Park Impr. [Aluminum Can Fund]: Champlin Tire Recycling (mulch)	1680.00
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Council member Schmid moved to approve the City of St. Paul's Fire Department billing rates for Year 2024; there is no change from 2023. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve the City "Street Closure" application form, with the stipulation that there is a City Clerk signature line of when the closure was approved at a City council meeting. Council member Peters seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0. Attorney White has approved the form. Once a barricade fee has been established and approved; it will be added to the application form.

Utilities Superintendent Helzer reported that water is backing up in the creek west of St. Paul; Mr. Helzer stated that a large beaver dam was found directly under the Paul Street bridge. The water can affect the Dalton Meadow Subdivision and Brookefield Park Nursing facility.

Chief of Police Howard updates: (1) Lawrence Stump will be coming back to work for the St. Paul Police Dept. as a part-time Police Officer at the hourly wage of \$21. Mr. Stump is a full-time Paramedic for the City of Aurora, NE; (2) St. Paul Police Dept. was awarded a grant (You Text; You Drive; You Pay) in the amount of \$1,600 from the NE Dept. of Transportation Safety Office; (3) St. Paul Police Dept. was awarded the FLIR Scout Monocular (thermal imaging) grant;

and (4) Chief of Police Howard provided the call logs from the past year regarding the City Police Dept.

Mayor Mike Feeken updates: (1) Special meeting on Thursday, March 21, 2024 at 1:30 p.m. regarding a Middle Loup Subdivision pre-construction meeting to be held at City Hall; Notice of Meeting was posted in four (4) public places; and (2) a Ballfield group meeting was held last week between the City of St. Paul; St. Paul Public School; the American Legion Club; the Softball Group; and the Youth Sports Association regarding the consolidation of responsibilities; and (3) St. Paul Fire Chief Mike Becker received the Big Iron Realty "First Responder & Medical Professional 2024" award. Mike Becker retired from Grand Island Fire on Friday, March 15, 2024.

Closed Session: Mayor Feeken requested that Chief of Police Dan Howard and Malik Bearheels and family be present in the Closed Session. Council member Kowalski moved to go into Closed Session at 8:38 p.m. for the prevention of needless injury to the reputation of an individual. Council member Peters seconded the motion. A motion has been made and seconded to go into Closed Session for the prevention of needless injury to the reputation of an individual. There was no discussion. The pending motion is to go into Closed Session for the prevention of needless injury to the reputation of an individual. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0. Mayor Feeken adjourned the closed session at 8:50 p.m., with no action.

Mayor Feeken adjourned the City Council meeting at 8:51 p.m.

Date

Mike Feeken, Mayor

Connie Jo Beck, City Clerk/Deputy Treasurer

**City of St Paul
Special Council Minutes**

Middle Loup Subdivision Pre-Construction Meeting

Thursday, March 21, 2024 at 1:30 p.m.

A special meeting of the Mayor and City Council of the City of St. Paul, Nebraska was held at City Hall in said City on Thursday, March 21, 2024 at 1:30 p.m. **Present were Councilmembers: Katie Kowalski, Chuck Schmid and Bill Peters.** Absent: Mayor Mike Feeken and Council member Brian Sack.

Council President Charles "Chuck" Schmid opened the special meeting at 1:30 p.m., with announcing that the City of St. Paul abides by the Open Meetings Act, which is posted at the west wall of the Council Chambers as required by Nebraska State Law §84-1407 through §84-1414. Notice of the meeting was 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. Also in an attendance were: (1) Brian Friedrichsen - Olsson; (2) Matt Helzer - City of St. Paul Utilities Superintendent; (3) Parker Klinginsmith - St. Paul Development Corp. (SPDC); and (4) Matt Elsbury - Elsbury Construction. A sign in sheet was provided to City Clerk Connie Jo Beck for filing.

The purpose of the meeting was regarding the pre-construction of the Middle Loup Subdivision. Topics of discussion were: (1) Sign-in and Introductions; (2) Project Representation; (3) Chain of Command / Communication; (4) Contract Documents and Requirements; (5) Shop Drawings / Submittal; (6) Questions / Changes of Contract Documents; (7) Pay Request; (8) Project Permits; (9) Photographic Documentation; (10) Lands for Construction / Easements; (11) Construction Utilities; (12) Surveys; (13) Safety; (14) Testing; (15) Historical and Archeological Findings; (16) Progress Meetings; (17) Record Drawings; (18) Clean-up; (19) Project Close-Out; (20) Erosion Control; (21) Construction Schedule; (22) Utility Coordination / Discussion; (23) Miscellaneous Items: (a) gas line change order; (b) coordination with Black Hills Energy; (c) NDOT ROW; (d) items with long lead times; and (e) location of leftover earthwork; and (24) Questions / Answers.

Council President Schmid adjourned the special Council meeting at 2:24 p.m.

DATE: March 21, 2024

Charles "Chuck" Schmid, Council President

Connie Jo Beck, City Clerk/Deputy Treasurer

April 1, 2024 Disbursements

Gross Wages - March	143905.17
Action Flag (supplies)	664.78
American Legal Publishing (publish)	7.50
Becker, Mike (fuel)	67.31
Berthelsen, Laura (mileage)	91.12
Blue Cross Blue Shield of NE (insurance)	18420.28
Bomgaars (supplies)	2014.57
Brehm's (supplies)	178.91
Charter/Spectrum (service)	249.96
City Health Deductible Savings (insurance)	5445.00
City of St. Paul 125 Plan (insurance)	100.00
Custer County Recycling (Service)	28.00
Danko Emergengy Equip (service)	1075.00
Dick's Repair (repair)	327.99
Dutton Lainson (supplies)	535.36
Eakes Office Solutions (contract)	56.14
Elan Financial Svcs (meals, supplies, education, postage, hotel, car wash)	2108.68
Elmwood Cemetery 22-23 Financial Statement Excess	37339.00
Funds to Cemetery ICS (transfer)	
Elmwood Cemetery (service)	300.00
Fairfield Hotel (lodging)	2124.15
Filter Care (service)	129.60
GB Auto Service (repair)	722.46
Hawkins (chemicals)	4914.94
Heartland Disposal (service)	131.76
Hometown Market (supplies)	145.79
Howard Co. Register of Deeds (fee)	10.00
Howard Co. Treasurer (Dispatch Fee)	3158.54
Inland Truck Parts (service)	3215.11
Kelly Supply (supplies)	122.51
LCL Truck Equipment (supplies)	342.23
Levanders Auto (repair)	2826.00
Madison Nat'l Life (insurance)	209.38
Menards (supplies)	50.00
Meyer, Nathan (mileage, meals)	194.65
Mid American Research (supplies)	143.73
Mutual of Omaha (insurance)	136.80
NE Dept of Transportation (service)	3391.50
Olsson (engineering)	20607.94
PSSI Pest Management (service)	207.00
Pulse Finders (supplies)	770.00
Quick Med Claims (service)	665.51
Servi-Tech (lab)	832.00
Smith Welding (service)	509.20
State of NE Central Svcs (telephone)	38.34
St Paul Library 22-23 Financial Statement Excess Funds	11462.00

to Library ICS	(transfer)	
St. Paul Swimming Pool (22-23 Financial Statement		19857.00
Excess Funds to Swimming Pool ICS	(transfer)	
Trausch Dynamics (supplies)		76.30
Vogel Auto Repair (service)		2479.23
Wesco Distribution (supplies)		140.81
Wroblewski, Liana (uniforms)		400.00

Non-General Disbursements

TIF: St. Paul Development Corp (March 2024) Proceeds		5903.25
TIF: S. Squared Enterprises (March 2024) Proceeds		1001.57
TIF: City of St. Paul 1/2 Share MAD Dev. Proceeds (March 2024)		490.55
TIF: MAD Dev. 1/2 Share (March 2024) Proceeds		490.54
Sales Tax: Street: Mtr Veh Tax: Jan. 2024 Proceeds (Mtr Veh Tax)		4164.78
Sales Tax: Fire Station: Jan. 2024 Proceeds (Fire Station)		14712.17
Sales Tax: 25% Infrastructure: Jan. 2024 Proceeds (25% Infrast)		7356.09
Sales Tax: Tri-City Signs: North Welcome Sign Partial Pymt (sign)		12500.00
Sales Tax: St. Paul Development Corp: Reimb for Olsson Engineer Fees Middle Loup Subd Replat and Design: Invoice 489807 (Eng Fees)		5610.58
ARPA: Elan Financial Svcs - WWTF supplies		187.23
ARPA: Bomgaars - WWTF supplies		17.79
Fire Station Construction: JEO Consulting Group (Engineering Fees) (Final Design & Bidding)		25275.00
Sales Tax: Shannon Bergman: Business Signage Property Improvement (Property Improvement)		1580.23
Sales Tax: Homestead Bank: Civic Center Loan Pymt (Loan Pymt)		70000.00

***Check Detail Register©**

Batch: Disb April1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
11100 CHECKING					
70856	04/01/24	ACTION FLAG			
E 41-20-270		UTILITY R & M	\$152.96		Pool - American and Nebraska flags
E 44-20-270		UTILITY R & M	\$152.96		Lib - American and Nebraska flags
E 69-20-520		BLDG/ R & M	\$152.93		Sr Cntr - American and Nebraska flags
E 31-20-270		UTILITY R & M	\$68.65		Fire - American flag
E 34-20-270		UTILITY R & M	\$137.28		Cem - American flags
		Total	\$664.78		
70857	04/01/24	AMERICAN LEGAL PUBLISHING CORP			
E 10-20-240		PUBLISH / CODIF	\$7.50	32660	Gen - publish update to City Code
		Total	\$7.50		
70858	04/01/24	BECKER, MIKE			
E 31-20-231		CITY GAS & OIL	\$67.31		Fire - reimbursement of fuel costs for #50
		Total	\$67.31		
70859	04/01/24	BERTHELSEN, LAURA			
E 10-20-210		PROF&SCHOOLS	\$91.12		Gen - mileage for Clerk's School in Columbus
		Total	\$91.12		
70860	04/01/24	BOMGAARS SUPPLY INC			
E 03-20-270		UTILITY R & M	\$15.99	43001337	Swr - tubing / icemaker installation kit for WWTP refrigerator
E 01-20-272		TOOLS	\$145.51	43001375	Lgts - torque wrench
E 01-20-270		UTILITY R & M	\$18.96	43002082	Lgts - softener salt, gloves, applicator pad, sponge
E 42-20-270		UTILITY R & M	\$11.98	43003264	Park - spraypaint, adhesive
E 01-20-272		TOOLS	\$36.36	43003437	Lgts - antifatigue mats for #5
E 01-20-272		TOOLS	\$106.95	43003504	Lgts - magnetic trays, tool bar, antifatigue mats for #5
E 03-20-270		UTILITY R & M	\$26.99	43003592	Swr - antifatigue mat
E 21-20-270		UTILITY R & M	\$25.99	43003678	Strs - mice repellent
E 42-20-272		TOOLS	\$12.99	43003682	Park - wrench set
E 01-20-272		TOOLS	\$911.35	43003690	Lgts - #5 hose torch, drill kit, bit set, ball peen hammer, pliers, wire connectors, crimping tool, screwdriver sets, adjustable wrench, hex key sets, ratchet, tape measure, drill extension, wire cutter, wrench, socket set
E 01-20-270		UTILITY R & M	\$4.27	43003907	Lgts - battery
E 21-20-270		UTILITY R & M	\$24.98	43004032	Strs - cleaner, adhesive
E 03-20-271		VEHICLE R & M	\$33.56	43004081	Swr - #8 spraypaint
E 01-20-270		UTILITY R & M	\$55.61	43004907	Lgts - paper towels, hex key for city office
E 01-20-270		UTILITY R & M	\$25.01	43004995	Lgts - shop towels, soap, bathroom tissue
E 01-20-272		TOOLS	\$42.78	43005102	Lgts - chain saw blade sharpener
E 03-20-270		UTILITY R & M	\$2.19	43005240	Swr - screw/nuts
E 03-20-272		TOOLS	\$15.19	43005527	Swr - insert bit set (remainder paid w/ ARPA funds)
E 01-20-271		VEHICLE R & M	\$47.01	43005626	Lgts - #5 floor flanges, grommets, pipe nipples, spraypaint
E 01-20-271		VEHICLE R & M	(\$36.97)	43005645	Lgts - returned pipe nipples, floor flanges
E 01-20-272		TOOLS	\$55.60	43005661	Lgts - kneeling pads for bucket trucks
E 02-20-272		TOOLS	\$21.39	43005733	Wtr - basin wrench

***Check Detail Register©**

Batch: Disb April1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 01-20-271		VEHICLE R & M	\$7.65	43005881	Lgts - mylar letters #5
E 01-20-270		UTILITY R & M	\$66.52	43005881	Lgts - shop towels, gloves, diesel additive, lag bolts
E 01-20-271		VEHICLE R & M	\$49.98	43005967	Lgts - #5 fasteners, masking tape, spraypaint
E 01-20-270		UTILITY R & M	\$45.44	43005975	Lgts - welding wire, magnetic holder
E 01-20-270		UTILITY R & M	\$46.40	43006710	Lgts - paint marker, flap discs, cut-off wheel
E 01-20-271		VEHICLE R & M	\$74.88	43006771	Lgts - #5 LED lights
E 01-20-271		VEHICLE R & M	\$23.66	43006849	Lgts - #5 fasteners, steel bar
E 03-20-270		UTILITY R & M	\$36.37	43007681	Swr - shop towels, lime & rust remover, hand soap, hose
E 32-20-272		TOOLS	\$59.98	43007816	Pol - ammo
		Total	\$2,014.57		
70861	04/01/24	BREHM'S DRUG, INC.			
E 32-30-310		OFFICE SUPPLIES	\$178.91	53658	Pol - flashdrives
		Total	\$178.91		
70862	04/01/24	CHARTER/SPECTRUM			
E 31-20-220		COMMUNICATION	\$129.98	17621670103	Fire - internet service
E 10-20-220		COMMUNICATION	\$119.98	17621670103	Gen - internet service
		Total	\$249.96		
70863	04/01/24	CITY HEALTH DEDUCTIBLE SAVINGS			
E 42-10-130		INSURANCE	\$363.00		Park - health reimbursement
E 03-10-130		INSURANCE	\$1,089.00		Swr - health reimbursement
E 01-10-130		INSURANCE	\$726.00		Lgts - health reimbursement
E 21-10-130		INSURANCE	\$726.00		Strs - health reimbursement
E 02-10-130		INSURANCE	\$1,089.00		Wtr - health reimbursement
E 10-10-130		INSURANCE	\$726.00		Gen - health reimbursement
E 32-10-130		INSURANCE	\$726.00		Pol - health reimbursement
		Total	\$5,445.00		
70864	04/01/24	CITY OF ST PAUL 125 PLAN			
E 02-10-130		INSURANCE	\$30.00		Wtr - life insurance
E 03-10-130		INSURANCE	\$20.00		Swr - life insurance
E 21-10-130		INSURANCE	\$20.00		Strs - life insurance
E 10-10-130		INSURANCE	\$20.00		Gen - life insurance
E 42-10-130		INSURANCE	\$10.00		Park - life insurance
		Total	\$100.00		
70865	04/01/24	CUSTER COUNTY RECYCLING			
E 04-20-325		Recycle Delivery	\$28.00	609	Lndfl - recycling trailer
		Total	\$28.00		
70866	04/01/24	DANKO EMERGENCY EQUIP			
E 31-20-270		UTILITY R & M	\$840.00	134554	Fire - SCBA compressor service
E 31-20-271		VEHICLE R & M	\$235.00	134555	Fire - #51 repairs to drafting valve
		Total	\$1,075.00		
70867	04/01/24	DICKS REPAIR			
E 21-20-271		VEHICLE R & M	\$327.99	35100	Strs - #15 replaced ignition module

***Check Detail Register©**

Batch: Disb April1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$327.99		
70868	04/01/24	DUTTON-LAINSON CO.			
E 01-20-270		UTILITY R & M	\$535.36	893188-1	Lgts - 4/0 THHN Strd reels
Total			\$535.36		
70869	04/01/24	EAKES OFFICE SOLUTIONS			
E 44-20-520		BLDG/ R & M	\$56.14	INV540200	Lib - copier contract (2/27/24 - 3/26/24)
Total			\$56.14		
70870	04/01/24	ELAN FINANCIAL SERVICES			
E 32-20-210		PROF&SCHOOLS	\$25.92	0322	Pol - meal during mental health training for Dan Howard
E 32-20-210		PROF&SCHOOLS	\$250.00	0463	Pol - GLOCK Armorer's course for Matt Sample
E 10-20-210		PROF&SCHOOLS	\$22.50	1305	Gen - parking during LONM conference
E 32-20-271		VEHICLE R & M	\$10.00	2571	Pol - car wash (NO RECEIPT)
E 31-20-211		ADM. & DUES	\$9.85	2846	Fire - postage for in-line duty life insurance paperwork
E 36-20-210		PROF&SCHOOLS	\$150.00	3690	EMS - Fire school registration for LaDonna Koperski
E 36-20-210		PROF&SCHOOLS	\$24.73	3963	EMS - meal during NEMSA conference
E 31-20-210		PROF&SCHOOLS	\$50.00	4206	Fire - Leadership symposium registration for Nathan Meyer
E 36-20-210		PROF&SCHOOLS	\$225.35	4378	EMS - meals during NEMSA conference for Nate, Nick and Deb Meyer, Connie Jo Beck, Lisa Woodgate & Kari Pierson
E 32-20-271		VEHICLE R & M	\$10.00	4420	Pol - car wash (NO RECEIPT)
E 32-20-313		POSTAGE	\$8.73	4556	Pol - postage for nuisance letter
E 10-20-210		PROF&SCHOOLS	\$35.67	4581	Gen - meal during LONM conference
E 32-20-313		POSTAGE	\$32.64	4734	Pol - postage to send 9492's vest for repairs
E 32-20-313		POSTAGE	\$8.73	5213	Pol - postage for nuisance letter (NO RECEIPT)
E 10-20-310		OFFICE SUPPLIES	\$12.84	6070	Gen - meal during Clerk's school
E 36-20-210		PROF&SCHOOLS	\$18.54	6413	EMS - meal during NEMSA conference
E 02-20-313		POSTAGE	\$340.00	6613	Wtr - postage for water survey's
E 31-20-210		PROF&SCHOOLS	\$270.00	6782	Fire - lodging for Nate Meyer in Norfolk, NE
E 01-20-310		OFFICE SUPPLIES	\$112.32	7184	Lgts - waterproof tags
E 10-20-210		PROF&SCHOOLS	\$396.00	7628	Gen - lodging during Clerk's school in Columbus, NE
E 10-20-210		PROF&SCHOOLS	\$15.05	8093	Gen - meal during LONM conference
E 32-20-231		CITY GAS & OIL	\$38.98	8806	Pol - fuel during training in Omaha
E 01-20-266		DocuSend Fee	\$7.73	9471	Lgts - fee to email utility bills
E 02-20-313		POSTAGE	\$33.10	9560	Wtr - postage for VOC and pesticide water samples
Total			\$2,108.68		
70871	04/01/24	ELMWOOD CEMETERY			
E 34-20-315		CEMETERY PERPETUAL	\$300.00		Cem - perpetual care - Linda Schacht
Total			\$300.00		
70872	04/01/24	FAIRFIELD BY MARRIOTT KEARNEY			
E 36-20-210		PROF&SCHOOLS	\$374.85	434C400012	EMS - lodging during NEMSA conference for Connie Jo Beck
E 36-20-210		PROF&SCHOOLS	\$374.85	434C400012	EMS - lodging during NEMSA conference for Kari Pierson

***Check Detail Register©**

Batch: Disb April1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 36-20-210		PROF&SCHOOLS	\$374.85	434C400012	EMS - lodging during NEMSA conference for Deb Meyer
E 36-20-210		PROF&SCHOOLS	\$374.85	434C400012	EMS - lodging during NEMSA conference for Nate Meyer
E 36-20-210		PROF&SCHOOLS	\$374.85	434C400012	EMS - lodging during NEMSA conference for Nick Meyer
E 36-20-210		PROF&SCHOOLS	\$249.90	434C400012	EMS - lodging during NEMSA conference for Lisa Woodgate
Total			\$2,124.15		
70873	04/01/24	FILTER CARE			
E 21-20-270		UTILITY R & M	\$129.60	131433	Strs - filter cleaning for #17 and #44
Total			\$129.60		
70874	04/01/24	GB AUTO SERVICE, INC			
E 32-20-271		VEHICLE R & M	\$722.46	11333	Pol - #97 oil change, replace brake pads and rotors
Total			\$722.46		
70875	04/01/24	HAWKINS INC			
E 03-20-274		CHEMICALS	\$945.00	6708152	Swr - chlorine
E 03-20-274		CHEMICALS	\$273.71	6708286	Swr - flocculant
E 02-20-274		CHEMICALS	\$3,696.23	6714994	Wtr - chlorine and potassium permanganate
Total			\$4,914.94		
70876	04/01/24	HEARTLAND DISPOSAL INC			
E 31-20-520		BLDG/ R & M	\$48.13	209708	Fire - sanitation disposal
E 04-20-521		GROUNDS / R & M	\$48.13	209708	Lndfl - sanitation disposal from City office
E 21-20-520		BLDG/ R & M	\$35.50	209708	Strs - sanitation disposal from Northyards
Total			\$131.76		
70877	04/01/24	HOMETOWN MARKET			
E 42-20-270		UTILITY R & M	(\$16.77)		Park - credit
E 02-20-270		UTILITY R & M	\$2.89	4432	Wtr - ice for water samples
E 03-20-270		UTILITY R & M	\$2.89	4885	Swr - ice for composite sample
E 42-20-270		UTILITY R & M	\$146.00	7230	Park - trash bags, trifold towels
E 03-20-270		UTILITY R & M	\$10.78	7237	Swr - Brillo pad, air freshner
Total			\$145.79		
70878	04/01/24	HOWARD CO REGISTER OF DEEDS			
E 34-20-216		RECORDING FEE	\$10.00		Cem - recording fee Hammon
Total			\$10.00		
70879	04/01/24	HOWARD COUNTY TREASURER (CCCC)			
E 32-20-214		DISPATCHER	\$3,158.54		Pol - dispatcher pay
Total			\$3,158.54		
70880	04/01/24	INLAND TRUCK PARTS COMPANY			
E 21-20-271		VEHICLE R & M	\$3,215.11	IN-1574111	Strs - #48 replaced IPR valve, repaired wiring, replaced Cam position sensor, replaced speed sensor
Total			\$3,215.11		
70881	04/01/24	KELLY SUPPLY COMPANY, INC			

***Check Detail Register©**

Batch: Disb April1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 02-20-270		UTILITY R & M	(\$113.96)	R1517579-0	Wtr - credit invoice
E 02-20-270		UTILITY R & M	\$113.96	S1418044-0	Wtr - ball valves, o-rings
E 02-20-270		UTILITY R & M	\$122.51	S1418257-0	Wtr - PVC shut off valves for chemical lines at WTP
Total			\$122.51		
70882	04/01/24	LCL TRUCK EQUIPMENT, INC.			
E 21-20-270		UTILITY R & M	\$342.23	INV1007993	Strs - vibrator motor for salt spreader
Total			\$342.23		
70883	04/01/24	LEVANDERS OF ST PAUL LLC			
E 32-20-271		VEHICLE R & M	\$2,826.00	4350	Pol - #96 racoon damage repair (LARM reimb all but deductible)
Total			\$2,826.00		
70884	04/01/24	MADISON NATIONAL LIFE			
E 42-10-130		INSURANCE	\$11.02	1616006	Park - life insurance
E 03-10-130		INSURANCE	\$33.06	1616006	Swr - life insurance
E 01-10-130		INSURANCE	\$33.06	1616006	Lgts - life insurance
E 21-10-130		INSURANCE	\$22.04	1616006	Strs - life insurance
E 02-10-130		INSURANCE	\$33.06	1616006	Wtr - life insurance
E 10-10-130		INSURANCE	\$22.04	1616006	Gen - life insurance
E 32-10-130		INSURANCE	\$55.10	1616006	Pol - life insurance
Total			\$209.38		
70885	04/01/24	MENARDS, INC			
E 10-20-520		BLDG/ R & M	\$50.00	81587	Gen - faucet for Police bathroom
Total			\$50.00		
70886	04/01/24	MEYER, NATHAN			
E 31-20-210		PROF&SCHOOLS	\$144.72		EMS - mileage to Norfolk for conference (to be reimbursed by a grant)
E 31-20-210		PROF&SCHOOLS	\$49.93		EMS - meals during Norfolk conference (to be reimbursed by a grant)
Total			\$194.65		
70887	04/01/24	MID-AMERICAN RESEARCH CHEMICAL			
E 42-20-270		UTILITY R & M	\$143.73	813761-IN	Park - urinal screens
Total			\$143.73		
70888	04/01/24	MUTUAL OF OMAHA			
E 42-10-130		INSURANCE	\$7.20	1679123579	Park - life insurance
E 03-10-130		INSURANCE	\$21.60	1679123579	Swr - life insurance
E 01-10-130		INSURANCE	\$21.60	1679123579	Lgts - life insurance
E 21-10-130		INSURANCE	\$14.40	1679123579	Strs - life insurance
E 02-10-130		INSURANCE	\$21.60	1679123579	Wtr - life insurance
E 10-10-130		INSURANCE	\$14.40	1679123579	Gen - life insurance
E 32-10-130		INSURANCE	\$36.00	1679123579	Pol - life insurance
Total			\$136.80		
70889	04/01/24	NE DEPT OF TRANSPORTATION			

***Check Detail Register©**

Batch: Disb April1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 21-20-270		UTILITY R & M	\$3,391.50	648275	Strs - Maintenance Agreement No. 47; 2023 snow removal
Total			\$3,391.50		
70890	04/01/24	OLSSON			
E 03-20-213		ENGINEER FEES	\$9,990.85	484123	Swr - WWTF project admin, construction observation
E 03-20-213		ENGINEER FEES	\$10,617.09	489799	Swr - WWTF project closeout, O&M manuals, record drawings & SWPPP inspections
Total			\$20,607.94		
70891	04/01/24	PSSI PEST SERVICES			
E 02-20-520		BLDG/ R & M	\$43.20	300028	Wtr - pest management at WTP
E 10-20-520		BLDG/ R & M	\$48.60	300029	Gen - pest management at City office
E 03-20-520		BLDG/ R & M	\$115.20	300090	Swr - pest management at WWTP, exterior rodent bait stations
Total			\$207.00		
70892	04/01/24	PULSE FINDERS LLC			
E 01-20-310		OFFICE SUPPLIES	\$256.67	12015	Lgts - CPR-D pads, Lifepak CR Plus replacement kit, batteries
E 02-20-310		OFFICE SUPPLIES	\$256.67	12015	Wtr - CPR-D pads, Lifepak CR Plus replacement kit, batteries
E 03-20-310		OFFICE SUPPLIES	\$256.66	12015	Swr - CPR-D pads, Lifepak CR Plus replacement kit, batteries
Total			\$770.00		
70893	04/01/24	SERVI-TECH INC			
E 03-20-232		LAB SAMPLE	\$832.00	H-989698	Swr - lab samples 2367-2376
Total			\$832.00		
70894	04/01/24	SMITH WELDING SHOP, INC			
E 01-20-271		VEHICLE R & M	\$509.20	29032	Lgts - #5 steps for new bucket truck
Total			\$509.20		
70895	04/01/24	STATE OF NEBRASKA CENTRAL SERV			
E 42-20-220		COMMUNICATION	\$19.17	1418338	Park - phone service
E 41-20-220		COMMUNICATION	\$19.17	1418338	Pool - phone service
Total			\$38.34		
70896	04/01/24	TRAUSCH DYNAMICS			
E 21-20-271		VEHICLE R & M	\$76.30	C40320560	Strs - #44 hydraulic line
Total			\$76.30		
70897	04/01/24	VOGEL AUTO REPAIR, LLC			
E 01-20-271		VEHICLE R & M	\$187.50	12564	Lgts - #16 adjust rear brakes
E 32-20-271		VEHICLE R & M	\$1,957.77	12648	Pol - #95 replace water pump, intake manifold gaskets, valve cover gaskets, oil change
E 32-20-271		VEHICLE R & M	\$333.96	12649	Pol - #95 replace tire pressure sensors on all tires
Total			\$2,479.23		
70898	04/01/24	WESCO DISTRIBUTION, INC.			
E 01-20-270		UTILITY R & M	\$140.81	345164	Lgts - colored phasing tape

***Check Detail Register©**

Batch: Disb April1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total				\$140.81	
70899	04/01/24	WROBLEWSKI, LIANA			
E 10-20-268		Uniforms		\$400.00	Gen - uniform allowance
Total				\$400.00	
11100				\$61,280.29	

Fund Summary

11100 CHECKING

01 LIGHTS	\$4,257.22
02 WATER	\$5,689.65
03 SEWER	\$24,338.13
04 LANDFILL	\$76.13
10 GENERAL	\$1,981.70
21 STREETS	\$8,351.64
31 FIREMEN	\$1,913.57
32 POLICE	\$10,439.72
34 CEMETERY	\$447.28
36 AMBULANCE	\$2,542.77
41 POOL	\$172.13
42 PARK	\$708.32
44 LIBRARY	\$209.10
69 SENIOR COMM. CENTER	\$152.93
	\$61,280.29

MIKE FEEKEN, MAYOR

Laura Berthelsen

From: Loren Cleveland <loren@btsgi.com>
Sent: Tuesday, March 26, 2024 10:37 AM
To: Laura Berthelsen
Subject: RE: BTS/Clearfly Proposal

You are paying \$19 per month for remote support that is a BTS product and **not a Clearfly one**.
The 2 year agreement is locking in the Clearfly pricing only. Make sense?

Loren Cleveland

From: Laura Berthelsen <lberthelsen@cityofstpaulne.org>
Sent: Tuesday, March 26, 2024 10:34 AM
To: Loren Cleveland <loren@btsgi.com>
Subject: BTS/Clearfly Proposal

*locking in
\$174.70
only
Not remote support*

John / Loren –

I received your proposal to lock in the Clearfly rates for 2 years – however, the document shows that we would be **locking in the rate of \$174.70** per month, however the invoices from Clearfly have us paying \$195.00 per month (see attached). Please clarify before we put this on the City Council agenda for approval. Thanks.

Laura Berthelsen
Deputy City Clerk
City of St. Paul
704 6th Street
St. Paul, NE 68873
308-754-4483

Laura Berthelsen

From: portal@email.clearfly.net on behalf of Clearfly Portal <portal@email.clearfly.net>
Sent: Tuesday, March 26, 2024 10:06 AM
To: Laura Berthelsen
Subject: Business Telecommunication Systems Services Proposal (Q134935v1)
Attachments: Rate_Sheet_Q134935_1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Business Telecommunication Systems Services Proposal

Message from *Business Telecommunication Systems*:

This is the online renewal of the Clearfly services. Let me know if you have any problems filling this out.

Thanks, Loren

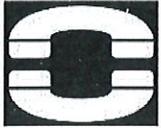
Thank you for your interest in our communications solutions specifically built to address your business needs. We have put together a proposal covering the products and services that best fit these needs

Please see the attached rate sheet for pricing information. This proposal (Q134935v1) is valid until Jun 24, 2024. Should you agree to the terms of this proposal, please click the Accept button below to get the ball rolling.

Accept

Business Telecommunication Systems powered by Clearfly





BTS
Communications

powered by clearfly

Note: This document is a proposal for services and should be viewed as an estimate of future costs. When ordering services Customer may request changes in quantities which can affect the estimated cost elements below.

Account Name: City of Saint Paul – Nebraska

Order Information	
Rate Sheet	Q134935
Revision	1
Created	3/26/2024
Valid Until	6/24/2024
Contract Term (months)	24

Partner Information	
Name	Business Telecommunication Systems
Account Manager	Loren Cleveland

Summary		
Site	Recurring	One-Time
704 6TH AVE SAINT PAUL NE 68873	\$142.00	\$0.00

Subtotal:	\$142.00	\$0.00
Taxes:	\$32.70	\$0.00
Total:	\$174.70	\$0.00

**Taxes are an estimate and may differ from actual invoices due to tax rate changes and actual services provided.*



BTS
Communications

powered by clearfly

Service Address

Address	704 6TH AVE	City	SAINT PAUL
State	NEBRASKA	ZIP Code	68873

Products and Services

Product Name	Qty	Recurring	One-Time	Total Recurring	Total One-Time
Clearphone SIP Trunk	5	\$22.00	\$0.00	\$110.00	\$0.00
Clearphone Telephone Number	12	\$0.35	\$0.00	\$4.20	\$0.00
Directory Listing	4	\$5.95	\$0.00	\$23.80	\$0.00
E911 Registration	4	\$1.00	\$0.00	\$4.00	\$0.00
Total:				\$142.00	\$0.00

Rate Schedule

Name	Rate
Burst Calls	\$0.25
Clearphone SIP Trunk	\$22.00
Clearphone Telephone Number	\$0.35
Directory Listing	\$5.95
E911 Registration	\$1.00

Connie Beck

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 1:10 PM
To: Connie Beck
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

No problem, see below:

Water: \$497,128.32
Sewer: \$493,592.04
Storm: \$364,097.67
Paving: \$2,245,560.90

TOTAL - \$ 3,600,378.94

000
0.00 *
Proj Amt
3,600,000.00 +
750,000.00 -
550,000.00 -
003
Bond 2,300,000.00 *

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 11:45 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

This Message Is From an External Sender

This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Hey Brian, for Bonding, I will need the break-down of numbers regarding Water cost for the subdivision, so that my bonds-man can plan accordingly for a City you.

Connie Jo

0.00 *
Proj Amt
3,700,000.00 +
750,000.00 -
550,000.00 -
003
Bond 2,400,000.00 *

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 11:08 AM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

You bet. Here is the total breakdown of where things are at including design and construction administration:

Olsson original design agreement: \$46,575.00
Olsson amendment #1 (Phase II design): \$44,500.00
Elsbury Awarded Contract: \$3,218,403.94
Anticipated Change Order #1 (Gas Line): \$100,000.00
Olsson amendment #2 (Construction services): \$190,900.00

Total Project Costs: \$3,600,378.94

I have not received the actual invoice from the gas company but the \$100K is what was estimated. This is on top of the \$50K already factored into Elsbury bid.
I just finished up the construction services amendment this morning and it is attached as well. Since this is technically through the EDC, it probably will need to be approved by the council and EDC. I will be sure Parker gets a copy of it this morning as well. I believe we were able to make the TIF work when the cost was around \$4.2 million so depending on

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.3m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	80,000.00	3.850%	103,010.00	183,010.00
06/15/2026	80,000.00	3.850%	99,930.00	179,930.00
06/15/2027	85,000.00	3.850%	96,850.00	181,850.00
06/15/2028	85,000.00	3.850%	93,577.50	178,577.50
06/15/2029	90,000.00	3.850%	90,305.00	180,305.00
06/15/2030	95,000.00	4.000%	86,840.00	181,840.00
06/15/2031	100,000.00	4.000%	83,040.00	183,040.00
06/15/2032	100,000.00	4.000%	79,040.00	179,040.00
06/15/2033	105,000.00	4.000%	75,040.00	180,040.00
06/15/2034	110,000.00	4.000%	70,840.00	180,840.00
06/15/2035	115,000.00	4.500%	66,440.00	181,440.00
06/15/2036	120,000.00	4.500%	61,265.00	181,265.00
06/15/2037	125,000.00	4.500%	55,865.00	180,865.00
06/15/2038	130,000.00	4.500%	50,240.00	180,240.00
06/15/2039	135,000.00	4.500%	44,390.00	179,390.00
06/15/2040	145,000.00	4.850%	38,315.00	183,315.00
06/15/2041	150,000.00	4.850%	31,282.50	181,282.50
06/15/2042	155,000.00	4.850%	24,007.50	179,007.50
06/15/2043	165,000.00	4.850%	16,490.00	181,490.00
06/15/2044	175,000.00	4.850%	8,487.50	183,487.50
Total	\$2,345,000.00	-	\$1,275,255.00	\$3,620,255.00

Yield Statistics		
Bond Year Dollars	3,600,000.00	\$27,870.00
Average Life	750,000.00	11.885 Years
Average Coupon	550,000.00	4.5757266%
Net Interest Cost (NIC)		4.7229727%
True Interest Cost (TIC)	2,300,000.00	4.7486171%
Bond Yield for Arbitrage Purposes		4.5453137%
All Inclusive Cost (AIC)		4.7486171%
IRS Form 8038		
Net Interest Cost	0.00	4.5757266%
Weighted Average Maturity		11.885 Years

Proj Amt
~~3,600,000.00~~ +
~~750,000.00~~ -
~~550,000.00~~ -
Bond
2,300,000.00 *
 000
Proj Amt OR
~~3,700,000.00~~ +
~~750,000.00~~ -
~~550,000.00~~ -
Bond
2,400,000.00 *

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.4m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	80,000.00	3.850%	107,385.00	187,385.00
06/15/2026	85,000.00	3.850%	104,305.00	189,305.00
06/15/2027	90,000.00	3.850%	101,032.50	191,032.50
06/15/2028	90,000.00	3.850%	97,567.50	187,567.50
06/15/2029	95,000.00	3.850%	94,102.50	189,102.50
06/15/2030	100,000.00	4.000%	90,445.00	190,445.00
06/15/2031	100,000.00	4.000%	86,445.00	186,445.00
06/15/2032	105,000.00	4.000%	82,445.00	187,445.00
06/15/2033	110,000.00	4.000%	78,245.00	188,245.00
06/15/2034	115,000.00	4.000%	73,845.00	188,845.00
06/15/2035	120,000.00	4.500%	69,245.00	189,245.00
06/15/2036	125,000.00	4.500%	63,845.00	188,845.00
06/15/2037	130,000.00	4.500%	58,220.00	188,220.00
06/15/2038	135,000.00	4.500%	52,370.00	187,370.00
06/15/2039	145,000.00	4.500%	46,295.00	191,295.00
06/15/2040	150,000.00	4.850%	39,770.00	189,770.00
06/15/2041	155,000.00	4.850%	32,495.00	187,495.00
06/15/2042	165,000.00	4.850%	24,977.50	189,977.50
06/15/2043	170,000.00	4.850%	16,975.00	186,975.00
06/15/2044	180,000.00	4.850%	8,730.00	188,730.00
Total	\$2,445,000.00	-	\$1,328,740.00	\$3,773,740.00

Yield Statistics

Bond Year Dollars	0 0 0	0 * 0 0 *	\$29,045.00
Average Life	3,600,000.00	+	11.879 Years
Average Coupon	750,000.00	-	4.5747633%
Net Interest Cost (NIC)	550,000.00	-	4.7220778%
True Interest Cost (TIC)	0 0 3	2,300,000.00	4.7477042%
Bond Yield for Arbitrage Purposes	Bond	2,300,000.00	4.5443652%
All Inclusive Cost (AIC)			4.7477042%
IRS Form 8038	0 0 0		
Net Interest Cost		0 * 0 0 *	4.5747633%
Weighted Average Maturity			11.879 Years

Proj Auct

Bond

Proj Auct OR

Bond

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.1m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	70,000.00	3.850%	93,975.00	163,975.00
06/15/2026	75,000.00	3.850%	91,280.00	166,280.00
06/15/2027	75,000.00	3.850%	88,392.50	163,392.50
06/15/2028	80,000.00	3.850%	85,505.00	165,505.00
06/15/2029	85,000.00	3.850%	82,425.00	167,425.00
06/15/2030	85,000.00	4.000%	79,152.50	164,152.50
06/15/2031	90,000.00	4.000%	75,752.50	165,752.50
06/15/2032	95,000.00	4.000%	72,152.50	167,152.50
06/15/2033	95,000.00	4.000%	68,352.50	163,352.50
06/15/2034	100,000.00	4.000%	64,552.50	164,552.50
06/15/2035	105,000.00	4.500%	60,552.50	165,552.50
06/15/2036	110,000.00	4.500%	55,827.50	165,827.50
06/15/2037	115,000.00	4.500%	50,877.50	165,877.50
06/15/2038	120,000.00	4.500%	45,702.50	165,702.50
06/15/2039	125,000.00	4.500%	40,302.50	165,302.50
06/15/2040	130,000.00	4.850%	34,677.50	164,677.50
06/15/2041	135,000.00	4.850%	28,372.50	163,372.50
06/15/2042	145,000.00	4.850%	21,825.00	166,825.00
06/15/2043	150,000.00	4.850%	14,792.50	164,792.50
06/15/2044	155,000.00	4.850%	7,517.50	162,517.50
Total	\$2,140,000.00	-	\$1,161,987.50	\$3,301,987.50

Yield Statistics

Bond Year Dollars	\$25,405.00
Average Life	11.871 Years
Average Coupon	4.5738536%
Net Interest Cost (NIC)	4.7212655%
True Interest Cost (TIC)	4.7468434%
Bond Yield for Arbitrage Purposes	4.5434409%
All Inclusive Cost (AIC)	4.7468434%

IRS Form 8038

Net Interest Cost	4.5738536%
Weighted Average Maturity	11.871 Years

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.5m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	85,000.00	3.850%	111,777.50	196,777.50
06/15/2026	90,000.00	3.850%	108,505.00	198,505.00
06/15/2027	90,000.00	3.850%	105,040.00	195,040.00
06/15/2028	95,000.00	3.850%	101,575.00	196,575.00
06/15/2029	100,000.00	3.850%	97,917.50	197,917.50
06/15/2030	100,000.00	4.000%	94,067.50	194,067.50
06/15/2031	105,000.00	4.000%	90,067.50	195,067.50
06/15/2032	110,000.00	4.000%	85,867.50	195,867.50
06/15/2033	115,000.00	4.000%	81,467.50	196,467.50
06/15/2034	120,000.00	4.000%	76,867.50	196,867.50
06/15/2035	125,000.00	4.500%	72,067.50	197,067.50
06/15/2036	130,000.00	4.500%	66,442.50	196,442.50
06/15/2037	135,000.00	4.500%	60,592.50	195,592.50
06/15/2038	140,000.00	4.500%	54,517.50	194,517.50
06/15/2039	150,000.00	4.500%	48,217.50	198,217.50
06/15/2040	155,000.00	4.850%	41,467.50	196,467.50
06/15/2041	165,000.00	4.850%	33,950.00	198,950.00
06/15/2042	170,000.00	4.850%	25,947.50	195,947.50
06/15/2043	180,000.00	4.850%	17,702.50	197,702.50
06/15/2044	185,000.00	4.850%	8,972.50	193,972.50
Total	\$2,545,000.00	-	\$1,383,030.00	\$3,928,030.00

Yield Statistics

Bond Year Dollars	\$30,230.00
Average Life	11.878 Years
Average Coupon	4.5750248%
Net Interest Cost (NIC)	4.7223536%
True Interest Cost (TIC)	4.7480041%
Bond Yield for Arbitrage Purposes	4.5446305%
All Inclusive Cost (AIC)	4.7480041%

IRS Form 8038

Net Interest Cost	4.5750248%
Weighted Average Maturity	11.878 Years



March 25, 2024

City of St. Paul, Nebraska
704 6th Street
St. Paul, NE 68873
Attn: Connie Jo Beck, Clerk

Re: Disclosures by Northland Securities, Inc.
Pursuant to MSRB Rule G-17
Series 2024 General Obligation Various Purpose Bonds

Dear Ms. Beck:

As City Clerk for the City of St. Paul, NE (“Issuer”), you know the Issuer may engage Northland Securities, Inc. (“Northland”) to serve as Underwriter and/or Placement Agent. Because of this, Northland is writing to provide you with certain disclosures relating to the Bond offering, as required by the Municipal Securities Rulemaking Board (“MSRB”) Rule G-17.

Rule G-17 requires all Underwriters/Placement Agents to send the following disclosures to you as Issuer, to clarify the role of an Underwriter/Placement Agent and other matters relating to Bond offerings. Although Northland is not being engaged as your financial advisor, as part of our services as Underwriter, Northland may provide guidance concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Northland makes no representations with respect to any conflict disclosures provided, or required to be made by, any of the other professionals pursuant to Rule G-17 or otherwise.

Our Role as Underwriter/Placement Agent:

- (i) Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) the underwriter’s primary role is to purchase the bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the Issuer and the Obligor.
- (iii) unlike a municipal advisor, the underwriter/placement agent does not have a fiduciary duty to the issuer or the Obligor under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Obligor without regard to their own financial or other interests.
- (iv) the issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the issuer’s interests in the transaction.
- (v) the underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with its duty to sell the bonds with the ultimate investors at prices that are fair and reasonable.

(vi) the underwriter will review the official statement for the bonds in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.¹

II. Disclosures Concerning Underwriter's/Placement Agent's Compensation:

The Underwriter/Placement Agent will be compensated by a fee and/or an underwriting discount/placement agent that will be set forth in the Bond Purchase Agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the placement agents may have an incentive to recommend to the borrower a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

III. Additional Conflicts Disclosures:

Northland has identified the following additional potential or actual material conflicts:

- Conflicts of Interest/Ordinary Course Business Relationships
 - Northland is a registered broker dealer and its affiliate bank is engaged in securities activities, as well as providing investment banking, asset management, financing, financial advisory services and other commercial and investment banking products and services to a wide range of corporations and individuals. In addition, Northland and its affiliates may currently have and may in the future have investment and commercial banking, trust, and other relationships with parties that may relate to assets of, or be involved in the issuance of securities and/or instruments by, the issuer and its affiliates.
 - In the ordinary course of their respective businesses, Northland and its affiliates have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates for which they received or will receive customary fees and expenses. Under certain circumstances, Northland and its affiliates may have certain creditor and/or other rights against the Issuer and its affiliates in connection with such transactions and/or services.
 - In the ordinary course of their various business activities, Northland and its officers, directors and employees may purchase, sell or hold a broad array of investments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with (or that are otherwise involved with transactions by) the Issuer. Northland and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

¹Under federal securities law, an issuer and/or conduit obligor of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer or a conduit obligor as a guarantee of the accuracy or completeness of the information in the official statement.

- Conflicts of Interest/Refunded Bonds:
 - We understand that the Issuer may intend to use a portion of the proceeds from the issuance of the Bonds to refund certain of the Issuer’s outstanding securities (“Refunded Bonds”). To the extent that Northland or an affiliate thereof owns Refunded Bonds, Northland or its affiliate would receive a portion of the proceeds from the issuance of the Bonds.

- Other Conflicts of Interest:
 - Northland may place Bonds in an affiliate’s tender option bond program to be held for the account of Northland or the affiliate.

IV. Disclosures Concerning Complex Municipal Securities Financing:

In accordance with the requirements of MSRB Rule G-17, if the Underwriters/Placement Agent recommend a financing structure that may be a “complex municipal securities financing” for the Issuer for MSRB Rule G-17 purposes, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and reasonably foreseeable at that time.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth below. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional potential or actual material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds.

Thank you.

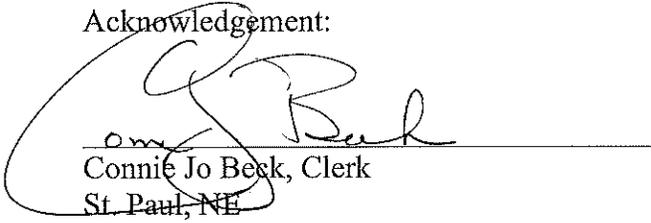
Signature page to follow

Sincerely,



By: Brad Slaughter, Managing Director
Northland Securities, Inc.
1620 Dodge Street, Stop 3824
Omaha, NE 68197

Acknowledgement:



Connie Jo Besk, Clerk
St. Paul, NE

Date: 3-25-2024

Middle Loup River Subdivision
Reserve Funds to be Utilized

Light Department

Reserve Funds	\$	750,000.00
Electrical Material	\$	<u>(200,000.00)</u>

(23-24 Budget \$100,000 for Electrical Material)

Light to Project	\$	550,000.00
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Light Dept. to Project	\$	550,000.00
General Dept. to Project	\$	<u>750,000.00</u>
	\$	1,300,000.00

Middle Loup River Project Amount	\$	3,600,400.00
<u>Light/General Reserve Amount</u>	\$	<u>(1,300,000.00)</u>
BONDING AMOUNT	\$	2,300,400.00

Middle Loup River Subdivision
Reserve Funds to be Utilized

Light Department

Reserve Funds	\$	750,000.00
Electrical Material	\$	<u>(200,000.00)</u>

(23-24 Budget \$100,000 for Electrical Material)

Light to Project \$ **550,000.00**

Light Dept. to Project	\$	550,000.00
General Dept. to Project	\$	<u>750,000.00</u>
	\$	1,300,000.00

Middle Loup River Project Amount	\$	3,700,000.00
<u>Light/General Reserve Amount</u>	\$	<u>(1,300,000.00)</u>
BONDING AMOUNT	\$	2,400,000.00

City of St. Paul, NE

1-Apr-24

Reserve Funds RE: Middle Loup Subdivision

LIGHTS

Npait: \$ 481,348.00

NE Class: \$ 640,152.00

ICS: (Citizens Bank) \$ 730,942.00

\$ 1,852,442.00

Reserve: Middle Loup Subdivision

(\$750,000.00)

\$ **1,102,442.00**

GENERAL

Npait: \$ 481,348.00

NE Class: \$ 694,516.00

ICS: (Citizens Bank) \$ 812,811.00

\$ 1,988,675.00

Reserve: Middle Loup Subdivision

(\$750,000.00)

\$ **1,238,675.00**

Connie Beck

From: Slaughter, Bradley <bslaughter@fnni.com>
Sent: Thursday, March 28, 2024 8:13 AM
To: Connie Beck
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Attachments: \$2.4m - 20 Year.pdf; \$2.3m - 20 Year.pdf

Good Morning!

Attached please find the amortization schedules you requested.

Thanks!

Brad Slaughter

Managing Director, Public Finance



Direct (402) 738-0111 | TF (800) 851-2920

Mail 1620 Dodge St. STOP 3284 | Omaha, NE 68197

Email bslaughter@fnni.com

Web NorthlandSecurities.com

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Wednesday, March 27, 2024 5:57 PM
To: Slaughter, Bradley <bslaughter@fnni.com>
Subject: [External] RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Good Afternoon, Brad, may I request a couple more "Schedules" for the Middle Loup Subdivision Bonding: (1) 20 Year at **2.4 Million** and (2) 20 Year at **2.3 Million**? Thank you.

Connie JO

From: Slaughter, Bradley <bslaughter@fnni.com>
Sent: Tuesday, March 26, 2024 3:53 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

Here you go, Connie.

Thanks and please let me know if you need anything else.

Brad Slaughter

Managing Director, Public Finance



Direct (402) 738-0111 | TF (800) 851-2920
Mail 1620 Dodge St. STOP 3284 | Omaha, NE 68197
Email bslaughter@fnni.com
Web NorthlandSecurities.com [url-shield.securrence.com]

From: Connie Beck <cibeck@cityofstpaulne.org>
Sent: Tuesday, March 26, 2024 3:22 PM
To: Slaughter, Bradley <bslaughter@fnni.com>
Subject: [External] RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Hey Brad, can you please do a bond schedule for the Middle Loup Subdivision in the amount of 2.5 Million? Thanks.

Con Jo

From: Slaughter, Bradley <bslaughter@fnni.com>
Sent: Monday, March 25, 2024 3:53 PM
To: Connie Beck <cibeck@cityofstpaulne.org>
Cc: Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

Thanks, Connie! Please let me know if you need anything else.

Brad Slaughter
Managing Director, Public Finance



Direct (402) 738-0111 | TF (800) 851-2920
Mail 1620 Dodge St. STOP 3284 | Omaha, NE 68197
Email bslaughter@fnni.com
Web NorthlandSecurities.com [url-shield.securrence.com]

From: Connie Beck <cibeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 3:39 PM
To: Slaughter, Bradley <bslaughter@fnni.com>
Cc: Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: [External] RE: Middle Loup River Subdivision Approximate Cost for Project

Brad, please see the attached. Thank you for being so prompt.

Connie Jo

From: Slaughter, Bradley <bslaughter@fnni.com>
Sent: Monday, March 25, 2024 2:57 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

Good afternoon you two wonderful people!

Attached please find a preliminary amortization schedule. At current rates, you folks could anticipate the following:

20 Year Amortization – Funding \$2.1m
Effective Rate - 4.75%
Avg Annual Payment - \$165,000

Also, for reference, if rates were to increase .50%, from 4.75% to 5.25%, the City would pay an additional \$125,000 in interest over the life of the bond issue, or an additional \$6,250 annually.

I have also attached a requirement disclosure document to this email as well.

If you have any questions on any of this, please let me know.

Thanks and enjoy the week! Stay warm!

Brad Slaughter

Managing Director, Public Finance



Direct (402) 738-0111 | TF (800) 851-2920
Mail 1620 Dodge St. STOP 3284 | Omaha, NE 68197
Email bslaughter@fnni.com

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From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 2:09 PM
To: Slaughter, Bradley <bslaughter@fnni.com>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>
Subject: [External] FW: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Good Afternoon, Brad, please see below the approximate cost of the Middle Loup River Subdivision Improvements from City Engineer Olsson in the amount of \$3,600,379.00 that is located southeast of St. Paul; this property is annexed into St. Paul. The City is looking to borrow approximately \$2.1 million in funds to do the improvements; the other \$1.5 million will come from City reserves. Please keep in mind, the City does not own the property, but is obligated to do the improvements; the St. Paul Development Corp. owns the property.

Can you please work me up some amortization schedules for the City, so I can present at the City Council meeting on Monday, April 1, 2024. I will need them by Thursday, March 28, 2024, by 10 a.m. 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*

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 1:10 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

No problem, see below:

Water: \$497,128.32
Sewer: \$493,592.04
Storm: \$364,097.67
Paving: \$2,245,560.90

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 11:45 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Hey Brian, for Bonding, I will need the break-down of numbers regarding Water, Sewer, Storm Sewer and any Paving cost for the subdivision, so that my bonds-man can plan accordingly for a City Bond. Sorry for inconvenience. Thank you.

Connie Jo

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 11:08 AM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feecken <mfeecken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

You bet. Here is the total breakdown of where things are at including design and construction administration:

Olsson original design agreement: \$46,575.00
Olsson amendment #1 (Phase II design): \$44,500.00
Elsbury Awarded Contract: \$3,218,403.94
Anticipated Change Order #1 (Gas Line): \$100,000.00
Olsson amendment #2 (Construction services): \$190,900.00

Total Project Costs: \$3,600,378.94

I have not received the actual invoice from the gas company but the \$100K is what was estimated. This is on top of the \$50K already factored into Elsbury bid.
I just finished up the construction services amendment this morning and it is attached as well. Since this is technically through the EDC, it probably will need to be approved by the council and EDC. I will be sure Parker gets a copy of it this morning as well. I believe we were able to make the TIF work when the cost was around \$4.2 million so depending on what the City is comfortable with, we could bump this total number a little to be prepared for any unknowns as the project moves forward. Let me know if you have any questions.

Thanks,

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 9:55 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Good Morning Brian, can you please email me documentation of approximate cost RE: the Middle Loup River Subdivision? I will need to place this item on the agenda RE: BONDING the Project on Monday, April 1, 2024. Thank you.

Connie JO

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

25%
Infrast

Account Number	Prev. Mth Total	Current Mth Total	Total	Comments
HOMESTEAD BANK	January 31, 2024	February 29, 2024		
Checking 100-027	\$ (795,865.37)	\$ 794,255.93	\$ (1,609.44)	
Sales Tax 300-277	\$ (36,079.37)	\$ 94,526.09	\$ 58,446.72	Mtr Veh \$6465; 25% Infrast \$11,709; Fire Station \$23,418; Trfr 100,000 504420
Civic Center 300-749	\$ (237.95)	\$ 238.14	\$ 0.19	
City REDLG 301-465	\$ (141,237.60)	\$ 149,305.67	\$ 8,068.07	Vogel; Teresa's Fl; Bootlegger; HCMC;
City ARP 303057	\$ (257,918.09)	\$ 205.02	\$ (257,713.07)	Rutjens \$257,569
Water Trmt 504-189	\$ (7,500.72)	\$ 8,361.87	\$ 861.15	
Keno 504-409	\$ (9,456.22)	\$ 14,922.04	\$ 5,465.82	Keno Rev \$6,250; Interest; H & H Express Dept Rev \$100 (City 50G Form)
Sales Tax 504420	\$ (318,100.55)	\$ 283,621.23	\$ (34,479.32)	LB840 Rev; Sales Tax \$76,719; Wroblewski \$291 (Release Elster Fl; SPDC: Middle Loup Subd Engineering \$10,384 & 13,817; Trfr \$100,000 300277
Pool 504-442	\$ (14,076.36)	\$ 14,093.14	\$ 16.78	
General 504-805	\$ (13,440.19)	\$ 13,456.21	\$ 16.02	0 * 00 *
Sewer 504-849	\$ (19,481.90)	\$ 19,505.12	\$ 23.22	
Police 504-860	\$ (16,243.74)	\$ 16,263.10	\$ 19.36	
Senior Center 504-882	\$ (8,444.46)	\$ 8,454.52	\$ 10.06	
Brick (Street) 504-915	\$ (2,049.49)	\$ 2,051.93	\$ 2.44	
Library Maint. 504-970	\$ (2,867.27)	\$ 2,870.69	\$ 3.42	
Light Sinking 504-981	\$ (14,395.22)	\$ 14,662.63	\$ 267.41	
Fire Sinking 504-992	\$ (7,575.70)	\$ 7,584.73	\$ 9.03	
EMT Sinking 505-003	\$ (7,995.97)	\$ 8,005.50	\$ 9.53	
Street Sinking 505-014	\$ (12,072.10)	\$ 12,086.49	\$ 14.39	
Park Sinking 505-025	\$ (11,725.83)	\$ 11,739.81	\$ 13.98	
TIF Projects 505-036	\$ (1,201.29)	\$ 1,212.34	\$ 11.05	
Elmwood Cem Found 505168	\$ (16,641.44)	\$ 16,647.39	\$ 5.95	
Civic Center Sink 505179	\$ (1,852.26)	\$ 1,854.47	\$ 2.21	
Walk/Bike 5482-7	\$ (3,449.09)	\$ 3,449.09	\$ -	
CITIZENS BANK & TRUST				
Consumer Dep 102-415	\$ (55,750.71)	\$ 56,000.71	\$ 250.00	
Cafeteria 125 102-407	\$ (17,028.69)	\$ 16,775.01	\$ (253.68)	
Health Ded 102-482	\$ (88,893.08)	\$ 94,529.48	\$ 5,636.40	Regional Care Activity RE Deductible
25% Infrast 102-342	\$ (70,599.96)	\$ 81,656.32	\$ 11,056.36	25% Infrast Deposit \$11,709 + Interest RWV Inc \$800 (GIS)
Sales Tax Fire Station Proceeds	\$ (78,384.78)	\$ 101,973.05	\$ 23,588.27	Proceeds \$23,418 + Interest
Fire Station Construct #103683	\$ (99,677.15)	\$ 93,554.66	\$ (6,122.49)	JEO Engineering \$6,318
Cemetery Sav 753-122	\$ (16,879.16)	\$ 14,220.63	\$ (2,658.53)	

81,656.32 +
204,518.66 +
75,840.86 +
362,015.84 *

\$ 362,015.84

Park Aluminum 772682	\$ (7,115.47)	\$ 7,335.07	\$ 219.60	Alum Cans + Interest
Light ICS 103217	\$ (728,391.58)	\$ 730,942.22	\$ 2,550.64	Interest
Water ICS 103225	\$ (277,152.72)	\$ 278,123.21	\$ 970.49	
Sewer ICS 103241	\$ (284,882.68)	\$ 285,880.25	\$ 997.57	
General ICS 103209	\$ (809,974.80)	\$ 812,811.14	\$ 2,836.34	
Building ICS 103233	\$ (25,755.62)	\$ 25,845.78	\$ 90.16	
Fire ICS 103268	\$ (20,004.99)	\$ 20,075.04	\$ 70.05	
Ambulance ICS 103276	\$ (67,825.00)	\$ 68,062.48	\$ 237.48	
Park ICS 103284	\$ (45,324.17)	\$ 45,482.85	\$ 158.68	
Police ICS 103292	\$ (2,652.50)	\$ 2,661.78	\$ 9.28	
Keno ICS 103314	\$ (69,411.27)	\$ 69,654.33	\$ 243.06	
Street ICS 103349	\$ (73,397.10)	\$ 73,654.08	\$ 256.98	
Library ICS 103365	\$ (36,901.86)	\$ 37,031.08	\$ 129.22	
Senior Center ICS 103373	\$ (22,009.27)	\$ 22,086.34	\$ 77.07	
Redlg ICS 103381	\$ (100,221.28)	\$ 100,572.20	\$ 350.92	
Pool ICS 103438	\$ (18,274.39)	\$ 18,338.38	\$ 63.99	
Cemetery ICS 103446	\$ (26,635.83)	\$ 26,729.10	\$ 93.27	
25% Infrastructure ICS	\$ (203,804.99)	\$ 204,518.66	\$ 713.67	
Sales Tax ICS 103462	\$ (13,945.19)	\$ 13,993.97	\$ 48.78	
Health Ded ICS 102-482	\$ (103,586.88)	\$ 103,949.57	\$ 362.69	
HERITAGE BANK				
UB ACH 411025	\$ (500,096.46)	\$ 611,486.50	\$ 111,390.04	UB ACH Deposit
NPAIT INVESTMENTS				
Light #23251-101	\$ (479,314.97)	\$ 481,347.51	\$ 2,032.54	ALL INTEREST
Water #23251-102	\$ (158,716.27)	\$ 159,389.33	\$ 673.06	
General #23251-104	\$ (479,314.97)	\$ 481,347.51	\$ 2,032.54	
Sewer #23251-106	\$ (211,747.62)	\$ 212,645.57	\$ 897.95	
Fire #23251-107	\$ (90,508.87)	\$ 90,892.66	\$ 383.79	
Ambulance #23251-108	\$ (158,919.96)	\$ 159,593.82	\$ 673.86	
Park #23251-109	\$ (96,823.38)	\$ 97,233.94	\$ 410.56	
Library #23251-110	\$ (52,621.47)	\$ 52,844.61	\$ 223.14	
Keno #23251-111	\$ (106,295.22)	\$ 106,745.95	\$ 450.73	
Redlg #23251-112	\$ (52,621.47)	\$ 52,844.61	\$ 223.14	
Fire Station Construct #23251-201	\$ (1,963,139.18)	\$ 1,971,463.79	\$ 8,324.61	
NEBRASKA CLASS				
Lights 01-0005-0001	\$ (623,261.58)	\$ 640,151.68	\$ 16,890.10	
Water 01-0005-0002	\$ (119,599.68)	\$ 120,117.58	\$ 517.90	
Sewer 01-0005-0003	\$ (229,781.47)	\$ 230,776.49	\$ 995.02	
General 01-0005-0004	\$ (691,521.83)	\$ 694,516.32	\$ 2,994.49	
Street 01-0005-0005	\$ (43,023.37)	\$ 43,209.67	\$ 186.30	

Fire 01-0005-0006	\$ (31,480.51)	\$ 31,616.83	\$ 136.32	
Police 01-0005-0007	\$ (15,740.26)	\$ 15,808.42	\$ 68.16	
Fire Station Construction 01-0005-0008			\$ -	
Cemetery 01-0005-0009	\$ (27,283.10)	\$ 27,401.24	\$ 118.14	
Ambulance 01-0005-0010	\$ (123,823.33)	\$ 124,359.52	\$ 536.19	
Park 01-0005-0011	\$ (46,171.42)	\$ 46,371.36	\$ 199.94	
Library 01-0005-0012	\$ (40,924.65)	\$ 41,101.87	\$ 177.22	
Keno 01-0005-0013	\$ (38,825.98)	\$ 38,994.11	\$ 168.13	
Sales Tax 01-0005-0014	\$ (126,971.39)	\$ 127,521.21	\$ 549.82	
25% Infrast. 01-0005-0015	\$ (75,513.86)	\$ 75,840.86	\$ 327.00	
Sales Tax (Fire Station Proceeds) 01-0005-0016	\$ -		\$ -	
REDLG 01-0005-0017	\$ (17,838.95)	\$ 17,916.20	\$ 77.25	
Building Sinking 01-5000-0019	\$ (25,184.41)	\$ 25,293.47	\$ 109.06	
Swimming Pool 01-0005-0020	\$ (15,740.26)	\$ 15,808.42	\$ 68.16	
Senior Center 01-5000-0021	\$ (20,987.01)	\$ 21,077.89	\$ 90.88	
Health Ded 01-5000-0022	\$ (75,513.86)	\$ 75,840.86	\$ 327.00	
CITY FUND TOTAL	\$ (11,823,696.06)	\$ 11,797,390.34	\$ (26,305.72)	

SALES TAX	2023-2024				
Proceeds Received	Total Amt	St - Mtr Veh Tx	25% Infrast.	Sales Tax Fire Station Proceeds	End Amount
		21-022	60-040	60-041	60-700
September 21, 2024					\$ -
August 25, 2024					\$ -
July 23, 2024					\$ -
June 22, 2024					\$ -
May 21, 2024					\$ -
April 21, 2024					\$ -
March 21, 2024	\$ 48,301.28	\$ (4,164.78)	\$ (7,356.09)	\$ (14,712.17)	\$ 22,068.24
February 21, 2024	\$ 76,719.19	\$ (6,464.77)	\$ (11,709.07)	\$ (23,418.14)	\$ 35,127.21
January 22, 2024	\$ 56,475.07	\$ (3,179.37)	\$ (8,882.62)	\$ (17,765.24)	\$ 26,647.84
December 22, 2023	\$ 57,557.57	\$ (6,512.35)	\$ (8,507.54)	\$ (17,015.08)	\$ 25,522.60
November 22, 2023	\$ 60,848.98	\$ (8,630.72)	\$ (8,703.05)	\$ (17,406.09)	\$ 26,109.12
October 22, 2023	\$ 59,390.44	\$ (10,459.50)	\$ (8,155.16)	\$ (16,310.32)	\$ 24,465.46
	\$ 359,292.53	\$ (39,411.49)	\$ (53,313.53)	\$ (106,627.04)	\$ 159,940.47

SALES TAX	2022-2023					
Proceeds Received	Total Amt	St - Mtr Veh Tx	25% Infrast.	Sales Tax Fire Station	End Amount	
				Proceeds		
		21-022	60-040	60-041	60-700	
September 21, 2023	\$ 60,442.91	\$ (8,914.66)	\$ (8,588.04)	\$ (17,176.09)	\$ 25,764.12	
August 25, 2023	\$ 66,466.09	\$ (8,487.53)	\$ (9,663.10)	\$ (19,326.19)	\$ 28,989.27	
July 23, 2023	\$ 60,893.45	\$ (6,866.75)	\$ (9,004.45)	\$ (18,008.90)	\$ 27,013.35	
June 22, 2023	\$ 51,826.09	\$ (4,422.36)	\$ (7,900.62)	\$ (15,801.25)	\$ 23,701.86	Fire Station Began
May 21, 2023	\$ 41,623.78	\$ (5,610.03)	\$ (9,003.44)		\$ 27,010.31	
April 21, 2023	\$ 32,236.77	\$ (3,117.80)	\$ (7,279.75)		\$ 21,839.22	
March 21, 2023	\$ 40,492.90	\$ (5,455.17)	\$ (8,759.44)		\$ 26,278.29	
February 21, 2023	\$ 43,380.16	\$ (5,020.15)	\$ (9,590.01)		\$ 28,770.00	
January 22, 2023	\$ 41,539.39	\$ (4,910.64)	\$ (9,157.19)		\$ 27,471.56	
December 22, 2022	\$ 38,442.77	\$ (2,762.28)	\$ (8,920.13)		\$ 26,760.36	
November 22, 2022	\$ 41,697.42	\$ (6,540.71)	\$ (8,789.18)		\$ 26,367.53	
October 22, 2022	\$ 37,051.62	\$ (5,075.72)	\$ (7,993.98)		\$ 23,981.92	
	\$ 556,093.35	\$ (67,183.80)	\$ (104,649.33)	\$ (70,312.43)	\$ 313,947.79	

SALES TAX	2021-2022			
Proceeds Received	Total Amt	Street Mtr Veh T	25% Infrast.	End Amount
		21-022	60-040	60-700
September 21, 2022	\$ 43,374.34	\$ (5,646.38)	\$ (9,431.99)	\$ 28,295.97
August 25, 2022	\$ 42,732.89	\$ (7,438.33)	\$ (8,823.64)	\$ 26,470.92
July 23, 2022	\$ 38,043.49	\$ (3,932.41)	\$ (8,527.77)	\$ 25,583.31
June 22, 2022	\$ 36,691.43	\$ (3,813.02)	\$ (8,219.61)	\$ 24,658.80
May 21, 2022	\$ 35,438.46	\$ (5,738.33)	\$ (7,425.04)	\$ 22,275.09
April 21, 2022	\$ 31,313.09	\$ (3,839.23)	\$ (6,868.47)	\$ 20,605.39
March 21, 2022	\$ 33,251.85	\$ (3,098.98)	\$ (7,538.22)	\$ 22,614.65
February 21, 2022	\$ 41,720.61	\$ (5,391.59)	\$ (9,082.26)	\$ 27,246.76
TOTALS	\$ 135,002.69	\$ (11,177.12)	\$ (30,956.41)	\$ 92,869.16
January 22, 2022	\$ 34,122.91	\$ (3,108.31)	\$ (7,753.65)	\$ 23,260.95
December 22, 2021	\$ 34,304.66	\$ (3,017.35)	\$ (7,821.83)	\$ 23,465.48
November 22, 2021	\$ 33,299.17	\$ (2,616.76)	\$ (7,670.61)	\$ 23,011.80
October 22, 2021	\$ 33,275.95	\$ (2,434.70)	\$ (7,710.32)	\$ 23,130.93
	\$ 437,568.85	\$ 50,075.39	\$ 96,873.41	\$ 290,620.05

SALES TAX	2020-2021			
Proceeds Received	Total Amt	Street Mtr Veh	25% Infrast.	End Amount
		21-022	60-040	60-700
September 21, 2021	\$ 39,035.52	\$ (5,188.53)	\$ (8,461.75)	\$ 25,385.24
August 25, 2021	\$ 42,846.05	\$ (6,984.39)	\$ (8,965.42)	\$ 26,896.24
July 23, 2021	\$ 36,002.36	\$ (4,260.37)	\$ (7,935.50)	\$ 23,806.49
June 22, 2021	\$ 40,411.22	\$ (8,270.53)	\$ (8,035.18)	\$ 24,105.51
May 21, 2021	\$ 39,406.61	\$ (6,024.31)	\$ (8,345.58)	\$ 25,036.72
April 21, 2021	\$ 29,744.13	\$ (3,683.19)	\$ (6,515.24)	\$ 19,545.70
March 21, 2021	\$ 29,563.28	\$ (4,535.76)	\$ (6,256.88)	\$ 18,770.64
February 21, 2021	\$ 38,554.34	\$ (3,977.64)	\$ (8,644.18)	\$ 25,932.52
January 22, 2021	\$ 31,726.45	\$ (2,414.01)	\$ (7,328.11)	\$ 21,984.33
December 22, 2020	\$ 34,327.20	\$ (4,602.28)	\$ (7,431.23)	\$ 22,293.69
November 22, 2020	\$ 36,454.27	\$ (6,667.16)	\$ (7,446.78)	\$ 22,340.33
October 22, 2020	\$ 33,251.06	\$ (6,019.94)	\$ (6,807.78)	\$ 20,423.34
	\$ 431,322.49	\$ (62,628.11)	\$ (92,173.63)	\$ 276,520.75

2nd Council Regular Meeting

Monday, March 20, 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. Middle Loup Subdivision discussion on improvement cost and funding (Tax Increment Financing - TIF) - Possible Action.

The Mayor and Council will be reviewing the email that was sent to City Clerk Beck regarding the Middle Loup Subdivision project Tax Increment Financing (TIF) numbers.

In reviewing the Subdivision map, Phase I has twelve (12) lots, 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. 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? Mayor and Council please see attached Attorney Willis email regarding the matter.

5. Discuss - Approve / Deny two (2) Property Improvement applications consisting of:
(1) Loup River Distilling (Andrew McCarthy) at 503 Howard Avenue regarding adding permanent awnings with Distillery logo to all windows in the amount of \$5,000; and
(2) Northwestern Mutual (Nathan Karges) at 602 Howard Avenue regarding awning signage in the amount of \$1,290.

6. Discussion regarding City of St. Paul nuisances (Chief of Police Dan Howard) - Possible Action.

7. Discuss - Approve / Deny submitting to Todd and Michelle Padrnos (1220 Farnum Street) "Notice of Hearing Letter to Determine Existence of Public Nuisance and to Abate in Whole or in Part";

a. Approve / Deny submitting to John McClellan (1520 Paul Street) "Notice of Hearing Letter to Determine Existence of Public Nuisance and to Abate in Whole or in Part".

8. Discuss - Approve / Deny Consent Agenda Items: (1) February 2023 Treasurer's Report; (2) March 6, 2023 (regular) Council minutes; and (3) March 20, 2023 disbursements.

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

Monday, March 20, 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, March 20, 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.

The first item for discussion on the agenda was regarding the Middle Loup Subdivision improvement cost and the Tax Increment Financing (TIF) funding regarding the Phase I and Phase II projects. Utilities Superintendent Helzer spoke in regards to the utilities project cost and the sanitary sewer lift station. The water and sanitary sewer mains will be a sizeable project construction cost.

The Mayor and Council received numerous emails from Attorney Andrew Willis (Cline Williams), Lincoln, NE that were forwarded from City Clerk Beck regarding the project cost for Phase I, along with incorporating Phase II. In reviewing the subdivision map, Phase I has twelve (12) lots, that's if the City converts the far south three (3) lots of the subdivision into two (2) lots; the estimated cost on improvements is \$2.9 million. Phase II consists of seven (7) lots; the



estimated cost on improvements is \$813,000. According to Attorney Andrew Willis, it would be advantageous to TIF the entire Middle Loup Subdivision as a whole; this sets up the financing mechanism, but the City will need to make the upfront payments on the project. The City can fund the project from bonding, reserves, sales tax, grants, private resources, American Rescue Plan funds, etc. If the City utilizes reserves to pay for the project, then the TIF will help repay those reserves over a 15 year period. Other topics of discussion pertaining to the Middle Loup Subdivision was the trees and gas line running north and south in the middle of the subdivision; the assessed value of business's; utility assessments; bonding; and erecting a billboard on the property. St. Paul Development Corp. (SPDC) Executive Director Solko's recommendation is to perform construction improvements on the entire subdivision, so that they aren't limited on what they can sell. Council member Feeken stated that he would like to see the St. Paul Development Corp. (SPDC) go after the Community Development Block Grant (CDBG) and the new Site and Building Fund grant. Council member Feeken moved to approve moving forward with construction of Phase I and Phase II of the Middle Loup Subdivision and utilizing Tax Increment Financing (TIF), along with a combination of Sales Tax LB 840 funds and reserve funds. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.



Council member Kowalski moved to approve the two (2) Property Improvement applications consisting of: (1) Loup River Distilling (Andrew McCarthy) at 503 Howard Avenue regarding adding permanent awnings with the distillery logo to all windows in the amount of \$5,000; and (2) Northwestern Mutual (Nathan Karges) at 602 Howard Avenue regarding awning signage in the amount of \$1,290; the owner is aware of the improvements. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. St. Paul Development Corp. (SPDC) Executive Director will contact the Howard County Treasurer's Office to see if the taxes have been paid in full regarding 602 Howard Avenue.

Chief of Police Dan Howard was present to discuss the St. Paul Police Department city wide seven (7) page nuisance list consisting of: (1) tree limbs/brush; (2) grass/weeds/yard waste; (3) tires; (4) appliances; (5) trash/rubbish; (6) unlicensed vehicles; (7) unlicensed camper/trailers; and (8) other miscellaneous items, such as a camper parked on a yard and an unregistered boat on the street. Once the discussion ceased, the City Council added a nuisance to the list regarding 726 Howard Avenue; the nuisance has unregistered vehicles, abandon vehicles, rubbish and iron. Chief of Police Howard stated that he hand delivered nine (9) nuisance letters to residents out of the seven (7) pages he acquired. Mayor Bergman stated that the City will not be enforcing the campers being parked in their own personal property. Chief of Police Dan Howard will follow-up on a scrap tire collection grant. There was also a brief discussion regarding the 108 Howard Avenue Apartments. Chief of Police Dan Howard will follow-up on the nuisance list that was provided. No action was taken.

A discussion ensued regarding the submittal of letters to (1) Todd and Michelle Padrnos (1220 Farnum Street) and (2) John McClellan (1520 Paul Street) regarding the "Notice of Hearing to Determine Existence of Public Nuisance and to Abate in Whole or in Part". The hearing is to determine whether the above noted premises constitute a public nuisance; the hearing date is

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.

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

Monday, April 17, 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 17, 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.

Two (2) nuisance hearings were scheduled for tonight's Council meeting: (1) 1220 Farnum Street, 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 and (2) 1520 Paul Street, more legally described as Part Lot Eleven (11), Aleshires Subdivision, Howard County, St. Paul, NE. The Mayor and Councilmembers heard brief testimony from both parties regarding the condition of their nuisance. At the conclusion of the nuisance hearing, Council member Kowalski moved to table 1220 Farnum Street until Monday, May 1, 2023. This is due to the Council requesting pictures of the property, so that they can make a determination to move forward with the nuisance process. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Per Chief of Police Dan Howard, nuisance property 1520 Paul Street has made tremendous progress and will continue to remedy the problem, therefore the City Council decided not to move forward with the nuisance process.

Next on the agenda for discussion is how the public improvement cost pertaining to the Middle Loup Subdivision is going to be absorbed by public funds; the project cost is approximately \$4 million. It was questioned whether there were earthwork and tree removal cost in the Middle Loup Subdivision bid; there is land preparation (earthwork) and tree removal/clearing bid cost in both Phase I and Phase II estimates. The entire Middle Loup Subdivision project will be completed at one (1) time, so that the St. Paul Development Corp. (SPDC) isn't limited on what they can sell. Council member Schmid moved to approve the City utilizing \$1.5 million of City reserves to draw the cost of the bond down, and then bond out the \$2.5 million. Tax Increment Financing (TIF) will be utilized to pay off the project improvements for fifteen (15) years. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

LeeAnn Jochum, Deputy Director of the South Central Economic Development District (SCEDD) provided an overview of the \$1 million Rural Workforce Land Development (RWLD) grant that the City recently was awarded. SCEDD assisted the City with the grant application process. SCEDD will be assisting in the grant administration and project administration with the other communities in SCEDD's area that were also awarded grant funds, and identified their ability to assist the City as well. Ms. Jochum indicated that there are still many outstanding questions and issues that the State has not addressed pertaining to compliance with federal and state regulations, procurement and reporting requirements. SCEDD is willing to assist the City with both grant administration and project administration for the grant. Ms. Jochum outlined the scope of work SCEDD could perform. The City would be billed for actual work performed by SCEDD as determined by the City, with a cap of 4% for grant administration and 6% for project administration. Work performed by SCEDD regarding this grant would be eligible for reimbursement from grant funds. The contract for SCEDD's grant administration on the City's Contract No. 22-RWLD-006 was provided to the City Council. The contract for the project administration will be provided to the City prior to the May 1 City Council meeting. Council member Schmid moved to approve the SCEDD Professional Service/Consultant Agreement for Grant Administration of Contract No. 22-RWLD-006, with the stipulation that City Attorney Jason White approves the contract. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. SCEDD's Rural Workforce Land Development Project Management contract will be considered at the Council meeting on Monday, May 1, 2023 at 6:30 p.m. St. Paul Development Corp. (SPDC) Executive Director Dream Solko indicated that she will also be able to assist with the project administration until July 1, 2023 until she leaves her position with the SPDC.

Council member Feeken moved to approve Emily Vanis to the LB840 Citizens Advisory Review Committee (CARC) effective immediately, with the stipulation that she meets the qualification of a registered voter. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. Tyler Eberle

2nd Council Regular Meeting

Monday, May 15, 2023 6:30 PM

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

Agenda

1. Council President Mike Feeken 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; Council President Mike Feeken 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. **PRESENTATION OF AN APPRECIATION AWARD PRESENTED TO EDWARD THOMPSON FOR HIS DEDICATED SERVICE TO THE CITY OF ST. PAUL FOR 45 YEARS.**
5. Council President Mike Feeken opens a Public Hearing regarding the Spring 2023 LB840 Citizens Advisory Review Committee (CARC) report from Wednesday, May 3, 2023.
6. Discuss - Approve / Deny Rutjens Construction Inc. Pay Request #10 regarding the St. Paul Wastewater Treatment Facility (WWTF) Project #020-2586 in the amount of \$550,330.25. The pay request was for completing the installation of equipment and electrical items at the lift station, completing the interior work in the control building, installation of equipment in the SBR basins, and the beginning stage to clean out the lagoons. The percentage of loan expended to date is 84%. There are no WWTF "Change Orders" to consider.
7. Discuss - Approve / Deny Olsson's Change Order #3 regarding the Wastewater Treatment Facility (WWTF) Improvements - Project No. 020-2586; the Change Order will increase \$34,812.37 in cost. The Change Order includes: (1) Toshiba Magnetic Flow Meter; (2) Air Pipe from 4" to 6" due to not able to get 4" Pipe; (3) Additional Exit Light per Fire Marshall review; (4) Additional Lean-to items due to increased size of electrical equipment; (5) Additional Framing in Restroom; (6) change from Kawneer Doors to Hollow Metal Doors; (7) change from Natural Gas to Electric; and (8) Concrete Stair Retaining Wall. The Change Order will also include extending the substantial completion date from May 1, 2023, to December 1, 2023, due to the valves being delayed.
8. Discuss - Approve / Deny Olsson's Letter Agreement Amendment #1 regarding the civil design for Phase II of the Middle Loup Subdivision in the amount of \$44,500.
 - a. Approve / Deny disbursing funds from sales tax.**NOTE: St. Paul Development Corp (SPDC) Executive Director Parker Klinginsmith will be signing the Letter Agreement Amendment #1, due to the St. Paul Development Corp. (SPDC) being the property owner.**
9. Discuss - Approve / Deny Addendum to Wholesale Power Contract between Howard Greeley Rural Public Power District (HGRPPD) and City of St. Paul. HGRPPD has contracted for the

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

Monday, May 15, 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, May 15, 2023, at 6:30 p.m. Present were Council President Mike Feeken and Council members Katie Kowalski, Chuck Schmid and Bill Peters. Absent: Mayor Joel M. Bergman. 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.

Council President Mike Feeken opened the meeting at 6:30 p.m. with the "Pledge of Allegiance" and thanking the public for attending and announcing that the City of St. Paul abides by the Open Meetings Act, which is posted on the west wall as required by Nebraska State Law §84-1407 through §84-1414. Council President Feeken also stated that the City Council may vote to go into Closed Session on any agenda item as allowed by NE State Law §84-1410.

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 Council President Feeken, there will be a five (5) minute limit per person on speaking.

Council President Mike Feeken opened a public hearing at 6:32 p.m. regarding the spring 2023 LB840 Citizens Advisory Review Committee (CARC) report from Wednesday, May 3, 2023.

City Deputy Clerk Laura Berthelsen was present to give a presentation on the process to obtain Property, Liability, Work Comp insurance quotes for the City of St. Paul. This is due to the City expressing interest in getting proposals for the City insurance to compare it to the League Association of Risk Management (LARM) renewal quote. Travelers Insurance and EMC (Employers Mutual) Insurance are the only two (2) carriers that specialize in covering municipalities. Each insurance carrier will only submit one (1) quote for the City insurance. Two (2) agencies have expressed an interest in providing a quote for the City's insurance business, but since the insurance carrier will only submit one (1) quote for the City insurance,

whichever agency gets the application submitted first will “block” the other insurance agency from being able to get a quote. An alternate method that was brought to the City’s attention is what the City of Columbus has utilized, which is highly recommended. The City of Columbus sends a letter to each agency, requesting them to submit information about their agency: (1) Qualifications; (2) References; (3) Experience with municipal accounts/coverages, etc.; (4) Information on what the agency can do for the City; and (5) needs to be a maximum of 15 pages. A committee is then set up to review the information, and to interview each agency. The committee will then select one (1) agency to submit an application with the insurance carriers.

Council member Schmid moved to approve the interview process that is described above, along with the interview committee consisting of: City Deputy Clerk Laura Berthelsen, Utilities Superintendent Matt Helzer, Council member Katie Kowalski and Council member Mike Feeken. Council member Feeken seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council President Mike Feeken stated that there is a presentation that we don’t see very often; the City of St. Paul is able to celebrate 45 years of service regarding Electrical Commissioner Edward Thompson’s retirement.

Council member Chuck Schmid gave a work history of Mr. Thompson, along with thanking him for his many years of service to the community of St. Paul.

Utilities Superintendent Matt Helzer presented an “Appreciation” plaque to Electrical Commission Edward Thompson for his dedicated service to the City of St. Paul for 45 years. This is Mr. Thompson’s last day of employment at the City. Utilities Superintendent Helzer also thanked Mr. Thompson for his dedicated service to the City of St. Paul.

Mr. Thompson stated that he feels fortunate to have worked with many excellent Mayors’, Council members and bosses; he considered his bosses more of a friend and a co-worker. Mr. Thompson thanked everyone for the kind words.

Council member Kowalski moved to approve Rutjens Construction Inc. Pay Request #10 regarding the St. Paul Wastewater Treatment Facility (WWTF) Project #020-2586 in the amount of \$550,330.25. The pay request is for completing the installation of equipment and electrical items at the lift station, completing the interior work in the control building, installation of equipment in the SBR basins, and the beginning stage regarding the clean-out of the lagoons. The percentage of loan expended to date is 84%. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve Olsson's Change Order #3 regarding the Wastewater Treatment Facility (WWTF) Improvements - Project No. 020-2586; the Change Order will increase \$34,812.37 in cost. The Change Order includes: (1) Toshiba Magnetic Flow Meter; (2) air pipe from 4" to 6"; this is due to not getting the 4" pipe; (3) additional exit light per Fire Marshall review; (4) additional Lean-to items due to increased size of electrical equipment; (5) additional framing in restroom; (6) a deduct to change from Kawneer doors to

hollow metal doors; (7) change from Natural Gas to Electric; and (8) a concrete stair retaining stem wall. The Change Order will also include extending the substantial completion date from May 1, 2023, to December 1, 2023, due to the valves being delayed. Also, the final completion date for the north lagoon cleanout will be from September 11, 2023 to September 9, 2024. Council member Peters seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. The City of St. Paul is still waiting on valves.

There was a brief discussion regarding the Olsson "Letter Agreement Amendment #1" pertaining to the civil design for Phase II of the Middle Loup Subdivision in the amount of \$44,500. St. Paul Development Corp. (SPDC) Executive Director Parker Klingensmith will be signing the "Letter Agreement Amendment #1", due to St. Paul Development Corp. (SPDC) owning the Middle Loup Subdivision property. Council member Schmid moved to approve utilizing LB 840 Sales Tax funds to pay for the Engineering Fees of the Middle Loup Subdivision. St. Paul Development Corp. (SPDC) Executive Director Parker Klingensmith will be invoicing the City the amount of the Olsson engineering bill; the City will then reimburse the St. Paul Development Corp. (SPDC) for the invoice. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Kowalski moved to approve the Addendum to the Wholesale Power Contract between Howard Greeley Rural Public Power District (HGRPPD) and the City of St. Paul. HGRPPD has contracted for the generated output of a one (1) megawatt solar facility located on property owned by the City of St. Paul and leased to HGRPPD ("Solar Facility"). The City of St. Paul shall purchase twenty percent (20%) of the generated output of the Solar Facility ("St. Paul Allocation"), so long as, the Contract, and any amendment thereto, remains in full force and effect. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0. The HGRPPD Wholesale Power Contract will be revisited in the next five (5) to six (6) years to review the solar facility numbers.

St. Paul Chamber of Commerce Executive Director Katie Mathews was present to request "marketing" funds from the City's 2022-2023 Budget. Mrs. Mathews stated that the funds will not be spent immediately, but would be utilized throughout the summer and fall. The funds would be utilized for: (1) purchasing and establishing a dual-screen computer system to be utilized for multi-levels of marketing and communications in the amount of \$4,000; (2) printing and color-copying expense in the amount of \$4,000; (3) development of materials to be utilized for various marketing programs within the community in the amount of \$4,000; (4) software purchase to be utilized solely for marketing purposes in the amount of \$1,000; and (5) the purchase of advertising for events through various media outlets in the amount of \$2,000. Council member Katie Kowalski is requesting to see additional bids for the above referenced items. Council member Schmid moved to approve the St. Paul Chamber of Commerce purchasing a computer up to a maximum cost of \$4,000. Council member Kowalski seconded the motion for just the computer hardware. Council members Kowalski, Schmid, Feeken & Peters voted aye, nays none. Motion carried 4/0.

Council member Peters moved to approve Consent Agenda Items: (1) May 1, 2023 (regular) Council minutes; (2) zoning minutes of May 8, 2023; (3) May 15, 2023, disbursements; (4)

Invoice

For "m" + Nelson Street

olsson

601 P St Suite 200
PO Box 84608
Lincoln, NE 68501-4608
Tel 402.474.6311, Fax 402.474.5063

*4-1-24
Agenda*

March 20, 2024
Invoice No: 490085

Connie Accts Payable
City of St Paul NE
704 6th St
St. Paul, NE 68873

Invoice Total \$903.05

Olsson Project # 024-00040 St. Paul Consulting Services 2024
Professional services rendered through March 9, 2024 for work completed in accordance with our Agreement dated January 1, 2024.

Phase 200 On-Call Services
Services this period include locating property pins and R-O-W.

Labor

	Hours	Amount	
Group Leader	.50	77.13	
Associate Technician	1.25	109.90	
Surveyor	5.00	485.90	
Student Intern - Level 1	4.00	185.12	
Totals	10.75	858.05	
Total Labor			858.05

Unit Billing

Field Vehicle 1377	60.0 Miles @ 0.75	45.00	
Total Units		45.00	45.00

Total this Phase \$903.05

AMOUNT DUE THIS INVOICE \$903.05

Email invoices to: cjbeck@cityofstpaulne.org

Authorized By: Jeffry Palik



City of St. Paul

Social Media Code of Conduct

Effective April 2, 2024

Purpose:

The purpose of the City of St. Paul's participation in social media is to enhance communication, collaboration, information exchange and transparency from the City to the public. The City uses social media to engage and educate users, to learn about needs and concerns, to contribute to relevant conversations, and to promote programs and services.

Monitoring:

The City of St. Paul considers its social media accounts to be moderated, limited discussion sites and not public forums. The City makes reasonable efforts to monitor and/or moderate comments posted on its social media platforms, however the City cannot always respond in a timely manner and may only respond to comments during standard business hours. DO NOT use the City's social media platforms to identify or report an emergency.

Expectations:

Visitors to the City's social media platforms may post views and opinions in reaction to our materials. Users participate at their own risk and are personally responsible for their own comments, username, and any information provided. Any content, views, opinions and/or responses posted by a user to any and all social media platforms, are solely views, opinions and the responsibility of the person submitting them and do not necessarily reflect the opinions of the City of St. Paul.

The City of St. Paul is not responsible for content that third parties publish, post, upload, distribute, disseminate, or otherwise transmit via Facebook, Twitter, Instagram and/or LinkedIn.

Other site administrators, writers, third parties, and social media users are solely responsible for the content they submit. The City disclaims any liability for advertisements, videos, promoted content, posts or comments posted by visitors to this page. Users should not engage in ANY social media posting, commenting, sharing of posts, and/or viewing while driving or operating any motor vehicle.

Terms of Participation:

Transparent communication of services and initiatives is important to the City of St. Paul. Since our users include people of all ages and backgrounds, this disclaimer is intended to ensure that all posted comments are appropriate for all ages; courteous and respectful of others; and related to matters, activities, programs, policies, or operations relevant to the City of St. Paul.

Therefore, anyone who posts a comment or post to a City of St. Paul social media site must agree to the following terms of participation:

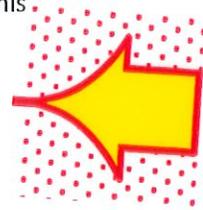
1. Treat others with respect and dignity.
2. Warrant that they own or have permission to post the information contained in their postings, including but not limited to video, photos, or digital reproductions and that the posting does not infringe on a copyright or trademark.
3. Acknowledgement that they do not retain any rights over their postings. Postings are intended for public view, and any personal information posted constitutes a waiver of any rights to privacy or confidentiality.

4. Must comply with any and all terms or statements of use of specific third-party services (i.e. Facebook, Twitter, and Instagram). The City reserves the right to report any violation to the specific service in accordance with the policies to the third-party service.

Prohibited Comments/Posts:

While a comment/post will not be removed based on a person's or third-party's opinion or viewpoint, the below (including but not limited to) types of comments/posts are prohibited on the City of St. Paul social media sites and may be subject to removal:

1. Posts and comments that contain language that is considered defamatory, offensive, threatening and/or harassing and/or target or disparage any race, creed, color, age, religion, gender, marital status, status with regards to public assistance, national origin, physical or mental disability, sexual orientation or content otherwise deemed inappropriate.
2. Posts or comments that are obscene or possess sexual content or links to obscene or sexual content.
3. Posts and comments that are spam or include links to other unrelated sites.
4. Posts and comments not related to the original topic or clearly off topic, including random or unintelligible comments.
5. Posts and comments that are in violation of any federal, state or local law, or advocate illegal activity. This also includes posts or comments that contain information that could compromise the safety or security of the public, public officials, City of St. Paul employees, or public systems and/or content that could compromise an ongoing investigation , and police tactics.
6. Posts and comments that promote services, products, or political organizations consisting of political comments or posts promoting, opposing, or advertising any person campaigning for election to a political office or promoting or opposing ballot propositions.
Posts or comments with solicitations, solicitations of funds or advertisements, including promotion or endorsement of any financial, commercial, or non-governmental agency; as well as solicitations to commit, or speech integral to, criminal conduct.
7. Posts and comments that infringe on copyrights or trademarks unless posted with the copyright holder's consent.
This includes content that could violate the legal ownership interest of any other party. Intellectual property or proprietary information posted without the permission or approval of the owner, including copyrighted or trademarked images or graphics and images not owned by the user.
8. Post or comments with personally identifiable information, including but not limited to Social Security numbers, home or business addresses, e-mail addresses, or phone numbers.
9. Defamation (libel/slander) and/or fraud.
10. Post or comments that contain viruses or similar harmful programs, including spam and similar content. This includes posts and comments of a troll and/or automatic software programs such as bot accounts.



Mike Feeken, Mayor

Date:

Mayor Feeken is Requesting Social Media Sites and the List of Editors that are authorized to make any additions, deletions, or changes to the Social Media sites.

(1) List City of St. Paul's Social Media sites:

- a. Website: stpaulnebraska.com.
- b. Facebook.
- c. St. Paul is Home (initial setup by Mr. Feeken).

(2) List Authorized Editors to the perspective sites:

- a. Website: Deputy Clerk Laura Berthelsen is the only person to update the City's website.
- b. Facebook: Persons name on Facebook is: Mayor Feeken, City Clerk Beck, and Deputy Clerk Berthelsen. City Clerk Beck does not update Facebook.

Note: Deputy Clerk Berthelsen is willing to teach another person to do updates.

Mayor Feeken is Requesting Social Media Sites and the List of Editors that are authorized to make any additions, deletions, or changes to the Social Media sites.

(1) List St Paul Police Dept. Social Media sites:
Facebook - St. Paul Police Dept. of Nebraska
(previous Officer Greenwalt setup)

(2) List Authorized Editors to the perspective sites:

- a. Chief of Police Howard and Sergeant Howard authorized editors RE: Advisories, Press Releases, etc.
- b. All Full-time City Police Officers can add animals that were taken to the St. Paul Vet Clinic.



ST. PAUL POLICE DEPARTMENT
POLICIES AND PROCEDURES
MANUAL

Internet Postings - Social Networking	Related Policies:
<p><i>This policy is for internal use only and does not enlarge an employee's civil liability in any way. The policy should not be construed as creating a higher duty of care, in an evidentiary sense, with respect to third party civil claims against employees. A violation of this policy, if proven, can only form the basis of a complaint by this department for non-judicial administrative action in accordance with the laws governing employee discipline.</i></p>	
Applicable Nebraska Statutes:	
CALEA Standard:	
Date Implemented: May 1, 2022	Review Date: May 1, 2022

- I. **Purpose:** The purpose of this policy is to direct the employees of St. Paul Police Department with respect to the use of the internet, the world-wide web, and social networking as a medium of communication impacting this department.
- II. **Policy:** The Internet, Web Logs ("blogs"), Social Networking sites (i.e., "Twitter", "Facebook") and any other mediums of electronic communication shall not be used in a manner which is detrimental to the mission and function of this agency.
- III. **Procedure:**
 - A. Employees of this agency are prohibited from using agency computers for any unauthorized purpose including surfing the internet or participating in social networking sites.
 - B. Employees of this agency are prohibited from posting, or in any other way broadcasting, without prior agency approval, information on the internet, or other medium of communication, the business of this agency to include but not limited to:
 - a. Photographs/images relating to any investigation of this agency.
 - b. Video or audio files related to any investigation of this agency
 - c. Video, audio, photographs, or any other images etc. which memorialize a law enforcement related action of this agency.
 - d. Logos/Uniforms/Badges or other items which are symbols associated with this agency.
 - e. Any other item or material which is identifiable to this agency.
 - C. Employees of St. Paul Police Department who utilize social networking sites, blogs, twitter or other mediums of electronic communication in their off-duty time shall maintain an appropriate level of professionalism and appropriate conduct so as not to

broadcast in a manner which is detrimental to the mission and function of this department or otherwise impairs the efficiency of this department.

- a. Employees shall not use references in these social networking sites or other mediums of communication that in any way represent themselves as an employee of this agency without prior agency approval. This shall include but not be limited to:
 - i. Text which identifies this agency.
 - ii. Photos that depict the logos, patches, badge or other identifying symbol of this agency.
 - iii. Accounts of events that occur within this agency where such information would reveal non-public information under state law; would violate confidentiality provisions of law; would impact ongoing investigations; or would otherwise impact the efficient operations of this agency.
 - iv. Any other material, text, audio, video, photograph, or image that would be identifiable to this agency.
 - b. Employees shall not use a social networking site or other medium of internet communication to post any materials of a sexually graphic nature.
 - c. Employees shall not use a social networking site or other medium of internet communication to post any materials which promote violence.
 - d. Employees shall not use social networking or other medium to promote or disseminate information in favor of recognized subversive entities.
 - e. Employees shall not use a social networking site or other medium of communication to post or broadcast any materials which would be detrimental to the mission and function of this agency or otherwise impact agency efficiency.
- D.** Employees of St. Paul Police Department are prohibited from using their title as well as any reference to this agency in any correspondence to include emails, postings, blogs, twitter, social network sites such as Facebook, unless the communication is of an official nature and is serving the mission of this department. This prohibition also includes signature lines in personal email accounts. An employee may seek agency approval for such use.
- E.** New employees: All candidates seeking employment with this agency shall be required to complete an affidavit indicating their participation in any social networking sites. This affidavit shall include the name of the sites. The candidate shall provide the agency with access to their site as part of any background examination. Access shall not include requiring the candidate to provide any password or personal identification numbers.
- F.** Administrative Investigations: Employees who are subject to administrative investigations may be ordered to provide the agency with access to the social networking site when the subject of the investigation is directly, narrowly, and specifically related to the employee's performance or ability to perform his or her function within the agency or when the subject of the investigation is potentially adverse to the operation, morale, or efficiency of the agency.

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 - iii. Accounts of events that occur within this agency where such information would reveal non-public information under state law; would violate confidentiality provisions of law; would impact ongoing investigations; or would otherwise impact the efficient operations of this agency.
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G. When utilizing St. Paul Police Department social media pages, no comments are to be deleted as this has been ruled on by the United States Supreme Court to be a violation of 1st Amendment rights. Do not engage in conversation in the comment sections.

3-26-24

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE CITY OF ST. PAUL, NEBRASKA**

(MIDDLE LOUP RIVER REDEVELOPMENT PROJECT)

The City of St. Paul, Nebraska ("City") has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for the City of St. Paul, as amended (the "Redevelopment Plan"). The Redevelopment Plan was approved by the City Council of the City of St. Paul on December 18, 2006, pursuant to Resolution No. 2006-23. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City of St. Paul, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at NEB. REV. STAT. §§ 18-2101 through 18-2157 (the "Act"), St. Paul created the Community Development Agency of the City of St. Paul ("CDA"), which has administered the Redevelopment Plan for the City. The Redevelopment Plan describes Redevelopment Area #1 (the "Redevelopment Area"), which includes the property identified as the Middle Loup River Subdivision. The purpose of this Plan Amendment is to identify a specific region in the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions. The project site for this project is legally described on the attached Exhibit "A", which is incorporated herein by this reference (the "Project Site").

The Project Site

The Project Site is in need of redevelopment. In order to support private development, the Project Site is in need of site preparation and utility infrastructure improvements, among other necessary improvements. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of conditions of blight.

The Project Site is currently vacant and consists of twenty (20) platted lots in the Middle Loup River Subdivision. The Final Plat of the Middle Loup River Subdivision is attached hereto as Exhibit "B" and incorporated herein by this reference. The Project Site has been identified by the City as a target area

for industrial development but the Project Site lacks the necessary infrastructure for any development or use other than agricultural. The Existing Land Use Map of the Comprehensive Plan identifies the Project Site as agricultural land; however, the Future Land Use Map of the Comprehensive Plan generally designates the Project Site as industrial. The Redevelopment Plan contemplates the use of the Project Site for industrial redevelopment projects, providing that "Industrial uses are proposed to be located along the Nebraska Central Railroad Company corridor."

The Project Site is depicted below:



The Redevelopment Project

The Project Site is anticipated to be developed primarily as an industrial subdivision with the possible use of the northern portion of the project site for multifamily residential housing. Different commercial/industrial businesses and/or residential uses will be constructed and operated on each lots in the Project Site (each referred to herein as a "Lot").

St. Paul Development Corporation, Inc. ("Redeveloper") currently owns the Project Site. Once the public improvements have been installed and the lots in the Project Site are in a buildable condition, Redeveloper intends to sell the lots for construction of the private improvements. The Project Site does not have sufficient public infrastructure to support any development at this point. The City is willing to construct the required utility infrastructure to support the development, but the City does not have sufficient funds to pay for the necessary public infrastructure improvements. Redeveloper and the City desire to utilize the tax increment generated by the private improvements constructed on the Project Site to repay the cost of installing the public improvements and associated expenses. Because of the potential incompatibility between industrial and residential uses, Redeveloper must take care not to create any adverse impacts. Redeveloper should only consider residential uses adjacent to less intensive uses, and should consider other mitigating actions if necessary, such as additional buffer zones or impact easements.

The preliminary estimated cost of the minimum public improvements needed to develop the Project Site is approximately \$3,700,000. The breakdown of preliminary estimated costs is set forth on Exhibit "C." These TIF-eligible costs are estimates, and the actual costs shall be certified upon completion of the work. The City is willing to construct the public improvements subject to receiving all the TIF generated by the Project up to the total cost of the public improvements. Any specific allocation of costs between the City and Redeveloper shall be finalized in the Redevelopment Agreement, which shall be executed before any party has any further obligations with respect to the Project, but payment of City TIF-eligible costs shall be the first priority.

As part of the Project, the CDA shall utilize tax increment financing ("TIF") from the construction of the private improvements in the Project Site to assist in payment of the public improvements described above. The use of TIF to assist with the costs of the public improvements will make the Project feasible. Neither the City or the Redeveloper will not construct any of the private improvements, but will provide the necessary public improvements for the third parties that purchase lots within the Project Site from the Redeveloper

to build the private improvements. Construction on the public improvements is anticipated to commence in 2024, subject to contractor scheduling and City's ability to obtain initial financing.

Construction of the private improvements is anticipated to commence as soon as the public improvements have been completed. The private improvements will be completed in phases based on market demand, so it is unclear how long it will take to complete the private improvements. The Redeveloper will convey each Lot to a purchaser subject to a contract that will contain certain terms and obligations of said purchaser, including the obligation to assume certain redevelopment agreement obligations with respect to that Lot. The TIF generated by each subproject will be utilized by Redeveloper and the City to assist with the public improvements for the Project. No purchaser shall have any right to utilize the TIF from their Lot and no purchaser shall have any obligations or liabilities for a different purchaser's sub-project on a different Lot. Additional details may be provided in the redevelopment agreement between the CDA and Redeveloper, but the CDA does not intend to amend or supplement this Redevelopment Plan Amendment to identify each subphase in more detail as long as Redeveloper is complying with the Redevelopment Agreement and all specific subphases are compatible with this Plan Amendment and the Redevelopment Agreement.

The Redeveloper projects that the Project will be completed in multiple phases over an unknown period of years. The development of each Lot in the Project Site shall be treated as a separate phase of the Project. It is possible that the phases will occur simultaneously, but each phase may have a different TIF effective date. The phased approach to construction of the Project will allow the Redeveloper to: (i) maximize the tax increment financing resources available to put toward construction of eligible public improvements, (ii) construct the private improvements at a rate that the market can support, and (iii) adapt the Project to the changing needs of the community. Without TIF, the preparation of the Project Site would be cost prohibitive and the City and Redeveloper could not prepare the Project Site to make any of the proposed phases feasible.

Tax Increment Financing

As part of the Project, the CDA shall capture available tax increment from the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the

resolution(s) of the authority authorizing the issuance of TIF Indebtedness pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Project, the actual base tax year and Base Tax Amount for Project Site will be set forth in the redevelopment agreement. It is anticipated that the CDA will issue one or more TIF notes for the entire Project. Notwithstanding any provision herein to the contrary, all incremental tax revenues resulting from the Project shall only be divided and allocated for no more than the applicable 15-year increment period provided by the Act. As stated above, each lot in the Project may be treated as a different phase of the Project and may have a separate effective date and 15-year increment period.

Because of the nature of the Project, it is difficult to determine the final valuation of the Project Site at this time. The Project will consist of the development of approximately 20 lots with different industrial/commercial businesses and/or multifamily residential buildings; the exact size and scope of the businesses and buildings are unknown at this time and will be driven by market conditions. As stated above, the preliminary estimated cost of the minimum public improvements needed to develop the Project Site is approximately \$3,700,000. The City has approximately \$1,500,000 in reserves that could be used for the public improvements, so a minimum of \$2,200,000 in TIF is necessary to finance the Project. However, the City does not desire to deplete its reserves for this Project unless it is necessary, so if TIF generated by the Project will support the entire amount of the cost of public improvements, the City and CDA desire to utilize all of the TIF available. In order to obtain \$3,700,000 in TIF over all Phases, the total valuation would need to increase by approximately \$20,477,437 (assuming a 6% interest rate on the TIF Indebtedness). Assuming the development of 20 lots, this would mean that the

average valuation increase per lot must be greater than \$1,000,000. Depending on the types of uses and buildings that are developed in the subdivision, this total increment of \$19,800,687 may be achieved. Accordingly, the CDA desires to authorize TIF indebtedness up to the total amount of \$3,500,000 for the Project.

Despite the goal of obtaining \$3,700,000 in TIF to support the Project, the CDA does not want to limit Redeveloper's ability to attract businesses that may create a smaller valuation if such businesses are otherwise compatible with the Project and desirable for the Project Site. Therefore, the City has contemplated the minimum TIF amount of \$2,200,000 to make the project feasible. In order to obtain \$2,200,000 in TIF over all Phases, the total valuation would need to increase by approximately \$12,450,131 (assuming a 6% interest rate on the TIF Indebtedness). Assuming the development of 20 lots, this would mean that the average valuation increase per lot must be greater than \$622,500.

The projected TIF Sources and Uses are set forth in more detail on the attached and incorporated Exhibit "C." The costs of the eligible improvements are estimates, and more detail shall be set forth in the redevelopment agreement for the Project. If the completed value of the lots are actually higher than the projection and/or the development of the lots occurs quicker than anticipated and it appears that the Project will generate more TIF than additionally projection in this redevelopment plan, the CDA reserves the right to amend this Plan Amendment prior to the end of the 15 year tax increment period to adjust the plan for redevelopment, including but not limited to, the scope of the public and/or private improvements, as the CDA and Redeveloper acknowledge that there are additional eligible public improvements in the Redevelopment Area that would benefit the Project, if funds are available. Any amendment described in this paragraph shall comply with NEB. REV. STAT. § 18-2115.

This Redevelopment Plan Amendment is intended to sufficiently cover all phases of the Project based on the information provided herein. The Plan Amendment will be implemented in one redevelopment agreement with the Redeveloper with the authorized TIF amount for all the subphases in the amount of \$3,700,000. The Redevelopment Agreement(s) shall set forth all the terms and conditions of the CDA, City, and Redeveloper with respect to the project, including without limitation, the allocation of the obligation with respect to the funding of the public improvements and the allocation of TIF between the parties. Despite the maximum amount of TIF authorized, the Redeveloper and its assignees shall only be required to obtain the minimum amount of \$2,200,000 in TIF over all the subphases. Until the Redevelopment Agreement has been approved and executed by all parties, no party has any obligations with respect to the Project. The Redeveloper shall assign certain

obligations (as defined further in the Redevelopment Agreement) to each purchaser of a Lot, but the CDA does not anticipate any revision or supplemental addendum to this Redevelopment Plan Amendment for each subphase as long as the use of each Lot complies with this Redevelopment Plan Amendment, the Redevelopment Agreement, and the zoning regulations of the City.

Statutory Elements

A. Property Acquisition, Demolition and Disposal

No public acquisition or disposal of private property or relocation of families or businesses is necessary to accomplish the Project. Redeveloper owns the Project Site.

B. Population Density

The proposed development of the Project Site is primarily the construction of industrial buildings. The Project allows for the possibility of a development of a portion of the Project Site as multifamily residential, but this would be a small portion of the overall project site. The Project will not materially increase the population density in the Redevelopment Area.

C. Land Coverage

The Project will comply with all land coverage requirements in the City of St. Paul.

D. Traffic Flow, Street Layouts, and Street Grades

The Project is anticipated to increase traffic to and from the Project Site. The CDA and the City of St. Paul have constructed and will construct and install the public streets that will be required to support the Project, and the Tax Increment Financing ("TIF") generated from the Project will be used to make the necessary street improvements to support this overall plan of redevelopment. These public improvements will address any traffic and street concerns created by the Project.

E. Parking

Adequate parking will be constructed for the Project to meet or exceed the parking requirements set forth in the applicable zoning district.

F. Zoning, Building Code, and Ordinances

No additional zoning, building code, or ordinance changes will be necessary for the Project. Redeveloper shall be responsible for any further zoning changes that

are necessary. If Redeveloper decides to develop multifamily housing on a portion of the Project Site, Redeveloper will be required to meet all City Zoning regulations and address any potential adverse impacts from the adjacent commercial/industrial uses.

Comprehensive Plan

The comprehensive plan for the City, prepared by JEO Consulting Group, Inc., was adopted by the City on May 18, 2015 ("Comprehensive Plan"). The Project conforms to the Comprehensive Plan. Of particular note are the community goals identified in Section 3 of the Comprehensive Plan, including:

- St. Paul will continue to provide opportunities for new business and industrial development as an important source of revenue and employment for the community.
- Industrial districts should be located where urban services and infrastructure are available or planned for in the near future and in sites supported by adequate road capacity.
- Industrial areas should be supported by an aggressive attempt to promote quality light industrial type uses within St. Paul's jurisdiction.
- Thus use of development incentives tailored to attract uses to properties should be explored as a means to encourage appropriate investment and reinvestment in certain areas.
- Infrastructure improvements should be designed to enhance the potential of industrial growth, including water, sewer, and streets.
- Future light industrial and employment development should be coordinated and encouraged in southern St. Paul.

With respect to residential uses, the Comprehensive Plan includes the following relevant statements and goals:

- Overall housing choice was seen as another barrier for potential residents.
- For a community aging in place means the ability to downsize from home ownership with or without having to move into assisted living or a long-term care facility. Aging in place requires a broad spectrum of housing choice.
- Additional medium density development was identified as an attractive addition to housing choice.
- Residents of St. Paul should be provided with a broad range of diverse housing types, sizes, and price ranges.
- St. Paul will enable the development of a mix of housing types and residential densities to provide housing opportunities for, and meet the needs of, its various socioeconomic groups.

- Multi-family and elderly housing should be encouraged and located nearest to commercial areas.

Because of the potential location of multifamily residential close to commercial/industrial uses, the following objective of the Comprehensive Plan should be considered:

- New and existing residential development should be separated from more intensive uses, such as heavy agriculture and industrial development, by the use of setbacks, buffer zones, or impact easements.

The need for such mitigation and separation mechanisms will depend on the actual development of the Project Site and the specific uses that are brought in to the Lots, but Redeveloper must remain cognizant of the potential adverse impacts.

The Comprehensive Plan supports the use of TIF:

- The Plan lists TIF as a potential resource to achieve the objective of promoting/fostering economic development in the community.
- The Plan lists TIF as an incentive available for general business development.

Cost-Benefit Analysis

Pursuant to section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and incorporated by this reference.

Additional Project Information from the Redeveloper

The CDA has determined that: (i) without the use of TIF, this Project and the would not be feasible and could not be developed on the Project Site; and (ii) no families will be displaced or relocated from the Project Site based upon this Project. Redeveloper has represented that Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the ImagiNE Act for the Project.

EXHIBIT "A"
Legal Description of Project Site

Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard
County, Nebraska.

EXHIBIT "B"

The Middle Loup River Subdivision Final Plat

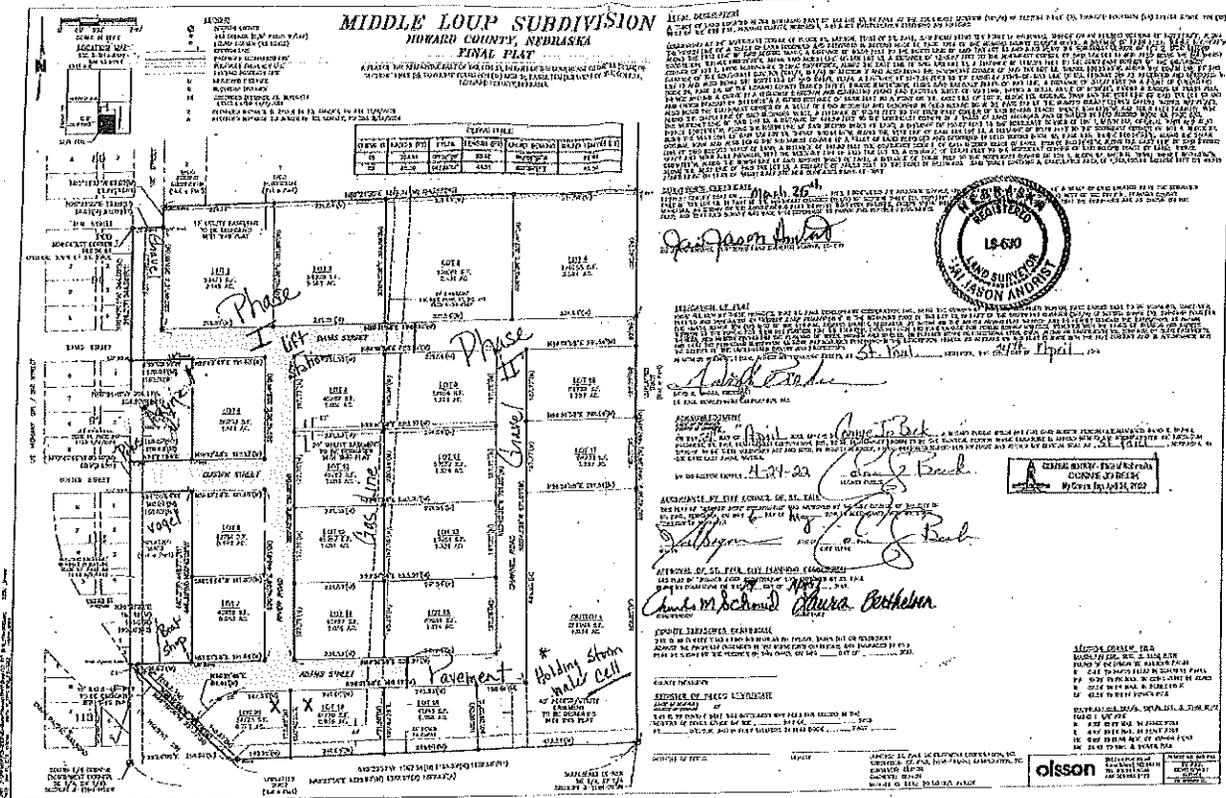


Exhibit "B"

Exhibit "C"
Projected TIF Sources and Uses

TIF SOURCES: TIF authorized up to the amount of \$3,500,000, based upon the anticipated cost of the eligible TIF uses described below.

Assumptions:

Tax Levy: 1.92597
 Project Site Base Value \$676,750
 Interest Rate 6%

Projection 1: Maximum TIF (\$3,700,000):

	Value	Taxes
Base Year	\$676,750	\$13,034
Completed	\$20,477,437	\$394,390
Increment	\$19,800,687	\$381,356

Annual TIF \$381,356
 Less 1% Treas. Fee \$377,543
 Total TIF (15 yrs) \$5,663,138
Present Value \$3,700,000

Projection 2: Minimum TIF (\$2,200,000):

	Value	Taxes
Base Year	\$676,750	\$13,034
Completed	\$12,450,131	\$239,786
Increment	\$11,773,381	\$226,752

Annual TIF \$226,752
 Less 1% Treas. Fee \$224,485
 Total TIF (15 yrs) \$3,367,271
Present Value \$2,200,000

TIF USES:

The cost of the TIF Uses shown below are based upon preliminary bids:

Section I					
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	Earthwork	LS	1	\$215,000.00	\$215,000.00
15	Silt Fence	LF	740	\$7.00	\$5,180.00
16	Seeding and Mulch	AC	16.5	\$2,500.00	\$41,250.00
17	Tree Removal/ Cleaning and Grubbing	LS	1	\$20,000.00	\$20,000.00
18	Build Construction Entrance	EA	1	\$2,500.00	\$2,500.00
19	8" PVC Sanitary Sewer	LF	1533	\$55.00	\$84,315.00
20	4" PVC Sanitary Sewer Service	LF	389	\$40.00	\$15,560.00
21	1.5" HOPE Force Main	LF	799	\$30.00	\$23,970.00
22	Flushing Station	EA	1	\$2,750.00	\$2,750.00
23	48" Dia, Sanitary Sewer Manhole	EA	6	\$8,000.00	\$48,000.00
24	Sanitary Sewer Service Connection	EA	10	\$300.00	\$3,000.00
25	Lift Station	EA	1	\$110,000.00	\$110,000.00
26	8" PVC Cap	EA	1	\$750.00	\$750.00
27	Connect to Existing Structure	EA	1	\$2,500.00	\$2,500.00
28	8" D.I. Water Main	LF	1039	\$55.00	\$57,145.00
29	8" PVC Water Main	LF	1425	\$50.00	\$71,250.00
30	8" M.J. 45° Bend	EA	2	\$750.00	\$1,500.00
31	8" M.J. Tee	EA	3	\$1,250.00	\$3,750.00
32	8"x6" M.J. Tee	EA	5	\$1,000.00	\$5,000.00
33	8" Gate Valve w/ Box	EA	6	\$2,750.00	\$16,500.00
34	8" M.J. Cap	EA	2	\$750.00	\$1,500.00
35	8" M.J. Sleeve	EA	3	\$750.00	\$2,250.00
36	Remove Existing Fitting	EA	1	\$500.00	\$500.00
37	8"x6" M.J. Reducer	EA	2	\$1,000.00	\$2,000.00
38	Fire Hydrant Assembly w/ Aux. Valve	EA	5	\$7,250.00	\$36,250.00
39	Water Service Tubing	LF	590	\$20.00	\$11,800.00
40	Water Service Connection	EA	11	\$1,150.00	\$12,650.00
41	Tracer Wire Test Box	EA	12	\$500.00	\$6,000.00
42	Relocate Gas Main	LS	1	\$50,000.00	\$50,000.00
43	Gravel Surfacing	TN	45	\$50.00	\$2,250.00

Exhibit "C"

44	Overexcavation	CY	600	\$15.00	\$9,000.00
				Total	\$2,378,962
				10% Cont.	\$237,896
				Total Construction Cost	\$2,616,858

Section I (Highway 281 Intersection)					
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

Section II					
	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 Pavement	LF	74	\$20.00	\$1,480.00
4	7" Concrete Pavement w/ Integral Curb & Gutter	SY	22 02	\$60.00	\$132,120.00
5	Subgrade Preparation	SY	2202	\$6.00	\$13,212.00
6	Build Concrete Header	LF	256	\$75.00	\$19,200.00
7	18" R.C. Pipe	EA	2	\$5,000.00	\$10,000.00
8	Curb Inlet	EA	2	\$1,500.00	\$3,000.00
9	18" FES	LS	1	\$150,000.00	\$150,000.00
10	Earthwork	AC	3.4	\$2,500.00	\$8,500.00
11	Seeding and Mulch	LS	1	\$20,000.00	\$20,000.00

Exhibit "C"

12	Tree Removal/ Clearing and Grubbing	EA	1	\$2,500.00	\$2,500.00
13	Build Construction Entrance	LF	711	\$55.00	\$39,105.00
14	8" PVC Sanitary Sewer	LF	360	\$40.00	\$14,400.00
15	4" PVC Sanitary Sewer Service	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

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

Total estimates from the bids (from January 2023) = \$3,569,442. These estimates have been updated in 2024 and currently anticipated costs are approximately \$3,700,000.

EXHIBIT "D"
Cost-Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)

The cost-benefit analysis for the Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. §18-2147. This cost-benefit analysis supplements the cost-benefit analyses for the Middle Loup River Subdivision redevelopment project. The costs and benefits of the Project are identified as follows:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

Maximum approved tax shift:

a.	Estimate Base Project Area Valuation:	\$676,750
b.	Max. Projected Completed Project Assessed Valuation:	\$20,477,437
c.	Projected Tax Increment Base (b. minus a.):	\$19,800,687
d.	Estimated Tax Levy:	1.92597
e.	Annual Projected Tax Shift:	\$381,356

Projected tax shift:

a.	Estimate Base Project Area Valuation:	\$676,750
b.	Max. Projected Completed Project Assessed Valuation:	\$12,450,131
c.	Projected Tax Increment Base (b. minus a.):	\$11,773,381
d.	Estimated Tax Levy:	1.92597
e.	Annual Projected Tax Shift:	\$226,752

Note: The Projected Tax shift is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

- a. Public infrastructure improvements and impacts:

Redevelopment of the Property is anticipated to result in a material positive effect on public infrastructure in the Redevelopment Area and the City. The total projected costs of the private improvements is unknown but it is reasonable to anticipate expenditures of \$19,000,000 to \$38,000,000 for construction and installation of the private improvements on the Property in connection with the approximately \$3,700,000 spent on public improvements in the Redevelopment Area. The public improvements will

immediately support 20 lots for commercial/industrial or multifamily residential development.

The CDA anticipates that between \$2,200,000 and \$3,700,000 of public improvements will be financed with the proceeds of tax increment financing indebtedness from the Project, with the remainder coming from City reserves. The CDA has determined that the use of TIF and the redevelopment of the Property is in the best interests of the City. The City and Redeveloper will undertake certain public improvements, including infrastructure improvements, with the understanding that tax increment financing will be utilized to ultimately pay for the public improvements and reimburse the City/Redeveloper for expenses incurred in order to facilitate the redevelopment of the Property. Without the use of TIF, this redevelopment would not occur, and the redevelopment is essential to adding the necessary infrastructure and utility public improvements to the Redevelopment Area and the Property that are required for any redevelopment opportunities. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures. The public improvements will materially benefit other property in and around the City and will help provide a solution to existing public service needs of the City.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The redevelopment of the Property will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the redevelopment of the Property, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation for each of the approximately 20 businesses that will be developed on the Project Site. The owners of the private improvements will also require and pay for City services. It is not anticipated that the redevelopment of the Property will have any material adverse impact on such City services, and the City will generate revenue providing support for those services. The City has determined that the redevelopment of the Property and the City service requirements generated by said redevelopment are a desired, positive result and will not overburden or negatively impact the City.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

While the exact impact of an industrial subdivision development such as the Project, is difficult to quantify until the end users are identified and known, the Project is not anticipated to have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Area. In general, the overall redevelopment of the Property will

have a material positive impact on employers and employees of firms locating or expanding within the boundaries of the area of the Property or the Redevelopment Area because without the project, there are limited opportunities to build or expand in the City. The City is in need of industrial lots that can be developed for new and expanding businesses. Without the redevelopment of the Property and the use of TIF to assist with the cost of public improvements, the Property would not be able to be used for any purpose. No private parties have been willing to invest in the cost of required public infrastructure to redevelop the Property, so the Property effectively does not have any viable uses without the redevelopment of the Property set forth in the Redevelopment Plan.

The plan also anticipated the possibility of construction of multifamily housing in the Project Site. While the project focus is on commercial/industrial development, there is a need for additional housing in the City and creating additional lots for possible housing would be beneficial to employers. This would create housing for employees that is needed in the City.

The CDA's overall plan of redevelopment has created an area with viable, potential uses, and this could not occur without the use of TIF to assist with the cost of public improvements and to reimburse the City for upfront expenditures for the eligible public improvements. Redeveloper will ultimately sell the lots to end users, so this is not creating an unreasonable competitive benefit for a new business over an existing business, but it ultimately creating opportunities for growth and expansion that otherwise simple do not exist in the community.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project is not anticipated to impose a burden or have a negative impact on other local area employers. The Project should also generally increase the need for services and products from existing businesses as the new businesses will require typical goods and services, such as supplies, janitorial services, etc. The redevelopment of the Property should have a material positive impact on private sector businesses in and around the area outside the boundaries of the Property. The Project will also act as a catalyst for further development of the redevelopment area identified in the Redevelopment Plan. The creation of the industrial subdivision where currently only agricultural use exists should create additional opportunities for further commercial growth in the Redevelopment Area.

Additionally, if multifamily housing is constructed on the northern portion of the Project Site, the Project will provide additional needed housing. This will benefit employer because without additional housing, there are no options for employees to live and businesses will not be able to grow or adequately staff their businesses.

5. Impacts on the student populations of school districts within the City:

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. The Project will result in the creation of businesses on the Project Site, which is intended to increase employment. It is unknown exactly how many jobs will be created by the Project. The Project contemplates possible multifamily housing in a small portion of the Project Site. The exact number of units are unknown, but the anticipated units types would be smaller units that would not be amenable to larger families, so even with the unknown number of units (which may be none), a material increase of student population is not anticipated. The increase in employment and population as a result of the project is not anticipated to substantially affect the school population. The Project is intended to create the desired growth in the community, with only a smaller portion of the Project contemplated as possible housing units. The school district is considered to have the capacity to handle any resulting increase in student population.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project consists of multiple phases of development that are all dependent upon the public improvements that will be undertaken by City at the outset of the Project. Without all the anticipated phases of this project and the use of tax increment financing on each phase, the City would not undertake the public improvements for the Project Site and this area could not be developed. It is not feasible for any private business owner to attempt to locate a business on the Project Site without the implementation of this Project because of the substantial public improvement costs required for this Project. Without undertaking all of the public improvements at the front end of the Project, no subsequent phases could be constructed. Thus, it is in the best interest of the City to approve the Project as a multiple phase redevelopment project that will allow the use of TIF on all phases to pay for the cost of the eligible public improvements that will be incurred at the beginning of the project or as part of a different phase of construction.

There are no other material impacts determined by the agency that are immediately relevant to the consideration of the cost of benefits arising from the Project.

7. Summary of Findings:

The Project will increase the City's tax base, without material adverse effect on either public or private entities. The Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area and the use of TIF will help reduce public cost and City obligations for the cost of public infrastructure improvements. The benefits outweigh the costs of the proposed Project.

**REDEVELOPMENT AGREEMENT
(Middle Loup River Redevelopment Project)**

This Redevelopment Agreement is made and entered into as of the ____ day of _____, 2024, by and between the Community Development Agency of the City of St. Paul, Nebraska (“CDA”), the City of St. Paul, Nebraska (“City”), and St. Paul Development Corporation, Inc. (“Redeveloper”).

RECITALS

- A. The City of St. Paul, in furtherance of the purposes of, and pursuant to the provisions of the Act, has adopted an amendment to the General Redevelopment Plan for the Middle Loup River Redevelopment Project.
- B. Redeveloper owns the Project Site which is located in the Redevelopment Area.
- C. The proposed Redevelopment Project involves the construction of the private improvements described in the Redevelopment Plan in multiple phases, with all phases collectively comprising of a single Redevelopment Project.
- D. The City intends to undertake the construction of the Public Improvements necessary for the project to provide infrastructure and create buildable lots within the Project Site.
- E. Once the infrastructure is completed and the lots in the Project Site are in a buildable condition, Redeveloper intends to sell the lots to builders or businesses (“Successor Developer(s)”) for the construction of the Private Improvements.
- F. A phased redevelopment project, including the phasing of the division of ad valorem taxes for the project, is permitted under Section 18-2147 of the Act, which expressly authorizes the division of ad valorem taxes on portions of the real property in the redevelopment project for a period not to exceed fifteen (15) years. This Project will accordingly divide the ad valorem taxes on each phase of the real property in the redevelopment project in different years, each for a period not to exceed fifteen (15) years.
- G. The CDA has agreed to utilize tax increment financing to assist with the cost of the eligible public improvements associated with the Project, as more particularly described herein.
- H. The City requires the assistance of the CDA for the cost of the eligible public improvements for the Project and therefore is willing to enter into this Redevelopment Agreement as an inducement to the CDA to issue the TIF Indebtedness contemplated herein.
- I. Redeveloper, CDA, and the City desire to enter into this Redevelopment Agreement to implement the Redevelopment Project set forth in the Redevelopment Plan.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein set forth, Redeveloper, CDA, and City do hereby covenant, agree and bind themselves as follows:

ARTICLE I
DEFINITIONS AND INTERPRETATION

Section 1.01 Terms Defined in this Redevelopment Agreement.

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Redevelopment Agreement, such definitions to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

A. “Act” means Article VIII, Section 12 of the Nebraska Constitution, NEB. REV. STAT. §§ 18-2101 through 18-2157, as amended, and acts amendatory thereof and supplemental thereto.

B. “City” means the City of St. Paul, Nebraska.

C. “CDA” means Community Development Agency of the City of St. Paul.

D. “Desired Project Valuation” means an amount equal to Twenty Million Four Hundred Seventy Seven Thousand Four Hundred Thirty Seven and No/100 Dollars (\$20,477,437.00).

E. “Effective Date” has the meaning set forth in Section 3.01 of this Redevelopment Agreement.

F. “Eligible Project Costs” means only costs or expenses incurred by City and/or Redeveloper for Public Improvements that are eligible for reimbursement under the Act.

G. “Lot” means a lot of record located within the Project Site.

H. “Minimum Project Valuation” means an amount equal to Twelve Million Four Hundred Fifty Thousand One Hundred Thirty One and No/100 Dollars (\$12,450,131.00).

I. “Private Improvements” means construction of industrial buildings and associated improvements located on the Project Site and as more particularly described on Exhibit “A”.

J. “Project” or “Redevelopment Project” means the improvements to the Project Site and adjacent thereto, including the Private Improvements and Public Improvements defined herein and described on Exhibit “A” attached and incorporated by this reference. The parties acknowledge and agree that the Project shall be completed in multiple phases in successive years, as further described herein, and that all phases shall collectively constitute the Redevelopment Project.

K. "Project Site" means all that certain real property situated in the City of St. Paul, Howard County, Nebraska, more particularly described on Exhibit "A".

L. "Public Improvements" shall include all the public improvements that shall be undertaken and constructed by the City and associated eligible costs, as more particularly described on Exhibit "A" which are eligible improvements under the Act. The costs of the Public Improvements include the debt service payments of the TIF Indebtedness.

M. "Redevelopment Agreement" means this Redevelopment Agreement between the CDA, City, and Redeveloper with respect to the Project.

N. "Redevelopment Area" means the Redevelopment Area that is set forth in the Redevelopment Plan.

O. "Redevelopment Plan" means the General Redevelopment Plan for the Redevelopment Area approved by the City pursuant to Resolution No. 2006-23 dated December 18, 2006, and the Act, as amended from time to time.

P. "Redeveloper" means the St. Paul Development Corporation, Inc., a Nebraska nonprofit corporation.

Q. "Successor Redeveloper" means, with respect to each Lot, the owner of record of said Lot who either purchased the Lot from Redeveloper, any successor to Redeveloper, or from another Successor Redeveloper.

R. "Tax Increment" or "TIF Revenues" means, in accordance with NEB. REV. STAT. § 18-2147 of the Nebraska Community Development Law, the difference between the ad valorem tax which is produced by the tax levy (fixed each year by the Howard County Board of Equalization) for the Project Site before the completion of the construction of the Private Improvements and the ad valorem tax which is produced by the tax levy for the Project Site after completion of construction of the Private Improvements as part of the Project.

S. "TIF Indebtedness" means any bonds, notes, loans and advances of money or other indebtedness, including interest thereon, issued by the CDA secured in whole or in part by TIF Revenues.

Section 1.02 Construction and Interpretation.

The provisions of this Redevelopment Agreement shall be construed and interpreted in accordance with the following provisions:

(a) This Redevelopment Agreement shall be interpreted in accordance with and governed by the laws of the State of Nebraska, including the Act.

(b) Wherever in this Redevelopment Agreement it is provided that any person may do or perform any act or thing the word "may" shall be deemed

permissive and not mandatory and it shall be construed that such person shall have the right, but shall not the obligation, to do and perform any such act or thing.

(c) The phrase "at any time" shall be construed as meaning "at any time or from time to time."

(d) The word "including" shall be construed as meaning "including, but not limited to."

(e) The words "will" and "shall" shall each be construed as mandatory.

(f) The words "herein," "hereof," "hereunder," "hereinafter" and words of similar import shall refer to the Redevelopment Agreement as a whole rather than to any particular paragraph, section or subsection, unless the context specifically refers thereto.

(g) Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as the context may require.

(h) The captions to the sections of this Redevelopment Agreement are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary by implication or otherwise any of the provisions hereof.

ARTICLE II REPRESENTATIONS

Section 2.01 Representations by the CDA.

The CDA makes the following representations and findings:

(a) The CDA is a duly organized and validly existing community development agency under the Act.

(b) The CDA deems it to be in the public interest and in furtherance of the purposes of the Act to accept the proposal submitted by Redeveloper for the redevelopment of the Project Site as specified herein.

(c) The Redevelopment Project will achieve the public purposes of the Act by, among other things, increasing the tax base, and lessening blighted and substandard conditions in the Redevelopment Area.

(d) The costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the CDA and have been found to be in the long-term best interest of the community impacted by the Project.

Section 2.02 Representations of the Redeveloper.

The Redeveloper makes the following representations and findings:

(a) Redeveloper is a Nebraska nonprofit corporation duly organized and validly existing under the laws of the State of Nebraska, and is authorized to enter into and perform its obligations under this Redevelopment Agreement.

(b) The execution and delivery of the Redevelopment Agreement and the consummation of the transactions therein contemplated will not conflict with or constitute a breach of or default under any bond, debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which Redeveloper is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature upon any of the property or assets of the Redeveloper contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against the Redeveloper affecting its ability to carry out the acquisition and facilitation of the Project or the carrying into effect of this Redevelopment Agreement or, except as disclosed in writing to the CDA, as to any other matter materially affecting the ability of Redeveloper to perform its obligations hereunder.

(d) Redeveloper owns or has obtained site control and shall own the Project Site, in fee simple and free from any liens, encumbrances, or restrictions which would prevent the performance of this Agreement by the Redeveloper.

(e) Redeveloper will construct the Public Improvements in accordance with the terms of this Redevelopment Agreement and all applicable federal, state, and local laws related to the Project.

(f) The Project would not be economically feasible without the use of tax increment financing.

(g) The Project would not occur in the Redevelopment Area without the use of tax increment financing.

Section 2.03 Representations of the City.

(a) The City is a Nebraska municipal corporation duly organized and validly existing under the laws of the State of Nebraska, and is authorized to enter into and perform its obligations under this Redevelopment Agreement.

(b) The execution and delivery of the Redevelopment Agreement and the consummation of the transactions therein contemplated will not conflict with or constitute a breach of or default under any bond, debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which the City is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature upon any of the property or assets of the City contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against the City affecting its ability to carry out the construction, equipping and furnishing of the Public Improvements or the carrying into effect of this

Redevelopment Agreement or, except as disclosed in writing to the CDA, as to any other matter materially affecting the ability of the City to perform its obligations hereunder.

(d) The City will construct the Public Improvements in accordance with the terms of this Redevelopment Agreement and all applicable federal, state and local laws related to the Project.

**ARTICLE III
OBLIGATIONS OF THE CDA AND PUBLIC IMPROVEMENTS**

Section 3.01 Capture of Tax Increment.

Subject to the contingencies described below and to all of the terms and conditions of this Redevelopment Agreement, commencing for the tax year of the Effective Date for each phase of the Project and continuing thereafter, the CDA shall capture the Tax Increment, as defined below, from the Private Improvements on each phase of the Project pursuant to the Act. The CDA shall capture the Tax Increment generated by each Phase of the Project Site to assist in the payment of the Public Improvements for a total period not to exceed fifteen (15) years for each phase after the Private Improvements have been included in the assessed valuation of each phase of the Project Site and are generating the Tax Increment subject to capture by the CDA.

The buildings and improvements comprising the Private Improvements shall be built in multiple phases over an unknown number of years. Each phase of the Project will specifically identify the portion of the Project Site that will be developed in that phase. In order to optimize the Tax Increment for the Project, each phase shall have a separate "Effective Date" for the division of ad valorem taxes and the number of industrial units included in each phase will be based upon the construction and absorption rate of the Private Improvements.

The Effective Date for the first phase of the Project will be determined by the CDA based upon completion of construction of the first phase Private Improvements. The Effective Date of and the number of lots within each phase of the Project shall be directly related to the construction and absorption rate of the Private Improvements. The CDA shall file with the Howard County Assessor the "Notice to Divide Taxes" on or prior to August 1 in the calendar year of the Effective Date for each phase of the Project, which shall identify the legal description of the buildable lot(s) of record located within the Project Site constituting the Phase, the Base Year (calendar year prior to the Effective Date) for such Phase, and the year in which the tax division becomes effective (calendar year of the Effective Date) for said phase.

Section 3.02 Issuance of TIF Indebtedness.

(a) No sooner than thirty (30) days following the approval and execution of this Agreement, the CDA shall incur or issue TIF Indebtedness in an amount not to exceed Three Million Seven Hundred Thousand and No/100 Dollars

(\$3,700,000.00), as calculated on the attached and incorporated Exhibit "B". The TIF Indebtedness shall be issued by the CDA to the City or, at the election of the City, to a lender of the City. The CDA shall issue a note for the TIF Indebtedness, the form of which is attached hereto as Exhibit "C".

(b) The TIF Indebtedness shall not be a general obligation of the CDA, which shall issue such TIF Indebtedness solely as a conduit and any payments to be made on the TIF Indebtedness shall be limited to the Tax Increment generated by the Project. If the TIF Indebtedness is not paid in full by the maturity date set forth on Exhibit "B", all unpaid amounts shall be forgiven.

Section 3.03 Amount of TIF Indebtedness.

The CDA will collect the Tax Increment and use said Tax Increment to pay debt service on the TIF Indebtedness incurred as provided in Section 3.02 of this Redevelopment Agreement. Notwithstanding the foregoing, the amount of the TIF Indebtedness shall not exceed the amount of the Eligible Project Costs incurred by City certified pursuant to Section 4.02. In addition, the CDA shall retain an amount sufficient to pay its reasonable and necessary cost of issuance, including attorney fees.

Section 3.04 Creation of Fund.

The CDA will create a special fund to collect and hold the receipts of the Tax Increment. Such special fund shall be used for no purpose other than to pay TIF Indebtedness.

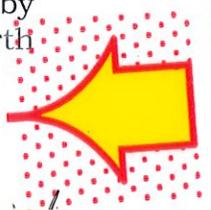
Section 3.05 Projected TIF Sources and Uses.

The anticipated TIF sources and eligible uses are set forth on the attached and incorporated Exhibit "D". The projected uses of the TIF funds are eligible under the Act and are estimates which shall be confirmed upon construction completion and certified by the CDA under Section 4.02 below. The information contained in Exhibit "D", including the TIF Sources and Uses and the phasing schedule, are all preliminary estimates and subject to change based on the implementation of the Project.

**ARTICLE IV
OBLIGATIONS OF THE CITY, REDEVELOPER, AND SUCCESSOR
REDEVELOPERS**

Section 4.01 Construction of Project; Insurance.

(a) The City will complete the Public Improvements as described on Exhibit "A". The City shall be solely responsible for obtaining all permits and approvals necessary to acquire, construct and equip the Public Improvements.



(b) Pursuant to Section 4.05(b) of this Redevelopment Agreement, Redeveloper intends to assign the obligation to build the Private Improvements to Successor Redevelopers **on a lot-by-lot basis.** Upon such assignment, each Successor Redeveloper will complete the Private Improvements and shall be solely responsible for obtaining all permits and approvals necessary to acquire, construct, and equip the Private Improvements. Redeveloper shall have the right to determine the uses permitted by each Successor Redeveloper, provided that all such uses shall be in conformance with the Redevelopment Plan, and specifically the Amendment Redevelopment Plan approved for this Project.

(c) Any contractor chosen by the City and/or the Successor Redeveloper, or the City and/or Successor Redeveloper itself as owner, shall be required to obtain and keep in force at all times from construction commencement until completion of construction, policies of insurance on each phase including coverage for contractors' general liability and completed operations (provided that the City and/or Successor Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance) and a penal bond as required by the Act. Provided that a contractor obtains such insurance, the City and/or Successor Redeveloper shall be named as an additional insured. Any contractor chosen by the City and/or by Successor Redeveloper, or the City and/or Successor Redeveloper itself as owner, shall be required to purchase and maintain property insurance upon the Project to the full insurable value thereof (provided that the City and/or Successor Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance). This insurance shall insure against the perils of fire and extended coverage and shall include "special causes of loss" insurance for physical loss or damage.

Section 4.02 Cost Certification.

The City shall submit to CDA one or more certifications of Eligible Project Costs after expenditure of such Project costs. The City may, at its option, submit one or more partial Eligible Project Costs Certifications prior to expenditure of all Eligible Project Costs providing certification of receipt of billings for work in progress. All Eligible Project Costs Certifications shall be subject to review and approval by the CDA. Determinations by the CDA whether costs included in the Eligible Project Costs Certification are properly included in Eligible Project Costs as defined in this Agreement shall be made in its sole discretion and shall be conclusive and binding on the City and/or Redeveloper.

If the City fails to submit Eligible Project Costs Certifications in an amount equal to or greater than the principal amount of the TIF Indebtedness upon completion of the Public Improvements, the principal amount of the TIF Indebtedness shall be adjusted to reflect the aggregate amount of Eligible Project Costs certified by the CDA.

Section 4.03 No Discrimination.

The City, Redeveloper, and/or Successor Developer agree and covenant for themselves, their successors and assigns that as long as this Redevelopment

Agreement is outstanding, they will not discriminate against any person or group of persons on account of race, sex, color, religion, national origin, ancestry, disability, marital status or receipt of public assistance in connection with the Project. The City, Redeveloper, and/or Successor Redeveloper agree for themselves and their successors and assigns that during the construction of the Project, the City, Redeveloper, and/or Successor Redeveloper will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, ancestry, disability, marital status or receipt of public assistance. The City, Redeveloper, and/or Successor Redeveloper will comply with all applicable federal, state and local laws related to the Project.

Section 4.04 Valuation and Real Estate Taxes.

(a) Redeveloper shall use reasonable efforts to create a taxable real property valuation of the Project and Project Site of not less than the Desired Project Valuation no later than as of the Effective Date of the final phase of the Project. At a minimum, Redeveloper shall create a taxable real property valuation of the Project and Project Site of not less than the Minimum Project Valuation no later than as of the Effective Date of the final phase of the Project.

(b) Redeveloper shall have the right to set the minimum valuation for each Lot provided that the aggregate minimum required valuation of all the lots equals or exceeds the Minimum Project Valuation. Each Successor Redeveloper shall be obligated to create a taxable real property valuation of its Lot of not less than the minimum required valuation for the specific Lot set forth in the applicable Assignment and Assumption Agreement (each, an "Assigned Lot Valuation") no later than the applicable completion date for said Lot.

(c) During the period of this Redevelopment Agreement and after the applicable Effective Date for each Lot, Successor Redeveloper: (1) will not protest a taxable real property valuation of a Lot to a sum less than the Assigned Lot Valuation; and (2) will not convey a Lot or structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes.

Section 4.05 Assignment or Conveyance.

(a) The Project Site is currently owned by Redeveloper. Redeveloper may sell any Lot to any non-exempt Successor Redeveloper provided that said non-exempt Successor Redeveloper agrees to enter into an Assignment and Assumption of Redevelopment Agreement in the form attached hereto as Exhibit "E" on the closing date.

(b) A Successor Redeveloper must assume all obligations of Redeveloper with respect to the specific Lot. A Successor Redeveloper may only assign, convey, or transfer a Lot or any interest therein prior to the termination of the fifteen (15) year period commencing on the applicable Effective Date for said Lot, if (1) the Buyer is not tax exempt and agrees not to file for an exemption from real estate taxes, (2)

the Buyer agrees to enter into an Assignment and Assumption Agreement in the form attached hereto as Exhibit "E", (3) Successor Redeveloper notifies the CDA of the transfer prior to closing, and (4) the CDA approves all the terms set forth in the proposed Assignment and Assumption Agreement. The City agrees that it shall not be required to approve and execute any Assignment and Assumption Agreement as long as the CDA approves and executes said Assignment and Assumption Agreement.

ARTICLE V
FINANCING THE PROJECT; ENCUMBRANCES

Section 5.01 Financing.

(a) The City shall pay all costs for the construction of the Public Improvements and shall be responsible for arranging all necessary financing related thereto, including the TIF Indebtedness.

(b) Redeveloper and/or Successor Redeveloper shall pay all costs for the construction of the Private Improvements on the applicable lot and shall be responsible for arranging all necessary financing related thereto.

Section 5.02 Encumbrances.

Neither the City, Redeveloper, nor Successor Redeveloper shall create any lien, encumbrance or mortgage on the Project or the Project Site except, (a) encumbrances which secure indebtedness incurred to acquire, construct and equip the Project or for any other physical improvements to the Project Site, (b) easements and rights of entry, (c) construction and materialman liens that may be filed in connection with the construction of the Private Improvements so long as any such lien is discharged or bonded within ninety (90) days of completion of the Private Improvements, and (d) any other liens so long as any such lien is satisfied and released or substitute security is posted in lieu thereof within ninety (90) days of receiving notice thereof.

ARTICLE VI
DEFAULT, REMEDIES; INDEMNIFICATION

Section 6.01 General Remedies.

Subject to the further provisions of this Article VI, in the event of any failure to perform or breach of this Redevelopment Agreement or any of its terms or conditions, by any party hereto or any successor to such party, such party, or successor, shall, upon written notice from any other, proceed immediately to commence such actions as may be reasonably designed to cure or remedy such failure to perform or breach which cure or remedy shall be accomplished within a reasonable time by the diligent pursuit of corrective action. In case such action is not taken, or diligently pursued, or the failure to perform or breach shall not be cured or remedied within a reasonable time, this Redevelopment Agreement shall be

in default and the aggrieved party or parties may institute such proceedings as may be necessary or desirable to enforce its rights under this Redevelopment Agreement, including, but not limited to, proceedings to compel specific performance by the party failing to perform or in breach of its obligations; provided that, in view of the additional remedies of the CDA set out in Section 6.02, the remedy of specific performance by Successor Redeveloper shall not include or be construed to include the covenant to build or construct the Private Improvements or Project.

Section 6.02 Additional Remedies of the CDA.

Successor Redeveloper shall be in default of this Redevelopment Agreement upon the occurrence of any of the following:

- (a) Successor Redeveloper shall fail to complete the construction of the Private Improvements before the applicable completion date for each Lot or shall abandon construction work for any period of 120 days (not including any period covered pursuant to the terms of Section 6.04 below);
- (b) Successor Redeveloper shall fail to pay real estate taxes or assessments on each Lot when due;
- (c) Successor Redeveloper fails to satisfy the obligations of Section 4.04 of this Agreement; or
- (d) There is, in violation of Section 4.05(b) of this Redevelopment Agreement, transfer of the Project Site or any part thereof, and such failure or action by the Successor Redeveloper has not been cured within 30 days following written notice from the CDA.

If Successor Redeveloper is in default of this Redevelopment Agreement and such default is not cured in the period herein provided, the parties agree that the damages caused to the CDA would be difficult to determine with certainty. To the extent that such failure results in the fact that the CDA is not able to capture the full amount of TIF Revenues contemplated hereunder, Successor Redeveloper shall be obligated, on a semi-annual basis, to remit the sum by which the anticipated TIF Revenues exceed the actual TIF Revenues for Successor Redeveloper's Lot ("Deficiency Payment"). Specifically, the Deficiency Payments will be determined based upon the amount of ad valorem taxes that would be paid if the Lot was valued at the Assigned Lot Valuation less the amount of ad valorem taxes actually paid for the Lot.

Section 6.03 Remedies in the Event of Other City Defaults.

In the event the City, Redeveloper, and/or Successor Redeveloper fail to perform any other provisions of this Redevelopment Agreement (other than those specific provisions contained in Section 6.02), and such failure has not been cured within 30 days following written notice from the CDA, then the City, Redeveloper,

and/or Successor Redeveloper shall be in default. In such an instance, the CDA may seek to enforce the terms of this Redevelopment Agreement or exercise any other remedies that may be provided in this Redevelopment Agreement or by applicable law; provided, however, that the default covered by this Section shall not give rise to a right of rescission or termination of this Redevelopment Agreement.

Section 6.04 Limitation of Liability; Indemnification.

(a) Notwithstanding anything in this Article VI or this Redevelopment Agreement to the contrary, neither the CDA nor its officers, directors, employees, agents or their governing bodies shall have any pecuniary obligation or monetary liability under this Redevelopment Agreement. The obligation of the CDA on any TIF Indebtedness shall be limited solely to the TIF Revenues pledged as security for such TIF Indebtedness and actually collected. Specifically, but without limitation, the CDA shall not be liable for any costs, liabilities, actions, demands, or damages for failure of any representations, warranties or obligations hereunder. Successor Redeveloper releases the CDA from and agrees that the CDA shall not be liable for any loss or damage to property or any injury to or death of any person that may be occasioned by any cause whatsoever pertaining to the Private Improvements. Provided, however, such release shall not be deemed to include such liability actions as arise directly out of the negligence or misconduct of the CDA.

(b) Redeveloper and each Successor Redeveloper, as applicable (referred to herein as the "Indemnifying Party") agrees to indemnify, defend (at the CDA's option) and hold harmless the CDA, its respective employees, officials, agents, representatives and volunteers from and against any and all liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suits, actions, or proceedings and reasonable attorney's fees, and actual damages of any kind or nature, arising out of or in connection with any aspect of the acts, omissions, negligence or willful misconduct of the Indemnifying Party, its employees, agents, officers, contractors or subcontractors, or Indemnifying Party's performance or failure to perform under the terms and conditions of this Redevelopment Agreement. Such indemnification, hold harmless, and defense obligation shall exclude only such liability actions as arise directly out of acts, omissions, or the sole negligence or willful misconduct of the CDA. The indemnification and defense obligations set forth herein shall survive the termination of this Redevelopment Agreement.

**ARTICLE VII
MISCELLANEOUS**

Section 7.01 Memorandum.

Within thirty (30) days of the full execution of this Agreement, Redeveloper shall record with the Howard County Register of Deeds a Memorandum of this Redevelopment Agreement in the form attached hereto as Exhibit "F" and incorporated by this reference.

Section 7.02 Governing Law.

This Redevelopment Agreement shall be governed by the laws of the State of Nebraska, including the Act.

Section 7.03 Binding Effect; Amendment.

This Redevelopment Agreement shall be binding on the parties hereto and their respective successors and assigns. This Redevelopment Agreement shall run with the Project Site. The Redevelopment Agreement shall not be amended except by a writing signed by the party to be bound.

Section 7.04 No Agency or Partnership.

This Redevelopment Agreement is not intended and shall not be construed to create the relationship of agent, employee, partnership, joint venture or association as between the CDA and Redeveloper or Successor Redeveloper, nor between the CDA and any officer, employee, contractor or representative of Redeveloper or Successor Redeveloper. No joint employment is intended or created by this Redevelopment Agreement for any purpose. Redeveloper and Successor Redeveloper agrees to inform its employees, agents, contractors and subcontractors who are involved in the implementation of or construction under this Redevelopment Agreement.

Section 7.05 Document Retention.

The City, Redeveloper, and Successor Redeveloper shall retain copies of all supporting documents that are associated with the Redevelopment Plan, Project, or this Redevelopment Agreement and that are received or generated by the City, Redeveloper, and/or the Successor Redeveloper for three years following the end of the last fiscal year in which ad valorem taxes are divided for the Project in order to comply with the applicable retention requirements under the Act. Supporting documents shall include, but are not limited to, any cost-benefit analysis conducted pursuant to Section 18-2113 of the Act and any invoice, receipt, claim, or contract received or generated by the City, Redeveloper, and/or the Successor Redeveloper that provides support for receipts or payments associated with the division of taxes.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the CDA, City, and Redeveloper have signed this Redevelopment Agreement as of the date and year first above written.

CDA:

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

ATTEST:

By: _____ By: _____
Secretary Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____ and _____, Chairperson and Secretary respectively of the Community Development Agency of the City of St. Paul, Nebraska, a public body corporate and politic, on behalf of the Agency.

CITY:

THE CITY OF ST. PAUL, NEBRASKA

ATTEST:

By: _____ By: _____
City Clerk Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____ and _____, Mayor and City Clerk respectively of the City of St. Paul, Nebraska, a municipal corporation, on behalf of the City.

Notary Public

REDEVELOPER:

ST. PAUL DEVELOPMENT
CORPORATION, INC.

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____, _____ of the St. Paul Development Corporation, Inc., a Nebraska nonprofit corporation, on behalf of the company.

Notary Public

EXHIBIT "A"
DESCRIPTION OF PROJECT

The Project undertaken by Redeveloper and City on the Project Site is legally described as follows:

Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

The Project shall consist of the following:

- (a) **Private Improvements.** The construction of various buildings on approximately twenty (20) lots and the associated improvements within the Redevelopment Area. The specific private improvements will be determined on a lot-by-lot basis in accordance with the approved uses in the Redevelopment Plan.

- (b) **Public Improvements.** The eligible expenses and Public Improvements shall include all City costs with respect to this Project which shall include, but are not limited to, the projected TIF uses set forth in Exhibit "D" to this Redevelopment Agreement; paid for, in part, by the Tax Increment created by the Private Improvements.

The Project shall be completed in multiple phases as described in the Redevelopment Agreement. Each phase may have a separate effective date.

EXHIBIT "B"
TIF INDEBTEDNESS

1. **Projected Base Value:** \$676,750
2. **Desired Final Value (Desired Project Valuation):** \$20,477,437
3. **Difference in Valuation:** \$19,800,687
4. **Assumed Tax Levy:** 1.92597
5. **Anticipated Annual Tax Increment:** \$381,356
6. **TIF Indebtedness:**

- a. **Principal Amount.** The principal amount of the TIF Indebtedness shall be the amount, together with interest accruing thereon, which can be amortized by the end of the fifteen (15) year tax increment period for the last phase of the Project, solely from the Tax Increment Revenues based upon the assumed ad valorem tax rate applicable to the Project Site multiplied by the Anticipated Tax Increment available (above). Based on this formula, the principal amount of the TIF Indebtedness shall be up to \$3,700,000.
- b. **Interest Rate.** The interest rate for the TIF Indebtedness shall be determined prior to the issuance of the TIF Note. A six percent (6%) interest rate has been used for the TIF projections and calculations, but the interest rate may be adjusted based upon the City's reasonable evidence of lender requirements.
- c. **Payments.** Payments shall be made semi-annually commencing when the real estate taxes are fully collected for the tax year of the Effective Date for each phase of the Project. The final payment on the TIF Indebtedness shall occur when the real estate taxes are fully collected for the fifteenth (15th) year of the tax increment period for the final phase of the Project. Due to the phasing of this project, the parties acknowledge and agree that a uniform payment and amortization cannot be calculated, and the actual timing and amount of Tax Increment will be determined by the timing of the phases of the Project. In no case whatsoever shall the annual debt service payment on the TIF Indebtedness exceed the amount of Tax Increment received by the CDA in said year of the payment. The CDA shall only be obligated to make payments up to the actual amount of Tax Increment received by the CDA for the Project.
- d. **Anticipated Maturity Date.** Each phase of the Project shall divide the taxes on the applicable phase property for fifteen (15) years, and the maturity date for the Project shall be December 31st of the fifteenth (15th) year real estate taxes are collected for the final phase. Solely as an example, if the final phase Effective Date is January 1, 2030, then the

Project Maturity Date shall be December 31, 2045 (2044 taxes paid in 2045).

- e. **TIF Period.** The period for TIF on this Project will be fifteen (15) years per phase, commencing on the first phase and terminating on the Maturity Date (as determined above).

Note: All calculations are based on assumptions and estimates of future values that may be different than the values that are actually calculated or may vary from year to year.

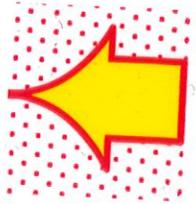


EXHIBIT "C"
TIF NOTE

THIS NOTE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 ("THE 1933 ACT") AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE 1933 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE 1933 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL TO THE EFFECT THAT REGISTRATION UNDER THE 1933 ACT IS NOT REQUIRED.

UNITED STATES OF AMERICA
STATE OF NEBRASKA
THE COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF ST. PAUL

COMMUNITY REDEVELOPMENT REVENUE NOTE
(MIDDLE LOUP RIVER REDEVELOPMENT PROJECT)

Registered Holder	Principal Amount	
The City of St. Paul, Nebraska	\$3,700,000.00	
Maturity Date	Interest Rate	Issuance Date
See attached Schedule 1	6.0%	_____, 20__

THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA (the "Issuer"), a body politic and corporate organized and existing under the laws of the State of Nebraska, for value received hereby promises to pay, solely from the source and as hereinafter provided, to the Registered Holder identified above, or registered assigns, the Principal Amount identified above, at the office of the St. Paul City Treasurer, as Paying Agent and Registrar, and in like manner to pay solely from said source interest on said principal sum at the Interest Rate identified above from the Issuance Date or from the most recent date to which interest has not been paid. Principal and accrued interest shall be payable in semi-annual installments due June 15 and December 15 for each year that the Middle Loup River Redevelopment Project generates tax increment until the Maturity Date or, if earlier, until such Principal Amount has been paid in full. Payments on this Note will be made by check or draft mailed to the Registered Holder in whose name this Note is registered at the close of business on the calendar day next preceding the applicable payment date at the address as it appears on such note registration books. The principal of this Note is payable in any coin or currency of the United States of America which on the respective dates of payment is legal tender for the payment of public and private debts.

This Note is designated The Community Development Agency of the City of St. Paul Redevelopment Revenue Note (Middle Loup River Redevelopment Project) (the "Note"), in principal amount of Three Million Seven Hundred Thousand and No/100 Dollars (\$3,700,000.00), which has been issued pursuant to Section 12 of Article VIII of the Nebraska Constitution and NEB. REV. STAT. §§ 18-2101 through 18-2157, as amended and supplemented (the "Act") and under and pursuant to the terms of that certain Redevelopment Agreement between the Issuer, St. Paul Development Corporation, Inc., and The City of St. Paul, Nebraska, dated _____, 2024 (the "Redevelopment Agreement"), to aid in the financing of a redevelopment project pursuant to the Act. This Note does not represent a debt or pledge of the faith or credit of the Issuer or grant to the Registered Holder of this Note any right to have the Issuer levy any taxes or appropriate any funds for the payment of the principal hereof nor is this Note a general obligation of the Issuer, or the individual officials, officers or agents thereof. This Note is payable solely and only out of the Tax Increment Revenues generated by the Project as identified in the Redevelopment Agreement. All such revenue has been duly pledged for that purpose.

THIS NOTE DOES NOT NOW AND SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION, NOR SHALL THIS NOTE EVER GIVE RISE TO ANY PECUNIARY LIABILITY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL OR THE CITY OF ST. PAUL.

No recourse shall be had for the payment of the principal on this Note, or for any claim based hereon or upon any obligation, covenant or agreement contained in the Redevelopment Agreement against any past, present or future employee, member or elected official of the Issuer, or any incorporator, officer, director, member or trustee of any successor corporation, as such, either directly or through the Issuer or any successor corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporator, officer, director or member as such is hereby expressly waived and released as a condition of and in consideration of the issuance of this Note.

It is hereby certified and recited and the Issuer has found: that the Project is an eligible "redevelopment project" as defined in the Act; that the issuance of this Note and the construction of the Project will promote the public welfare and carry out the purposes of the Act by, among other things, contributing to the development of a blighted and substandard area of the City of St. Paul, Nebraska, pursuant to a Redevelopment Plan adopted by the City; that all acts, conditions and things required to be done precedent to and in the issuance of this Note have been properly done, have happened and have been performed in regular and due time, form and manner as required by law; and, that this Note does not constitute a debt of the Issuer within the meaning of any constitutional or statutory limitations.

The Note is prepayable at any time in whole or in part, at a prepayment price of par, to the extent there are any funds in the debt service fund in excess of amounts necessary to pay scheduled debt service or in the event the City directs the Issuer that it wishes to prepay the Note. Prepayments shall reduce the number, but not the amount, of scheduled debt service payments on the Note, in inverse order of maturity.

It is hereby certified and recited that all conditions, acts and things required by law and the Redevelopment Agreement to exist, to have happened and to have been performed precedent to and in the issuance of this Note, exist, have happened and have been performed and that the issue of this Note, together with all other indebtedness of the Issuer, is within every debt and other limit prescribed by the laws of the State of Nebraska.

This Note shall not be entitled to any benefit under the Redevelopment Agreement referred to herein or be valid or become obligatory for any purpose until this Note shall have been authenticated by the execution by the Registrar of the Certificate of Authentication hereon.

IN WITNESS WHEREOF, THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL has caused this Note to be signed in its name and on its behalf by the signature of its Chairman and attested by the signature of its Secretary, as of the Original Issuance Date identified above.

THE COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF ST. PAUL

ATTEST:

Secretary

By: _____
Chairman

CERTIFICATE OF AUTHENTICATION

This Note is delivered pursuant to the within-mentioned Redevelopment Agreement.

St. Paul City Treasurer,
as Paying Agent and Registrar

By: _____
Authorized Signature

Schedule 1
Maturity Date Schedule

Pursuant to the Redevelopment Agreement, the CDA shall capture the Tax Increment generated by each phase of the Project to assist in the payment of the Public Improvements for a total period not to exceed fifteen (15) years for each phase after the Private Improvements have been included in the assessed valuation of each phase of the Project and are generating the Tax Increment subject to capture by the CDA. The Maturity Date shall be determined in accordance with the phasing of the Project pursuant to the terms and conditions set forth in the Redevelopment Agreement.

The Project shall be completed in multiple phases, the number of which is not yet ascertained, and each phase shall have a separate "Effective Date" for the division of ad valorem taxes on the lots developed in the applicable phase. The Maturity Date of this Note shall be December 31 of the year fifteen (15) years following the year in which ad valorem taxes are collected for the Effective Date of the final phase of the Project. Solely as an example, if the Effective Date of the final phase of the Project is January 1, 2030, then the Maturity Date of this Note shall be December 31, 2045. Upon determination of the Effective Date of the final phase of the Project, the CDA shall notify the City and may, but has no obligation to, supplement this Schedule 1 to identify the Maturity Date with more specificity.

EXHIBIT "D"
PROJETED TIF SOURCES AND USES

TIF SOURCES

Assumptions:

Tax Levy:

1.92597

Interest Rate:

5.0%

Base Value

\$676,750

? 6%

Projection 1: Maximum TIF (\$3,700,000):

	Value	Taxes
Base Year	\$676,750	\$13,034
Completed	\$20,477,437	\$394,390
Increment	\$19,800,687	\$381,356

Annual TIF \$381,356
 Less 1% Treas. Fee \$377,543
 Total TIF (15 yrs) \$5,663,138
Present Value \$3,700,000

? 5% + 1%

Projection 2: Minimum TIF (\$2,200,000):

	Value	Taxes
Base Year	\$676,750	\$13,034
Completed	\$12,450,131	\$239,786
Increment	\$11,773,381	\$226,752

Annual TIF \$226,752
 Less 1% Treas. Fee \$224,485
 Total TIF (15 yrs) \$3,367,271
Present Value \$2,200,000

TIF USES:

The cost of the TIF Uses shown below are based upon preliminary bids:

Section I					
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	Earthwork	LS	1	\$215,000.00	\$215,000.00
15	Silt Fence	LF	740	\$7.00	\$5,180.00
16	Seeding and Mulch	AC	16.5	\$2,500.00	\$41,250.00
17	Tree Removal/ Cleaning and Grubbing	LS	1	\$20,000.00	\$20,000.00
18	Build Construction Entrance	EA	1	\$2,500.00	\$2,500.00
19	8" PVC Sanitary Sewer	LF	1533	\$55.00	\$84,315.00
20	4" PVC Sanitary Sewer Service	LF	389	\$40.00	\$15,560.00
21	1.5" HOPE Force Main	LF	799	\$30.00	\$23,970.00
22	Flushing Station	EA	1	\$2,750.00	\$2,750.00
23	48" Dia, Sanitary Sewer Manhole	EA	6	\$8,000.00	\$48,000.00
24	Sanitary Sewer Service Connection	EA	10	\$300.00	\$3,000.00
25	Lift Station	EA	1	\$110,000.00	\$110,000.00
26	8" PVC Cap	EA	1	\$750.00	\$750.00
27	Connect to Existing Structure	EA	1	\$2,500.00	\$2,500.00
28	8" D.I. Water Main	LF	1039	\$55.00	\$57,145.00
29	8" PVC Water Main	LF	1425	\$50.00	\$71,250.00
30	8" M.J. 45° Bend	EA	2	\$750.00	\$1,500.00
31	8" M.J. Tee	EA	3	\$1,250.00	\$3,750.00
32	8"x6" M.J. Tee	EA	5	\$1,000.00	\$5,000.00
33	8" Gate Valve w/ Box	EA	6	\$2,750.00	\$16,500.00
34	8" M.J. Cap	EA	2	\$750.00	\$1,500.00
35	8" M.J. Sleeve	EA	3	\$750.00	\$2,250.00
36	Remove Existing Fitting	EA	1	\$500.00	\$500.00
37	8"x6" M.J. Reducer	EA	2	\$1,000.00	\$2,000.00
38	Fire Hydrant Assembly w/ Aux. Valve	EA	5	\$7,250.00	\$36,250.00
39	Water Service Tubing	LF	590	\$20.00	\$11,800.00
40	Water Service Connection	EA	11	\$1,150.00	\$12,650.00
41	Tracer Wire Test Box	EA	12	\$500.00	\$6,000.00
42	Relocate Gas Main	LS	1	\$50,000.00	\$50,000.00
43	Gravel Surfacing	TN	45	\$50.00	\$2,250.00
44	Overexcavation	CY	600	\$15.00	\$9,000.00

Exhibit D

Total \$2,378,962
10% Cont. \$237,896
Total Construction Cost \$2,616,858

Section I (Highway 281 intersection)					
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

Section II					
	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 Pavement	LF	74	\$20.00	\$1,480.00
4	7" Concrete Pavement w/ Integral Curb & Gutter	SY	22 02	\$60.00	\$132,120.00
5	Subgrade Preparation	SY	2202	\$6.00	\$13,212.00
6	Build Concrete Header	LF	256	\$75.00	\$19,200.00
7	18" R.C. Pipe	EA	2	\$5,000.00	\$10,000.00
8	Curb Inlet	EA	2	\$1,500.00	\$3,000.00
9	18" FES	LS	1	\$150,000.00	\$150,000.00
10	Earthwork	AC	3.4	\$2,500.00	\$8,500.00
11	Seeding and Mulch	LS	1	\$20,000.00	\$20,000.00
12	Tree Removal/ Clearing and Grubbing	EA	1	\$2,500.00	\$2,500.00
13	Build Construction Entrance	LF	711	\$55.00	\$39,105.00

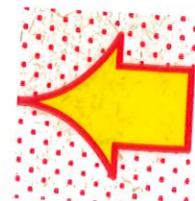
14	8" PVC Sanitary Sewer	LF	360	\$40.00	\$14,400.00
15	4" PVC Sanitary Sewer Service	EA	3	\$8,000.00	\$24,000.00
16	Sanitary Sewer Service Connection	EA	9	\$300.00	\$2,700.00
17	Connect to Existing Structure	EA	1	\$2,500.00	\$2,500.00
18	8" D.I. Water Main	LF	1616	\$55.00	\$88,880.00
19	8" PVC Water 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

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

Total estimates from the bids (from January 2023) = \$3,569,442. These estimates have been updated in 2024 and currently anticipated costs are approximately \$3,700,000.

EXHIBIT "E"
ASSIGNMENT AND ASSUMPTION OF
REDEVELOPMENT AGREEMENT

[On the Following Page]



After Recording Return To:

Andrew R. Willis
Cline, Williams, Wright, Johnson
& Oldfather, LLP
233 South 13th Street, Suite 1900
Lincoln, NE 68508

**ASSIGNMENT AND ASSUMPTION
OF REDEVELOPMENT AGREEMENT
(Middle Loup River Redevelopment Project)**

This Assignment and Assumption of Redevelopment Agreement (“Agreement”) is entered into on this ___ day of _____, 20___, by and between the Community Development Agency of the City of St. Paul, Nebraska (“CDA”), the St. Paul Development Corporation, Inc. (“Redeveloper”), and _____ (“Successor Redeveloper”).

RECITALS

A. The CDA, City, and Redeveloper entered into a Redevelopment Agreement dated _____, 2024 (the “Redevelopment Agreement”) for a redevelopment project on the property that is identified in the Redevelopment Agreement and legally described as:

Lots 1-20, Middle Loup River Subdivision, St. Paul,
Howard County, Nebraska (the “Project Site”).

B. Redeveloper desires to sell a lot of record located within the Project Site to Successor Redeveloper, which Lot is legally described as:

Lot ___, Middle Loup River Subdivision, St. Paul, Howard
County, Nebraska (the “Lot”).

C. The terms of the Redevelopment Agreement run with the land.

D. In connection with the sale of the Lot, the Redeveloper desires to assign the Redevelopment Agreement to Successor Redeveloper and Successor Redeveloper agrees to assume all of the obligations of “Successor Redeveloper” with respect to the Lot.

NOW THEREFORE, in consideration of these mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. Assignment. Effective as of the date of this Agreement, the Redeveloper assigns all of its right, title and interest in and to the Redevelopment Agreement to Successor Redeveloper with respect to the Lot, except as set forth in Section 3 hereof.

2. Assumption. Effective as of the date of this Agreement, Successor Redeveloper assumes and agrees to perform all the obligations of "Successor Redeveloper" under the Redevelopment Agreement with respect to the Lot and to assume and to perform and to be bound by all of the obligations of "Successor Redeveloper" to the CDA with respect to the Lot as provided in the Redevelopment Agreement.

3. TIF Indebtedness. The City's right, title and interest in and to the TIF Indebtedness and TIF Revenue (as defined in the Redevelopment Agreement) shall not be assigned by this Agreement but shall remain vested in the City in all respects, unless otherwise specifically assigned by the City in writing. Successor Redeveloper shall have no claim to or interest in the Tax Increment generated by any phase of the Project.

4. Non-Exempt. Successor Redeveloper hereby represents and warrants that it is not exempt from paying real estate taxes and will not apply for an exemption from real estate taxes during the term of the Redevelopment Agreement.

5. Obligations. Without limiting the general assumption of all the obligations of "Successor Redeveloper" under the Redevelopment Agreement with respect to the Lot, Successor Redeveloper acknowledges and agrees as follows:

(a) Pay Real Estate Taxes. Successor Redeveloper shall pay all real estate taxes on the Lot.

(b) Desired Lot Valuation. Successor Redeveloper shall create a taxable real property valuation of the Lot not less than \$_____ ("Minimum Lot Valuation") no later than January 1, ____ ("Lot Effective Date"), and shall not protest the assessed property valuation of the Lot below such value.

(c) Deficiency Payments. As set forth in Section 6.02 of the Redevelopment Agreement, if for a period of fifteen (15) tax years commencing on the Lot Effective Date, the Lot is not assessed as equal to or greater than the Minimum Lot Valuation, Successor Redeveloper shall be obligated, on a semi-annual basis, to pay to the City an amount equal to the difference between the amount of real estate taxes that would be paid if the Lot was valued at the Minimum Lot Valuation and the amount of real estate taxes actually paid for the Lot.

6. Subsequent Sale. During the applicable fifteen (15) year tax increment financing period for the Lot, Successor Redeveloper shall only have the right to sell the Lot in conformance with Section 4.05(b) of the Redevelopment Agreement.

Executed as of the date first written above.

CDA:

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

ATTEST:

By: _____
Secretary

By: _____
Chairperson

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____ and _____, Chairperson and Secretary respectively of the Community Development Agency of the City of St. Paul, Nebraska, a public body corporate and politic, on behalf of the Agency.

Notary Public

REDEVELOPER:

ST. PAUL DEVELOPMENT
CORPORATION, INC.

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____, _____ of the St. Paul Development Corporation, Inc., a Nebraska nonprofit corporation, on behalf of the company.

Notary Public

SUCCESSOR REDEVELOPER:

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____, _____ of _____, a Nebraska _____, on behalf of the _____.

Notary Public

EXHIBIT "F"
MEMORANDUM OF REDEVELOPMENT AGREEMENT

[On the following page]

After recording return to:
Andrew R. Willis
Cline, Williams, Wright, Johnson
& Oldfather, LLP
233 South 13th Street, Suite 1900
Lincoln, NE 68508

MEMORANDUM OF REDEVELOPMENT AGREEMENT

This Memorandum of Redevelopment Agreement (“Memorandum”) is made this ___ day of _____, 2024 by and between the Community Development Agency of the City of St. Paul (“CDA”), the City of St. Paul, Nebraska (“City”), and the St. Paul Development Corporation, Inc. (“Redeveloper”).

1. **Redevelopment Agreement.** CDA, City, and Redeveloper have entered into that certain Redevelopment Agreement dated as of _____, 2024 (the “Redevelopment Agreement”), describing the Public Improvements and the Private Improvements being made to real property owned by City and legally described as:

Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska (the “Project Site”).

2. **Tax Increment Financing.** The Project shall be completed in phases. The Redevelopment Agreement provides for the capture of the Tax Increment, as defined therein, by the CDA of the private improvements to be made by the City for a period not to exceed fifteen (15) years after the Effective Date for each phase of the Project. The Tax Increment captured by the CDA shall be used to make the public improvements as described in the Redevelopment Agreement.

3. **Remaining Terms.** The rest and remaining terms of the Redevelopment Agreement are hereby incorporated into this Memorandum as if they were set forth in full. A full and correct copy of the Redevelopment Agreement may be inspected at the City offices in St. Paul, Nebraska.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the CDA, City, and Redeveloper have signed this Redevelopment Agreement as of the date and year first above written

CDA:

COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF ST. PAUL

ATTEST:

By: _____ By: _____
Secretary Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____ and _____, Chairperson and Secretary respectively of the Community Development Agency of the City of St. Paul, Nebraska, a public body corporate and politic, on behalf of the Agency.

Notary Public

CITY:

CITY OF ST. PAUL, NEBRASKA

ATTEST:

By: _____ By: _____
City Clerk Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____ and _____, Mayor and City Clerk respectively of the City of St. Paul, Nebraska, a municipal corporation, on behalf of the City.

Notary Public

REDEVELOPER:

ST. PAUL DEVELOPMENT
CORPORATION, INC.

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF HOWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2024, by _____, _____ of the St. Paul Development Corporation, Inc., a Nebraska nonprofit corporation, on behalf of the company.

Notary Public

Connie Beck

From: Andrew R. Willis <awillis@clinewilliams.com>
Sent: Tuesday, March 26, 2024 8:10 AM
To: Connie Beck
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Attachments: Redevelopment Agreement - Middle Loup Subdivision.docx; Redevelopment Plan Amendment - Middle Loup Project.docx

Connie - attached are the revised Redevelopment Plan Amendment and Redevelopment Agreement with a total projected TIF amount of \$3.7 million. Let me know if you have any questions. Thanks.

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

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 3:23 PM
To: Andrew R. Willis <awillis@clinewilliams.com>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Andrew, it probably wouldn't hurt to figure \$3.7 Million for Change Orders. Thanks.

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

From: Andrew R. Willis <awillis@clinewilliams.com>
Sent: Monday, March 25, 2024 3:19 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

I will make a couple of revisions and resend. 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 | https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.clinewilliams.com&c=E,1,pWlv97JIVLnQ7QajQ37e3bFBQEQChgny3Scqw9vwAyk8fCFITob2RMqo45ktSk80Ddwv5NlmgL-2jXhtJE6Aea4bpnEYszf2jNjYOW9IAo5jDwrWh_fgqBAfrw,&typo=1 Lincoln | Omaha | Aurora | Fort Collins | Holyoke

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

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 11:37 AM
To: Andrew R. Willis <awillis@clinewilliams.com>
Subject: FW: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Good morning, Attorney Willis, please see email below RE: the Middle Loup River Project Cost of \$3.6 Million from City Engineer Olsson; will the \$100,000 make a difference in the City of St. Paul's Redevelopment Plan and Agreement, or do you need to change the Project Cost Amount from \$3.5 Million to \$3.6 Million? Sorry for the inconvenience.

Connie Beck

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 1:10 PM
To: Connie Beck
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

No problem, see below:

Water: \$497,128.32
Sewer: \$493,592.04
Storm: \$364,097.67
Paving: \$2,245,560.90

TOTAL - \$ 3,600,378.94

000
0.00 *
Proj. Amt
3,600,000.00 +
750,000.00 -
550,000.00 -
003
Bond 2,300,000.00 *

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 11:45 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

This Message Is From an External Sender

This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Hey Brian, for Bonding, I will need the break-down of numbers regarding Water cost for the subdivision, so that my bonds-man can plan accordingly for a City you.

0.00 *
Proj Amt
3,700,000.00 +
750,000.00 -
550,000.00 -
003
Bond 2,400,000.00 *

Connie Jo

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 11:08 AM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeekeken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

You bet. Here is the total breakdown of where things are at including design and construction administration:

Olsson original design agreement: \$46,575.00
Olsson amendment #1 (Phase II design): \$44,500.00
Elsbury Awarded Contract: \$3,218,403.94
Anticipated Change Order #1 (Gas Line): \$100,000.00
Olsson amendment #2 (Construction services): \$190,900.00

Total Project Costs: \$3,600,378.94

I have not received the actual invoice from the gas company but the \$100K is what was estimated. This is on top of the \$50K already factored into Elsbury bid. I just finished up the construction services amendment this morning and it is attached as well. Since this is technically through the EDC, it probably will need to be approved by the council and EDC. I will be sure Parker gets a copy of it this morning as well. I believe we were able to make the TIF work when the cost was around \$4.2 million so depending on

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.3m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	80,000.00	3.850%	103,010.00	183,010.00
06/15/2026	80,000.00	3.850%	99,930.00	179,930.00
06/15/2027	85,000.00	3.850%	96,850.00	181,850.00
06/15/2028	85,000.00	3.850%	93,577.50	178,577.50
06/15/2029	90,000.00	3.850%	90,305.00	180,305.00
06/15/2030	95,000.00	4.000%	86,840.00	181,840.00
06/15/2031	100,000.00	4.000%	83,040.00	183,040.00
06/15/2032	100,000.00	4.000%	79,040.00	179,040.00
06/15/2033	105,000.00	4.000%	75,040.00	180,040.00
06/15/2034	110,000.00	4.000%	70,840.00	180,840.00
06/15/2035	115,000.00	4.500%	66,440.00	181,440.00
06/15/2036	120,000.00	4.500%	61,265.00	181,265.00
06/15/2037	125,000.00	4.500%	55,865.00	180,865.00
06/15/2038	130,000.00	4.500%	50,240.00	180,240.00
06/15/2039	135,000.00	4.500%	44,390.00	179,390.00
06/15/2040	145,000.00	4.850%	38,315.00	183,315.00
06/15/2041	150,000.00	4.850%	31,282.50	181,282.50
06/15/2042	155,000.00	4.850%	24,007.50	179,007.50
06/15/2043	165,000.00	4.850%	16,490.00	181,490.00
06/15/2044	175,000.00	4.850%	8,487.50	183,487.50
Total	\$2,345,000.00	-	\$1,275,255.00	\$3,620,255.00

Yield Statistics

Bond Year Dollars	0.00 *	\$27,870.00
Average Life		11.885 Years
Average Coupon		4.5757266%
Net Interest Cost (NIC)		4.7229727%
True Interest Cost (TIC)		4.7486171%
Bond Yield for Arbitrage Purposes		4.5453137%
All Inclusive Cost (AIC)		4.7486171%
IRS Form 8038	0.00	
Net Interest Cost	0.00 *	4.5757266%
Weighted Average Maturity		11.885 Years

Proj Amt
 $3,600,000.00 +$
 $750,000.00 -$
 $550,000.00 -$
Bond
 $2,300,000.00 *$
 0.00
Proj Amt OR
 $3,700,000.00 +$
 $750,000.00 -$
 $550,000.00 -$
Bond
 $2,400,000.00 *$

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.4m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	80,000.00	3.850%	107,385.00	187,385.00
06/15/2026	85,000.00	3.850%	104,305.00	189,305.00
06/15/2027	90,000.00	3.850%	101,032.50	191,032.50
06/15/2028	90,000.00	3.850%	97,567.50	187,567.50
06/15/2029	95,000.00	3.850%	94,102.50	189,102.50
06/15/2030	100,000.00	4.000%	90,445.00	190,445.00
06/15/2031	100,000.00	4.000%	86,445.00	186,445.00
06/15/2032	105,000.00	4.000%	82,445.00	187,445.00
06/15/2033	110,000.00	4.000%	78,245.00	188,245.00
06/15/2034	115,000.00	4.000%	73,845.00	188,845.00
06/15/2035	120,000.00	4.500%	69,245.00	189,245.00
06/15/2036	125,000.00	4.500%	63,845.00	188,845.00
06/15/2037	130,000.00	4.500%	58,220.00	188,220.00
06/15/2038	135,000.00	4.500%	52,370.00	187,370.00
06/15/2039	145,000.00	4.500%	46,295.00	191,295.00
06/15/2040	150,000.00	4.850%	39,770.00	189,770.00
06/15/2041	155,000.00	4.850%	32,495.00	187,495.00
06/15/2042	165,000.00	4.850%	24,977.50	189,977.50
06/15/2043	170,000.00	4.850%	16,975.00	186,975.00
06/15/2044	180,000.00	4.850%	8,730.00	188,730.00
Total	\$2,445,000.00	-	\$1,328,740.00	\$3,773,740.00

Yield Statistics			
Bond Year Dollars		0.00 *	\$29,045.00
Average Life		3,600,000.00 +	11.879 Years
Average Coupon		750,000.00 -	4.5747633%
Net Interest Cost (NIC)		550,000.00 -	4.7220778%
True Interest Cost (TIC)	003	2,300,000.00 +	4.7477042%
Bond Yield for Arbitrage Purposes			4.5443652%
All Inclusive Cost (AIC)			4.7477042%
IRS Form 8038		000	
Net Interest Cost		0.00 *	4.5747633%
Weighted Average Maturity		3,700,000.00 +	11.879 Years
		750,000.00 -	
		550,000.00 -	
	003	2,400,000.00 +	

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.1m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	70,000.00	3.850%	93,975.00	163,975.00
06/15/2026	75,000.00	3.850%	91,280.00	166,280.00
06/15/2027	75,000.00	3.850%	88,392.50	163,392.50
06/15/2028	80,000.00	3.850%	85,505.00	165,505.00
06/15/2029	85,000.00	3.850%	82,425.00	167,425.00
06/15/2030	85,000.00	4.000%	79,152.50	164,152.50
06/15/2031	90,000.00	4.000%	75,752.50	165,752.50
06/15/2032	95,000.00	4.000%	72,152.50	167,152.50
06/15/2033	95,000.00	4.000%	68,352.50	163,352.50
06/15/2034	100,000.00	4.000%	64,552.50	164,552.50
06/15/2035	105,000.00	4.500%	60,552.50	165,552.50
06/15/2036	110,000.00	4.500%	55,827.50	165,827.50
06/15/2037	115,000.00	4.500%	50,877.50	165,877.50
06/15/2038	120,000.00	4.500%	45,702.50	165,702.50
06/15/2039	125,000.00	4.500%	40,302.50	165,302.50
06/15/2040	130,000.00	4.850%	34,677.50	164,677.50
06/15/2041	135,000.00	4.850%	28,372.50	163,372.50
06/15/2042	145,000.00	4.850%	21,825.00	166,825.00
06/15/2043	150,000.00	4.850%	14,792.50	164,792.50
06/15/2044	155,000.00	4.850%	7,517.50	162,517.50
Total	\$2,140,000.00	-	\$1,161,987.50	\$3,301,987.50

Yield Statistics

Bond Year Dollars	\$25,405.00
Average Life	11.871 Years
Average Coupon	4.5738536%
Net Interest Cost (NIC)	4.7212655%
True Interest Cost (TIC)	4.7468434%
Bond Yield for Arbitrage Purposes	4.5434409%
All Inclusive Cost (AIC)	4.7468434%

IRS Form 8038

Net Interest Cost	4.5738536%
Weighted Average Maturity	11.871 Years

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.5m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	85,000.00	3.850%	111,777.50	196,777.50
06/15/2026	90,000.00	3.850%	108,505.00	198,505.00
06/15/2027	90,000.00	3.850%	105,040.00	195,040.00
06/15/2028	95,000.00	3.850%	101,575.00	196,575.00
06/15/2029	100,000.00	3.850%	97,917.50	197,917.50
06/15/2030	100,000.00	4.000%	94,067.50	194,067.50
06/15/2031	105,000.00	4.000%	90,067.50	195,067.50
06/15/2032	110,000.00	4.000%	85,867.50	195,867.50
06/15/2033	115,000.00	4.000%	81,467.50	196,467.50
06/15/2034	120,000.00	4.000%	76,867.50	196,867.50
06/15/2035	125,000.00	4.500%	72,067.50	197,067.50
06/15/2036	130,000.00	4.500%	66,442.50	196,442.50
06/15/2037	135,000.00	4.500%	60,592.50	195,592.50
06/15/2038	140,000.00	4.500%	54,517.50	194,517.50
06/15/2039	150,000.00	4.500%	48,217.50	198,217.50
06/15/2040	155,000.00	4.850%	41,467.50	196,467.50
06/15/2041	165,000.00	4.850%	33,950.00	198,950.00
06/15/2042	170,000.00	4.850%	25,947.50	195,947.50
06/15/2043	180,000.00	4.850%	17,702.50	197,702.50
06/15/2044	185,000.00	4.850%	8,972.50	193,972.50
Total	\$2,545,000.00	-	\$1,383,030.00	\$3,928,030.00

Yield Statistics

Bond Year Dollars	\$30,230.00
Average Life	11.878 Years
Average Coupon	4.5750248%
Net Interest Cost (NIC)	4.7223536%
True Interest Cost (TIC)	4.7480041%
Bond Yield for Arbitrage Purposes	4.5446305%
All Inclusive Cost (AIC)	4.7480041%

IRS Form 8038

Net Interest Cost	4.5750248%
Weighted Average Maturity	11.878 Years



March 25, 2024

City of St. Paul, Nebraska
704 6th Street
St. Paul, NE 68873
Attn: Connie Jo Beck, Clerk

Re: Disclosures by Northland Securities, Inc.
Pursuant to MSRB Rule G-17
Series 2024 General Obligation Various Purpose Bonds

Dear Ms. Beck:

As City Clerk for the City of St. Paul, NE (“Issuer”), you know the Issuer may engage Northland Securities, Inc. (“Northland”) to serve as Underwriter and/or Placement Agent. Because of this, Northland is writing to provide you with certain disclosures relating to the Bond offering, as required by the Municipal Securities Rulemaking Board (“MSRB”) Rule G-17.

Rule G-17 requires all Underwriters/Placement Agents to send the following disclosures to you as Issuer, to clarify the role of an Underwriter/Placement Agent and other matters relating to Bond offerings. Although Northland is not being engaged as your financial advisor, as part of our services as Underwriter, Northland may provide guidance concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Northland makes no representations with respect to any conflict disclosures provided, or required to be made by, any of the other professionals pursuant to Rule G-17 or otherwise.

Our Role as Underwriter/Placement Agent:

- (i) Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) the underwriter’s primary role is to purchase the bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the Issuer and the Obligor.
- (iii) unlike a municipal advisor, the underwriter/placement agent does not have a fiduciary duty to the issuer or the Obligor under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Obligor without regard to their own financial or other interests.
- (iv) the issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the issuer’s interests in the transaction.
- (v) the underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with its duty to sell the bonds with the ultimate investors at prices that are fair and reasonable.

(vi) the underwriter will review the official statement for the bonds in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.¹

II. Disclosures Concerning Underwriter's/Placement Agent's Compensation:

The Underwriter/Placement Agent will be compensated by a fee and/or an underwriting discount/placement agent that will be set forth in the Bond Purchase Agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the placement agents may have an incentive to recommend to the borrower a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

III. Additional Conflicts Disclosures:

Northland has identified the following additional potential or actual material conflicts:

- Conflicts of Interest/Ordinary Course Business Relationships
 - Northland is a registered broker dealer and its affiliate bank is engaged in securities activities, as well as providing investment banking, asset management, financing, financial advisory services and other commercial and investment banking products and services to a wide range of corporations and individuals. In addition, Northland and its affiliates may currently have and may in the future have investment and commercial banking, trust, and other relationships with parties that may relate to assets of, or be involved in the issuance of securities and/or instruments by, the issuer and its affiliates.
 - In the ordinary course of their respective businesses, Northland and its affiliates have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates for which they received or will receive customary fees and expenses. Under certain circumstances, Northland and its affiliates may have certain creditor and/or other rights against the Issuer and its affiliates in connection with such transactions and/or services.
 - In the ordinary course of their various business activities, Northland and its officers, directors and employees may purchase, sell or hold a broad array of investments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with (or that are otherwise involved with transactions by) the Issuer. Northland and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

¹Under federal securities law, an issuer and/or conduit obligor of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer or a conduit obligor as a guarantee of the accuracy or completeness of the information in the official statement.

- Conflicts of Interest/Refunded Bonds:
 - We understand that the Issuer may intend to use a portion of the proceeds from the issuance of the Bonds to refund certain of the Issuer’s outstanding securities (“Refunded Bonds”). To the extent that Northland or an affiliate thereof owns Refunded Bonds, Northland or its affiliate would receive a portion of the proceeds from the issuance of the Bonds.

- Other Conflicts of Interest:
 - Northland may place Bonds in an affiliate’s tender option bond program to be held for the account of Northland or the affiliate.

IV. Disclosures Concerning Complex Municipal Securities Financing:

In accordance with the requirements of MSRB Rule G-17, if the Underwriters/Placement Agent recommend a financing structure that may be a “complex municipal securities financing” for the Issuer for MSRB Rule G-17 purposes, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and reasonably foreseeable at that time.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth below. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional potential or actual material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds.

Thank you.

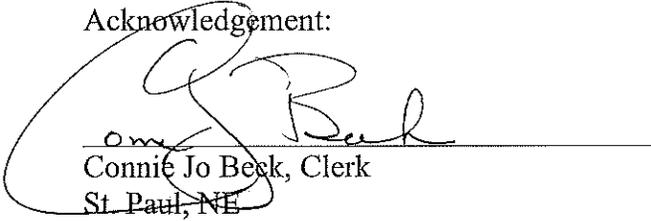
Signature page to follow

Sincerely,



By: Brad Slaughter, Managing Director
Northland Securities, Inc.
1620 Dodge Street, Stop 3824
Omaha, NE 68197

Acknowledgement:



Connie Jo Besk, Clerk
St. Paul, NE

Date: 3-25-2024

Middle Loup River Subdivision

Reserve Funds to be Utilized

Light Department

Reserve Funds	\$	750,000.00
Electrical Material	\$	<u>(200,000.00)</u>

(23-24 Budget \$100,000 for Electrical Material)

Light to Project \$ **550,000.00**

Light Dept. to Project	\$	550,000.00
General Dept. to Project	\$	<u>750,000.00</u>
	\$	1,300,000.00

Middle Loup River Project Amount	\$	3,600,400.00
<u>Light/General Reserve Amount</u>	\$	<u>(1,300,000.00)</u>
BONDING AMOUNT	\$	2,300,400.00

Middle Loup River Subdivision
Reserve Funds to be Utilized

Light Department

Reserve Funds	\$	750,000.00
Electrical Material	\$	<u>(200,000.00)</u>

(23-24 Budget \$100,000 for Electrical Material)

Light to Project \$ **550,000.00**



Light Dept. to Project	\$	550,000.00
General Dept. to Project	\$	<u>750,000.00</u>
	\$	1,300,000.00



Middle Loup River Project Amount	\$	3,700,000.00
<u>Light/General Reserve Amount</u>	\$	<u>(1,300,000.00)</u>
BONDING AMOUNT	\$	2,400,000.00

City of St. Paul, NE

1-Apr-24

Reserve Funds RE: Middle Loup Subdivision

LIGHTS

Npait: \$ 481,348.00

NE Class: \$ 640,152.00

ICS: (Citizens Bank) \$ 730,942.00

\$ 1,852,442.00

Reserve: Middle Loup Subdivision

(\$750,000.00)

\$ **1,102,442.00**

GENERAL

Npait: \$ 481,348.00

NE Class: \$ 694,516.00

ICS: (Citizens Bank) \$ 812,811.00

\$ 1,988,675.00

Reserve: Middle Loup Subdivision

(\$750,000.00)

\$ **1,238,675.00**

Connie Beck

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 1:10 PM
To: Connie Beck
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

No problem, see below:

Water: \$497,128.32
Sewer: \$493,592.04
Storm: \$364,097.67
Paving: \$2,245,560.90

TOTAL - \$ 3,600,378.94

000
0.00 *
Proj Amt
3,600,000.00 +
750,000.00 -
550,000.00 -
003
Bond 2,300,000.00 *

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 11:45 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

This Message Is From an External Sender

This message came from outside your organization. Please take care when clicking links or opening attachments. When in doubt, use the Report Phish button or contact IT to have the message analyzed.

Hey Brian, for Bonding, I will need the break-down of numbers regarding Water and Sewer cost for the subdivision, so that my bonds-man can plan accordingly for a City of St. Paul.

Connie Jo

0.00 *
Proj Amt
3,700,000.00 +
750,000.00 -
550,000.00 -
003
Bond 2,400,000.00 *

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 11:08 AM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

You bet. Here is the total breakdown of where things are at including design and construction administration:

Olsson original design agreement: \$46,575.00
Olsson amendment #1 (Phase II design): \$44,500.00
Elsbury Awarded Contract: \$3,218,403.94
Anticipated Change Order #1 (Gas Line): \$100,000.00
Olsson amendment #2 (Construction services): \$190,900.00

Total Project Costs: \$3,600,378.94

I have not received the actual invoice from the gas company but the \$100K is what was estimated. This is on top of the \$50K already factored into Elsbury bid. I just finished up the construction services amendment this morning and it is attached as well. Since this is technically through the EDC, it probably will need to be approved by the council and EDC. I will be sure Parker gets a copy of it this morning as well. I believe we were able to make the TIF work when the cost was around \$4.2 million so depending on

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.3m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	80,000.00	3.850%	103,010.00	183,010.00
06/15/2026	80,000.00	3.850%	99,930.00	179,930.00
06/15/2027	85,000.00	3.850%	96,850.00	181,850.00
06/15/2028	85,000.00	3.850%	93,577.50	178,577.50
06/15/2029	90,000.00	3.850%	90,305.00	180,305.00
06/15/2030	95,000.00	4.000%	86,840.00	181,840.00
06/15/2031	100,000.00	4.000%	83,040.00	183,040.00
06/15/2032	100,000.00	4.000%	79,040.00	179,040.00
06/15/2033	105,000.00	4.000%	75,040.00	180,040.00
06/15/2034	110,000.00	4.000%	70,840.00	180,840.00
06/15/2035	115,000.00	4.500%	66,440.00	181,440.00
06/15/2036	120,000.00	4.500%	61,265.00	181,265.00
06/15/2037	125,000.00	4.500%	55,865.00	180,865.00
06/15/2038	130,000.00	4.500%	50,240.00	180,240.00
06/15/2039	135,000.00	4.500%	44,390.00	179,390.00
06/15/2040	145,000.00	4.850%	38,315.00	183,315.00
06/15/2041	150,000.00	4.850%	31,282.50	181,282.50
06/15/2042	155,000.00	4.850%	24,007.50	179,007.50
06/15/2043	165,000.00	4.850%	16,490.00	181,490.00
06/15/2044	175,000.00	4.850%	8,487.50	183,487.50
Total	\$2,345,000.00	-	\$1,275,255.00	\$3,620,255.00

Yield Statistics			
Bond Year Dollars	3,600,000.00	+	\$27,870.00
Average Life	750,000.00	-	11.885 Years
Average Coupon	550,000.00	-	4.5757266%
Net Interest Cost (NIC)			4.7229727%
True Interest Cost (TIC)	2,300,000.00	*	4.7486171%
Bond Yield for Arbitrage Purposes			4.5453137%
All Inclusive Cost (AIC)			4.7486171%
IRS Form 8038	000		
Net Interest Cost	0.00	*	4.5757266%
Weighted Average Maturity			11.885 Years

Proj Amt
~~3,600,000.00~~ +
~~750,000.00~~ -
~~550,000.00~~ -
Bond
2,300,000.00 *
 000
Proj Amt OR
~~3,700,000.00~~ +
~~750,000.00~~ -
~~550,000.00~~ -
Bond
2,400,000.00 *

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.4m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	80,000.00	3.850%	107,385.00	187,385.00
06/15/2026	85,000.00	3.850%	104,305.00	189,305.00
06/15/2027	90,000.00	3.850%	101,032.50	191,032.50
06/15/2028	90,000.00	3.850%	97,567.50	187,567.50
06/15/2029	95,000.00	3.850%	94,102.50	189,102.50
06/15/2030	100,000.00	4.000%	90,445.00	190,445.00
06/15/2031	100,000.00	4.000%	86,445.00	186,445.00
06/15/2032	105,000.00	4.000%	82,445.00	187,445.00
06/15/2033	110,000.00	4.000%	78,245.00	188,245.00
06/15/2034	115,000.00	4.000%	73,845.00	188,845.00
06/15/2035	120,000.00	4.500%	69,245.00	189,245.00
06/15/2036	125,000.00	4.500%	63,845.00	188,845.00
06/15/2037	130,000.00	4.500%	58,220.00	188,220.00
06/15/2038	135,000.00	4.500%	52,370.00	187,370.00
06/15/2039	145,000.00	4.500%	46,295.00	191,295.00
06/15/2040	150,000.00	4.850%	39,770.00	189,770.00
06/15/2041	155,000.00	4.850%	32,495.00	187,495.00
06/15/2042	165,000.00	4.850%	24,977.50	189,977.50
06/15/2043	170,000.00	4.850%	16,975.00	186,975.00
06/15/2044	180,000.00	4.850%	8,730.00	188,730.00
Total	\$2,445,000.00	-	\$1,328,740.00	\$3,773,740.00

Yield Statistics			
Bond Year Dollars		0.00 *	\$29,045.00
Average Life	Proj Amt	3,600,000.00 +	11.879 Years
Average Coupon		750,000.00 -	4.5747633%
Net Interest Cost (NIC)		550,000.00 -	4.7220778%
True Interest Cost (TIC)	003	2,300,000.00	4.7477042%
Bond Yield for Arbitrage Purposes	Bond	2,300,000.00	4.5443652%
All Inclusive Cost (AIC)			4.7477042%
IRS Form 8038	000		
Net Interest Cost		0.00 *	4.5747633%
Weighted Average Maturity	Proj Amt OR	3,700,000.00 +	11.879 Years
		750,000.00 -	
		550,000.00 -	
	003	2,400,000.00	

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.1m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	70,000.00	3.850%	93,975.00	163,975.00
06/15/2026	75,000.00	3.850%	91,280.00	166,280.00
06/15/2027	75,000.00	3.850%	88,392.50	163,392.50
06/15/2028	80,000.00	3.850%	85,505.00	165,505.00
06/15/2029	85,000.00	3.850%	82,425.00	167,425.00
06/15/2030	85,000.00	4.000%	79,152.50	164,152.50
06/15/2031	90,000.00	4.000%	75,752.50	165,752.50
06/15/2032	95,000.00	4.000%	72,152.50	167,152.50
06/15/2033	95,000.00	4.000%	68,352.50	163,352.50
06/15/2034	100,000.00	4.000%	64,552.50	164,552.50
06/15/2035	105,000.00	4.500%	60,552.50	165,552.50
06/15/2036	110,000.00	4.500%	55,827.50	165,827.50
06/15/2037	115,000.00	4.500%	50,877.50	165,877.50
06/15/2038	120,000.00	4.500%	45,702.50	165,702.50
06/15/2039	125,000.00	4.500%	40,302.50	165,302.50
06/15/2040	130,000.00	4.850%	34,677.50	164,677.50
06/15/2041	135,000.00	4.850%	28,372.50	163,372.50
06/15/2042	145,000.00	4.850%	21,825.00	166,825.00
06/15/2043	150,000.00	4.850%	14,792.50	164,792.50
06/15/2044	155,000.00	4.850%	7,517.50	162,517.50
Total	\$2,140,000.00	-	\$1,161,987.50	\$3,301,987.50

Yield Statistics

Bond Year Dollars	\$25,405.00
Average Life	11.871 Years
Average Coupon	4.5738536%
Net Interest Cost (NIC)	4.7212655%
True Interest Cost (TIC)	4.7468434%
Bond Yield for Arbitrage Purposes	4.5434409%
All Inclusive Cost (AIC)	4.7468434%

IRS Form 8038

Net Interest Cost	4.5738536%
Weighted Average Maturity	11.871 Years

City of St. Paul, Nebraska

GO Various Purpose Bonds, Series 2024

20 Year Am - Funding \$2.5m

Rates as of 3/25/2024

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/15/2024	-	-	-	-
06/15/2025	85,000.00	3.850%	111,777.50	196,777.50
06/15/2026	90,000.00	3.850%	108,505.00	198,505.00
06/15/2027	90,000.00	3.850%	105,040.00	195,040.00
06/15/2028	95,000.00	3.850%	101,575.00	196,575.00
06/15/2029	100,000.00	3.850%	97,917.50	197,917.50
06/15/2030	100,000.00	4.000%	94,067.50	194,067.50
06/15/2031	105,000.00	4.000%	90,067.50	195,067.50
06/15/2032	110,000.00	4.000%	85,867.50	195,867.50
06/15/2033	115,000.00	4.000%	81,467.50	196,467.50
06/15/2034	120,000.00	4.000%	76,867.50	196,867.50
06/15/2035	125,000.00	4.500%	72,067.50	197,067.50
06/15/2036	130,000.00	4.500%	66,442.50	196,442.50
06/15/2037	135,000.00	4.500%	60,592.50	195,592.50
06/15/2038	140,000.00	4.500%	54,517.50	194,517.50
06/15/2039	150,000.00	4.500%	48,217.50	198,217.50
06/15/2040	155,000.00	4.850%	41,467.50	196,467.50
06/15/2041	165,000.00	4.850%	33,950.00	198,950.00
06/15/2042	170,000.00	4.850%	25,947.50	195,947.50
06/15/2043	180,000.00	4.850%	17,702.50	197,702.50
06/15/2044	185,000.00	4.850%	8,972.50	193,972.50
Total	\$2,545,000.00	-	\$1,383,030.00	\$3,928,030.00

Yield Statistics

Bond Year Dollars	\$30,230.00
Average Life	11.878 Years
Average Coupon	4.5750248%
Net Interest Cost (NIC)	4.7223536%
True Interest Cost (TIC)	4.7480041%
Bond Yield for Arbitrage Purposes	4.5446305%
All Inclusive Cost (AIC)	4.7480041%

IRS Form 8038

Net Interest Cost	4.5750248%
Weighted Average Maturity	11.878 Years



March 25, 2024

City of St. Paul, Nebraska
704 6th Street
St. Paul, NE 68873
Attn: Connie Jo Beck, Clerk

Re: Disclosures by Northland Securities, Inc.
Pursuant to MSRB Rule G-17
Series 2024 General Obligation Various Purpose Bonds

Dear Ms. Beck:

As City Clerk for the City of St. Paul, NE (“Issuer”), you know the Issuer may engage Northland Securities, Inc. (“Northland”) to serve as Underwriter and/or Placement Agent. Because of this, Northland is writing to provide you with certain disclosures relating to the Bond offering, as required by the Municipal Securities Rulemaking Board (“MSRB”) Rule G-17.

Rule G-17 requires all Underwriters/Placement Agents to send the following disclosures to you as Issuer, to clarify the role of an Underwriter/Placement Agent and other matters relating to Bond offerings. Although Northland is not being engaged as your financial advisor, as part of our services as Underwriter, Northland may provide guidance concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Northland makes no representations with respect to any conflict disclosures provided, or required to be made by, any of the other professionals pursuant to Rule G-17 or otherwise.

Our Role as Underwriter/Placement Agent:

- (i) Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) the underwriter’s primary role is to purchase the bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the Issuer and the Obligor.
- (iii) unlike a municipal advisor, the underwriter/placement agent does not have a fiduciary duty to the issuer or the Obligor under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Obligor without regard to their own financial or other interests.
- (iv) the issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the issuer’s interests in the transaction.
- (v) the underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with its duty to sell the bonds with the ultimate investors at prices that are fair and reasonable.

(vi) the underwriter will review the official statement for the bonds in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.¹

II. Disclosures Concerning Underwriter's/Placement Agent's Compensation:

The Underwriter/Placement Agent will be compensated by a fee and/or an underwriting discount/placement agent that will be set forth in the Bond Purchase Agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the placement agents may have an incentive to recommend to the borrower a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

III. Additional Conflicts Disclosures:

Northland has identified the following additional potential or actual material conflicts:

- Conflicts of Interest/Ordinary Course Business Relationships
 - Northland is a registered broker dealer and its affiliate bank is engaged in securities activities, as well as providing investment banking, asset management, financing, financial advisory services and other commercial and investment banking products and services to a wide range of corporations and individuals. In addition, Northland and its affiliates may currently have and may in the future have investment and commercial banking, trust, and other relationships with parties that may relate to assets of, or be involved in the issuance of securities and/or instruments by, the issuer and its affiliates.
 - In the ordinary course of their respective businesses, Northland and its affiliates have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates for which they received or will receive customary fees and expenses. Under certain circumstances, Northland and its affiliates may have certain creditor and/or other rights against the Issuer and its affiliates in connection with such transactions and/or services.
 - In the ordinary course of their various business activities, Northland and its officers, directors and employees may purchase, sell or hold a broad array of investments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with (or that are otherwise involved with transactions by) the Issuer. Northland and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

¹Under federal securities law, an issuer and/or conduit obligor of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer or a conduit obligor as a guarantee of the accuracy or completeness of the information in the official statement.

- Conflicts of Interest/Refunded Bonds:
 - We understand that the Issuer may intend to use a portion of the proceeds from the issuance of the Bonds to refund certain of the Issuer’s outstanding securities (“Refunded Bonds”). To the extent that Northland or an affiliate thereof owns Refunded Bonds, Northland or its affiliate would receive a portion of the proceeds from the issuance of the Bonds.

- Other Conflicts of Interest:
 - Northland may place Bonds in an affiliate’s tender option bond program to be held for the account of Northland or the affiliate.

IV. Disclosures Concerning Complex Municipal Securities Financing:

In accordance with the requirements of MSRB Rule G-17, if the Underwriters/Placement Agent recommend a financing structure that may be a “complex municipal securities financing” for the Issuer for MSRB Rule G-17 purposes, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and reasonably foreseeable at that time.

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

We are required to seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth below. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional potential or actual material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds.

Thank you.

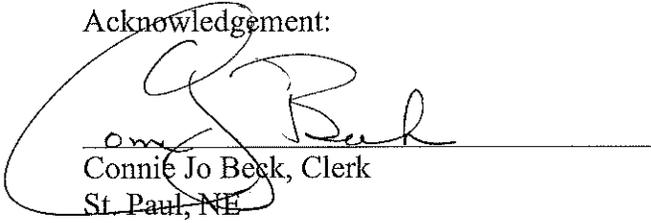
Signature page to follow

Sincerely,



By: Brad Slaughter, Managing Director
Northland Securities, Inc.
1620 Dodge Street, Stop 3824
Omaha, NE 68197

Acknowledgement:



Connie Jo Besk, Clerk
St. Paul, NE

Date: 3-25-2024

Middle Loup River Subdivision
Reserve Funds to be Utilized

Light Department

Reserve Funds	\$	750,000.00
Electrical Material	\$	<u>(200,000.00)</u>

(23-24 Budget \$100,000 for Electrical Material)

Light to Project	\$	550,000.00
-------------------------	-----------	-------------------

Light Dept. to Project	\$	550,000.00
General Dept. to Project	\$	<u>750,000.00</u>
	\$	1,300,000.00

Middle Loup River Project Amount	\$	3,600,400.00
<u>Light/General Reserve Amount</u>	\$	<u>(1,300,000.00)</u>
BONDING AMOUNT	\$	2,300,400.00

Middle Loup River Subdivision
Reserve Funds to be Utilized

Light Department

Reserve Funds	\$	750,000.00
Electrical Material	\$	<u>(200,000.00)</u>

(23-24 Budget \$100,000 for Electrical Material)

Light to Project \$ **550,000.00**

Light Dept. to Project	\$	550,000.00
General Dept. to Project	\$	<u>750,000.00</u>
	\$	1,300,000.00

Middle Loup River Project Amount	\$	3,700,000.00
<u>Light/General Reserve Amount</u>	\$	<u>(1,300,000.00)</u>
BONDING AMOUNT	\$	2,400,000.00

Reserve Funds RE: Middle Loup Subdivision

LIGHTS

Npait: \$ 481,348.00

NE Class: \$ 640,152.00

ICS: (Citizens Bank) \$ 730,942.00

\$ 1,852,442.00

Reserve: Middle Loup Subdivision

(\$750,000.00)

\$ **1,102,442.00**

GENERAL

Npait: \$ 481,348.00

NE Class: \$ 694,516.00

ICS: (Citizens Bank) \$ 812,811.00

\$ 1,988,675.00

Reserve: Middle Loup Subdivision

(\$750,000.00)

\$ **1,238,675.00**

Connie Beck

From: Slaughter, Bradley <bslaughter@fnni.com>
Sent: Thursday, March 28, 2024 8:13 AM
To: Connie Beck
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Attachments: \$2.4m - 20 Year.pdf; \$2.3m - 20 Year.pdf

Good Morning!

Attached please find the amortization schedules you requested.

Thanks!

Brad Slaughter

Managing Director, Public Finance



Direct (402) 738-0111 | TF (800) 851-2920

Mail 1620 Dodge St. STOP 3284 | Omaha, NE 68197

Email bslaughter@fnni.com

Web NorthlandSecurities.com

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Wednesday, March 27, 2024 5:57 PM
To: Slaughter, Bradley <bslaughter@fnni.com>
Subject: [External] RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Good Afternoon, Brad, may I request a couple more "Schedules" for the Middle Loup Subdivision Bonding: (1) 20 Year at **2.4 Million** and (2) 20 Year at **2.3 Million**? Thank you.

Connie JO

From: Slaughter, Bradley <bslaughter@fnni.com>
Sent: Tuesday, March 26, 2024 3:53 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

Here you go, Connie.

Thanks and please let me know if you need anything else.

Brad Slaughter

Managing Director, Public Finance



A First National
of Nebraska Company

Direct (402) 738-0111 | TF (800) 851-2920

Mail 1620 Dodge St. STOP 3284 | Omaha, NE 68197

Email bslaughter@fnni.com

Web NorthlandSecurities.com [url-shield.securrence.com]

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Tuesday, March 26, 2024 3:22 PM
To: Slaughter, Bradley <bslaughter@fnni.com>
Subject: [External] RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Hey Brad, can you please do a bond schedule for the Middle Loup Subdivision in the amount of 2.5 Million? Thanks.

Con Jo

From: Slaughter, Bradley <bslaughter@fnni.com>
Sent: Monday, March 25, 2024 3:53 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

Thanks, Connie! Please let me know if you need anything else.

Brad Slaughter

Managing Director, Public Finance



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of Nebraska Company

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Email bslaughter@fnni.com

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Web shield.securrence.com [url-shield.securrence.com]

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 3:39 PM
To: Slaughter, Bradley <bslaughter@fnni.com>
Cc: Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: [External] RE: Middle Loup River Subdivision Approximate Cost for Project

Brad, please see the attached. Thank you for being so prompt.

Connie Jo

From: Slaughter, Bradley <bslaughter@fnni.com>
Sent: Monday, March 25, 2024 2:57 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

Good afternoon you two wonderful people!

Attached please find a preliminary amortization schedule. At current rates, you folks could anticipate the following:

20 Year Amortization – Funding \$2.1m
Effective Rate - 4.75%
Avg Annual Payment - \$165,000

Also, for reference, if rates were to increase .50%, from 4.75% to 5.25%, the City would pay an additional \$125,000 in interest over the life of the bond issue, or an additional \$6,250 annually.

I have also attached a requirement disclosure document to this email as well.

If you have any questions on any of this, please let me know.

Thanks and enjoy the week! Stay warm!

Brad Slaughter

Managing Director, Public Finance



Direct (402) 738-0111 | TF (800) 851-2920
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Email bslaughter@fnni.com

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From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 2:09 PM
To: Slaughter, Bradley <bslaughter@fnni.com>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>
Subject: [External] FW: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Good Afternoon, Brad, please see below the approximate cost of the Middle Loup River Subdivision Improvements from City Engineer Olsson in the amount of \$3,600,379.00 that is located southeast of St. Paul; this property is annexed into St. Paul. The City is looking to borrow approximately \$2.1 million in funds to do the improvements; the other \$1.5 million will come from City reserves. Please keep in mind, the City does not own the property, but is obligated to do the improvements; the St. Paul Development Corp. owns the property.

Can you please work me up some amortization schedules for the City, so I can present at the City Council meeting on Monday, April 1, 2024. I will need them by Thursday, March 28, 2024, by 10 a.m. 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*

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 1:10 PM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

No problem, see below:

Water: \$497,128.32
Sewer: \$493,592.04
Storm: \$364,097.67
Paving: \$2,245,560.90

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 11:45 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Hey Brian, for Bonding, I will need the break-down of numbers regarding Water, Sewer, Storm Sewer and any Paving cost for the subdivision, so that my bonds-man can plan accordingly for a City Bond. Sorry for inconvenience. Thank you.

Connie Jo

From: Brian Friedrichsen <bfriedrichsen@olsson.com>
Sent: Monday, March 25, 2024 11:08 AM
To: Connie Beck <cjbeck@cityofstpaulne.org>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feecken <mfeecken@cityofstpaulne.org>
Subject: RE: Middle Loup River Subdivision Approximate Cost for Project

You bet. Here is the total breakdown of where things are at including design and construction administration:

Olsson original design agreement: \$46,575.00
Olsson amendment #1 (Phase II design): \$44,500.00
Elsbury Awarded Contract: \$3,218,403.94
Anticipated Change Order #1 (Gas Line): \$100,000.00
Olsson amendment #2 (Construction services): \$190,900.00

Total Project Costs: \$3,600,378.94

I have not received the actual invoice from the gas company but the \$100K is what was estimated. This is on top of the \$50K already factored into Elsbury bid.
I just finished up the construction services amendment this morning and it is attached as well. Since this is technically through the EDC, it probably will need to be approved by the council and EDC. I will be sure Parker gets a copy of it this morning as well. I believe we were able to make the TIF work when the cost was around \$4.2 million so depending on what the City is comfortable with, we could bump this total number a little to be prepared for any unknowns as the project moves forward. Let me know if you have any questions.

Thanks,

From: Connie Beck <cjbeck@cityofstpaulne.org>
Sent: Monday, March 25, 2024 9:55 AM
To: Brian Friedrichsen <bfriedrichsen@olsson.com>
Cc: Matt Helzer <mhelzer@cityofstpaulne.org>; Mike Feeken <mfeeken@cityofstpaulne.org>
Subject: Middle Loup River Subdivision Approximate Cost for Project
Importance: High

Good Morning Brian, can you please email me documentation of approximate cost RE: the Middle Loup River Subdivision? I will need to place this item on the agenda RE: BONDING the Project on Monday, April 1, 2024. Thank you.

Connie JO

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

25%
Infrast

Account Number	Prev. Mth Total	Current Mth Total	Total	Comments
HOMESTEAD BANK	January 31, 2024	February 29, 2024		
Checking 100-027	\$ (795,865.37)	\$ 794,255.93	\$ (1,609.44)	
Sales Tax 300-277	\$ (36,079.37)	\$ 94,526.09	\$ 58,446.72	Mtr Veh \$6465; 25% Infrast \$11,709; Fire Station \$23,418; Trfr 100,000 504420
Civic Center 300-749	\$ (237.95)	\$ 238.14	\$ 0.19	
City REDLG 301-465	\$ (141,237.60)	\$ 149,305.67	\$ 8,068.07	Vogel; Teresa's Fl; Bootlegger; HCMC;
City ARP 303057	\$ (257,918.09)	\$ 205.02	\$ (257,713.07)	Rutjens \$257,569
Water Trmt 504-189	\$ (7,500.72)	\$ 8,361.87	\$ 861.15	
Keno 504-409	\$ (9,456.22)	\$ 14,922.04	\$ 5,465.82	Keno Rev \$6,250; Interest; H & H Express Dept Rev \$100 (City 50G Form)
Sales Tax 504420	\$ (318,100.55)	\$ 283,621.23	\$ (34,479.32)	LB840 Rev; Sales Tax \$76,719; Wroblewski \$291 (Release Elster Fl; SPDC: Middle Loup Subd Engineering \$10,384 & 13,817; Trfr \$100,000 300277
Pool 504-442	\$ (14,076.36)	\$ 14,093.14	\$ 16.78	
General 504-805	\$ (13,440.19)	\$ 13,456.21	\$ 16.02	0 * 00 *
Sewer 504-849	\$ (19,481.90)	\$ 19,505.12	\$ 23.22	
Police 504-860	\$ (16,243.74)	\$ 16,263.10	\$ 19.36	
Senior Center 504-882	\$ (8,444.46)	\$ 8,454.52	\$ 10.06	
Brick (Street) 504-915	\$ (2,049.49)	\$ 2,051.93	\$ 2.44	
Library Maint. 504-970	\$ (2,867.27)	\$ 2,870.69	\$ 3.42	
Light Sinking 504-981	\$ (14,395.22)	\$ 14,662.63	\$ 267.41	
Fire Sinking 504-992	\$ (7,575.70)	\$ 7,584.73	\$ 9.03	
EMT Sinking 505-003	\$ (7,995.97)	\$ 8,005.50	\$ 9.53	
Street Sinking 505-014	\$ (12,072.10)	\$ 12,086.49	\$ 14.39	
Park Sinking 505-025	\$ (11,725.83)	\$ 11,739.81	\$ 13.98	
TIF Projects 505-036	\$ (1,201.29)	\$ 1,212.34	\$ 11.05	
Elmwood Cem Found 505168	\$ (16,641.44)	\$ 16,647.39	\$ 5.95	
Civic Center Sink 505179	\$ (1,852.26)	\$ 1,854.47	\$ 2.21	
Walk/Bike 5482-7	\$ (3,449.09)	\$ 3,449.09	\$ -	
CITIZENS BANK & TRUST				
Consumer Dep 102-415	\$ (55,750.71)	\$ 56,000.71	\$ 250.00	
Cafeteria 125 102-407	\$ (17,028.69)	\$ 16,775.01	\$ (253.68)	
Health Ded 102-482	\$ (88,893.08)	\$ 94,529.48	\$ 5,636.40	Regional Care Activity RE Deductible
25% Infrast 102-342	\$ (70,599.96)	\$ 81,656.32	\$ 11,056.36	25% Infrast Deposit \$11,709 + Interest RWV Inc \$800 (GIS)
Sales Tax Fire Station Proceeds	\$ (78,384.78)	\$ 101,973.05	\$ 23,588.27	Proceeds \$23,418 + Interest
Fire Station Construct #103683	\$ (99,677.15)	\$ 93,554.66	\$ (6,122.49)	JEO Engineering \$6,318
Cemetery Sav 753-122	\$ (16,879.16)	\$ 14,220.63	\$ (2,658.53)	

81,656.32 +
204,518.66 +
75,840.86 +
362,015.84 *
\$ 362,015.84

Park Aluminum 772682	\$ (7,115.47)	\$ 7,335.07	\$ 219.60	Alum Cans + Interest
Light ICS 103217	\$ (728,391.58)	\$ 730,942.22	\$ 2,550.64	Interest
Water ICS 103225	\$ (277,152.72)	\$ 278,123.21	\$ 970.49	
Sewer ICS 103241	\$ (284,882.68)	\$ 285,880.25	\$ 997.57	
General ICS 103209	\$ (809,974.80)	\$ 812,811.14	\$ 2,836.34	
Building ICS 103233	\$ (25,755.62)	\$ 25,845.78	\$ 90.16	
Fire ICS 103268	\$ (20,004.99)	\$ 20,075.04	\$ 70.05	
Ambulance ICS 103276	\$ (67,825.00)	\$ 68,062.48	\$ 237.48	
Park ICS 103284	\$ (45,324.17)	\$ 45,482.85	\$ 158.68	
Police ICS 103292	\$ (2,652.50)	\$ 2,661.78	\$ 9.28	
Keno ICS 103314	\$ (69,411.27)	\$ 69,654.33	\$ 243.06	
Street ICS 103349	\$ (73,397.10)	\$ 73,654.08	\$ 256.98	
Library ICS 103365	\$ (36,901.86)	\$ 37,031.08	\$ 129.22	
Senior Center ICS 103373	\$ (22,009.27)	\$ 22,086.34	\$ 77.07	
Redlg ICS 103381	\$ (100,221.28)	\$ 100,572.20	\$ 350.92	
Pool ICS 103438	\$ (18,274.39)	\$ 18,338.38	\$ 63.99	
Cemetery ICS 103446	\$ (26,635.83)	\$ 26,729.10	\$ 93.27	
25% Infrastructure ICS	\$ (203,804.99)	\$ 204,518.66	\$ 713.67	
Sales Tax ICS 103462	\$ (13,945.19)	\$ 13,993.97	\$ 48.78	
Health Ded ICS 102-482	\$ (103,586.88)	\$ 103,949.57	\$ 362.69	
HERITAGE BANK				
UB ACH 411025	\$ (500,096.46)	\$ 611,486.50	\$ 111,390.04	UB ACH Deposit
NPAIT INVESTMENTS				
Light #23251-101	\$ (479,314.97)	\$ 481,347.51	\$ 2,032.54	ALL INTEREST
Water #23251-102	\$ (158,716.27)	\$ 159,389.33	\$ 673.06	
General #23251-104	\$ (479,314.97)	\$ 481,347.51	\$ 2,032.54	
Sewer #23251-106	\$ (211,747.62)	\$ 212,645.57	\$ 897.95	
Fire #23251-107	\$ (90,508.87)	\$ 90,892.66	\$ 383.79	
Ambulance #23251-108	\$ (158,919.96)	\$ 159,593.82	\$ 673.86	
Park #23251-109	\$ (96,823.38)	\$ 97,233.94	\$ 410.56	
Library #23251-110	\$ (52,621.47)	\$ 52,844.61	\$ 223.14	
Keno #23251-111	\$ (106,295.22)	\$ 106,745.95	\$ 450.73	
Redlg #23251-112	\$ (52,621.47)	\$ 52,844.61	\$ 223.14	
Fire Station Construct #23251-201	\$ (1,963,139.18)	\$ 1,971,463.79	\$ 8,324.61	
NEBRASKA CLASS				
Lights 01-0005-0001	\$ (623,261.58)	\$ 640,151.68	\$ 16,890.10	
Water 01-0005-0002	\$ (119,599.68)	\$ 120,117.58	\$ 517.90	
Sewer 01-0005-0003	\$ (229,781.47)	\$ 230,776.49	\$ 995.02	
General 01-0005-0004	\$ (691,521.83)	\$ 694,516.32	\$ 2,994.49	
Street 01-0005-0005	\$ (43,023.37)	\$ 43,209.67	\$ 186.30	

Fire 01-0005-0006	\$ (31,480.51)	\$ 31,616.83	\$ 136.32	
Police 01-0005-0007	\$ (15,740.26)	\$ 15,808.42	\$ 68.16	
Fire Station Construction 01-0005-0008			\$ -	
Cemetery 01-0005-0009	\$ (27,283.10)	\$ 27,401.24	\$ 118.14	
Ambulance 01-0005-0010	\$ (123,823.33)	\$ 124,359.52	\$ 536.19	
Park 01-0005-0011	\$ (46,171.42)	\$ 46,371.36	\$ 199.94	
Library 01-0005-0012	\$ (40,924.65)	\$ 41,101.87	\$ 177.22	
Keno 01-0005-0013	\$ (38,825.98)	\$ 38,994.11	\$ 168.13	
Sales Tax 01-0005-0014	\$ (126,971.39)	\$ 127,521.21	\$ 549.82	
25% Infrast. 01-0005-0015	\$ (75,513.86)	\$ 75,840.86	\$ 327.00	
Sales Tax (Fire Station Proceeds) 01-0005-0016	\$ -		\$ -	
REDLG 01-0005-0017	\$ (17,838.95)	\$ 17,916.20	\$ 77.25	
Building Sinking 01-5000-0019	\$ (25,184.41)	\$ 25,293.47	\$ 109.06	
Swimming Pool 01-0005-0020	\$ (15,740.26)	\$ 15,808.42	\$ 68.16	
Senior Center 01-5000-0021	\$ (20,987.01)	\$ 21,077.89	\$ 90.88	
Health Ded 01-5000-0022	\$ (75,513.86)	\$ 75,840.86	\$ 327.00	
CITY FUND TOTAL	\$ (11,823,696.06)	\$ 11,797,390.34	\$ (26,305.72)	

SALES TAX	2023-2024				
Proceeds Received	Total Amt	St - Mtr Veh Tx	25% Infrast.	Sales Tax Fire Station Proceeds	End Amount
		21-022	60-040	60-041	60-700
September 21, 2024					\$ -
August 25, 2024					\$ -
July 23, 2024					\$ -
June 22, 2024					\$ -
May 21, 2024					\$ -
April 21, 2024					\$ -
March 21, 2024	\$ 48,301.28	\$ (4,164.78)	\$ (7,356.09)	\$ (14,712.17)	\$ 22,068.24
February 21, 2024	\$ 76,719.19	\$ (6,464.77)	\$ (11,709.07)	\$ (23,418.14)	\$ 35,127.21
January 22, 2024	\$ 56,475.07	\$ (3,179.37)	\$ (8,882.62)	\$ (17,765.24)	\$ 26,647.84
December 22, 2023	\$ 57,557.57	\$ (6,512.35)	\$ (8,507.54)	\$ (17,015.08)	\$ 25,522.60
November 22, 2023	\$ 60,848.98	\$ (8,630.72)	\$ (8,703.05)	\$ (17,406.09)	\$ 26,109.12
October 22, 2023	\$ 59,390.44	\$ (10,459.50)	\$ (8,155.16)	\$ (16,310.32)	\$ 24,465.46
	\$ 359,292.53	\$ (39,411.49)	\$ (53,313.53)	\$ (106,627.04)	\$ 159,940.47

SALES TAX	2022-2023					
Proceeds Received	Total Amt	St - Mtr Veh Tx	25% Infrast.	Sales Tax Fire Station	End Amount	
				Proceeds		
		21-022	60-040	60-041	60-700	
September 21, 2023	\$ 60,442.91	\$ (8,914.66)	\$ (8,588.04)	\$ (17,176.09)	\$ 25,764.12	
August 25, 2023	\$ 66,466.09	\$ (8,487.53)	\$ (9,663.10)	\$ (19,326.19)	\$ 28,989.27	
July 23, 2023	\$ 60,893.45	\$ (6,866.75)	\$ (9,004.45)	\$ (18,008.90)	\$ 27,013.35	
June 22, 2023	\$ 51,826.09	\$ (4,422.36)	\$ (7,900.62)	\$ (15,801.25)	\$ 23,701.86	Fire Station Began
May 21, 2023	\$ 41,623.78	\$ (5,610.03)	\$ (9,003.44)		\$ 27,010.31	
April 21, 2023	\$ 32,236.77	\$ (3,117.80)	\$ (7,279.75)		\$ 21,839.22	
March 21, 2023	\$ 40,492.90	\$ (5,455.17)	\$ (8,759.44)		\$ 26,278.29	
February 21, 2023	\$ 43,380.16	\$ (5,020.15)	\$ (9,590.01)		\$ 28,770.00	
January 22, 2023	\$ 41,539.39	\$ (4,910.64)	\$ (9,157.19)		\$ 27,471.56	
December 22, 2022	\$ 38,442.77	\$ (2,762.28)	\$ (8,920.13)		\$ 26,760.36	
November 22, 2022	\$ 41,697.42	\$ (6,540.71)	\$ (8,789.18)		\$ 26,367.53	
October 22, 2022	\$ 37,051.62	\$ (5,075.72)	\$ (7,993.98)		\$ 23,981.92	
	\$ 556,093.35	\$ (67,183.80)	\$ (104,649.33)	\$ (70,312.43)	\$ 313,947.79	

SALES TAX	2021-2022			
Proceeds Received	Total Amt	Street Mtr Veh T	25% Infrast.	End Amount
		21-022	60-040	60-700
September 21, 2022	\$ 43,374.34	\$ (5,646.38)	\$ (9,431.99)	\$ 28,295.97
August 25, 2022	\$ 42,732.89	\$ (7,438.33)	\$ (8,823.64)	\$ 26,470.92
July 23, 2022	\$ 38,043.49	\$ (3,932.41)	\$ (8,527.77)	\$ 25,583.31
June 22, 2022	\$ 36,691.43	\$ (3,813.02)	\$ (8,219.61)	\$ 24,658.80
May 21, 2022	\$ 35,438.46	\$ (5,738.33)	\$ (7,425.04)	\$ 22,275.09
April 21, 2022	\$ 31,313.09	\$ (3,839.23)	\$ (6,868.47)	\$ 20,605.39
March 21, 2022	\$ 33,251.85	\$ (3,098.98)	\$ (7,538.22)	\$ 22,614.65
February 21, 2022	\$ 41,720.61	\$ (5,391.59)	\$ (9,082.26)	\$ 27,246.76
TOTALS	\$ 135,002.69	\$ (11,177.12)	\$ (30,956.41)	\$ 92,869.16
January 22, 2022	\$ 34,122.91	\$ (3,108.31)	\$ (7,753.65)	\$ 23,260.95
December 22, 2021	\$ 34,304.66	\$ (3,017.35)	\$ (7,821.83)	\$ 23,465.48
November 22, 2021	\$ 33,299.17	\$ (2,616.76)	\$ (7,670.61)	\$ 23,011.80
October 22, 2021	\$ 33,275.95	\$ (2,434.70)	\$ (7,710.32)	\$ 23,130.93
	\$ 437,568.85	\$ 50,075.39	\$ 96,873.41	\$ 290,620.05

SALES TAX	2020-2021			
Proceeds Received	Total Amt	Street Mtr Veh	25% Infrast.	End Amount
		21-022	60-040	60-700
September 21, 2021	\$ 39,035.52	\$ (5,188.53)	\$ (8,461.75)	\$ 25,385.24
August 25, 2021	\$ 42,846.05	\$ (6,984.39)	\$ (8,965.42)	\$ 26,896.24
July 23, 2021	\$ 36,002.36	\$ (4,260.37)	\$ (7,935.50)	\$ 23,806.49
June 22, 2021	\$ 40,411.22	\$ (8,270.53)	\$ (8,035.18)	\$ 24,105.51
May 21, 2021	\$ 39,406.61	\$ (6,024.31)	\$ (8,345.58)	\$ 25,036.72
April 21, 2021	\$ 29,744.13	\$ (3,683.19)	\$ (6,515.24)	\$ 19,545.70
March 21, 2021	\$ 29,563.28	\$ (4,535.76)	\$ (6,256.88)	\$ 18,770.64
February 21, 2021	\$ 38,554.34	\$ (3,977.64)	\$ (8,644.18)	\$ 25,932.52
January 22, 2021	\$ 31,726.45	\$ (2,414.01)	\$ (7,328.11)	\$ 21,984.33
December 22, 2020	\$ 34,327.20	\$ (4,602.28)	\$ (7,431.23)	\$ 22,293.69
November 22, 2020	\$ 36,454.27	\$ (6,667.16)	\$ (7,446.78)	\$ 22,340.33
October 22, 2020	\$ 33,251.06	\$ (6,019.94)	\$ (6,807.78)	\$ 20,423.34
	\$ 431,322.49	\$ (62,628.11)	\$ (92,173.63)	\$ 276,520.75

CITY OF SAINT PAUL
704 6TH STREET
SAINT PAUL, NEBRASKA 68873

NOTICE OF TIME AND PLACE OF
SPECIAL MEETING

NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, NEBRASKA, WILL BE HELD **WEDNESDAY, APRIL 3, 2024 BEGINNING AT 7:30 P.M.** AT THE **ST. PAUL FIRE STATION, 824 6TH STREET, ST. PAUL, NE 68873.** THIS MEETING WILL BE OPEN TO THE PUBLIC. AN AGENDA FOR SUCH MEETING IS KEPT CONTINUALLY CURRENT AND IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE CITY CLERK AT THE CITY UTILITIES OFFICE. THE PURPOSE OF THE MEETING IS REGARDING A **FINAL REVIEW OF THE NEW FIRE STATION PLANS** (POSSIBLE ACTION). POSTED THIS 26TH DAY OF MARCH 2024.



CONNIE JO BECK
CITY CLERK/DEPUTY TREASURER

Post in four (4) public places:

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

DATE February 2024

City of St. Paul
Receipts

Date	From	Account	Description & Breakdown	Amount	
2/1/2024	Public Alliance		Payment	4,434.00	ACH
2/5/2024	State of NE		HHS-NFOC	431.88	ACH
2/5/2024	City of St Paul-Craig Hamilton	Paving	Prin \$32.64 Int \$7.36	40.00	
2/8/2024	State of NE		Feb 2024 Incentive pymt	36,571.96	ACH
2/8/2024	Howard County Treasurer	VP Bond	Collections	8,644.57	
2/8/2024	Howard County Treasurer		Collections	52,796.67	
			General \$ 8,959.13		
			Fire 1,878.28		
			Police 20,191.50		
			Cemetery 1,408.71		
			Pool 4,695.70		
			Park 3,756.56		
			Rec 469.57		
			Library 5,165.26		
			Senior Cenrer 469.57		
			Streets 5,802.39		
2/9/2024	Wisconsin Phy Serv		HCCLAIMPMT	429.66	ACH
2/9/2024	State of NE		956 13th Ave	114.52	ACH
2/13/2024	Wisconsin Phy Serv		HCCLAIMPMT	401.13	ACH
2/13/2024	Quick Med Claims, LLC		St Paul Rescue	230.90	ACH
2/13/2024	City of St Paul-Dora Johnson	Paving	Prin \$176.20 Int \$23.80	200.00	
2/16/2024	State of NE	SRF Funds	Expended 99.15%	354,813.00	ACH
2/20/2024	BCBSNE		St Paul Rescue Service	102.33	ACH
2/20/2024	City of St Paul	VP Bond	R. Goodenberger	65.00	
		Water	Prin \$25.72 Int \$.28		
		Sewer	Prin \$38.58 Int \$.42		
2/21/2024	Wisconsin Phy Serv		HCCLAIMPMT	322.19	ACH
2/21/2024	Quick Med Claims, LLC		St Paul Rescue	401.13	ACH
2/21/2024	State of NE		Dec 2023 City Sales Tax	76,719.19	ACH
2/22/2024	Pay Plus		St Paul Rescue	189.93	ACH
2/23/2024	City of St Paul	VP Bond	R. Goodenberger	81.53	
		Sewer	Prin \$36.60 Int \$.01		

City of St. Paul
Receipts

		Water	Prin \$34.91 Int \$.01		
			Water recording fee \$10.00		
2/26/2024	Wisconsin Phy Serv		HCCLAIMPMT	1,008.73	ACH
2/27/2024	NE Claims		HCCLAIMPMT	189.93	ACH
2/27/2024	Quick Med Claims		St Paul Rescue	1,263.11	ACH
2/27/2024	City of St Paul-American Tower		Rent for Verizon Tower	650.00	
2/28/2024	Wisconsin Phy Serv		HCCLAIMPMT	399.09	ACH
2/28/2024	015 Treas 310		Misc Pay	700.32	ACH
2/28/2024	015 Treas 310		Misc Pay	529.97	ACH
2/28/2024	BCBSNE		St Paul Rescue	686.07	ACH
2/29/2024	Nebraska Municip		Payment	1,405.78	ACH
2/29/2024	Homestead Bank Interest on 300100027			1,393.80	
Other Accounts:					
2/2/2024	City Office - State of Nebraska - to Light 300-504-981 - North Yards Rent			250.00	
2/13/2024	City Office - St. Paul Keno to Keno 300-504-409			6,250.46	
	City Office - U-Betcha Auto payment to Sales Tax 300-504-420				
	City Office - Herv's Transmission payment to Sales Tax 300-504-420				
	City Office - L & M Enterprises payment to Sales Tax 300-504-420				
2/9/2024	City Office- Teresa's Floral to REDLG 300-301-465		Prin \$260.08 Int \$11.40	271.48	
2/6/2024	City Office - Vogel payment to REDLG 300-301-465		Prin \$1,212.60 Int \$38.40	1,251.00	
2/5/2024	City Office - Howard County Medical Center payment to REDLG 300-301-465		Final Payment on Loan	5,000.00	
	City Office - C. Hamilton payment to P.I. 300-504-681				
	City Office - Starkey payment to P.I. 300-504-684				
2/21/2024	City Office - Bed Head Coffee payment to Sales Tax 300-504-420		Prin \$493.70 Int \$156.30	650.00	
	City Office - Alice Osterman payment to P.I. 300-504-684				
	City Office - Northrup's payment to Sales Tax 300-504-420				
	City Office - Creative Hands payment to Sales Tax 300-504-420				
	City Office - Escape Tanning payment to Sales Tax 300-504-420				
	City Office - Secure Storage payment to P.I. 300-504-684				
2/12/2024	City Office - County Cage payment to Sales Tax 300-504-420		Prin \$489.95 Int \$85.05	575.00	
2/12/2024	City Office - Bootlegger payment to REDLG 300-301-465 (Pyamt amt \$1428.62)	REDLG	Prin \$1305.88 Int \$122.74	1,428.62	
2/12/2024	City Office - Bootlegger payment to Sales Tax 300-504-420	LB840	Prin \$816.39 Int \$76.50	892.89	

DATE February 2024

City of St. Paul
Receipts

2/9/2024	City of St Paul- Kramers 300-504-189	Scrap brass & copper	851.50
2/20/2024	City of St Paul-Kramers 772-682	Aluminum Cans	219.60
2/8/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8652 300-505-036		93.66
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8653 300-505-036		168.87
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8654 300-505-036		151.25
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8656 300-505-036		2,371.87
2/8/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8657 300-505-036		148.60
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8658 300-505-036		188.45
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8660 300-505-036		122.32
2/8/2024	Howard Co. Treasurer-TIF Excess Bed Head Coffee #8661 300-505-036		121.38
2/8/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8662 300-505-036		200.61
2/8/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8663 300-505-036		154.26
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8664 300-505-036		145.16
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8665 300-505-036		175.74
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8667 300-505-036		196.05
2/8/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8668 300-505-036		190.40
2/8/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8669 300-505-036		199.66
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8670 300-505-036		86.40
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8671 300-505-036		201.24
2/8/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8672 300-505-036		45.51
2/29/2024	Homestead Bank - Interest on City Sales Tax Checking 300-300-277		38.70
2/29/2024	Homestead Bank - Interest on St. Paul Civic Center Checking 300-300-749		0.19
2/29/2024	Homestead Bank - Interest on City REDLG 300-301-465		116.97
2/29/2024	Homestead Bank - Interest on American Rescue Plan (ARP) Funds 300-303-057		205.02
2/29/2024	Homestead Bank - Interest on Water MMDA 300-504-189		9.65
2/29/2024	Homestead Bank - Interest on Keno MMDA 300-504-409		15.36
2/29/2024	Homestead Bank - Interest on Sales Tax P.I. 300-504-420		500.36
2/29/2024	Homestead Bank - Interest on Pool Construction MMDA 300-504-442		16.78
2/29/2024	Homestead Bank - Interest on General Equipment Sinking MMDA 300-504-805		16.02
2/29/2024	Homestead Bank - Interest on Sewer & Building Equipment Fund MMDA 300-504-849		23.22
2/29/2024	Homestead Bank - Interest on Police Equipment Fund MMDA 300-504-860		19.36
2/29/2024	Homestead Bank - Interest on Senior Center Fund MMDA 300-504-882		10.06
2/29/2024	Homestead Bank - Interest on Brick Account MMDA 300-504-915		2.44
2/29/2024	Homestead Bank - Interest on Library Maintenance Reserve MMDA 300-504-970		3.42

DATE February 2024

City of St. Paul
Receipts

2/29/2024	Homestead Bank - Interest on Light Sinking Fund MMDA 300-504-981	17.41
2/29/2024	Homestead Bank - Interest on Fire Sinking Fund MMDA 300-504-992	9.03
2/29/2024	Homestead Bank - Interest on EMT Sinking Fund MMDA 300-505-003	9.53
2/29/2024	Homestead Bank - Interest on Street Sinking Fund MMDA 300-505-014	14.39
2/29/2024	Homestead Bank - Interest on Park Equipment Sinking Fund MMDA 300-505-025	13.98
2/29/2024	Homestead Bank - Interest on TIF Projects MMDA 300-505-036	11.05
2/29/2024	Homestead Bank - Interest on St. Paul Elmwood Cemetery Foundation 300-505-168	5.95
2/29/2024	Homestead Bank - Interest on Civic Center Sinking Fund MMDA 300-505-179	2.21
2/29/2024	Homestead Bank - Walk/Bike Trail Savings 300054827 - quarterly interest	0.00
2/29/2024	Citizens Bank & Trust - Interest on Cafeteria 125 102407	40.23
2/29/2024	Citizens Bank & Trust - Interest on Health Deductible 102482	191.33
2/29/2024	Citizens Bank & Trust - Interest on Cemetery Savings 753122	0.00
2/29/2024	Citizens Bank & Trust - Interest on Sales Tax Infrastructure 102342	147.29
2/29/2024	Citizens Bank & Trust- Interest on Sales Tax Fire Station Proceeds 103667	170.13
2/29/2024	Citizens Bank & Trust- Interest on Sales Tax Fire Station Construction 103683	196.26
2/29/2024	Citizens Bank & Trust - Interest on City Park Aluminum Improvement Savings 772682	0.00
2/29/2024	Citizens Bank & Trust - Interest on Light ICS MMA 103217	2,550.64
2/29/2024	Citizens Bank & Trust - Interest on Water ICS MMA 103225	970.49
2/29/2024	Citizens Bank & Trust - Interest on Sewer ICS MMA 103241	997.57
2/29/2024	Citizens Bank & Trust - Interest on General ICS MMA 103209	2,836.34
2/29/2024	Citizens Bank & Trust - Interest on Building Sinking ICS MMA 103233	90.16
2/29/2024	Citizens Bank & Trust - Interest on Firemen ICS MMA 103268	70.05
2/29/2024	Citizens Bank & Trust - Interest on Ambulance ICS MMA 103276	237.48
2/29/2024	Citizens Bank & Trust - Interest on Park ICS MMA 103284	158.68
2/29/2024	Citizens Bank & Trust - Interest on Police ICS MMA 103292	9.28
2/29/2024	Citizens Bank & Trust - Interest on Keno ICS MMA 103314	243.06
2/29/2024	Citizens Bank & Trust - Interest on Streets ICS MMA 103349	256.98
2/29/2024	Citizens Bank & Trust - Interest on Library ICS MMA 103365	129.22
2/29/2024	Citizens Bank & Trust - Interest on Senior Center ICS MMA 103373	77.07
2/29/2024	Citizens Bank & Trust - Interest on Red Leg ICS MMA 103381	350.92
2/29/2024	Citizens Bank & Trust - Interest on Pool ICS MMA 103438	63.99
2/29/2024	Citizens Bank & Trust - Interest on Elmwood Cemetery ICS MMA 103446	93.27
2/29/2024	Citizens Bank & Trust-Int. on 25% Sales Tax Infrastructure ICS 102342	713.67
2/29/2024	Citizens Bank & Trust-Interest on City Sales Tax ICS 103462	48.78

DATE February 2024

City of St. Paul
Receipts

2/29/2024	Citizens Bank & Trust-Interest on Health Deductible Account 102482	362.69
2/29/2024	Heritage Bank - Interest on MMDA 411025	855.66
2/29/2024	NPAIT-Interest on Light Funds 23251-101	2,032.54
2/29/2024	NPAIT-Interest on Water Funds 23251-102	673.06
2/29/2024	NPAIT-Interest on General Funds 23251-104	2,032.54
2/29/2024	NPAIT-Interest on Sewer Funds 23251-106	897.95
2/29/2024	NPAIT-Interest on Fire Funds 23251-107	383.79
2/29/2024	NPAIT-Interest on Ambulance 23251-108	673.86
2/29/2024	NPAIT-Interest on Park Funds 23251-109	410.56
2/29/2024	NPAIT-Interest on Library Funds 2351-110	223.14
2/29/2024	NPAIT-Interest on Keno Funds 23251-111	450.73
2/29/2024	NPAIT-Interest on REDLG Funds 23251-112	223.14
2/29/2024	NPAIT-Interest on (NEW) Fire Station 23251-201	8,324.61
2/29/2024	NE Class-Interest on Lights 01-0005-0001	2,736.87
2/29/2024	NE Class-Interest on Water 01-0005-0002	517.90
2/29/2024	NE Class-Interest on Sewer 01-0005-0003	995.02
2/29/2024	NE Class-Interest on General 01-0005-0004	2,994.49
2/29/2024	NE Class-Interest on Street 01-0005-0005	186.30
2/29/2024	NE Class-Interest on Fire 01-0005-0006	136.32
2/29/2024	NE Class-Interest on Police 01-0005-0007	68.16
2/29/2024	NE Class-Interest on Fire Station Construction 01-0005-0008	
2/29/2024	NE Class-Interest on Cemetery 01-0005-0009	118.14
2/29/2024	NE Class-Interest on Ambulance 01-0005-0010	536.19
2/29/2024	NE Class-Interest on Park 01-0005-0011	199.94
2/29/2024	NE Class-Interest on Library 01-0005-0012	177.22
2/29/2024	NE Class-Interest on Keno 01-0005-0013	168.13
2/29/2024	NE Class-Interest on Sales Tax 01-0005-0014	549.82
2/29/2024	NE Class-Interest on 25% Infrastructure 01-0005-0015	327.00
2/29/2024	NE Class-Interest on Sales Tax (Fire Station) 01-0005-0016	876.82
2/29/2024	NE Class-Interest on REDLG 01-0005-0017	77.25
2/29/2024	NE Class-Interest on Building Sinking fund 01-0005-0019	109.06
2/29/2024	NE Class-Interest on Swimming Pool 01-0005-0020	68.16
2/29/2024	NE Class-Interest on Senior Center 01-0005-0021	90.88
2/29/2024	NE Class-Interest on Health Deductible 01-0005-0022	327.00