

2nd Council Regular Meeting
Monday, June 17, 2024 6:30 PM

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

Agenda

1. Mayor Mike Feeken calls the meeting to order regarding the regular City Council meeting and the Community Development Agency (CDA) meeting, 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 Requests for Future Agenda Items
3. Reserve Time to Speak on an Agenda Item
4. **Mayor Feeken opens three (3) public hearings:**
 - (1) On request by the St. Paul Development Corp. (SPDC) to vacate the plat for the Middle Loup Subdivision except for U.S. Highway 281 right-of-way dedicated to the Middle Loup Subdivision, City of St. Paul, Howard County, Nebraska;
 - (2) Final Plat of Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska; and
 - (3) On the proposed zoning designations for lots in the Middle Loup River Subdivision.
5. Discuss - Approve / Deny Owner-Contractor Agreement between the City of St. Paul, NE (Owner) and Bierman Contracting Inc. (Contractor) regarding the construction of a new St. Paul Fire Station. The fire station will be located at 4th Street and Kendall Street. The fire station building will utilize a pre-engineered metal building structure totaling approximately 10,500 sf. Interior space will be subdivided into apparatus bays, offices, storage and meeting rooms, and a restroom. The exterior finishes will consist of pre-finished metal wall panels, and pre-finished standing seam metal roof panels. All required site, framing, finishing, plumbing, mechanical, and electrical work.
6. Discuss - Approve / Deny the County Cage (Kersten Kucera) closing the street between 6th and 7th Streets on Saturday, July 13, 2024, from 5:00 p.m. to 1:00 a.m. regarding a Grover Cleveland Alexander (GCA) Day street dance **(two options are attached)**.
 - a. Approve / Deny utilizing power for the street dance band;
 - b. Approve / Deny the County Cage Special Designated Liquor (SDL) application regarding the street dance on Saturday, July 13, 2024, from 5:00 p.m. to 1:00 a.m. Attendance will be approximately 850 people. General and Liquor Liability is current at the City Office. Wristbands will be utilized for underage drinking.
7. Mayor Feeken opens the public comment period on the request by the St. Paul Development Corp. (SPDC) to vacate the plat for the Middle Loup Subdivision except for U.S. Highway 281 right-of-way dedicated to the Middle Loup Subdivision, City of St. Paul, Howard County, Nebraska.
 - (a) Closes Public Comment Period;
 - (b) Discuss - Approves / Deny the vacation of the plat regarding the Middle Loup Subdivision.

8. Introduce Ordinance #1049; to vacate the plat of Middle Loup Subdivision in the City of St. Paul, Howard County, Nebraska as recorded on May 8, 2019, in Book 19, Page 1860 in records of Howard County, Nebraska, except for U.S. Highway 281 right-of-way as dedicated with Middle Loup Subdivision, City of St. Paul, Howard County, Nebraska; to provide for an effective date; and to provide for the publication of this ordinance in pamphlet form.
 - ***Introduce Ordinance, with no second or roll call;
 - ***Waive the three (3) readings of Ordinance on three (3) different occasions, with a second and roll call;
 - ***Final Passage of Ordinance, with second and roll call.
9. Mayor Feeken opens the public comment period on the Final Plat of the Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska.
 - (a) Closes Public Comment Period;
 - (b) Discuss - Approves / Deny the Final Plat of the Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska.
10. Introduce Ordinance #1050; to approve the Final Plat of Middle Loup River Subdivision in the City of St. Paul, Howard County, Nebraska; to authorize a Certificate of Approval of such subdivision to be filed with the Register of Deeds; and to provide for an effective date and the publication of this ordinance.
 - ***Introduce Ordinance, with no second or roll call;
 - ***Waive the three (3) readings of Ordinance on three (3) different occasions, with a second and roll call;
 - ***Final Passage of Ordinance, with second and roll call.
11. Discuss - Approve / Deny Certificate of Approval of Middle Loup River Subdivision legally described as: A tract of land located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska.
12. Mayor Feeken opens the public comment period on the proposed zoning designations for lots within the Middle Loup River Subdivision.
 - (a) Closes Public Comment Period;
 - (b) Discuss - Approve / Deny the proposed zoning designations for lots within the Middle Loup River Subdivision.
13. Discuss - Approve / Deny Consent Agenda Items: (1) Treasurer's Report May 2024; (2) June 3, 2024 (regular) Council minutes; (3) June 10, 2024, Zoning Minutes; (4) June 17, 2024, disbursements; and (5) Elaine Swanson Well Permit 604 7th Street.
14. Discuss - Approve / Deny Rega Engineering work order regarding Project No. #241127 in the amount of \$500.00 pertaining to rendering a design and an initial cost estimate for the City of St. Paul's Rural Community Recovery Program (RCRP) application. Funding Source? Disbursed from the Park Aluminum fund.
15. **Mayor Feeken closes the regular City Council meeting and opens the Community Development Agency (CDA) meeting of the City of St. Paul, NE.**

PUBLIC HEARING Amending the Redevelopment Plan and Cost Benefit Analysis regarding Lots 1-20, Middle Loup River Subdivision and to recommend this for City Council approval.

- (a) Mayor Feeken opens the Community Development Agency (CDA) public comment period regarding an Amendment to the Redevelopment Plan and Cost Benefit Analysis for Lots 1-20, Middle Loup River Subdivision.**
- (b) Mayor Feeken closes the public comment period.**
- (c) Discuss - Approve / Deny Resolution 2024-8; the Community Development Agency (CDA) of the City of St. Paul, Nebraska recommending approval and adopting an amendment to the Redevelopment Plan of the City of St. Paul, NE and Cost Benefit Analysis for the Middle Loup River Redevelopment Project in the Redevelopment Plan Amendment.**
- 16. **Discuss - Approve / Deny Resolution 2024-9; the Community Development Agency (CDA) of the City of St. Paul, Nebraska authoring and approving a Redevelopment Agreement regarding the Middle Loup River Subdivision Redevelopment Project utilizing Tax Increment Financing (TIF); and taking other actions required or permitted under the Community Development Law.**
- 17. Mayor Feeken opens regular City Council meeting to order.
- 18. **PUBLIC HEARING Amending the Redevelopment Plan regarding Lots 1-20, Middle Loup River Subdivision**
Mayor Feeken opens public comment period;
Mayor Feeken closes public comment period;
Discuss - Approve / Deny City of St. Paul, NE Resolution 2024-10 amending the Redevelopment Plan regarding the Middle Loup River Subdivision Redevelopment Project that will utilize Tax Increment Financing (TIF) pursuant to Neb. Rev. Stat. 18-2147.
- 19. Discuss - Approve / Deny Resolution 2024-11; of the City Council of the City of St. Paul, Nebraska, approving the form of the Redevelopment Agreement on behalf of the City and authorizing the Community Development Agency of the City of St. Paul, NE to enter into said agreement and issue Tax Increment Financing (TIF) indebtedness for the Middle Loup River Subdivision Redevelopment Project.
- 20. Utilities Superintendent Helzer updates
- 21. Police Sergeant Howard updates:
 - (1) Nuisance: Robert and Roseann Allen (owners) met cleanup expectation at 810 Elm Street; looking to sell property;
- 22. Mayor Mike Feeken updates:
- 23. Public Announcements
- 24. Closed Session: The City of St. Paul reserves the right to go into Closed Session when it is clearly necessary to protect the public interest or for the prevention of needless injury to the reputation of an individual; or pending litigation
- 25. Mayor Feeken adjourns City Council meeting.
- 26. Informational Items:
 - (1) Receipts May 2024;

27. **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: _____

.....
For City Official Use Only

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

___ Referred to City Council Committee for Recommendation

City Council Action Taken: _____

City Funds Authorized: _____



City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

PUBLIC RECORDS REQUEST

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

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

Requester Signature

Printed Name

For City of St. Paul Use Only:

Date Received: _____

Received by: _____

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

Name of person making complaint _____
Residential address _____
Postal address _____
Phone Number _____ Email address _____

Complaint Details

Date of Incident _____ Time _____
Location of Incident _____
Who/what is the subject of your complaint? _____
DETAILED summary of your complaint _____

Witness Details (If applicable)

Name of witness(es) _____
Address _____

Phone Number of witness _____

Complaint Outcome

How would you like this issue resolved? _____

Signature of Complainant

Action taken by City

NOTICE OF PUBLIC HEARING

Notice is hereby given that the St. Paul City Council will hold a public hearing at 6:30 p.m. on June 17, 2024 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 to take public comments on the vacation of MIDDLE LOUP SUBDIVISION as approved on May 6, 2019 and recorded in Book 19, Page 1862 of the Records of Howard County, Nebraska. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

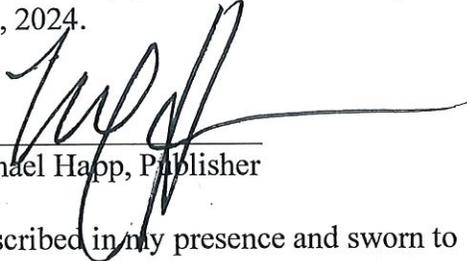
Laura Berthelsen
Deputy City Clerk

For publication on May 29, 2024

Certificate of Publication

State of Nebraska
Howard County

I, Michael C. Happ, being first duly sworn depose and say that I am the publisher of the Phonograph-Herald, a weekly newspaper published in an office maintained at St. Paul, Nebraska, in the said county and state, and in general circulation in said county, and that this newspaper has a bona fide circulation of more than three hundred copies weekly, and that it has been published in said county for fifty-two consecutive weeks next prior to the publication of the attached notice, and that this notice was published in said newspaper one (1) consecutive week(s), the first publication thereof having been made in the issue of said paper dated the 29th day of May, 2024.



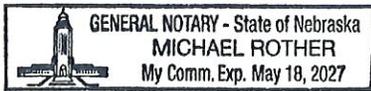
Michael Happ, Publisher

Subscribed in my presence and sworn to before me the 29th day of May, 2024.



Notary Public

My commission expires the 18th day of May, 2027.



No. of lines: 22 *gas*
Publication Fee: _____

Council
Vacate Middle Loup Subd.
6-17-24

NOTICE OF PUBLIC HEARING

Notice is hereby given that the St. Paul City Council will hold a public hearing at 6:30 p.m. on June 17, 2024 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 to take public comments on the vacation of MIDDLE LOUP SUBDIVISION as approved on May 6, 2019 and recorded in Book 19, Page 1862 of the Records of Howard County, Nebraska. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Laura Berthelsen
Deputy City Clerk
ZNEZ

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of St. Paul will hold a public hearing at 6:30 p.m. on June 17, 2024 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 to take public comments on the Final Plat of MIDDLE LOUP RIVER SUBDIVISION located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Connie Jo Beck
City Clerk

For publication on May 29, 2024

Certificate of Publication

State of Nebraska
Howard County

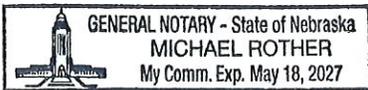
I, Michael C. Happ, being first duly sworn depose and say that I am the publisher of the Phonograph-Herald, a weekly newspaper published in an office maintained at St. Paul, Nebraska, in the said county and state, and in general circulation in said county, and that this newspaper has a bona fide circulation of more than three hundred copies weekly, and that it has been published in said county for fifty-two consecutive weeks next prior to the publication of the attached notice, and that this notice was published in said newspaper one (1) consecutive week(s), the first publication thereof having been made in the issue of said paper dated the 29th day of May, 2024.


Michael Happ, Publisher

Subscribed in my presence and sworn to before me the 29th day of May, 2024.


Notary Public

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No. of lines: 25
Publication Fee: 10.78

Council
Final Plat
Middle Loup
River Subd.
6-17-24

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Connie Jo Beck
City Clerk

ZNEZ

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Notice is hereby given that the City Council of the City of St. Paul will hold a public hearing at 6:30 p.m. on June 17, 2024 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 to take public comments on the ZONING DESIGNATION of all lots in the Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

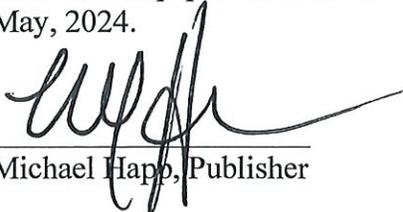
Connie Jo Beck
City Clerk

For publication on May 29, 2024

Certificate of Publication

State of Nebraska
Howard County

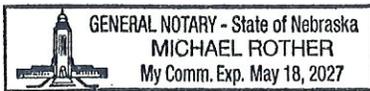
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Michael Happ, Publisher

Subscribed in my presence and sworn to before me the 29th day of May, 2024.


Notary Public

My commission expires the 18th day of May, 2027.



No. of lines: 25
Publication Fee: 1028

Council
Zoning Designation
Middle Loup
River Subd
6-17-24

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of St. Paul will hold a public hearing at 6:30 p.m. on June 17, 2024 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 to take public comments on the ZONING DESIGNATION of all lots in the Middle Loup River Subdivision located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska. All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Connie Jo Beck
City Clerk
ZNEZ



AIA[®] Document A101[®] – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Twenty-eighth day of May in the year Two Thousand Twenty-four
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of St. Paul, Nebraska
704 6th Street
St Paul, NE 68873
Telephone Number: 308.754.4483

and the Contractor:
(Name, legal status, address and other information)

Bierman Contracting, Inc.
2560 East 29th Avenue, PO Box 1887
Columbus, Nebraska 68602
Telephone Number: 402.564.4749
Fax Number: 402.564.4658

for the following Project:
(Name, location and detailed description)

St. Paul Fire Station
4th & Kendall Street, St. Paul, Nebraska 68873
The fire station building will utilize a pre-engineered metal building structure totaling approximately 10,500 sf. Interior spaces will be sub-divided into apparatus bays, offices, storage rooms, meeting room, and restrooms. Exterior finishes will consist of pre-finished metal wall panels, and pre-finished standing seam metal roof panels. All required site, framing, finishing, plumbing, mechanical, and electrical work

The Architect:
(Name, legal status, address and other information)

JEO Architecture, Inc.
2000 Q Street, Suite 500
Lincoln, Nebraska 68503
Telephone Number: 402.435.3080
Fax Number: 402.435.4110

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101@–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201@–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS**
- 2 THE WORK OF THIS CONTRACT**
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- 4 CONTRACT SUM**
- 5 PAYMENTS**
- 6 DISPUTE RESOLUTION**
- 7 TERMINATION OR SUSPENSION**
- 8 MISCELLANEOUS PROVISIONS**
- 9 ENUMERATION OF CONTRACT DOCUMENTS**

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

The date of this Agreement.

A date set forth in a notice to proceed issued by the Owner.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

Init.

(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

By the following date: May 30, 2025.

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Two Million Two Hundred Seventy-two Thousand Dollars and Zero Cents (\$ 2,272,000.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
Alternate No. 1 - Drainage Work	\$158,000.00
Alternate No. 2 - Additional Apparatus Bay	\$79,000.00

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum: (Identify each allowance.)

Item	Price
Testing Allowance	\$10,000.00

§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Unsuitable Soils	CuYD	\$23.10.

§ 4.5 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

\$150.00 / Calendar Day

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the Fifteenth day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Fifteenth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

5%

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

12.00 % per annum

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

Arbitration pursuant to Section 15.4 of AIA Document A201–2017

Litigation in a court of competent jurisdiction

Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:

(Name, address, email address, and other information)

Mike Feeken
704 6th Street
St Paul, NE 68873
Telephone Number: 308.754.4483
Email Address: mfeeken@cityofstpaulne.org

§ 8.3 The Contractor’s representative:

(Name, address, email address, and other information)

John Bierman
Telephone Number: 402.564.4749
Fax Number: 402.564.4658
Email Address: john@bierman-inc.com

Init.

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

N/A

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

.5 Drawings

Refer to attached Specification Section 00 01 15 - List of Drawing Sheets

(Table Deleted)

.6 Specifications

Refer to attached Specificatio Section 00 01 10 - Table of Contents

(Table Deleted)

.7 Addenda, if any:

Number	Date	Pages
One	04/30/2024	25
Two	05/03/2024	4

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

Init.

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
-------	------	-------

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
00 73 00	Supplementary Conditions	04/16/2024	4

.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

N/A

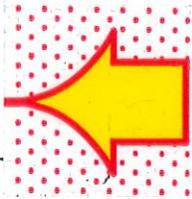
This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Mike Feeken, Mayor
(Printed name and title)

CONTRACTOR (Signature)

John Bierman, President
(Printed name and title)



AIA[®] Document A101[®] – 2017 Exhibit A

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the Twenty-eighth day of May in the year Two Thousand Twenty-Four (In words, indicate day, month and year.)

for the following **PROJECT**:
(Name and location or address)

St. Paul Fire Station
4th & Kendall Street, St. Paul, Nebraska 68873

THE OWNER:
(Name, legal status and address)

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

THE CONTRACTOR:
(Name, legal status and address)

Bierman Contracting, Inc.
2560 East 29th Avenue, PO Box 1887
Columbus, Nebraska 68602

TABLE OF ARTICLES

A.1 GENERAL

A.2 OWNER'S INSURANCE

A.3 CONTRACTOR'S INSURANCE AND BONDS

A.4 SPECIAL TERMS AND CONDITIONS

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201[™]–2017, General Conditions of the Contract for Construction.

ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ A.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201[®]–2017, General Conditions of the Contract for Construction. Article 11 of A201[®]–2017 contains additional insurance provisions.

§ A.2.3 Required Property Insurance

§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:

(Indicate below the cause of loss and any applicable sub-limit.)

Causes of Loss	Sub-Limit
Special Form or All Risk	Policy Limit

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:

(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit
Transit / Off Site Storage	\$250,000.00

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

Init.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

- § **A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

- § **A.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

- § **A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

- § **A.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

- § **A.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

- § **A.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

- § **A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

- § **A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information.

(Indicate applicable limits of coverage or other conditions in the fill point below.)

[] § A.2.5.2 Other Insurance

(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage

Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ A.3.2 Contractor's Required Insurance Coverage

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than One million Dollars and Zero Cents (\$ 1000000.00) each occurrence, Five million Dollars and Zero Cents (\$ 5000000.00) general aggregate, and Five million Dollars and Zero Cents (\$ 5000000.00) aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
- .2 personal injury and advertising injury;
- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than One million Dollars and Zero Cents (\$ 1000000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than Five hundred thousand Dollars and Zero Cents (\$ 500000.00) each accident, Five hundred thousand Dollars and Zero Cents (\$ 500000.00) each employee, and Five hundred thousand Dollars and Zero Cents (\$ 500000.00) policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than One million Dollars and Zero Cents (\$ 1000000.00) per claim and One million Dollars and Zero Cents (\$ 1000000.00) in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than One million Dollars and Zero Cents (\$ 1000000.00) per claim and One million Dollars and Zero Cents (\$ 1000000.00) in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than One million Dollars and Zero Cents (\$ 1000000.00) per claim and Two million Dollars and Zero Cents (\$ 2000000.00) in the aggregate.

(Paragraphs Deleted)

§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

§ A.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:
(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

§ A.3.3.2.2 Railroad Protective Liability Insurance, with policy limits of not less than (\$) per claim and (\$) in the aggregate, for Work within fifty (50) feet of railroad property.

§ A.3.3.2.3 Asbestos Abatement Liability Insurance, with policy limits of not less than (\$) per claim and (\$) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

§ A.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

§ A.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

§ A.3.3.2.6 Other Insurance
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage	Limits
Umbrella Excess Liability	\$5,000,000.00

§ A.3.4 Performance Bond and Payment Bond

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum (\$0.00)
Payment Bond	100% of Contract Amount
Performance Bond	100% o Contract Amount

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

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: 06/17/2024

Requested Agenda Item: Street Dance

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

Closing main Street between 6th & 7th Streets.
July 13th 2024 5pm to 1Am
Band under stop light on 7th St.
Use power source.

What action do you want the City Council to take? Approve use of power for band and closure of street

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

Name (please print): Kersten Kucera - The County Cagle

Name (signature): Kersten Kucera

Address: 614 Howard Ave St Paul NE 68873

Phone Number: 308 754 5638

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: _____

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

122840

Kersten Kucera - The County Cage

License #

Licensee Name/Non-Profit Organization

Event location name: The County Cage

Event address/location: 624 Howard Ave

Sheet Dance

Event date(s): 07/13/24

Event start time(s): 5:00pm

Event end time(s): 1 AM

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

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 155 X 140 (Must submit a diagram)

Estimated number of attendees: 850

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Kersten Kucera Event contact phone number: 308-750-0498

Event contact Email: kerstenk94@gmail.com

*Signature Authorized Representative: *Kersten Kucera*

Local Governing Body completes below:

The local governing body for the City of St. Paul NE **OR**
County of _____ approves the issuance of a Special Designated License as requested above.

Local Governing Body Authorized Signature

Date

SDL – OUTDOOR AREA DIAGRAM

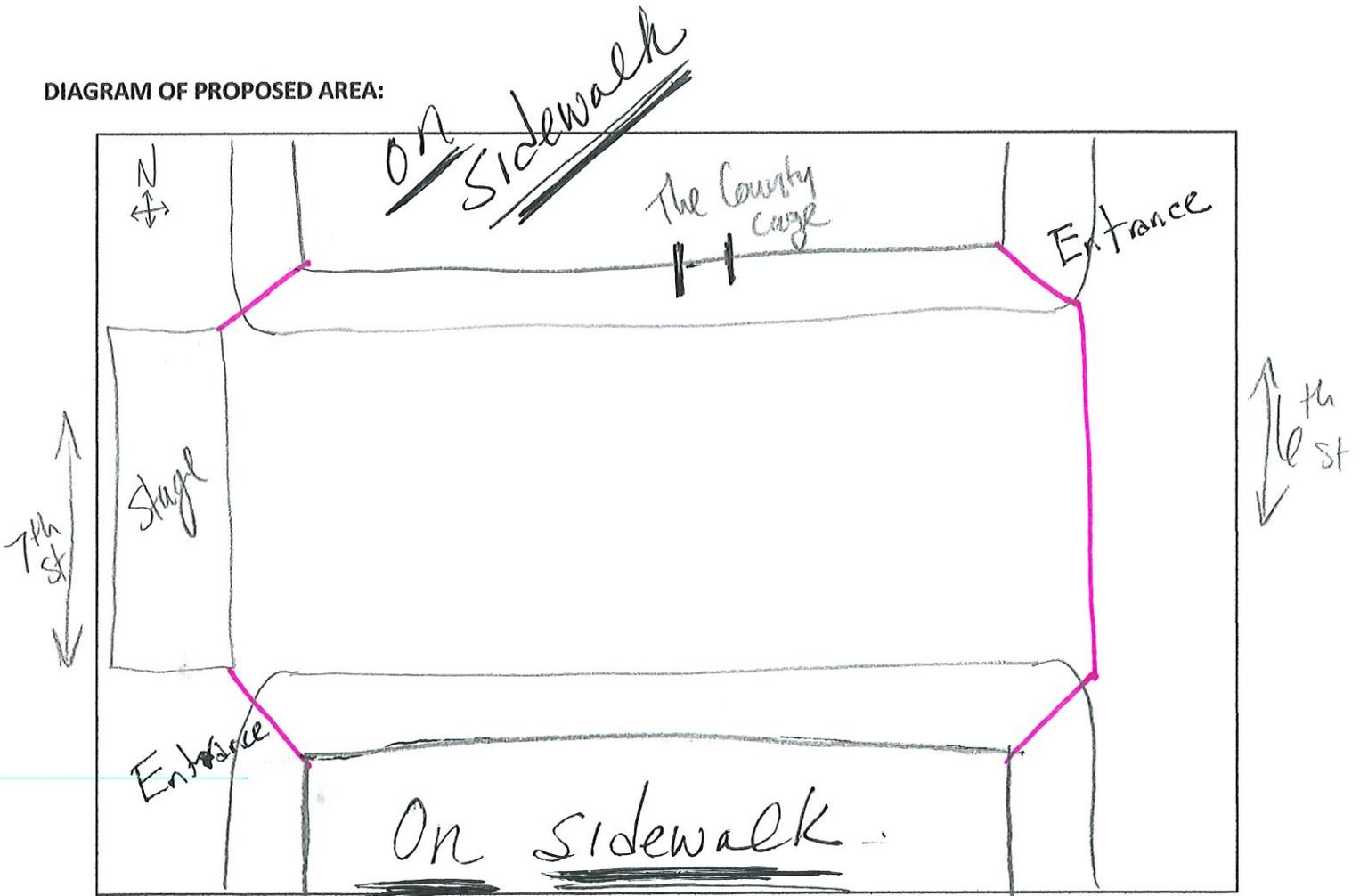
NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

1st
+ choice

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: Hired security, ID's checked, wristbands for these 21+

DIAGRAM OF PROPOSED AREA:



— 6' cattle panels

SDL – OUTDOOR AREA DIAGRAM

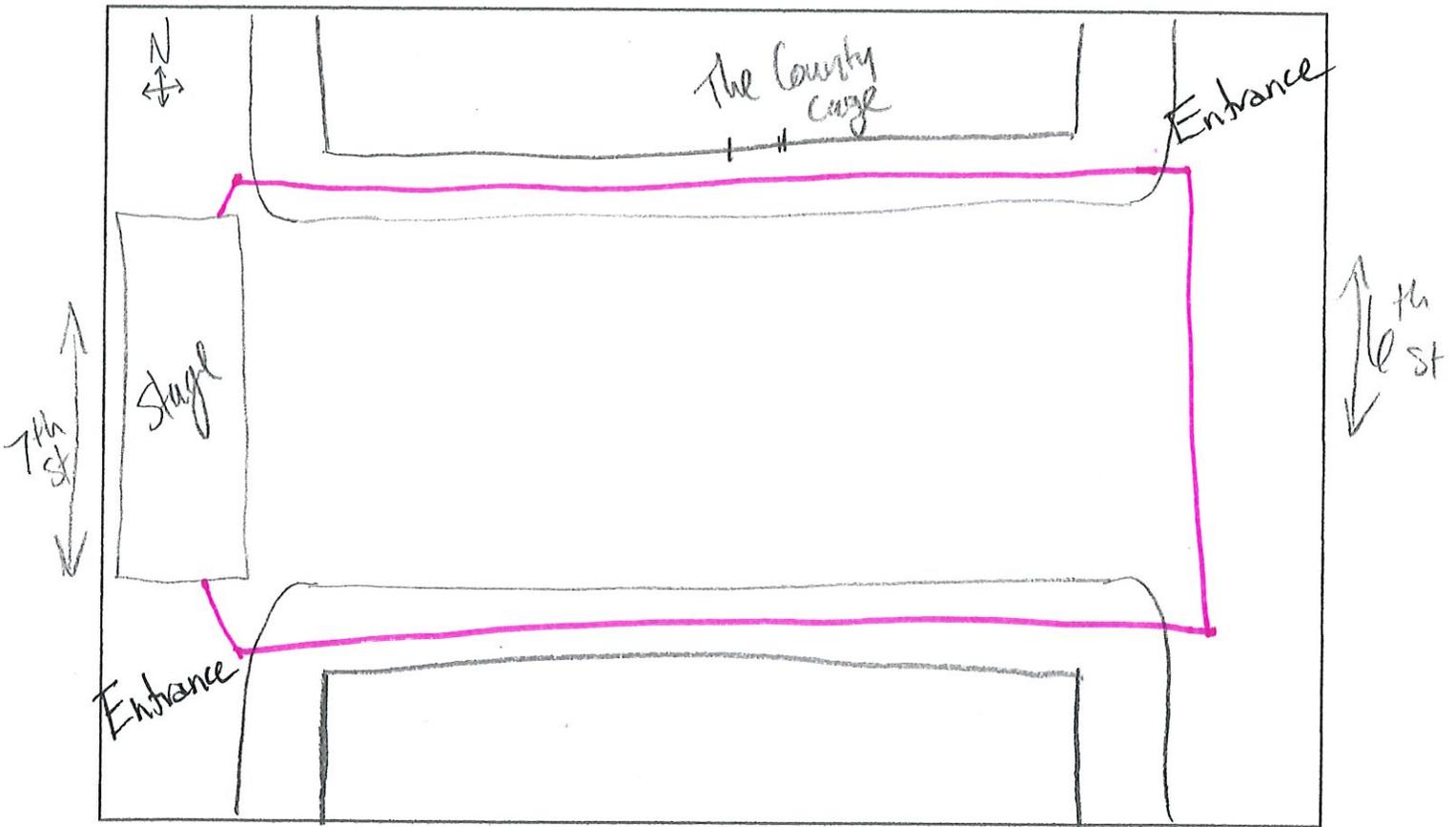
NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

2nd
option

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: Hired security, ID's checked, wristbands for these 21+

DIAGRAM OF PROPOSED AREA:



— 6' cattle panels

Caterers must have a valid Nebraska Liquor Control Commission license, including a Special Designated License (SDL). **MINORS ABSOLUTELY WILL NOT BE SERVED ALCOHOLIC BEVERAGES.** All caterers shall be solely and completely responsible for the liquor permit and any resulting violations.

The CITY OF ST. PAUL will assume NO responsibility for problems, legal or otherwise, which could result from consuming alcoholic beverages in the City Limits of the CITY OF ST. PAUL.

Insurance Requirements: Anyone serving liquor in the City Limits of the CITY OF ST. PAUL is required to have at least One Million Dollars (\$1,000,000.00) in general liability insurance. The CITY OF ST. PAUL must be listed as an Additional Insured. They must also have liquor liability insurance in an amount of at least \$1,000,000 per occurrence / \$2,000,000 aggregate. Proof of insurance must be provided prior to the City Council meeting for approval of the Special Designated License (SDL).

AGREEMENT OF ALCOHOL CATERER

EVENT: GCA Street Dance DATE: 07/13/2024
~~07/13/2024~~

The undersigned acknowledges that it will be the CATERER of alcoholic beverages in the City Limits of the CITY OF ST. PAUL.

1. CATERER shall follow all laws and rules regarding the provision of alcoholic beverages within the City Limits of the CITY OF ST. PAUL.
2. CATERER has a general liability insurance policy in effect in an amount not less than \$1,000,000.00. CATERER must list the CITY OF ST. PAUL as an Additional Insured on said policy. CATERER also has a liquor liability policy in effect in an amount not less than \$1,000,000 per occurrence / \$2,000,000 aggregate. CATERER must provide CITY proof of said insurance for catering alcohol in the City Limits of the CITY OF ST. PAUL.
3. All responsibilities for damages or problems, legal or otherwise, which might result from providing alcoholic beverages in the City Limits of the CITY OF ST. PAUL, shall be assumed by CATERER and CATERER agrees to hold the CITY harmless from any liability and indemnify the CITY OF ST. PAUL for any costs incurred arising from CATERER's services in the City Limits of the CITY OF ST. PAUL.
4. It is agreed that the terms of this agreement are contractual and not mere recitals and are binding upon the parties hereto, their successors, heirs, personal representatives, and assigns.
5. If any provision or paragraph of this agreement is unenforceable, the remaining provisions or paragraphs shall nevertheless be carried into effect.

DATE: 6/12/24

CITY OF ST. PAUL, NEBRASKA
BY: Conrad Beck
City of St. Paul Designated Agent

CATERER NAME: The Country Cafe

DATE: 06/12/2024

BY: Heather Kwon
Authorized Agent of Caterer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/28/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

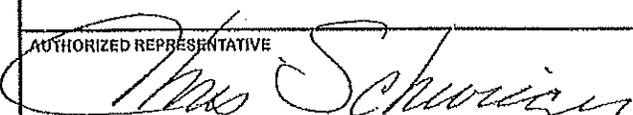
PRODUCER Homestead Insurance - St. Paul PO Box 355 St. Paul NE 68873-0355	CONTACT NAME: Christine Schwieger
	PHONE (A/C, No, Ext): (308) 754-4488 FAX (A/C, No): (308) 754-4706
	E-MAIL: cschwieger@homestead.bank
	ADDRESS:
	INSURER(S) AFFORDING COVERAGE NAIC #
	INSURER A: Western World Insurance Company
	INSURER B:
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: CL2432802279 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

NSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NPP8896226	10/29/2023	10/29/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 Employee Benefits \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						\$ \$ \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER City of Saint Paul 612 Indian St. Saint Paul NE 68873	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Homestead Insurance - St. Paul PO Box 355 St. Paul NE 68873-0355		CONTACT NAME: Christine Schwieger PHONE (A/C No, Ext): (308) 754-4488 FAX (A/C, No): (308) 754-4706 E-MAIL ADDRESS: cschwieger@homestead.bank	
		INSURER(S) AFFORDING COVERAGE INSURER A: United States Liability Insurance Co.	NAIC # 26895
INSURED Kucera Concepts LLC, DBA: The County Cage LLC P. O Box 312 Saint Paul NE 68873		INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL2432702272 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			LQ 1003617B	04/19/2024	04/19/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED/EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Employee Benefits \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			Liquor			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER City of Saint Paul 612 Indian St Saint Paul NE 68873	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--



P.O. Box 64 — St. Paul, NE 68873 — 308-754-2181

5/20/2024

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

Re: Request to Vacate Middle Loup Subdivision

This letter is a formal request to vacate the plat of Middle Loup Subdivision located in the remaining part of Tax Lot 13 in part of the Southeast Quarter (SE1/4 of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska, except for U.S. Highway 281 Right-of-Way as dedicated with Middle Loup Subdivision. Such plat was recorded on May 8, 2019 in Book 19, Page 1860 of the Howard County Records.

Upon vacation of the plat of Middle Loup Subdivision, we request approval of Middle Loup River Subdivision comprising of the same property, and to designate the zoning district for each lot thereon. If you have any questions, please contact Parker Klinginsmith, Executive Director.

Sincerely,

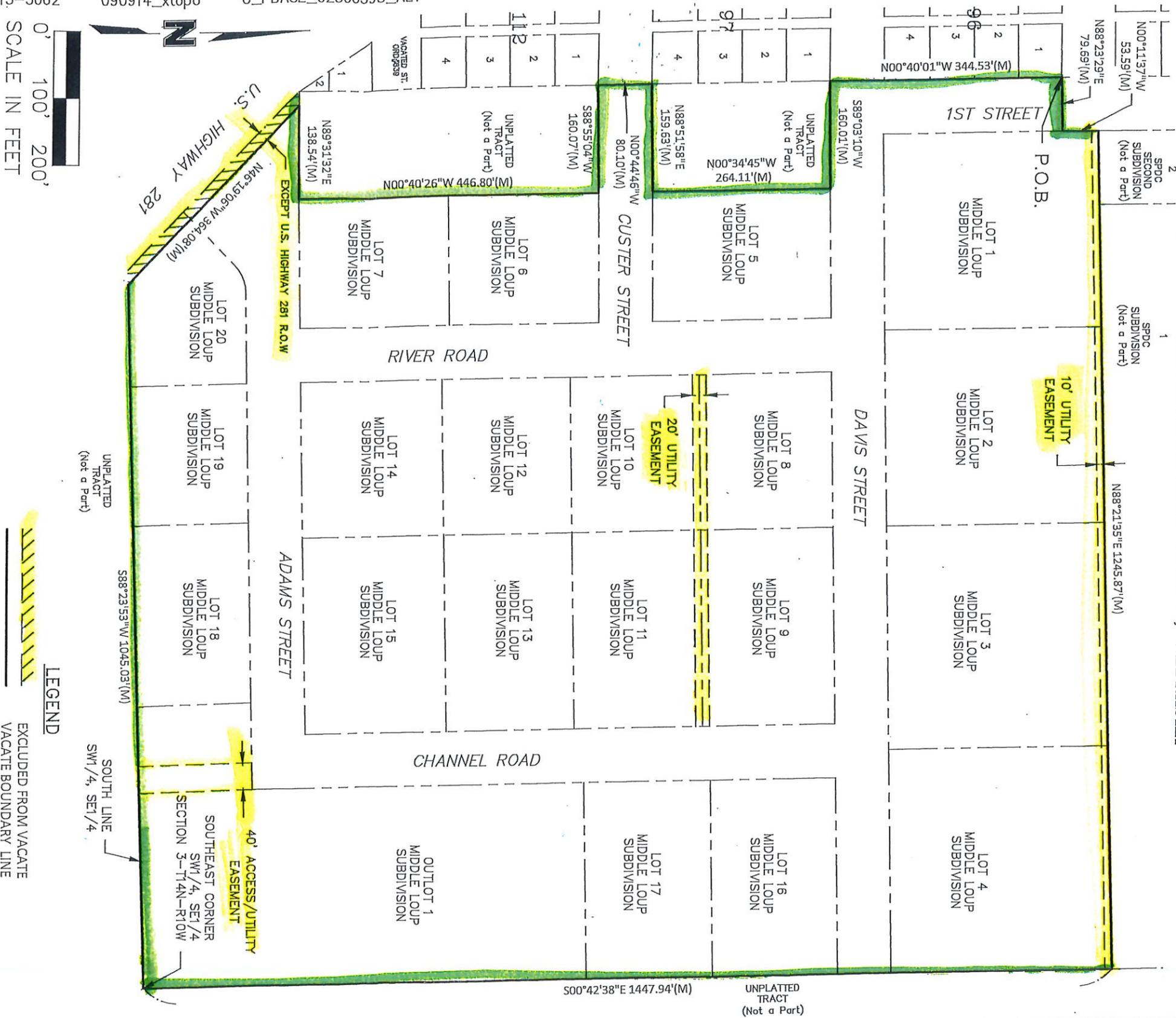
A handwritten signature in black ink, appearing to read "Parker Klinginsmith", with a long, sweeping horizontal stroke extending to the right.

Parker Klinginsmith

Executive Director

St. Paul Development Corporation

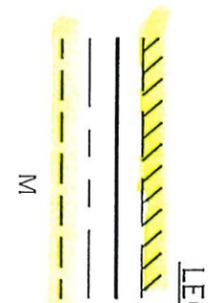
VACATION OF MIDDLE LOUP SUBDIVISION
 EXCEPT FOR U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED
 WITH MIDDLE LOUP SUBDIVISION
 CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA



VACATION OF MIDDLE LOUP SUBDIVISION

A VACATION OF MIDDLE LOUP SUBDIVISION, EXCEPT FOR U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED WITH MIDDLE LOUP SUBDIVISION, CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 96, ORIGINAL TOWN OF ST. PAUL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°23'29"E, ALONG THE SOUTH LINE OF A TRACT OF LAND RECORDED AND DESCRIBED IN RECORDED BOOK 14, PAGE 1754 OF THE HOWARD COUNTY CLERK'S OFFICE, A DISTANCE OF 79.69 FEET; THENCE N00°11'37"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 53.59 FEET TO THE NORTH LINE OF TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2, SPDC SECOND SUBDIVISION; THENCE N88°21'35"E, ALONG SAID NORTH LINE OF TAX LOT 13, A DISTANCE OF 1245.87 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SPDC SUBDIVISION; THENCE S00°42'38"E, ALONG THE EAST LINE OF SAID TAX LOT 13, A DISTANCE OF 1447.94 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 3 AND ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 13; THENCE S88°23'53"W, ALONG THE SOUTH LINE OF SAID LOT 13 AND ALSO BEING THE SOUTH LINE OF SAID SW1/4, SE1/4, A DISTANCE OF 1045.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AS DEDICATED WITH MIDDLE LOUP SUBDIVISION; THENCE N46°19'06"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.08 FEET; THENCE N89°31'32"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT, A DISTANCE OF 138.54 FEET TO THE SOUTHEAST CORNER OF SAID RECORDED TRACT; THENCE N00°40'26"W, A DISTANCE OF 446.80 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORDED BOOK 46, PAGE 536; THENCE S88°55'04"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 112, ORIGINAL TOWN AND ALSO BEING THE WEST LINE OF SAID TAX LOT 13; THENCE N00°44'46"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 80.10 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 97, ORIGINAL TOWN AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORDED BOOK 46, PAGE 536; THENCE N88°51'58"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 159.63 FEET TO THE NORTHEAST CORNER OF SAID RECORDED TRACT OF LAND; THENCE N00°34'45"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 264.11 FEET TO THE NORTHEAST CORNER OF SAID RECORDED TRACT OF LAND; THENCE S89°03'10"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 97, ORIGINAL TOWN; THENCE N00°40'01"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 344.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,768,485.69 SQUARE FEET OR 40.599 ACRES MORE OR LESS, EXCEPTING U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED WITH MIDDLE LOUP SUBDIVISION.



PROJECT NO: 2023-00398
 DRAWN BY: CWM
 DATE: 01/15/2024

**VACATION OF MIDDLE
 LOUP SUBDIVISION**



201 East 2nd Street
 Grand Island, NE 68801
 TEL 308.384.8750

EXHIBIT
1

ORDINANCE NO. 1049

AN ORDINANCE TO VACATE THE PLAT OF MIDDLE LOUP SUBDIVISION IN THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA AS RECORDED ON MAY 8, 2019 IN BOOK 19, PAGE 1860 IN RECORDS OF HOWARD COUNTY, NEBRASKA, EXCEPT FOR U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED WITH MIDDLE LOUP SUBDIVISION, CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

WHEREAS, the Plat of Middle Loup Subdivision was recorded on May 8, 2019 in Book 19, Page 1860 in the Records of Howard County, Nebraska; and

WHEREAS, the owner of the property, St. Paul Development Corporation, has requested that Middle Loup Subdivision be vacated except for the U.S. Highway 281 Right-of-Way as dedicated with the Middle Loup Subdivision, City of St. Paul, Howard County, Nebraska as shown on the attached drawing; and

WHEREAS, on June 10, 2024, the St. Paul Planning Commission held a public hearing on the request to vacate said subdivision, and recommended approval of such request to vacate; and

WHEREAS, on June 17, 2024, the St. Paul City Council held a public hearing on the request to vacate said subdivision, and recommended approval of such request to vacate.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA:

1. That upon the request of the property owner, and the determination of the members of the Council of the City of Saint Paul, Nebraska, that it is expedient for the public good to vacate Middle Loup Subdivision as recorded in Book 19, Page 1860 in the Records of Howard County, Nebraska, except the U.S. Highway 281 right-of-way as dedicated with the Middle Loup Subdivision, all as show on the attached drawing, and more particularly described as follows:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 96, ORIGINAL TOWN OF ST. PAUL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°23'29"E, ALONG THE SOUTH LINE OF A TRACT OF LAND RECORDED AND DESCRIBED IN RECORDED BOOK 14, PAGE 1754 OF THE HOWARD COUNTY CLERK'S OFFICE, A DISTANCE OF 79.69 FEET; THENCE N00°11'37"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 53.59 FEET TO THE NORTH LINE OF TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2, SPDC SECOND SUBDIVISION; THENCE N88°21'35"E, ALONG SAID NORTH LINE OF TAX LOT 13, A DISTANCE OF 1245.87 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, SPDC SUBDIVISION; THENCE S00°42'38"E, ALONG THE EAST LINE OF SAID TAX LOT 13, A DISTANCE OF 1447.94 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4, SE1/4) OF SECTION 3 AND ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 13; THENCE S88°23'53"W, ALONG THE SOUTH LINE OF SAID LOT 13 AND ALSO BEING THE SOUTH LINE OF SAID SW1/4, SE1/4, A DISTANCE OF 1045.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AS DEDICATED WITH

MIDDLE LOUP SUBDIVISION; THENCE N46°19'06"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.08 FEET; THENCE N89°31'32"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT, A DISTANCE OF 138.54 FEET TO THE SOUTHEAST CORNER OF SAID RECORDED TRACT; THENCE N00°40'26"W, AND 446.80 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORDED BOOK 46, PAGE 536; THENCE S88°55'04"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 112, ORIGINAL TOWN AND ALSO BEING THE WEST LINE OF SAID TAX LOT 13; THENCE N00°44'46"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 80.10 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 97, ORIGINAL TOWN AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORDED BOOK 46, PAGE 536; THENCE N88°51'58"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 159.63 FEET THE SOUTHEAST CORNER OF SAID RECORDED TRACT OF LAND; THENCE N00°34'45"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 264.11 FEET TO THE NORTHEAST CORNER OF SAID RECORDED TRACT OF LAND; THENCE S89°03'10"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 97, ORIGINAL TOWN; THENCE N00°40'01"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 344.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,768,485.69 SQUARE FEET OR 40.599 ACRES MORE OR LESS, EXCEPTING U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED WITH MIDDLE LOUP SUBDIVISION.

2. That Middle Loup Subdivision is hereby vacated, and the same shall revert to the owner of the real estate, except such U.S. Highway 281 right-of-way dedicated with such plat.

3. This Ordinance shall take effect and be in full force and effect from and after its passage, approval and publication in pamphlet form.

Dated this 17th day of June, 2024.

CITY OF ST. PAUL, NEBRASKA

By: _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk/Deputy Treasurer



VACATION OF MIDDLE LOUP SUBDIVISION
 EXCEPT FOR U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED
 WITH MIDDLE LOUP SUBDIVISION
 CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA



USER: jJimenez
 DWG: F:\2023\00001-00500\40-Design\Survey\SRV\Sheets\SUB VACATE_SPM_02300398.dwg
 DATE: Jun 24, 2024 1:53pm
 XREFS: V:\XIP0 SPM_015-3062 090914_xtopo C_PBASE_02300398_ALT



LEGEND	
	EXCLUDED FROM VACATE
	VACATE BOUNDARY LINE
	PROPERTY LINE
	MIDDLE LOUP SUBDIVISION EASEMENT
	MIDDLE LOUP SUBDIVISION PLATTED DISTANCE

VACATION OF MIDDLE LOUP SUBDIVISION
 A VACATION OF MIDDLE LOUP SUBDIVISION, EXCEPT FOR U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED WITH MIDDLE LOUP SUBDIVISION, CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 96, ORIGINAL TOWN OF ST. PAUL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°23'29"E, ALONG THE SOUTH LINE OF A TRACT OF LAND RECORDED AND DESCRIBED IN RECORDED BOOK 14, PAGE 1754 OF THE HOWARD COUNTY CLERK'S OFFICE, A DISTANCE OF 79.69 FEET; THENCE N00°11'37"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 53.59 FEET TO THE NORTH LINE OF TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2, SPDC SECOND SUBDIVISION; THENCE N88°21'35"E, ALONG SAID NORTH LINE OF TAX LOT 13, A DISTANCE OF 1245.87 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, SPDC SUBDIVISION; THENCE S00°42'38"E, ALONG THE EAST LINE OF SAID TAX LOT 13, A DISTANCE OF 1447.94 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 13; THENCE S88°23'53"W, ALONG THE SOUTH LINE OF SAID TAX LOT 13 AND ALSO BEING THE SOUTH LINE OF SAID SW1/4, SE1/4, A DISTANCE OF 1045.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AS DEDICATED WITH MIDDLE LOUP SUBDIVISION; THENCE N46°19'06"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.08 FEET; THENCE N89°31'32"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT, A DISTANCE OF 138.54 FEET TO THE SOUTHWEST CORNER OF SAID RECORDED TRACT; THENCE N00°40'26"W, A DISTANCE OF 446.80 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORDED BOOK 46, PAGE 536; THENCE S88°55'04"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 112, ORIGINAL TOWN AND ALSO BEING THE WEST LINE OF SAID TAX LOT 13; THENCE N00°44'46"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 80.10 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 97, ORIGINAL TOWN AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORDED BOOK 46, PAGE 536; THENCE N88°51'58"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 159.63 FEET TO THE SOUTHWEST CORNER OF SAID RECORDED TRACT OF LAND; THENCE N00°34'45"W, ALONG THE EAST LINE OF SAID RECORDED TRACT, A DISTANCE OF 264.11 FEET TO THE NORTHEAST CORNER OF SAID RECORDED TRACT OF LAND; THENCE S89°03'10"W, ALONG THE NORTH LINE OF SAID RECORDED TRACT OF LAND, A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 97, ORIGINAL TOWN; THENCE N00°40'01"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 344.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,768,485.69 SQUARE FEET OR 40.599 ACRES MORE OR LESS, EXCEPTING U.S. HIGHWAY 281 RIGHT-OF-WAY AS DEDICATED WITH MIDDLE LOUP SUBDIVISION.

PROJECT NO: 2023-00398	VACATION OF MIDDLE LOUP SUBDIVISION		201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: CWM			1	
DATE: 01/15/2024				

ORDINANCE 1050

AN ORDINANCE TO APPROVE THE FINAL PLAT OF MIDDLE LOUP RIVER SUBDIVISION IN THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA; TO AUTHORIZE A CERTIFICATE OF APPROVAL OF SUCH SUBDIVISION TO BE FILED WITH THE REGISTER OF DEEDS; AND TO PROVIDE FOR AN EFFECTIVE DATE AND THE PUBLICATION OF THIS ORDINANCE.

WHEREAS, on June 10, 2024, after a public hearing, the St. Paul Planning Commission recommended approval of the Final Plat of Middle Loup River Subdivision; and

WHEREAS, on June 10, 2024, the St. Paul Planning Commission found that the Subdivider had complied with the requirements of the City of St. Paul's Subdivision Regulations, and recommended approval of the Final Plat of Middle Loup River Subdivision.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA:

SECTION 1: The City Council of the City of St. Paul hereby approves the Final Plat of Middle Loup River Subdivision based on the letter from the St. Paul Planning Commission indicating that the Subdivider has complied with the requirements of the City of St. Paul Subdivision Regulations and upon the recommendation by the St. Paul Planning Commission to approve such final plat.

SECTION 2. That a Certificate of Approval of the Final Plat of Middle Loup River Subdivision signed by the Mayor and the Chairman of the Planning Commission shall be filed with the Howard County Register of Deeds.

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

PASSED AND APPROVED this 17th day of June, 2024.

CITY OF SAINT PAUL, NEBRASKA

By _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk

(SEAL)



CERTIFICATE OF APPROVAL
OF
MIDDLE LOUP RIVER SUBDIVISION

COMES NOW the City Council of the City of Saint Paul, Howard County, Nebraska, pursuant to Section 3.04 of the Saint Paul, Nebraska Subdivision Regulation, and acknowledges receipt of an Application for a subdivision for Middle Loup River Subdivision by the St. Paul Development Corporation, as owner/subdivider.

The subject property is described as follows:

A tract of land located in part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska, and more particularly described as follows:

Commencing at the northeast corner of Block 96, Original Town of St. Paul, said point being the Point of Beginning; thence on an assumed bearing of N88°23'29"E, along the south line of a tract of land recorded and described in Record Book 14, Page 1754 of the Howard County Clerk's office, a distance of 79.69 feet; thence N00°11'37"W, along the east line of said record tract, a distance of 53.59 feet to the north line of said Tax Lot 13 and also being the southwest corner of Lot 2, SPDC Second Subdivision; thence N88°21'35"E, along said north line of Tax Lot 13, also being the south line of said Lot 2, SPDC Second Subdivision and the south line of Lot 1, SPDC Subdivision, a distance of 1245.87 feet to the northeast corner of said Tax Lot 13 and also being the southeast corner of said Lot 1, SPDC Subdivision; thence S00°42'38"E, along the east line of said Tax Lot 13, a distance of 1447.94 feet to the southeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 3, and also being the southeast corner of said Tax Lot 13; thence S88°23'56"W, along the south line of said Lot 13 and also being the south line of said SW1/4, SE1/4, a distance of 1045.04 feet to the easterly right-of-way line of U.S. Highway 281 as dedicated with the Middle Loup Subdivision; thence N46°19'06"W, along said easterly right-of-way line, a distance of 364.06 feet; thence N89°31'32"E, along the south line of said recorded tract, a distance of 138.54 feet to the southeast corner of said record tract; thence N00°40'26"W a distance of 446.80 feet to the northeast corner of a tract of land recorded and described in Deed Record Book 46, Page 536; thence S88°55'04"W, along the north line of said record tract of land, a distance of 160.07 feet to the northeast corner of Lot 1, Block 112, Original Town and also being the west line of said Tax Lot 13; thence N00°44'46"W, along the west line of said Tax Lot 13, a distance of 80.10 feet to the southeast corner of Lot 4, Block 97, Original Town and also being the southwest corner of a tract of land recorded and described in Deed Record Book 46, Page 536; thence N88°51'58"E, along the south line of said record tract of land, a distance of 159.63 feet to the southeast corner of said record tract of land; thence N00°34'45"W, along the east line of said record tract, a distance of 264.11 feet to the northeast corner of said record tract of land; thence S89°03'10"W, along the north line of said record tract of land, a distance of 160.01 feet to the northeast corner of Lot 1, Block 97, Original Town; thence N00°40'01"W, along the west line of said Tax Lot 13, a distance of 344.53 feet to the point of beginning. Said tract contains a calculated area of 1762658.27 square feet or 40.465 acres more or less of which 8.352 acres are new dedicated right-of-way.

At its meeting on June 10, 2024, the St. Paul Planning Commission determined that the Subdividers have complied with the requirements of the Subdivision regulations, and recommended approval of Middle Loup River Subdivision.

The City Council of the City of Saint Paul is the governmental authority having jurisdiction of subdivision approval over the real estate described above. The City Council has reviewed the application and Final Plat and recommendations by the St. Paul Planning Commission and, at its meeting on June 17, 2024, hereby approves the Final Plat of MIDDLE LOUP RIVER SUBDIVISION. This Certificate of Approval is evidence of approval.

DATED: June 10, 2024

ST. PAUL PLANNING COMMISSION

By: _____

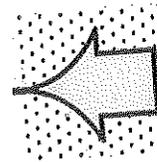

Tyler Solko, Chairman

DATED: June 17, 2024

THE CITY OF ST. PAUL, NEBRASKA

By: _____

Mike Feeken, Mayor



ATTEST: _____

City Clerk

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

Account Number	Prev. Mth Total	Current Mth Total	Total	
HOMESTEAD BANK	April 30, 2024	May 30, 2024		Comments
Checking 100-027	\$ (593,456.27)	\$ 3,631,923.13	\$ 3,038,466.86	#411025 Trfr \$300,000; Lt ICS Trfr \$500,000 Wesco invoices; Gen ICS Trfr \$55,000 Elsbury; Fire Station Trfr - Fire Station Int; Bond Antic \$2.2 Million Middle Loup Sub
Sales Tax 300-277	\$ (37,849.81)	\$ 86,430.36	\$ 48,580.55	Mtr Veh \$6196; 25% Infrast \$6757; Trfr \$75000 504420; ICS Trfr \$30,000
Civic Center 300-749	\$ (238.54)	\$ 238.74	\$ 0.20	
City REDLG 301-465	\$ (154,920.27)	\$ 157,065.66	\$ 2,145.39	Vogel; Teresa's Fl; Bootlegger
City ARP 303057	\$ (0.09)	\$ -	\$ -	Closed Account
Water Trmt 504-189	\$ (8,382.84)	\$ 8,393.52	\$ 10.68	
Keno 504-409	\$ (3,863.80)	\$ 37,755.26	\$ 33,891.46	Keno Rev \$6746; WtrPk Excite \$2861;
Sales Tax 504420	\$ (265,954.35)	\$ 223,309.23	\$ (42,645.12)	LB840 Rev; Sales Tax \$46,736; Yutesler \$10,000; SPDC - \$8175; \$10501; Trfr to 300277 - \$75,000
Pool 504-442	\$ (14,128.50)	\$ 14,146.50	\$ 18.00	
General 504-805	\$ (13,489.97)	\$ 13,507.16	\$ 17.19	
Sewer 504-849	\$ (19,554.05)	\$ 19,578.96	\$ 24.91	
Police 504-860	\$ (16,303.89)	\$ 16,324.66	\$ 20.77	
Senior Center 504-882	\$ (8,475.73)	\$ 8,486.53	\$ 10.80	
Brick (Street) 504-915	\$ (2,057.08)	\$ 2,059.70	\$ 2.62	
Library Maint. 504-970	\$ (2,877.89)	\$ 2,881.56	\$ 3.67	
Light Sinking 504-981	\$ (4,317.78)	\$ 4,823.58	\$ 505.80	
Fire Sinking 504-992	\$ (7,603.76)	\$ 7,613.45	\$ 9.69	
EMT Sinking 505-003	\$ (8,025.58)	\$ 8,035.80	\$ 10.22	
Street Sinking 505-014	\$ (12,116.80)	\$ 12,132.24	\$ 15.44	
Park Sinking 505-025	\$ (11,769.26)	\$ 11,784.25	\$ 14.99	
TIF Projects 505-036	\$ (1,224.97)	\$ 1,240.88	\$ 15.91	
Elmwood Cem Found 505168	\$ (16,659.91)	\$ 16,666.28	\$ 6.37	
Civic Center Sink 505179	\$ (1,859.12)	\$ 1,861.49	\$ 2.37	
Walk/Bike 5482-7	\$ (3,451.24)	\$ 3,451.24	\$ -	
CITIZENS BANK & TRUST				
Consumer Dep 102-415	\$ (55,950.71)	\$ 55,700.71	\$ (250.00)	
Cafeteria 125 102-407	\$ (17,005.57)	\$ 17,083.92	\$ 78.35	
Health Ded 102-482	\$ (96,360.54)	\$ 101,999.22	\$ 5,638.68	Regional Care Activity RE Deductible
25% Infrast 102-342	\$ (96,882.48)	\$ 103,825.96	\$ 6,943.48	25% Infrast Deposit \$6757 + Interest
Sales Tax Fire Station Proceeds	\$ (132,192.40)	\$ 103,983.35	\$ (28,209.05)	Proceeds \$13513; Trfr \$46953
Fire Station Construct #103683	\$ (36,996.06)	\$ 151,684.10	\$ 114,688.04	Npait \$150000; JEO \$31954 & 35454
Cemetery Sav 753-122	\$ (14,926.80)	\$ 14,926.80	\$ -	
Park Aluminum 772682	\$ (6,090.86)	\$ 6,340.46	\$ 249.60	Alum Cans + Interest;
Light ICS 103217	\$ (736,336.53)	\$ 229,681.85	\$ (506,654.68)	to Ckg 100027 Middle Loup Subd \$500000; to Ckg 100027 \$8000 Excavator
Water ICS 103225	\$ (280,175.76)	\$ 281,224.64	\$ 1,048.88	
Sewer ICS 103241	\$ (287,989.91)	\$ 289,068.03	\$ 1,078.12	
General ICS 103209	\$ (552,360.40)	\$ 499,308.81	\$ (53,051.59)	Withdrawal \$266000 to Ckg 100027 to Pay

				Elsbury Pay #1 plus Interest
Building ICS 103233	\$ (26,036.48)	\$ 26,133.91	\$ 97.43	
Fire ICS 103268	\$ (20,223.18)	\$ 20,298.89	\$ 75.71	
Ambulance ICS 103276	\$ (68,564.70)	\$ 68,821.38	\$ 256.68	
Park ICS 103284	\$ (45,818.44)	\$ 45,989.95	\$ 171.51	
Police ICS 103292	\$ (2,681.41)	\$ 2,691.44	\$ 10.03	
Keno ICS 103314	\$ (70,168.37)	\$ 40,365.90	\$ (29,802.47)	
Street ICS 103349	\$ (74,197.61)	\$ 74,475.36	\$ 277.75	
Library ICS 103365	\$ (40,060.48)	\$ 40,210.42	\$ 149.94	
Senior Center ICS 103373	\$ (22,249.33)	\$ 22,332.62	\$ 83.29	
Redlg ICS 103381	\$ (101,314.42)	\$ 101,693.68	\$ 379.26	
Pool ICS 103438	\$ (38,409.82)	\$ 38,553.59	\$ 143.77	
Cemetery ICS 103446	\$ (64,414.14)	\$ 64,655.27	\$ 241.13	
25% Infrastructure ICS	\$ (206,027.97)	\$ 206,799.22	\$ 771.25	
Sales Tax ICS 103462	\$ (14,097.19)	\$ 14,149.93	\$ 52.74	
Health Ded ICS 102-482	\$ (104,716.67)	\$ 105,108.69	\$ 392.02	
HERITAGE BANK				
UB ACH 411025	\$ (503,018.56)	\$ 294,672.81	\$ (208,345.75)	ACH Utility Bills
NPAIT INVESTMENTS				
Light #23251-101	\$ (485,614.65)	\$ 487,807.95	\$ 2,193.30	ALL INTEREST
Water #23251-102	\$ (160,802.35)	\$ 161,528.64	\$ 726.29	
General #23251-104	\$ (485,614.65)	\$ 487,807.95	\$ 2,193.30	
Sewer #23251-106	\$ (214,530.65)	\$ 215,499.56	\$ 968.91	
Fire #23251-107	\$ (91,698.41)	\$ 92,112.58	\$ 414.17	
Ambulance #23251-108	\$ (161,008.64)	\$ 161,735.86	\$ 727.22	
Park #23251-109	\$ (98,095.91)	\$ 98,538.95	\$ 443.04	
Library #23251-110	\$ (53,313.03)	\$ 53,553.79	\$ 240.76	
Keno #23251-111	\$ (107,692.27)	\$ 108,178.64	\$ 486.37	
Redlg #23251-112	\$ (53,313.03)	\$ 53,553.79	\$ 240.76	
Fire Station Construct #23251-201	\$ (1,988,940.64)	\$ 1,847,747.97	\$ (141,192.67)	
NEBRASKA CLASS				
Lights 01-0005-0001	\$ (759,310.32)	\$ 762,744.78	\$ 3,434.46	
Water 01-0005-0002	\$ (234,606.15)	\$ 235,667.30	\$ 1,061.15	
Sewer 01-0005-0003	\$ (308,455.52)	\$ 309,850.70	\$ 1,395.18	
General 01-0005-0004	\$ (700,753.29)	\$ 703,922.88	\$ 3,169.59	
Street 01-0005-0005	\$ (43,597.71)	\$ 43,794.91	\$ 197.20	
Fire 01-0005-0006	\$ (31,900.76)	\$ 32,045.05	\$ 144.29	
Police 01-0005-0007	\$ (15,950.38)	\$ 16,022.53	\$ 72.15	
Fire Station Construction 01-0005-0008			\$ -	
Cemetery 01-0005-0009	\$ (27,647.31)	\$ 27,772.36	\$ 125.05	
Ambulance 01-0005-0010	\$ (125,476.31)	\$ 126,043.86	\$ 567.55	
Park 01-0005-0011	\$ (46,787.79)	\$ 46,999.42	\$ 211.63	
Library 01-0005-0012	\$ (41,470.98)	\$ 41,658.56	\$ 187.58	
Keno 01-0005-0013	\$ (39,344.29)	\$ 39,522.25	\$ 177.96	
Sales Tax 01-0005-0014	\$ (128,666.39)	\$ 129,248.36	\$ 581.97	
25% Infrast. 01-0005-0015	\$ (76,521.94)	\$ 76,868.06	\$ 346.12	

Sales Tax (Fire Station Proceeds)	\$ -	\$ -	\$ -	
01-0005-0016				
REDLG 01-0005-0017	\$ (18,077.09)	\$ 18,158.85	\$ 81.76	
Building Sinking	\$ (25,520.62)	\$ 25,636.05	\$ 115.43	
01-5000-0019				
Swimming Pool	\$ (15,950.38)	\$ 16,022.53	\$ 72.15	
01-0005-0020				
Senior Center	\$ (21,267.18)	\$ 21,363.37	\$ 96.19	
01-5000-0021				
Health Ded 01-5000-0022	\$ (76,521.94)	\$ 76,868.06	\$ 346.12	
CITY FUND TOTAL	\$ (11,562,298.87)	\$ 13,829,766.65	\$ 2,267,467.87	

Deposits and Checks printed for Month (held in statement folder)

2023-2024

Month / Year	Deposit Total	Check Total	Grand Total	Comment
October 31, 2023	\$ 760,672.09	\$ (750,526.71)	\$ 10,145.38	BOKF \$159,474; LARM \$168,704
November 30, 2023	\$ 524,242.33	\$ (594,253.80)	\$ (70,011.47)	BOKF Fire Station; Ambulance Transfer
December 31, 2023	\$ 477,205.78	\$ (771,895.29)	\$ (294,689.51)	BOKF \$148,038 Street Bond; #411025 Trfr to 100027 = \$200,000; \$61,668 Ambulance Trfr to Ambulance Npait
January 31, 2024	\$ 622,156.50	\$ (446,768.68)	\$ 175,387.82	\$107,900 Trfr from Light ICS to #100027 RE: Electrical Bucket Truck Altec Capital: 1/2 Bucket Truck \$53,950
February 28, 2024	\$ 904,639.48	\$ (794,858.88)	\$ 109,780.60	Amer Tower \$14,153 (Deposit); Rutjens \$270,524 WD; Altec Cap \$53,950 WD
March 31, 2024	\$ 446,910.41	\$ (795,825.51)	\$ (348,915.10)	Library ICS to Ckg (floor); Trfr from 411025 to Light/Water/Sewer NE Class \$300,000; 22-23 Fin State Trfr to Cem/Pool/Library = \$68,658
April 30, 2024	\$ 722,571.50	\$ (682,924.00)	\$ 39,647.50	BOKF \$4203; Olsson \$20,608; Elsbury \$265,057
May 31, 2024	\$ 3,883,738.37	\$ (1,053,617.26)	\$ 2,830,121.11	#411025 Trfr \$300,000; Lt ICS Trfr \$500,000 Wesco invoices; Gen ICS Trfr \$55,000 Elsbury; Fire Station Trfr - Fire Station Int; Bond Antic \$2.2 Million Middle Loup Sub
June 30, 2024				
July 31, 2024				
August 31, 2024				
September 30, 2024				
Grand Total	\$ 8,342,136.46	\$ (5,890,670.13)	\$ 2,451,466.33	



City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

As of May 31, 2024

Homestead Bank

Checking (NOW) 300-100-027.....	\$ 3,631,923.13
City Sales Tax (Checking) 300-300-277.....	\$ 86,430.36
St. Paul Civic Center (MMDA) 300-300-749.....	\$ 238.74
City REDLG (Secure Plus) 300-301-465.....	\$ 157,065.66
American Rescue Plan (ARP) Funds 300-303-057.....	\$ -
Water Treatment Plant (Bond Reserve) (MMDA) 300-504-189.....	\$ 8,393.52
Keno (MMDA) 300-504-409.....	\$ 37,755.26
Sales Tax (P.I.) 300-504-420.....	\$ 223,309.23
Pool Construction (MMDA) 300-504-442.....	\$ 14,146.50
General Equipment Sinking (MMDA) 300-504-805.....	\$ 13,507.16
Sewer Building & Equipment Fund (MMDA) 300-504-849.....	\$ 19,578.96
Police Equipment Fund (MMDA) 300-504-860.....	\$ 16,324.66
Senior Center Fund (MMDA) 300-504-882.....	\$ 8,486.53
Brick Account (MMDA) 300-504-915.....	\$ 2,059.70
Library Maintenance Reserve (MMDA) 300-504-970.....	\$ 2,881.56
Light Sinking Fund (MMDA) 300-504-981.....	\$ 4,823.58
Fire Sinking Fund (MMDA) 300-504-992.....	\$ 7,613.45
EMT Sinking Fund (MMDA) 300-505-003.....	\$ 8,035.80
Street Sinking Fund (MMDA) 300-505-014.....	\$ 12,132.24
Park Equipment Sinking Fund (MMDA) 300-505-025.....	\$ 11,784.25
TIF Projects (MMDA) 300-505-036.....	\$ 1,240.88
St. Paul Elmwood Cemetery Foundation (MMDA) 300-505-168.....	\$ 16,666.28
Civic Center Sinking Fund (MMDA) 300-505-179.....	\$ 1,861.49
Walk/Bike Trail (Savings) 300054827.....	\$ 3,451.24

Citizens Bank & Trust

Consumer Deposit Fund (Checking) 102415.....	\$ 55,700.71
Cafeteria 125 (NOW) 102407.....	\$ 17,083.92
Health Deductible Account (NOW) 102482.....	\$ 101,999.22
Sales Tax Infrastructure (NOW) 102342.....	\$ 103,825.96
Sales Tax Fire Station Proceeds 103667.....	\$ 103,983.35
Fire Station Construction 103683.....	\$ 151,684.10
Cemetery (Savings) 753122.....	\$ 14,926.80
City Park Aluminum Improvement (Savings) 772682.....	\$ 6,340.46
Lights (ICS MMA) 103217.....	\$ 229,681.85
Water (ICS MMA) 103225.....	\$ 281,224.64
Sewer (ICS MMA) 103241.....	\$ 289,068.03
General (ICS MMA) 103209.....	\$ 499,308.81
Building (ICS MMA) 103233.....	\$ 26,133.91



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



Fire (ICS MMA) 103268.....	\$	20,298.89
Ambulance (ICS MMA) 103276.....	\$	68,821.38
Park (ICS MMA) 103284.....	\$	45,989.95
Police (ICS MMA) 103292.....	\$	2,691.44
Keno (ICS MMA) 103314.....	\$	40,365.90
Streets (ICS MMA) 103349.....	\$	74,475.36
Library (ICS MMA) 103365.....	\$	40,210.42
Senior Center (ICS MMA) 103373.....	\$	22,332.62
Red Leg (ICS MMA) 103381.....	\$	101,693.68
Pool (ICS MMA) 103438.....	\$	38,553.59
Elmwood Cemetery (ICS MMA) 103446.....	\$	64,655.27
25% Sales Tax Infrastructure (ICS MMA) 102342.....	\$	206,799.22
City Sales Tax (ICS Bus. Int.) 103462.....	\$	14,149.93
Health Deductible Account (ICS MMA) 102482.....	\$	105,108.69

Heritage Bank

ACH Account (MMDA) 411025.....	\$	294,672.81
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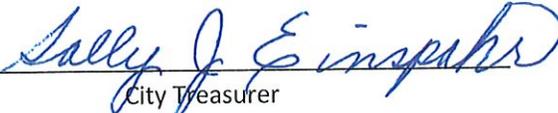
NPAIT Funds

Light Funds 23251-101.....	\$	487,807.95
Water Funds 23251-102.....	\$	161,528.64
General Funds 23251-104.....	\$	487,807.95
Sewer Funds 23251-106.....	\$	215,499.56
Fire Funds 23251-107.....	\$	92,112.58
Ambulance Funds 23251-108.....	\$	161,735.86
Park Funds 23251-109.....	\$	98,538.95
Library Funds 23251-110.....	\$	53,553.79
Keno Funds 23251-111.....	\$	108,178.64
REDLG Funds 23251-112.....	\$	53,553.79
New Fire Station 23251-201.....	\$	1,847,747.97

NEBRASKA CLASS

Lights 01-0005-0001.....	\$	762,744.78
Water 01-0005-0002.....	\$	235,667.30
Sewer 01-0005-0003.....	\$	309,850.70
General 01-0005-0004.....	\$	703,922.88
Street 01-0005-0005.....	\$	43,794.91
Fire 01-0005-0006.....	\$	32,045.05
Police 01-0005-0007.....	\$	16,022.53
Fire Station Construction 01-0005-0008.....		\$0.00
Cemetery 01-0005-0009.....	\$	27,772.36
Ambulance 01-0005-0010.....	\$	126,043.86
Park 01-0005-0011.....	\$	46,999.42
Library 01-0005-0012.....	\$	41,658.56
Keno 01-0005-0013.....	\$	39,522.25
Sales Tax 01-0005-0014.....	\$	129,248.36
25% Infrastructure 01-0005-0015.....	\$	76,868.06
Sales Tax (Fire Station) 01-0005-0016.....		\$0.00

REDLG 01-0005-0017	\$	18,158.85
ARPA 01-0005-0018		\$0.00
Building Sinking Fund 01-0005-0019	\$	25,636.05
Swimming Pool 01-0005-0020	\$	16,022.53
Senior Center 01-0005-0021	\$	21,363.37
Health Deductible 01-0005-0022	\$	76,868.06
Total City Funds	\$	13,829,766.65



 City Treasurer

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

Monday, June 3, 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, June 3, 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

John A. Krajewski, P.E., JK Energy Consulting, LLC was in attendance to provide a presentation regarding the City of St. Paul's Electrical Rate Study. The purpose of the study was for the review of the financial performance of the electric utility, which included (1) rates that provide sufficient revenues to cover projected operating expenses; (2) rates that reflect the cost of service for each rate class; and (3) rates that are competitive with neighboring utilities. The presentation consisted of the: (1) Introduction; (2) Projected Financial Results; (3) Cost of Service; (4) Rate Design; (5) Comparison to Neighboring Utilities; and (6) Recommendations. Other topics discussed were net metering (solar), production cost adjustment, residential energy rate blocks and descriptions on rate classes. The Mayor and City Council will hold a study session to form an ordinance prior to the 2024-2025 Budget Workshop regarding the electrical rate changes.

Next on the agenda for discussion was opening and paving vacated 3rd Street north of "O" Street; the property is owned by Mr. and Mrs. Troy Lukasiewicz. Mayor Feecken gave a history of dialogue from the previous Council meeting on May 20, 2024. Blake Schwartz owner of St. Paul Grocery was in attendance in seeking City financial options in paving 3rd Street that abuts his property. Per the Community Development Law, it is an eligible use for Tax Increment Financing (TIF) if the City owns the street. City TIF Attorney Andrew Willis stated that the valuation of the St. Paul Grocery Store is not sufficient enough to utilize TIF for both the infrastructure and 3rd Street. Paving 3rd Street will cost approximately \$100,000. Currently, the City has obligated \$1.5 million to the Middle Loup Subdivision and is utilizing infrastructure funds for the new St. Paul Fire Station. The City currently doesn't have the funds to do the paving project. In conclusion, Blake Schwartz will contact Mr. and Mrs. Troy Lukasiewicz regarding the selling and placing gravel/rock on 3rd Street to get the project started.

Laura Berthelsen (Deputy Clerk) was in attendance to discuss the City applying for the NE Dept. of Economic Development (DED), Rural Community Recovery Program (RCRP) that utilizes funding provided through the COVID-19 State and Local Fiscal Recovery Fund through the American Rescue Plan Act (ARPA) of 2021. The 2023 RCRP Administrative Manual defines eligible activities as an installation of public features and/or site development for affordable housing. Currently, the grant is no longer centered on the housing, but more on public feature improvements. The City is seeking \$1.3 million regarding: (1) new sidewalks in the City Park; (2) remove the deteriorated skate park and utilize it for a picnic shelter and a musical instrument feature; and (3) remove the City tennis court and replace it with three (3) tennis courts. The funds are not guaranteed for the projects listed. Council member Kowalski moved to approve the City utilizing \$2,000 from Keno funds so that the South Central Economic Development District, Inc. (SCEDD) can assist with the Rural Community Recovery Program application process. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Marcus Paczosa (Royal Coachmen Car Club) was in attendance to discuss the location of parking cars for the Grover Cleveland Alexander (GCA) Days Royal Coachman Car Club "Show and Shine". A vehicle parking and rain plan diagrams were presented to the City Council. Council member Kowalski moved to approve St. Paul Royal Coachmen Car Club utilizing: (1) Jay Street between 4th and 6th Streets and (2) 4th Street between Jay and Indian Streets. This comes with the stipulation that the Royal Coachman does not utilize the antique tractor area. The rain plan was also approved. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0. The event will be on Saturday, July 13, 2024, from 7:00 a.m. to 8:00 p.m. A Certificate of Insurance will be on file at the City Office prior to the event.

Jordan Robinson from the St. Paul Chamber of Commerce was present to discuss the Culpepper Merriweather Circus coming to St. Paul, NE on Saturday, July 20, 2024, with shows beginning at 2:00 p.m. and 4:30 p.m. Utilities Superintendent Helzer will contact Diggers Hotline to locate utilities, gas and cable, so the tent can be erected. The circus will also have water available to them from a water hydrant. Generators will be provided by the circus. All trash will be taken care of by the Chamber of Commerce and porta potties will be provided by the circus. A

current Certificate of Insurance on file at the City Office. The circus will be located north of the tennis courts and south of the football practice field. Council member Sack moved to approve the St. Paul Chamber of Commerce hosting the Culpepper MerriWeather Circus in St. Paul. Council member Kowalski seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Sack moved to approve Elsbury Construction, LLC Pay Request #3 (Middle Loup Subdivision Project #023-00398) for the amount of \$129,713.65; the work consisted of final tree removal and beginning on earthwork. Council member Schmid seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

Council member Schmid moved to approve the Consent Agenda Items: (1) Council Minutes for May 20, 2024 (regular) and May 23, 2024 (special); (2) Disbursements for June 3, 2024; and (3) Bootlegger Inc. (Tiffany Fousek) Special Designated Liquor #124534 (SDL) application regarding Saturday, July 13, 2024, from 9:00 a.m. to 9:00 p.m. This is regarding the Grover Cleveland Alexander (GCA) Days event in the City Park on Indian Street. Wristbands will be utilized for underage drinking; a Certificate of Insurance is current at the City Office for General and Liquor Liability. Council member Sack seconded the motion. Council members Kowalski, Schmid, Peters & Sack voted aye, nays none. Motion carried 4/0.

June 3, 2024 Disbursements

Gross Wages - May	98670.71
911 Custom (uniform)	1454.90
Amazon Capital Services (books)	442.18
Blue Cross Blue Shield (insurance)	18420.28
BOK Financial (bonds)	7148.75
Bomgaars (supplies)	1945.89
Bound to Stay Bound (books)	149.07
Cengage Learning (books)	65.58
Charter/Spectrum (service)	239.96
Chesterman Company (concessions)	540.81
City Health Deductible Savings (insurance)	5445.00
City of St. Paul 125 Plan (insurance)	100.00
Collaborative Summer Reading Program (supplies)	161.23
Construction Rental (supplies)	775.00
Core & Main (supplies)	3.81
Custer County Recycling (Service)	39.80
Dick's Repair (repair)	1973.57
Eakes (service)	77.56
Elan Financial Services (supplies, fuel, meals, postage, fees)	1222.35
Elmwood Cemetery (service)	400.00
Elsbury Construction (contract)	129713.65
Filter Care (service)	75.05
Goettsche, Roger (service)	421.62
Hawkins Inc (chemicals)	5867.94

HD Arms (supplies)	1035.50
Heartland Disposal (service)	166.99
Homestead Bank: Wire Fee: Fire Station & Series 2020 Bond Pymt (wire fee)	8.00
Homestead Bank: Wire Fee: Middle Loup Subdivision Bond Anticipation Notes (BAN's) (wire fee)	4.00
Homestead Bank: Bad Check Fee: J. Ayres (bad check fee)	3.00
Hometown Market (supplies)	184.70
Howard Co. Treasurer (Dispatch Fee)	3158.54
Howard Greeley RPPD (standby)	308.83
Jacobs Ford (service)	382.26
Jarecke Motors (service)	237.89
John Deere Financial (supplies)	644.14
Kelly Supply Company (supplies)	181.73
Koperski, LaDonna (mileage)	124.62
LARM (insurance)	927.10
Loup Valley Supply (repair)	168.00
Madison Nat'l Life (insurance)	209.38
Menards (supplies)	190.61
Merchant JT&S (book)	550.00
Mutual of Omaha (insurance)	136.80
NDEE Wastewater Treatment Facility (WWTF) Fiscal Services (loan)	99853.58
Penworthy Company (books)	976.26
Petty Cash (fees)	34.00
Prov Enroll Fee Medicare: EMS Medicare Revalidation (Fee)	709.00
PSSI Pest Management (service)	185.00
S E Smith & Sons (supplies)	146.30
State of NE Central Svcs (telephone)	38.34
Wesco (supplies)	954.44

Non-General Disbursements

Sales Tax: St. Paul Development Corp: Engineer Fees Reimb. (Eng Fees) (Middle Loup Subdivision)	8174.93
Keno: Homestead Bank: Keno Check Order (check order)	24.59
Sales Tax Fire Station Proceeds #103667: Transfer of Funds to VP Bond RE: to Pay Fire Station Bond Interest	41952.50
Fire Station Construction: Engineer Fees (engineer fees)	35453.97
Sales Tax M. Mmkt transfer to Sales Tax Checking (transfer of funds)	75000.00
NPAIT (#23251-201) Fire Station Construction transfer to Fire Station Construction Checking #103683 to Pay Engineer/Construction (transfer)	150000.00
Sales Tax: Street: Mtr Veh Tax: March 2024 Proceeds (Mtr Veh Tax)	6195.65

Sales Tax: Fire Station: March 2024 Proceeds (Fire Station)	13513.36
Sales Tax: 25% Infrastructure: March 2024 Proceeds (25% Infrast)	6756.68

The Mayor and City Council was in agreement to set two (2) 2024-2025 Budget Workshop dates scheduled for Tuesday, July 2, 2024 at 5:00 p.m. and Tuesday, July 30, 2024 at 5:00 p.m.

Utilities Superintendent Helzer updates:

(1) Water break at Parkside South Housing facility on 5th Street between Farnum and Elm Streets; (2) No power was lost in St. Paul regarding the wind storm on Sunday, June 2, 2024; The City's priority was to open the streets from tree debris; and (3) There is an electrical underground fault from the St. Paul Public School bus barn west on Elm Street; the Electrical Dept. is working on resolving the problem.

Per Chief of Police Howard, there were no nuisances to report for the 1st of the Month nuisances.

Chief of Police Howard updated the Mayor and Council on nuisance abatements that consisted of: (1) Todd Padrnos at 1220 Farnum Street; (2) Jannea Rudolf at 920 Indian Street; and (3) Barbara Lyons at 1108 7th Street. The lawn at 304 8th Street will be mowed by a lawn service then paid by the property owner.

Chief of Police Howard reported patrol car brake problems; the Police Dept. will be over the repair budget line item.

Mayor Feeken updates: (1) Middle Loup Subdivision progress meeting to be held on Thursday, June 20, 2024 at 1:30 p.m. in the City Council Chambers; and (2) NTV News contacted the Mayor regarding tree debris from the June 2, 2024 wind storm.

Mayor Feeken adjourned the City Council meeting at 7:59 p.m.

Date

Mike Feeken, Mayor

Connie Jo Beck, City Clerk/Deputy Treasurer

St. Paul Planning Commission

June 10, 2024

Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 10th day of June, 2024 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Solko called the meeting to order at 12:05 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. The notice of the meeting was published in the Phonograph Herald, a legal newspaper in Howard County, Nebraska. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Connie Becker, Arvilla Jacobs, Dan Scheer, Tyler Solko, and Tony Walch. Commission member absent: None. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Scheer moved to approve the May 13, 2024 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Scheer, Solko, and Walch voted aye, nays none. Motion carried 5/0.

Chairman Solko opened the public hearing at 12:07 p.m. on the request by the St. Paul Development Corporation to vacate Middle Loup Subdivision except for the U.S. Highway 281 right-of-way dedicated with the Middle Loup Subdivision plat.

Brian Friedrichsen with Olsson and Zoning Administrator Matt Helzer spoke on the reasons for vacating Middle Loup Subdivision: right-of-way easements were relocated and the size of some of the lots changed. The outside boundary of the subdivision is essentially the same with any variances being the right-of-way easements which includes the Welcome sign location.

Having no further comments, the public hearing was closed at 12:10 p.m. Commission member Scheer moved to approve the vacation of Middle Loup Subdivision except for the U.S. Highway 281 right-of-way dedicated with the plat. Commission member Becker seconded the motion. Commission members Jacobs, Scheer, Solko, Walch, and Becker voted aye; nays none. Motion carried 5/0. A public hearing will also be held on June 17, 2024 at 6:30 p.m. before the City Council.

Chairman Solko opened the public hearing at 12:11 p.m. regarding the Final Plat of Middle Loup River Subdivision.

Commissioner Scheer questioned the cost of the lots in the subdivision, and raised concerns about taxpayers footing the bill for the subdivision improvements.

Cheri Klinginsmith, Flood Plain Administrator for Howard County, questioned whether an engineering study was conducted per FEMA regulations. She indicated that unless there is a Base Flood Elevation (BFE) on file that says that it is valid "until superceded", an engineering study would be required. Mr. Friedrichsen indicated that the BFE does not have an expiration date. The storm drainage from the subdivision will be diverted into a holding cell in the Outlot of the subdivision.

Upon no further comments, the public hearing was closed at 12:27 p.m. Commission member Walch moved to approve the Final Plat of Middle Loup River Subdivision. Commission member Scheer seconded the motion. Commission members Scheer, Solko, Walch, Becker, and Jacobs voted aye, nays none. Motion carried 5/0. A final public hearing on this matter will be held on June 17, 2024 at 6:30 p.m. before the City Council.

Chairman Solko opened the public hearing at 12:33 p.m. regarding the zoning designations for the lots contained in Middle Loup River Subdivision. These zoning designations are essentially the same as what is in place in the Middle Loup Subdivision. Upon no comment from the public, the public hearing was closed at 12:34 p.m. Commission member Becker moved to approve the zoning designations for the lots contained in Middle Loup River Subdivision. Commission member Jacobs seconded the motion. Commission members Solko, Walch, Becker, Jacobs, and Scheer voted aye; nays none. Motion carried 5/0. A final public hearing on this matter will be held on June 17, 2024 at 6:30 p.m. before the City Council.

Chairman Solko opened the public hearing at 12:34 p.m. pertaining to a request to amend the Redevelopment Plan to allow for tax increment financing (TIF) for Lots 1-20 in Middle Loup River Subdivision. Attorney Andrew Willis was present to explain the amendment to the Redevelopment Plan. The tax increment funding allows for the financing of the infrastructure over time based on the increase in assessed value. The owner of each lot would have a separate agreement with the St. Paul Development Corporation pertaining to the tax increment financing.

Commissioner Scheer again raised concerns about the taxpayers footing the bill for the subdivision improvements and the cost of the lots within the subdivision. In addition, questions were raised as to what would occur if a property owner went out of business before the 15-year time period for tax increment financing period ended, or what would happen if the lots didn't sell.

Mr. Willis and St. Paul Development Corporation Executive Director Parker Klingensmith reiterated the TIF process and how it provided incentives to potential property owners to bring businesses to a community. The business would ideally construct a building for the business, hire local employees and pay property and sales tax.

Upon no further comments, the public hearing was closed at 12:48 p.m. Commission member Scheer moved to deny the amendment to the Redevelopment Plan indicating that \$3.7 million could be left hanging on the taxpayers and he was concerned how it could affect other businesses. Commission Walch indicated he did not understand the issue enough to vote. After further discussion, Commissioner Scheer withdrew his motion.

Commission member Walch moved to amend the Redevelopment Plan to allow tax increment financing (TIF) for Lots 1-20 in Middle Loup River Subdivision. Commission member Solko seconded the motion. Commission members Walch, Becker, Jacobs, and Solko voted aye. Commission member Scheer voted nay. Motion carried 4/1. A public hearing will be held on June 17, 2024 at 6:30 p.m. before the City Council.

Commission member Becker left the meeting at 1:07 p.m.

Commission member Jacobs moved to ratify the administrative approval of the following zoning permits:

- (a) 2024-18 Jason Leth – fence at 1315 Grant Street

- (b) 2024-19 Rick & Suzy Peters – wood deck at 211 Grant Street
- (c) 2024-20 Heather Poss – vinyl fence at 419 8th Street
- (d) 2024-21 Casey Beck – deck at 1218 6th Street

Commission member Walch seconded the motion. Commission members Jacobs, Scheer, Solko, and Walch voted aye, nays none. Motion carried 4/0.

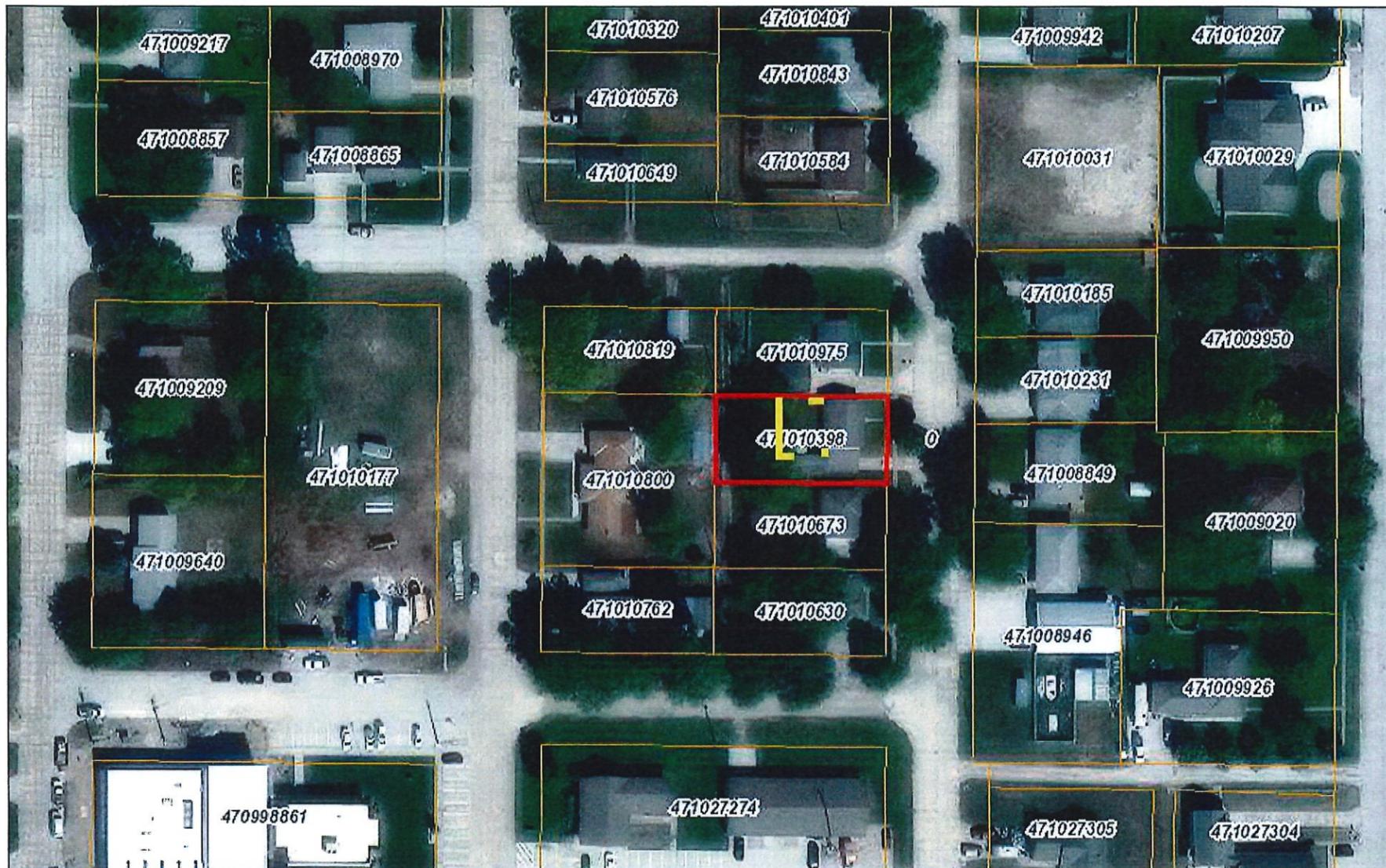
The meeting was adjourned at 1:12 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Tyler Solko
Chairman

Laura Berthelsen
Planning Secretary

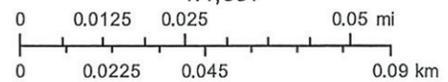


May 15, 2024

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

Parcels

1:1,687



Zoning Classification R-2 Value \$ 3,500⁰⁰ PERMIT NUMBER 2024-19
 Please call 811 before completing form FEE \$25.00 CASH CHECK# X 8888
pd 5/15/24

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

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

Property Owner Rick Peters & Suzy Peters Contractor Dustin Nilson
 Address 211 Grant Address St Paul
 City, State, Zip St Paul, NE 68873 Phone Number
 Phone Number 308-750-5528 Cell Phone 308-750-1157

Complete Legal Description of the Property Part Lot 4 (66' x 148') Block 7 Darnall's Add St. Paul
 Address of Construction Site 211 Grant St.
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure Deck - Wood Dimension of Structure 12 x 22
 Distance from Front property line 47' Distance from Rear Property Line 89'
East West
 Distance from Side Property Line 12' Distance from Second Side Line 32'
North South

Is there a utility easement on any side of the property? NO
 Approximately when will construction Start May 2024 Finish August 2024

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-15-24
(Matt Helzer's signature)

Recommendations needed before approval: _____

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

For Office Use Only:

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

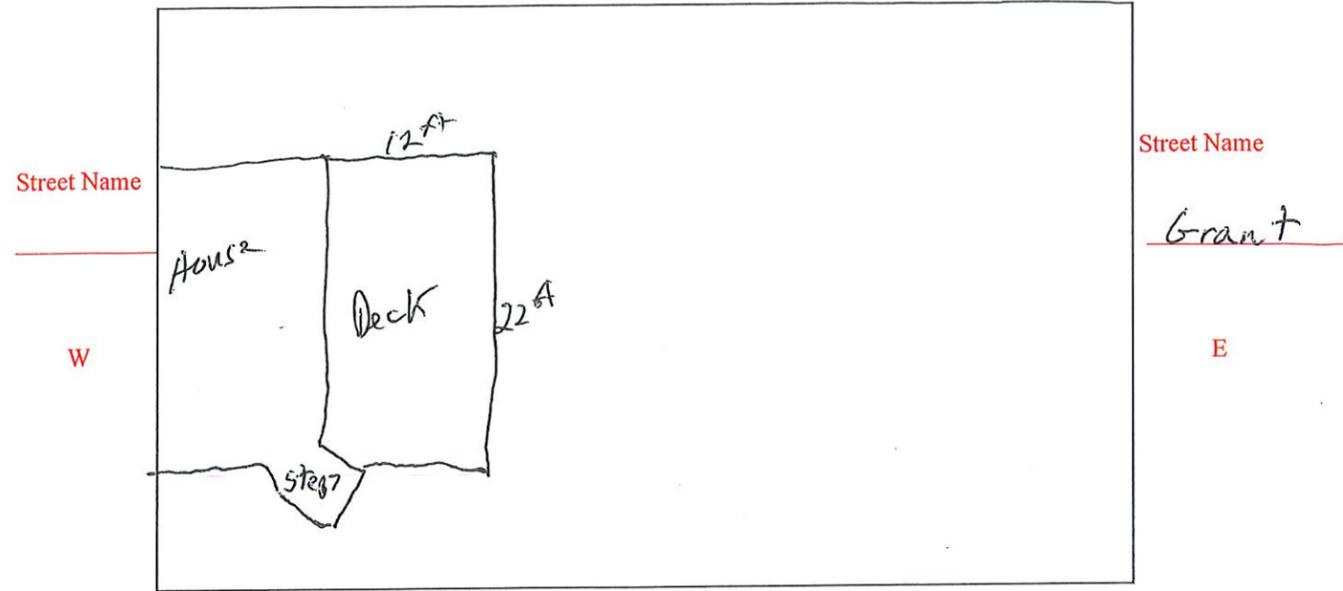
Does the proposed use meet all the required setback distances? YES NO

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

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

Site Plan Sketch:

North Street Name _____



South Street Name _____

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

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

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

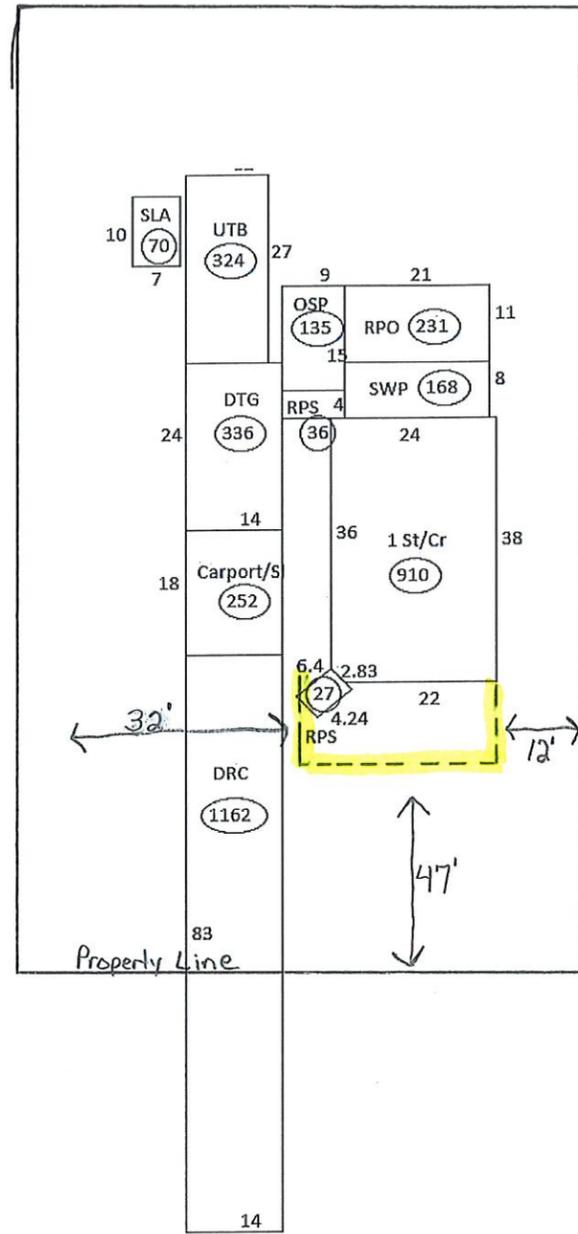
Signature of Applicant Rick Peter Date 5/15/24

For Office Use Only:

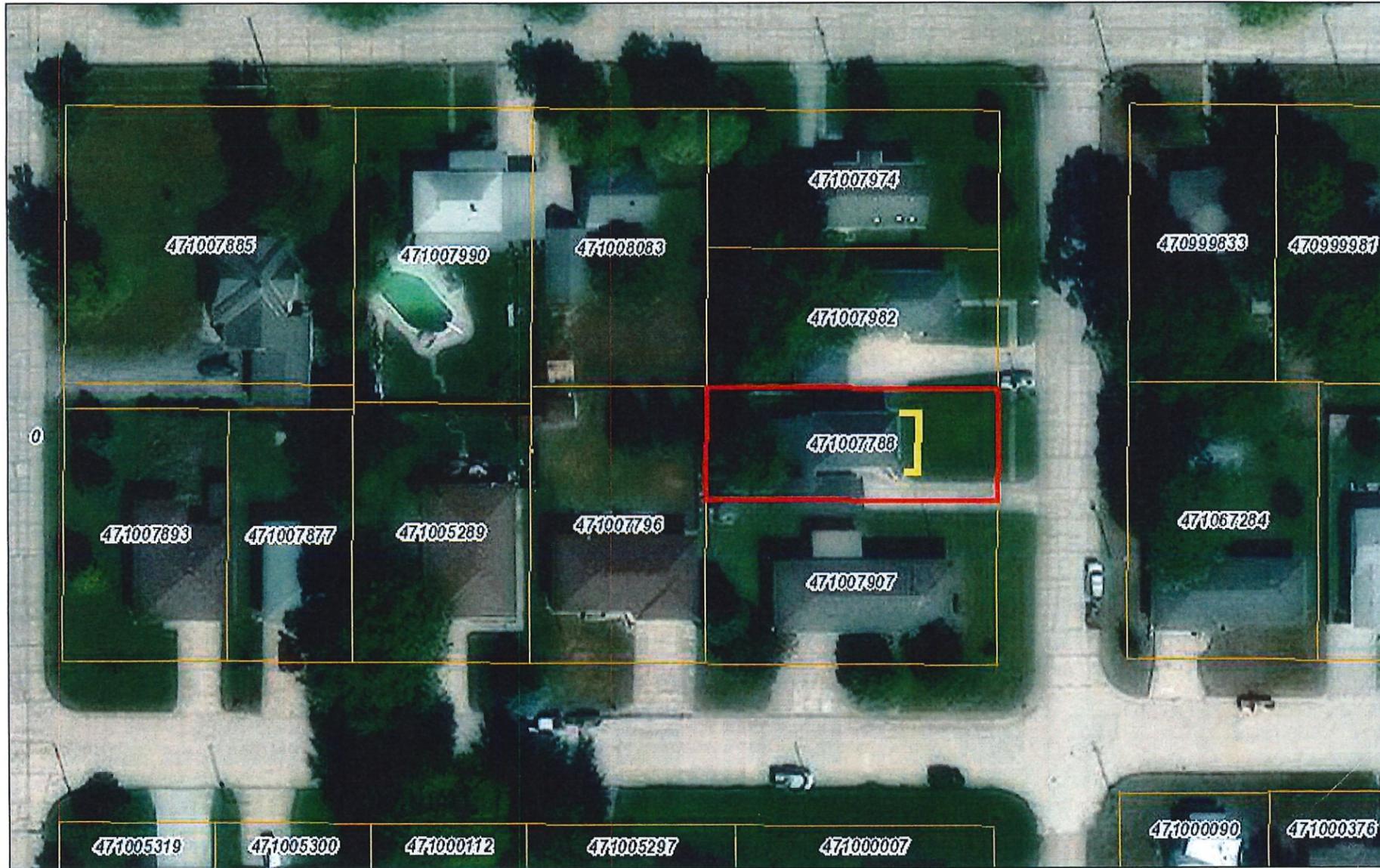
Permit is Approved _____ Denied _____ Matthew T Helzer Date 5/15/24
Zoning Administrator Signature
Admin Approval
per §11.1.1

Reasons for Denial: _____

2024-19



North
→

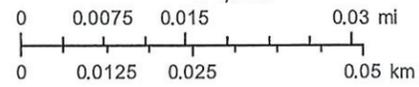


May 15, 2024

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1:1,055

□ Parcels



Zoning Classification R-2 Value \$ 1200.⁰⁰

PERMIT NUMBER 2024-20
FEE \$25.00 CASH CHECK# 1203 CC
pd 5/23/24

APPLICATION FOR A FENCE PERMIT

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

Property Owner Heather Poss Contractor Self

Address 419 8th St. Address _____

City, State, Zip St. Paul, NE, 68873 Phone Number _____

Phone Number 308-850-2502 Cell Phone _____

Complete Legal Description of the Property S 53' of lot 2, Blk 93, OT

Address of Fence Site 419 8th St. Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: Vinyl

Approximately when will the construction: Start 6-3-24 Finish _____

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 5-31-24
(Matt Helzer's signature)

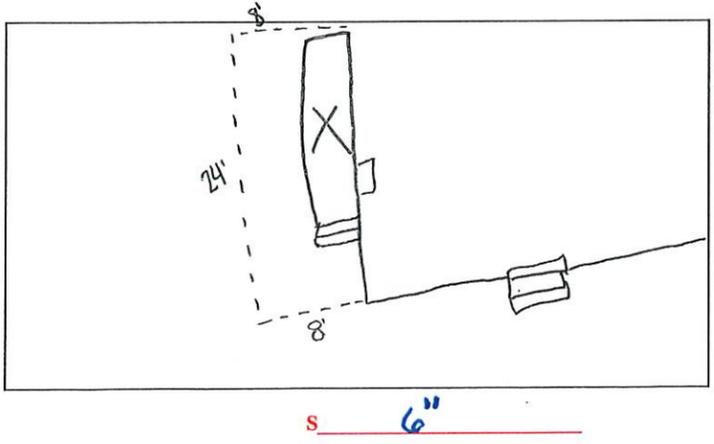
Recommendations needed before approval: _____

MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.

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

Signature of Applicant Heather Poss Date 5-23-24

N 45'
W 67'



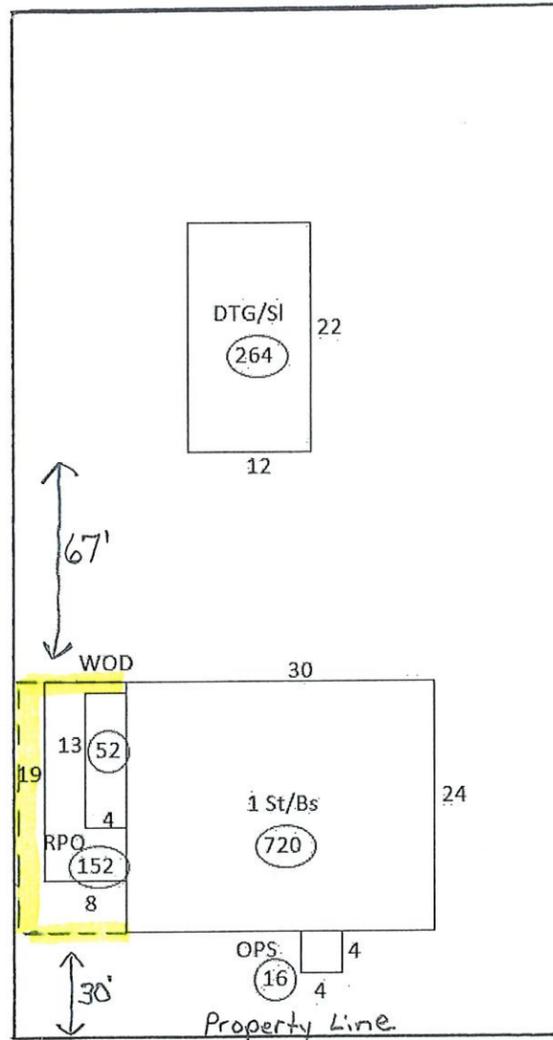
E 30'
remove old deck
or put in vinyl
fence.

For Office Use Only: Permit is Approved Denied Matthew T. Helzer Zoning Administrator Date 5/31/24

Reasons for Denial: _____

2024-20

9th Street



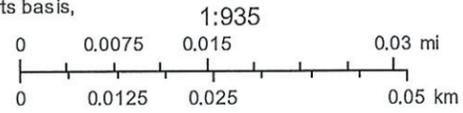
8th Street



May 31, 2024

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

Parcels



Zoning Classification B-2
Please call 811 before completing form

Value \$ 11,000.00

PERMIT NUMBER
FEE \$25.00

CASH CHECK# 1922
paid 5/30/24

2024-21

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

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

Property Owner Casey Beck Contractor A+ Const.
Address 1218 6th St. Address 1022 Jansen, St. Paul
City, State, Zip St. Paul, NE 68873 Phone Number _____
Phone Number 308 750 1576 Cell Phone 308 750 1157
Complete Legal Description of the Property (#256-4) Lots 7 Block 60 OT St Paul
Address of Construction Site 1218 6th
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure 13'x40' deck on back Dimension of Structure 13x40
Distance from Front property line 86' Distance from Rear Property Line 33'
Distance from Side Property Line 12' Distance from Second Side Line South 15'
Is there a utility easement on any side of the property? NO
Approximately when will construction Start ASAP Finish 1 week

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 5-31-24
(Matt Helzer's signature)

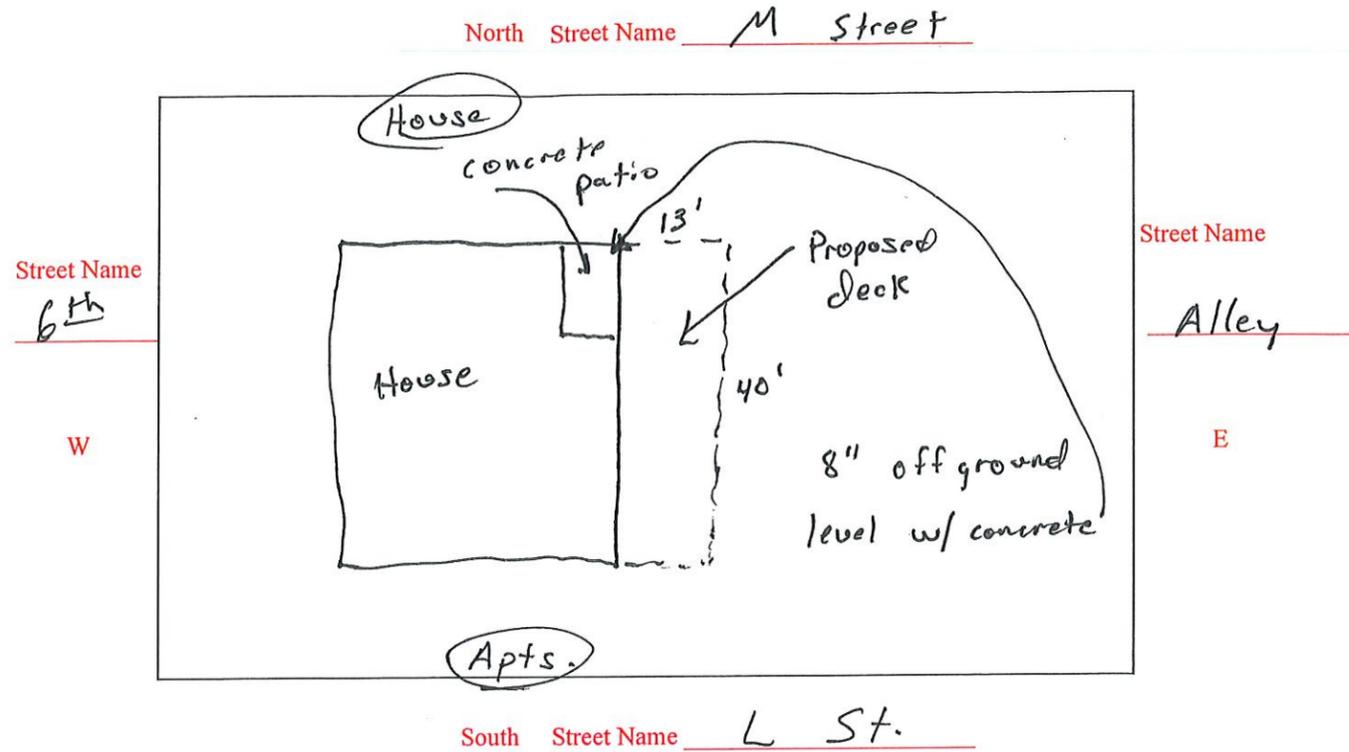
Recommendations needed before approval: _____

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

For Office Use Only:

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

Site Plan Sketch:



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

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

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

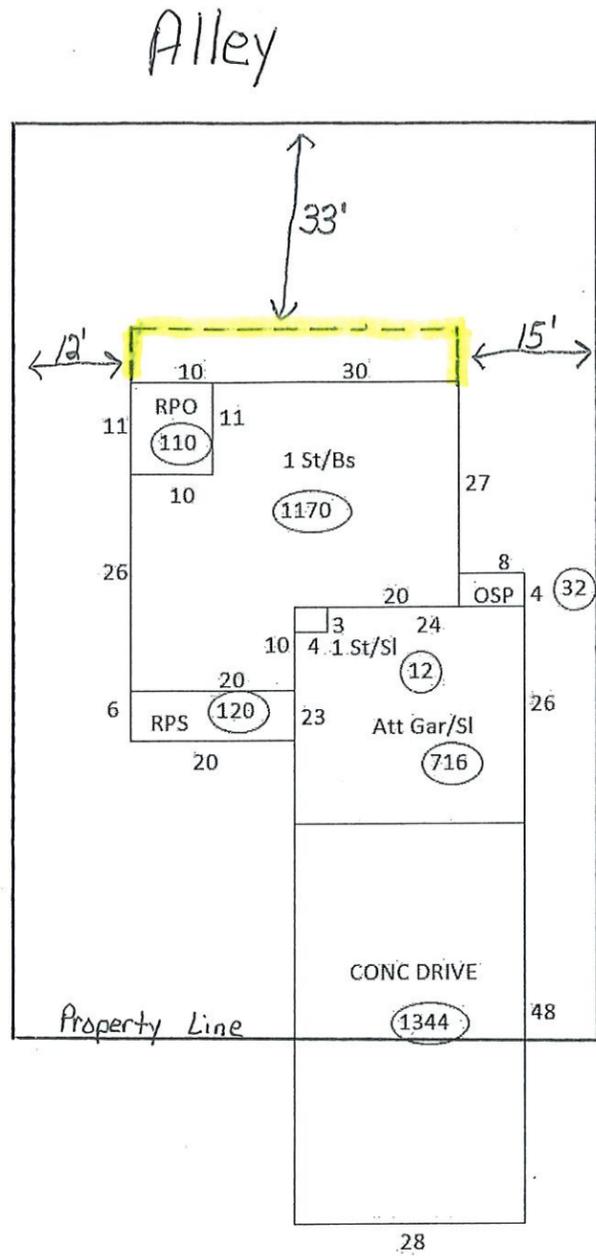
Signature of Applicant Dustin Nelson Date 5/30/24

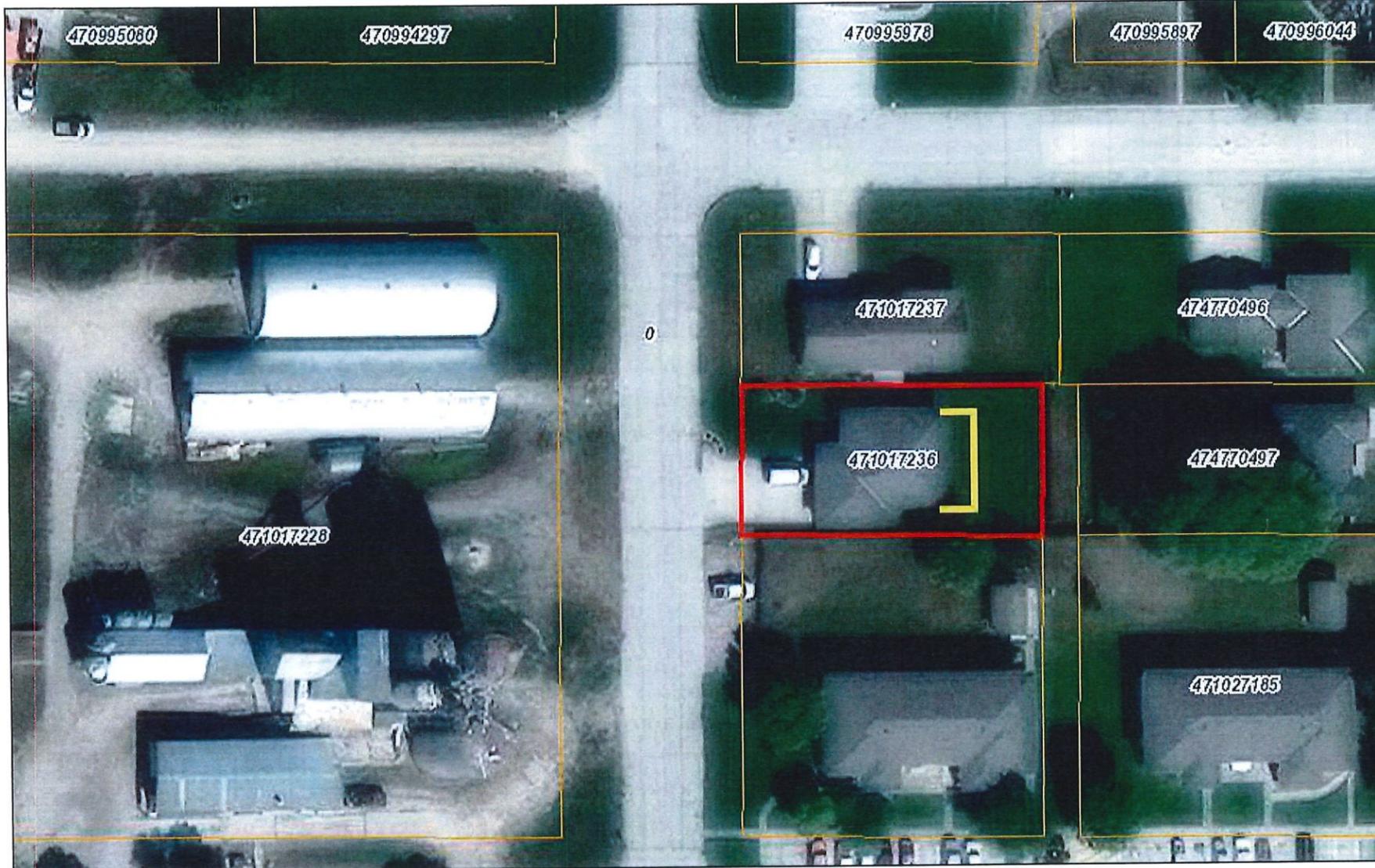
For Office Use Only:

Permit is Approved Denied Matthew T Helzer Zoning Administrator Signature Date 5/31/24

Reasons for Denial: _____

2024-21

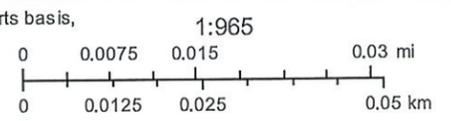




May 31, 2024

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

□ Parcels



Disbursements June 17, 2024

Amazon Capital Services (books)	171.74
AT&T Mobility (service)	491.56
Aurora Cooperative (fuel)	1382.66
Automatic Systems (service)	651.39
Charter/Spectrum (service)	184.96
City Lights (utilities)	8466.45
Clearly (service)	194.47
DAS State Accounting - Central Finance: Motor Grader & Wing (Equip)	36500.00
Dept of Revenue: Sales & Use Tax Submittal (tax)	12090.69
Dick's Repair (repair)	145.76
Elan Financial (postage)	7.73
First Concord (service)	120.00
Hamilton Information Systems (computer)	1898.00
Hamilton Information Systems (contract)	1568.50
Hawkins (chemicals)	4331.82
Heartland Disposal (service)	6012.83
Heritage Bank: Utility Bill ACH Fee (fee)	25.00
Homestead Bank (ACH fees)	23.60
Hometown Market (supplies)	81.36
Howard County Register of Deeds (fees)	30.00
Howard Greeley RPPD (utilities)	116350.65
Jarecke Motors (repair)	1520.81
Jim's Champlin (fuel)	2450.43
JK Energy Consulting (contract)	2000.00
John Deere Financial (supplies)	1713.88
Kelly Supply Company (supplies)	239.97
Mid-Nebraska Disposal (service)	4724.69
Municipal Supply Inc (supplies)	1478.02
One Call Concepts (service)	34.24
Open Caret (service)	200.00
OverDrive Inc (books)	304.99
Parts Bin (supplies)	348.67
Phonograph Herald (publish)	937.64
Quick Med Claims (service)	689.67
S E Smith & Sons (supplies)	59.46
Sandry Fire Supply (supplies)	114.00
Shaffer Communications (supplies)	35.00
Smith Welding (repairs)	2663.55
St. Paul Public School (supplies)	566.14
Sun Auto Tire & Service (repair)	26.99
Thiel Tire & Auto (repair)	24.61
Triple T Disposal (service)	268.00
US Marshall Service: Treas 310: Minnesota Task Force O.T. Hours : (to incorrect State; should be Minnesota (reimburse back)	3160.90
US Post Office (postage)	525.00
Wesco (supplies)	1969.81

Non-General Disbursements

Building ICS: Smith Welding: Police Evidence Door (evidence door)	1307.41
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CITY OF ST PAUL

***Check Detail Register©**

Batch: Disb June17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
11100 CHECKING					
71102	06/17/24	AMAZON CAPITAL SERVICES			
E 44-20-242		BOOKS	\$49.98	1KMR-VVVY-	Lib - books
E 44-20-242		BOOKS	\$20.96	1NF9-M9WK-	Lib - book
E 44-20-242		BOOKS	\$100.80	1P4T-KX1N-	Lib - books
		Total	\$171.74		
71103	06/17/24	AT&T MOBILITY			
E 32-20-220		COMMUNICATION	\$451.52	05282024	Pol - cell phones and tablets for vehicles
E 03-20-220		COMMUNICATION	\$40.04	05282024	Swr - internet at WWTP
		Total	\$491.56		
71104	06/17/24	AURORA CO-OP ELEVATOR CO.			
E 32-20-231		CITY GAS & OIL	\$24.38	1018	Pol - #97 unleaded
E 02-20-231		CITY GAS & OIL	\$63.05	1056	Wtr - #1 unleaded
E 32-20-231		CITY GAS & OIL	\$18.55	1081	Pol - #95 unleaded
E 32-20-231		CITY GAS & OIL	\$20.37	1089	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$35.89	1131	Pol - #96 unleaded
E 31-20-231		CITY GAS & OIL	\$20.07	1254	Fire - #51 hwy diesel
E 31-20-231		CITY GAS & OIL	\$6.25	1255	Fire - #55 hwy diesel
E 31-20-231		CITY GAS & OIL	\$39.94	1257	Fire - #50 unleaded (NO RECEIPT)
E 32-20-231		CITY GAS & OIL	\$26.31	1258	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$30.44	1391A	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$26.40	1499	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$33.00	1511	Pol - #95 unleaded
E 21-20-231		CITY GAS & OIL	\$48.14	1537	Strs - #2 unleaded
E 32-20-231		CITY GAS & OIL	\$30.08	156	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$22.21	1588	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$33.78	1610	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$23.53	1719	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$42.60	1737	Pol - #96 unleaded (NO RECEIPT)
E 32-20-231		CITY GAS & OIL	\$26.80	1765	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$21.68	1784	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$24.16	215	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$38.73	334	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$24.68	337	Pol - #95 unleaded
E 02-20-231		CITY GAS & OIL	\$81.97	346	Wtr - #1 unleaded
E 32-20-231		CITY GAS & OIL	\$26.62	394	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$24.48	41	Pol - #97 unleaded (NO RECEIPT)
E 32-20-231		CITY GAS & OIL	\$48.42	463	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$22.02	487	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$25.82	554	Pol - #95 unleaded
E 31-20-231		CITY GAS & OIL	\$67.51	590	Fire - #50 unleaded (NO RECEIPT)
E 32-20-231		CITY GAS & OIL	\$40.96	593	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$31.73	626	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$22.83	680	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$49.42	751	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$51.59	764	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$38.90	8156	Pol - #96 unleaded

CITY OF ST PAUL

***Check Detail Register©**

Batch: Disb June17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 32-20-231		CITY GAS & OIL	\$32.67	8179	Pol - #94 unleaded
E 32-20-231		CITY GAS & OIL	\$43.75	872	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$41.40	89	Pol - #96 unleaded
E 32-20-231		CITY GAS & OIL	\$26.99	915	Pol - #97 unleaded
E 32-20-231		CITY GAS & OIL	\$24.54	961	Pol - #97 unleaded
		Total	\$1,382.66		
71105	06/17/24	AUTOMATIC SYSTEMS CO			
E 03-20-270		UTILITY R & M	\$651.39	041582	Swr - repairs to liftstation 1, 2, 3
		Total	\$651.39		
71106	06/17/24	CHARTER/SPECTRUM			
E 02-20-220		COMMUNICATION	\$184.96	11552106062	Wtr - phone & internet at WTP
		Total	\$184.96		
71107	06/17/24	CITY OF ST PAUL LIGHT			
E 10-20-261		CITY LIGHTS	\$639.94		Gen - City, Sr Cntr & siren utilities
E 31-20-261		CITY LIGHTS	\$136.07		Fire house utilities
E 42-20-261		CITY LIGHTS	\$882.26		Park - park, batting cage, ball fields, concession stand and well utilities
E 41-20-261		CITY LIGHTS	\$705.83		Pool - utilities
E 03-20-261		CITY LIGHTS	\$1,756.87		Swr - lift stations and WWTP
E 21-20-261		CITY LIGHTS	\$2,210.59		Strs - street lights & yard lights
E 02-20-261		CITY LIGHTS	\$1,701.87		Wtr - WTP & city well utilities
E 34-20-261		CITY LIGHTS	\$23.57		Cem - cemetery utilities
E 44-20-261		CITY LIGHTS	\$409.45		Lib - library utilities
		Total	\$8,466.45		
71108	06/17/24	DICKS REPAIR			
E 01-20-270		UTILITY R & M	\$36.44	35321	Lgts - air compressor repair
E 02-20-270		UTILITY R & M	\$36.44	35321	Wtr - air compressor repair
E 21-20-270		UTILITY R & M	\$36.44	35321	Strs - air compressor repair
E 42-20-270		UTILITY R & M	\$36.44	35321	Park - air compressor repair
		Total	\$145.76		
71109	06/17/24	FIRST CONCORD BENEFITS GROUP LLC			
E 42-10-130		INSURANCE	\$8.00		Park - health reimbursement
E 03-10-130		INSURANCE	\$24.00		Swr - health reimbursement
E 01-10-130		INSURANCE	\$16.00		Lgts - health reimbursement
E 21-10-130		INSURANCE	\$16.00		Strs - health reimbursement
E 02-10-130		INSURANCE	\$24.00		Wtr - health reimbursement
E 10-10-130		INSURANCE	\$16.00		Gen - health reimbursement
E 32-10-130		INSURANCE	\$16.00		Pol - health reimbursement
		Total	\$120.00		
71110	06/17/24	HAMILTON INFORMATION SYSTEMS INC			
E 10-20-309		COMPUTER	\$1,898.00	152761	Gen - new computer for Liana
		Total	\$1,898.00		
71111	06/17/24	HAWKINS INC			
E 41-20-274		CHEMICALS	\$4,331.82	6775911	Pool - chemicals

CITY OF ST PAUL

***Check Detail Register©**

Batch: Disb June17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$4,331.82		
71112	06/17/24	HEARTLAND DISPOSAL INC			
E 04-20-324		SANITATION HAULING	\$6,012.83		Lndfl - sanitation hauling
Total			\$6,012.83		
71113	06/17/24	HOMESTEAD BANK			
E 10-20-209		Pay ACH Fee	\$23.60		Gen - ACH fees
Total			\$23.60		
71114	06/17/24	HOMETOWN MARKET			
E 41-20-321		CONCESSIONS	\$28.85	3666	Pool - frozen treats, ketchup
E 41-20-321		CONCESSIONS	\$26.55	4646	Pool - corn dogs, paper plates, Pine Sol
E 41-20-321		CONCESSIONS	\$25.96	6397	Pool - frozen treats
Total			\$81.36		
71115	06/17/24	HOWARD CO REGISTER OF DEEDS			
E 34-20-216		RECORDING FEE	\$10.00		Cem - Ross certificate filing
E 34-20-216		RECORDING FEE	\$10.00		Cem - Anderson certificate filing
E 10-20-216		RECORDING FEE	\$10.00		Gen - Release of paving assessment - A. Meyer
Total			\$30.00		
71116	06/17/24	HOWARD GREELEY RURAL PUBLIC			
E 34-20-260		PUBLIC UTILITY	\$46.80		Public utilities - cemetery
E 02-20-260		PUBLIC UTILITY	\$365.11		Public utilities at North well
E 02-20-260		PUBLIC UTILITY	\$364.58		Public utilities at East well
E 02-20-260		PUBLIC UTILITY	\$40.44		Public utilities at Cargill
E 02-20-260		PUBLIC UTILITY	\$657.27		Public utilities at West well
E 01-20-260		PUBLIC UTILITY	\$114,876.45		Public utilities - lights
Total			\$116,350.65		
71117	06/17/24	JARECKE MOTORS INC			
E 31-20-271		VEHICLE R & M	\$1,520.81	15742	Fire - #96 replace alternator, replace rear brake pads and rotors, oil change
Total			\$1,520.81		
71118	06/17/24	JIMS CHAMPLIN INC			
E 01-20-231		CITY GAS & OIL	(\$9.62)		Lgts - diesel credit
E 34-20-231		CITY GAS & OIL	(\$25.12)		Cem - unleaded credit
E 42-20-231		CITY GAS & OIL	(\$42.52)		Park - unleaded credit
E 01-20-231		CITY GAS & OIL	(\$28.98)		Lgts - unleaded credit
E 42-20-231		CITY GAS & OIL	\$134.83	231075	Park - unleaded for mowers
E 21-20-231		CITY GAS & OIL	\$80.74	231154	Strs - #18 off road diesel
E 01-20-231		CITY GAS & OIL	\$55.71	231161	Lgts - #2 unleaded
E 21-20-231		CITY GAS & OIL	\$25.58	231175	Strs - #93 unleaded
E 42-20-231		CITY GAS & OIL	\$19.78	231186	Park - unleaded for mowers
E 03-20-231		CITY GAS & OIL	\$92.40	231188	Swr - #8 unleaded
E 01-20-231		CITY GAS & OIL	\$90.21	231189	Lgts - #16 unleaded
E 04-20-231		CITY GAS & OIL	\$38.13	231194	Lndfl - #2 unleaded
E 21-20-231		CITY GAS & OIL	\$35.65	231213	Strs - #93 unleaded
E 42-20-231		CITY GAS & OIL	\$80.52	231300	Park - #9 unleaded

CITY OF ST PAUL

***Check Detail Register©**

Batch: Disb June17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 31-20-231		CITY GAS & OIL	\$17.00	231349	Fire - #51 hwy diesel
E 31-20-231		CITY GAS & OIL	\$31.14	231350	Fire - #54 unleaded
E 01-20-231		CITY GAS & OIL	\$80.95	231351	Lgts - #49 hwy diesel
E 01-20-231		CITY GAS & OIL	\$44.80	231352	Lgts - #5 hwy diesel
E 21-20-231		CITY GAS & OIL	\$86.89	231385	Strs - #6 unleaded
E 01-20-231		CITY GAS & OIL	\$82.85	231390	Lgts - #40W unleaded
E 21-20-231		CITY GAS & OIL	\$39.24	231398	Strs - #93 unleaded
E 21-20-231		CITY GAS & OIL	\$18.51	231423	Strs - unleaded for gas cans
E 42-20-231		CITY GAS & OIL	\$146.62	231464	Park - unleaded for mowers
E 03-20-231		CITY GAS & OIL	\$62.00	231515	Swr - #8 unleaded
E 03-20-231		CITY GAS & OIL	\$20.57	231516	Swr - unleaded for mower
E 01-20-231		CITY GAS & OIL	\$20.33	231599	Lgts - #47 off road diesel
E 04-20-231		CITY GAS & OIL	\$33.60	231601	Lndfl - #2 unleaded
E 01-20-231		CITY GAS & OIL	\$80.00	231627	Lgts - #16 unleaded
E 42-20-231		CITY GAS & OIL	\$98.45	231638	Park - #11 unleaded
E 34-20-231		CITY GAS & OIL	\$154.05	232122	Cem - unleaded for mowers
E 42-20-231		CITY GAS & OIL	\$47.45	232124	Park - off road diesel for mowers
E 21-20-231		CITY GAS & OIL	\$54.52	232153	Strs - #13 off road diesel
E 34-20-231		CITY GAS & OIL	\$56.32	232282	Cem - unleaded for mowers
E 34-20-231		CITY GAS & OIL	\$135.14	232287	Cem - unleaded for mowers
E 42-20-231		CITY GAS & OIL	\$45.59	232342	Park - off road diesel for mowers
E 02-20-231		CITY GAS & OIL	\$35.99	232415	Wtr - unleaded for mowers
E 21-20-231		CITY GAS & OIL	\$43.60	232454	Strs - #21 off road diesel
E 21-20-231		CITY GAS & OIL	\$47.48	232461	Strs - #6 unleaded
E 21-20-231		CITY GAS & OIL	\$47.53	232491	Strs - #21 off road diesel
E 02-20-231		CITY GAS & OIL	\$37.50	232515	Wtr - unleaded for mower
E 21-20-231		CITY GAS & OIL	\$49.92	232517	Strs - #13 off road diesel
E 01-20-231		CITY GAS & OIL	\$4.12	232521	Lgts - unleaded for weed eater
E 01-20-231		CITY GAS & OIL	\$77.63	232570	Lgts - #40W unleaded
E 42-20-231		CITY GAS & OIL	\$90.38	232588	Park - unleaded for mowers
E 42-20-231		CITY GAS & OIL	\$30.06	232588	Park - off road diesel for mowers
E 21-20-231		CITY GAS & OIL	\$82.89	232623	Strs - #18 off road diesel
		Total	\$2,450.43		
71119	06/17/24	JK ENERGY CONSULTING LLC			
E 01-20-210		PROF&SCHOOLS	\$2,000.00	2228	Lgts - Present final report to City Council
		Total	\$2,000.00		
71120	06/17/24	JOHN DEERE FINANCIAL			
E 21-20-270		UTILITY R & M	\$94.26	3860924	Strs - shield and screws for shredder
E 21-20-270		UTILITY R & M	\$1,619.62	3862938	Strs - repairs to shredder
		Total	\$1,713.88		
71121	06/17/24	KELLY SUPPLY COMPANY, INC			
E 02-20-270		UTILITY R & M	(\$23.67)	S1406920	Wtr - credit invoice
E 02-20-270		UTILITY R & M	\$263.64	S1419680-0	Wtr - clamps, nipples for inventory
		Total	\$239.97		
71122	06/17/24	MID-NEBRASKA DISPOSAL INC			
E 04-20-324		SANITATION HAULING	\$4,724.69		Lndfl - sanitation hauling

***Check Detail Register©**

Batch: Disb June17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$4,724.69		
71123	06/17/24	MUNICIPAL SUPPLY IN OF NE			
E 02-20-270		UTILITY R & M	\$1,478.02	909253-IN	Wtr - water service repairs for Parkside South
Total			\$1,478.02		
71124	06/17/24	ONE CALL CONCEPTS, INC			
E 01-20-220		COMMUNICATION	\$11.42	4050201	Lgts - Digger's hotline
E 02-20-220		COMMUNICATION	\$11.41	4050201	Wtr - Digger's hotline
E 03-20-220		COMMUNICATION	\$11.41	4050201	Swr - Digger's hotline
Total			\$34.24		
71125	06/17/24	OPEN CARET			
E 10-20-211		ADM. & DUES	\$200.00	6816	Gen - website hosting and maintenance
Total			\$200.00		
71126	06/17/24	OVERDRIVE INC			
E 44-20-242		BOOKS	\$304.99	1419CO2416	Lib - audiobooks
Total			\$304.99		
71127	06/17/24	PARTS BIN, INC.			
E 03-20-271		VEHICLE R & M	\$21.99	19071	Swr - #8 mats
E 21-20-271		VEHICLE R & M	\$15.02	19437	Strs - #4D air governor
E 32-20-271		VEHICLE R & M	\$6.49	19705	Pol - #94 deicer
E 41-20-270		UTILITY R & M	\$26.32	19900	Pool - gear oil for pumps
E 41-20-270		UTILITY R & M	\$103.96	20037	Pool - drain valves for pumps
E 21-20-271		VEHICLE R & M	\$7.99	20659	Strs - #15 radiator cap
E 32-20-271		VEHICLE R & M	\$20.67	20794	Pol - #97 glass wipes, Armor All, shop towel
E 21-20-271		VEHICLE R & M	\$146.23	21263	Strs - #44 battery
Total			\$348.67		
71128	06/17/24	PHONOGRAPH-HERALD			
E 44-20-240		PUBLISH / CODIF	\$4.31		Lib - publish meeting notice
E 31-20-240		PUBLISH / CODIF	\$188.63		Fire - publish notice to bidders, resolution of necessity
E 21-20-240		PUBLISH / CODIF	\$56.38		Strs - publish notice of Street Improvement District
E 41-20-240		PUBLISH / CODIF	\$225.00		Pool - publish pool opening info
E 02-20-240		PUBLISH / CODIF	\$75.00		Wtr - publish cross connection notice
E 04-20-240		PUBLISH / CODIF	\$8.86		Lndfl - publish hay bid notice
E 10-20-240		PUBLISH / CODIF	\$379.46		Gen - publish meeting notices and proceedings
Total			\$937.64		
71129	06/17/24	S E SMITH AND SONS			
E 41-20-270		UTILITY R & M	\$51.99	668478	Pool - paint for depth marker
E 42-20-270		UTILITY R & M	\$7.47	668884	Park - duplicate keys
Total			\$59.46		
71130	06/17/24	SANDRY FIRE SUPPLY			
E 31-50-550		IMPROVEMENTS	\$114.00	INV-034013	Fire - turnout gear bag, Do Not Cross tape
Total			\$114.00		

CITY OF ST PAUL

***Check Detail Register©**

Batch: Disb June17

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
71131	06/17/24	SHAFFER COMMUNICATIONS INC			
E 31-20-271		VEHICLE R & M	\$35.00	837062	Fire - #50 magnetic mic holder
		Total	\$35.00		
71132	06/17/24	SMITH WELDING SHOP, INC			
E 01-20-271		VEHICLE R & M	\$2,647.40	29668	Lgts - #20 backhoe bucket repairs
E 21-20-271		VEHICLE R & M	\$16.15	29703	Strs - #4 repairs
		Total	\$2,663.55		
71133	06/17/24	ST PAUL PUBLIC SCHOOL			
E 01-20-310		OFFICE SUPPLIES	\$228.65		Lgts - 5 cases of copy paper for City office
E 02-20-310		OFFICE SUPPLIES	\$228.65		Wtr - 5 cases of copy paper for City office
E 42-20-270		UTILITY R & M	\$108.84		Park - toilet paper for ballfields
		Total	\$566.14		
71134	06/17/24	SUN AUTO TIRE & SERVICE			
E 01-20-271		VEHICLE R & M	\$26.99	513300477	Lgts - #40W tire repair
		Total	\$26.99		
71135	06/17/24	THIELS TIRE & AUTO REPAIR			
E 04-20-271		VEHICLE R & M	\$24.61	33382	Lndfl - tire repair on recycling trailer
		Total	\$24.61		
71136	06/17/24	TRIPLE T DISPOSAL			
E 04-20-324		SANITATION HAULING	\$268.00		Lndfl - sanitation hauling
		Total	\$268.00		
71137	06/17/24	U S POSTAL SERVICE			
E 01-20-313		POSTAGE	\$165.00		Lgts - postage
E 02-20-313		POSTAGE	\$165.00		Wtr - postage
E 03-20-313		POSTAGE	\$165.00		Swr - postage
E 04-20-313		POSTAGE	\$30.00		Lndfl - postage
		Total	\$525.00		
71138	06/17/24	WESCO DISTRIBUTION, INC.			
E 01-20-270		UTILITY R & M	\$1,249.81	384246	Lgts - prewired socket for inventory
E 21-20-281		Street Lights Repair & Mai	\$720.00	388326	Strs - street light repair
		Total	\$1,969.81		
		11100	\$162,548.68		

***Check Detail Register©**

Batch: Disb June17

Check # Check Date Vendor Name Amount Invoice Comment

Fund Summary

11100 CHECKING

01 LIGHTS			\$121,756.16		
02 WATER			\$5,791.23		
03 SEWER			\$2,845.67		
04 LANDFILL			\$11,140.72		
10 GENERAL			\$3,167.00		
21 STREETS			\$5,599.37		
31 FIREMEN			\$2,176.42		
32 POLICE			\$1,550.41		
34 CEMETERY			\$410.76		
41 POOL			\$5,526.28		
42 PARK			\$1,694.17		
44 LIBRARY			\$890.49		
			<hr/>		
			\$162,548.68		

MIKE FEEKEN, MAYOR

pd #23-cash

PRIVATE WELLS

Name Elaine Swanson Phone 308-571-0301

Address: 604 7th St St. Paul NE 68873

Lot _____ Block _____ Addition _____

Size of Casing 4" Type of Pump 1 horse power

Location 604 7th St.

Depth of Well 50'

Recommendations _____

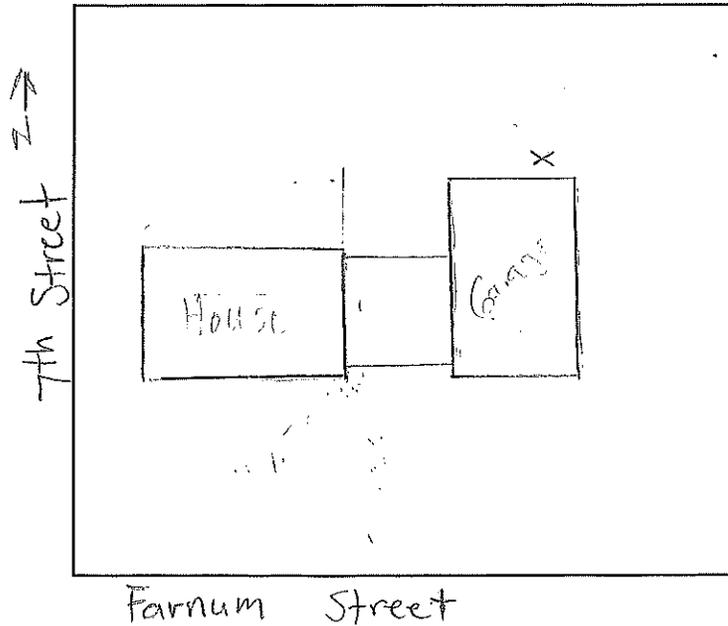
Name and Address of Well Driller _____

Intended Use of Water Lawn Care

Approved by Jeremy Coorecki

Roger Coetsche

* by garage - north





Work Order

Project Name: City of St. Paul Concept Plans

Project Address: St. Paul, Nebraska

Billing Info

Client: City of St. Paul
Address: 704 6th Street, St. Paul NE 68873
Phone: (308) 754-4483 Date: June 7, 2024
Project Description: Concept Rendering for RCRP Application
Services Requested: Project Rendering Design and initial Cost estimate

Remit Payment To:
REGA Engineering Group, Inc.
601 Old Cheney Road, Suite A
Lincoln, Nebraska 68516
Phone: 402-484-7342

- | | |
|--|---|
| Fees: | Billing: |
| <input checked="" type="checkbox"/> Lump Sum Fee: \$500.00 | <input type="checkbox"/> Billed Upon Completion |
| <input type="checkbox"/> Hourly | <input type="checkbox"/> Partial billings monthly, commensurate with job progress |
| <input type="checkbox"/> Hourly not to exceed: | |

Any additional work beyond the scope of this work order will be billed at an hourly rate of; restaking shall be billed at the appropriate hourly rate; reimbursable shall be invoiced as incurred:

One-Man Survey Crew: \$175.00/hr.	R.L.S: \$160.00/hr.	Engineer III: \$130.00/hr.	Principal: \$185.00/hr.
Two-Man Survey Crew: \$210.00/hr.	Planner :\$120.00/hr.	Sr. Project Mgr.: \$160.00/hr.	Project Mgr.: \$150.00/hr.
Engineering Associate: \$120.00/hr.	LA: \$135.00/hr.	Engineer II: \$125.00/hr.	Mileage: Charged at Current IRS Rate

PLEASE READ, SIGN, AND RETURN ONE COPY TO THE ABOVE ADDRESS

The above order for work is hereby approved. Invoices not paid within 30 days of the invoice date will be subject to financial charges of 1.5% for every month not paid. If it is necessary to retain an attorney to enforce collection, the undersigned client agrees to pay reasonable attorney fees and court costs in addition to the interest. Client agrees to indemnify and hold harmless REGA from and against all claims, and damages. The limitation of liability shall not exceed REGA's fees. Client or REGA may terminate this work order at any time, without cause, with 10-day notice. REGA shall be paid for all services and costs incurred up to the date of termination. Services provided by REGA will be performed in a manner consistent with other professionals in the area of work and under similar circumstances. A change in scope of work will require change in fees. If services are initiated by REGA prior to execution of this work order as an accommodation to client, both parties agree this constitutes formal acceptance of work order and conditions. Verification: before proceeding with excavations and construction, the Client or Contractor performing such work shall verify surveyed layout information is in compliance with the plans including but not limited to excavation, elevations, footings, column grids, utilities, paving and demolition limits by means of measurements, laser equipment and other construction layout practices. Notify engineer of any conflicts prior to conducting any work.

Work will not begin or be scheduled until a signed work order is returned.

REGA Engineering Group

Signed: Nathaniel P. Burnett Date: 06/07/2024

Client Name:

Signed: _____ Date: June 17, 2024

Mike Feeken, Mayor

Printed Name/Title: _____

Connie Beck

From: LeAnn Jochum <LeAnn@scedd.us>
Sent: Friday, June 7, 2024 12:00 PM
To: Laura Berthelsen; Mike Feeken; Connie Beck
Subject: FW: St. Paul - REGA Engineering > Work Order for Signature & Remit
Attachments: 241127 Work Order.pdf

Laura, Connie Jo & Mike –

REGA Engineering just sent the Work Order completed with St. Paul's RCRP application preparation - project, for the Mayor's signature. Would you be able to sign and return to REGA, Nate Burnett by next week? Or does the signature need to wait until the Council meeting? Would you have the \$500 payment remit to REGA, following the June 17 Council meeting? It states within 30 days.

Please note, this \$500 is just for the renderings and cost estimates for the RCRP project application of the 3 components of the project. There is no additional commitment from the City with REGA for any future designing or engineering on this project. When the project has to go for final engineering, it must be competitively bid per the federal ARPA guidelines, so then REGA could submit a proposal at that time to the City for engineering for consideration.

St. Paul Improvements:

- 1) Installation of sidewalk to playground and newer restroom facility, located at Main Park on Howard Avenue, GIS address is tied to the Fire Station, Parcel 470994998, 824 6th Street. Want it to curve into the playground components on the way to the restroom.
- 2) Remove skatepark 80x50' and install 20x30' covered picnic shelter, and install musical playground structure within 10-20' of shelter. Connect with a sidewalk, and connect picnic shelter to swimming pool sidewalk. Address of swimming pool at 418 Indian Street.
- 3) Remove double tennis court, install a triple tennis court/pickle ball with sidewalk leading to it from Elm street nearby (in GIS is linked to ballfield of 524 Taylor Street), Parcel ID: 470860266.

The value of this engineering work will be having the 3 components of the projects with renderings and cost estimates separated, so if in the case it is not fully funded, this could be used for future grant applications and/or City planning for readiness factors! Let me know if you have any questions.

Thank you!

LeAnn Jochum

Deputy Director, South Central Economic Development District, Inc.

308.455.4776 | leann@scedd.us

**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

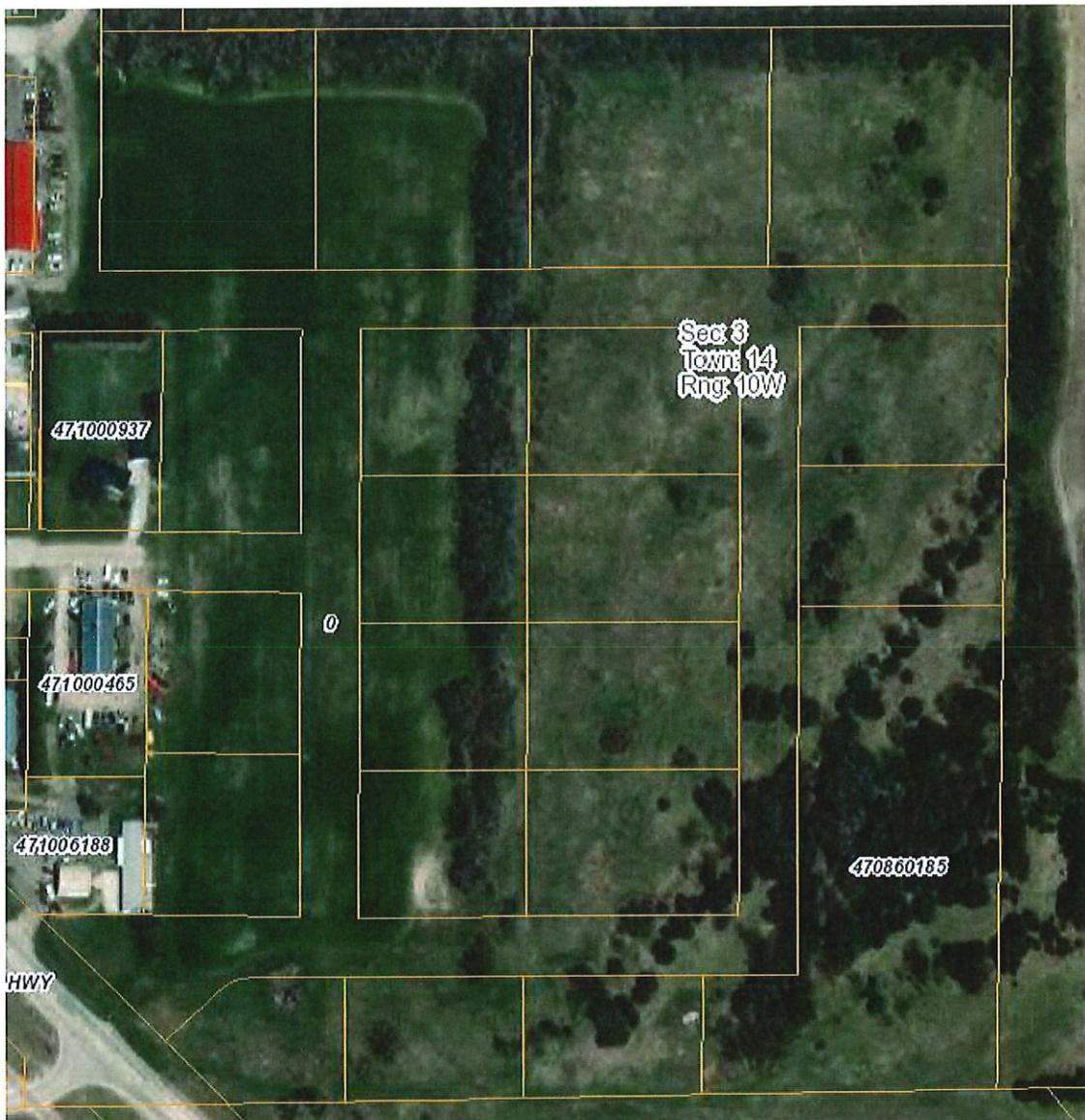
The Project Site is in need of redevelopment. In order to support private development, the Project Site is in need of site preparation and utility infrastructure improvements, among other necessary improvements. The CDA has considered whether redevelopment of the Project Site will conform to the general 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

Per Willis -
Don't need signature
Page
5-10-24 Email

this reference.¹ 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:



¹ Subject to the replat to change the name, as discussed in section F of the Statutory Elements section of this Plan, 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 with a total of approximately 12.056 acres, this would mean that the average valuation increase per acre must be greater than \$756,800. Depending on the types of

uses and buildings that are developed in the subdivision, this total increment of \$20,477,437 may be achieved. Accordingly, the CDA desires to authorize TIF indebtedness up to the total amount of \$3,700,000 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 with a total of approximately 12.056 acres, this would mean that the average valuation increase per acre must be greater than \$460,000.

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. Redeveloper is currently working on an amendment to the plat to change the name of the Subdivision from the Middle Loup Subdivision to the Middle Loup River Subdivision due to the discovery of a previously approved Middle Loup Subdivision in the County. No further changes to the plat are anticipated, but Redeveloper shall be responsible for obtaining the necessary subdivision approval.

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.

* As noted in the Redevelopment Plan Amendment, the Project Site legal description is currently: Lots 1-20, Middle Loup Subdivision, St. Paul, Howard County, Nebraska, but will be revised and corrected to be Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

EXHIBIT "B"

The Middle Loup River Subdivision Final Plat

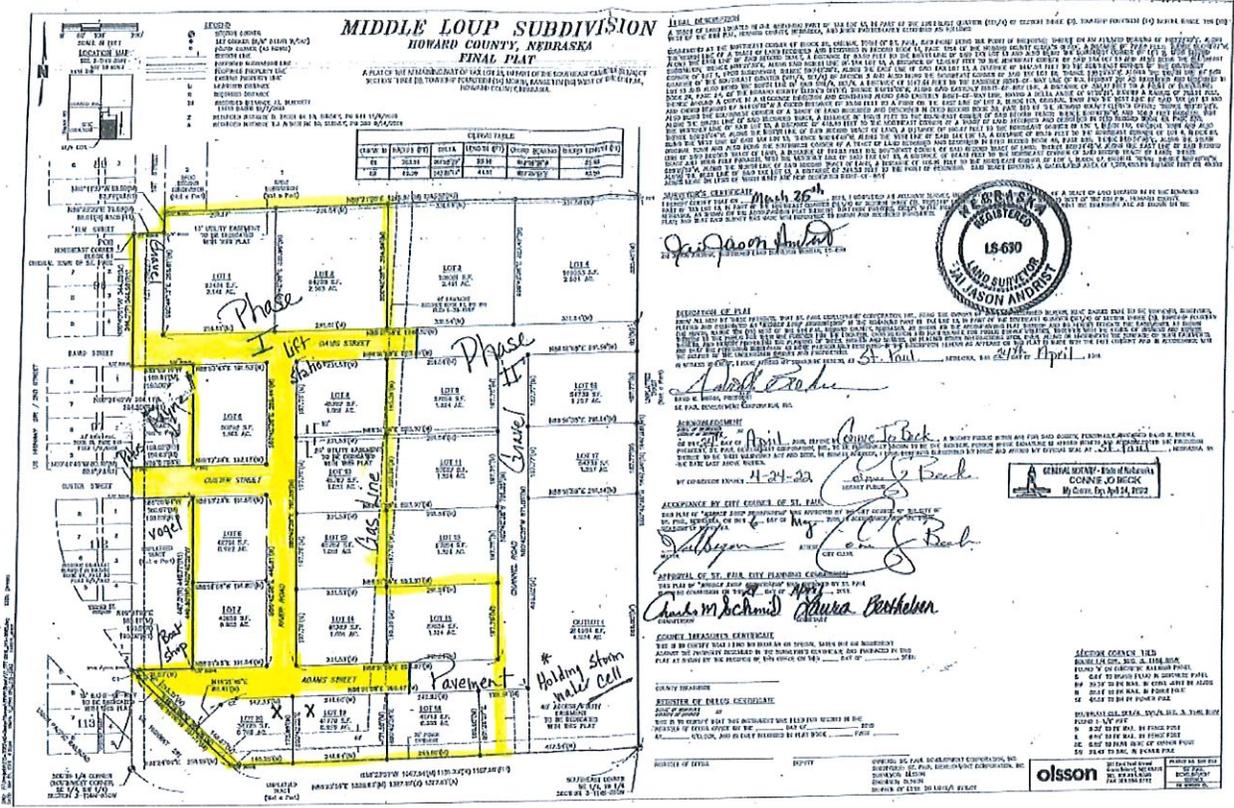


Exhibit "B"

Exhibit "C"
Projected TIF Sources and Uses

TIF SOURCES: TIF authorized up to the amount of \$3,700,000, 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.

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

RESOLUTION #2024-____
(Redevelopment Plan Amendment –
Middle Loup River Redevelopment Project)

CDA -
Redev. Plan Amend
Middle Loup River

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA, RECOMMENDING APPROVAL AND ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF ST. PAUL, NEBRASKA AND COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT IN THE REDEVELOPMENT PLAN AMENDMENT.

RECITALS

- A. The City of St. Paul, Nebraska (“City”) has adopted a general redevelopment plan for certain portions of the City (the “Redevelopment Plan”).
- B. The Community Development Agency of the City of St. Paul, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “Act”), has prepared an amendment to the Redevelopment Plan in the form attached as Exhibit “A” (the “Redevelopment Plan Amendment”).
- C. The Redevelopment Plan Amendment would create a redevelopment project in the redevelopment area on property described in the Redevelopment Plan Amendment (the “Project”).
- D. The Project would use Tax Increment Financing from a specified project site pursuant to Section 18-2147 of the Act to assist in paying for the costs incurred by the City to construct the eligible public improvements for the Project.
- E. The CDA is required under Section 18-2113(2) of the Act to conduct a cost-benefit analysis for a redevelopment project which will use Tax Increment Financing.
- F. The CDA has conducted a cost-benefit analysis for the Project and said cost-benefit analysis is attached to the Redevelopment Plan Amendment as Exhibit “C” (the “Cost-Benefit Analysis”).
- G. The CDA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of St. Paul, Nebraska (the “Planning Commission”).
- H. The Planning Commission recommended the approval of the Redevelopment Plan Amendment on June 10, 2024.
- I. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.

J. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan Amendment and the Cost-Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the Community Development Agency of the City of St. Paul, Nebraska, as follows:

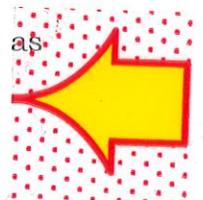
1. The cost and benefits set forth in the Cost Benefit Analysis have been found to be in the long-term best interest of the City.
2. The CDA hereby approves the Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of St. Paul as a whole, as set forth in the City of St. Paul Comprehensive Plan, as amended.
2. The Redevelopment Plan Amendment will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the City of St. Paul.
3. The Redevelopment Plan Amendment is in conformance with the Act.
4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.
5. The CDA hereby approves the Redevelopment Plan Amendment and recommends approval and adoption by the City Council of the City of St. Paul.

IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 17th day of June, 2024.

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



ATTEST:

Chairperson/Mayor **Mike Feeken**

Secretary/City Clerk/Deputy Treasurer
Connie Jo Beck

Exhibit "A"
Redevelopment Plan Amendment

[Attached]

EXHIBIT "A"
Legal Description of Project Site

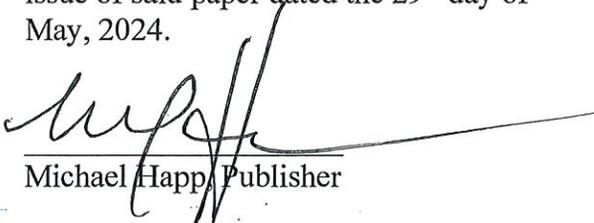
Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

* As noted in the Redevelopment Plan Amendment, the Project Site legal description is currently: Lots 1-20, Middle Loup Subdivision, St. Paul, Howard County, Nebraska, but will be revised and corrected to be Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

Certificate of Publication

State of Nebraska
Howard County

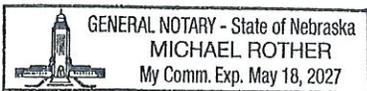
I, Michael C. Happ, being first duly sworn depose and say that I am the publisher of the Phonograph-Herald, a weekly newspaper published in an office maintained at St. Paul, Nebraska, in the said county and state, and in general circulation in said county, and that this newspaper has a bona fide circulation of more than three hundred copies weekly, and that it has been published in said county for fifty-two consecutive weeks next prior to the publication of the attached notice, and that this notice was published in said newspaper two (2) consecutive week(s), the first publication thereof having been made in the issue of said paper dated the 29th day of May, 2024.


Michael Happ, Publisher

Subscribed in my presence and sworn to before me the 6th day of June, 2024.


Notary Public

My commission expires the 18th day of May, 2027.



No. of lines: 50 4027
Publication Fee: _____

NOTICE OF PUBLIC HEARING (COMMUNITY DEVELOPMENT AGENCY (CDA))

Public notice is hereby given by the Community Development Agency (CDA) of the City of St. Paul, Nebraska, that a public hearing will be held at 6:30 p.m. on Monday, June 17, 2024, at the City Hall, 704 6th Street, St. Paul, Nebraska, which meeting is open to the public. An agenda for such

meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project located on the property legally described as follows:

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

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

Connie Jo Beck,
City Clerk/Deputy
Treasurer

Published on May 29 and
June 5, 2024.

ZNEZ

Certificate of Publication

State of Nebraska
Howard County

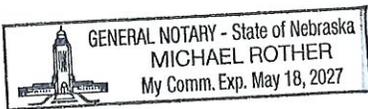
I, Michael C. Happ, being first duly sworn depose and say that I am the publisher of the Phonograph-Herald, a weekly newspaper published in an office maintained at St. Paul, Nebraska, in the said county and state, and in general circulation in said county, and that this newspaper has a bona fide circulation of more than three hundred copies weekly, and that it has been published in said county for fifty-two consecutive weeks next prior to the publication of the attached notice, and that this notice was published in said newspaper two (2) consecutive week(s), the first publication thereof having been made in the issue of said paper dated the 29th day of May, 2024.


Michael Happ, Publisher

Subscribed in my presence and sworn to before me the 6th day of June, 2024.


Notary Public

My commission expires the 18th day of May, 2027.



No. of lines: 44
Publication Fee: 35.00

NOTICE OF PUBLIC HEARING (CITY OF ST. PAUL COUNCIL)

Public notice is hereby given by the City Council of the City of St. Paul, Nebraska, that a public hearing will be held at 6:30 p.m. on Monday, June 17, 2024, at the City Hall, 704 6th Street, St. Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

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All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

Published on May 29 and June 5, 2024.

ZNEZ

CITY OF ST. PAUL
CERTIFICATE OF POSTING

I, Laura Berthelsen, Deputy Clerk and Connie Jo Beck, City Clerk/Deputy Treasurer of the City of St. Paul, Nebraska, do hereby certify that I posted notices to the attached list on the 21 day May 2024.

8:20
Am.

- 1) CITY UTILITIES OFFICE OF CITY OF ST. PAUL
- 2) UNITED STATES POST OFFICE
- 3) HOWARD COUNTY COURT HOUSE
- 4) CITIZENS BANK & TRUST

Subject:

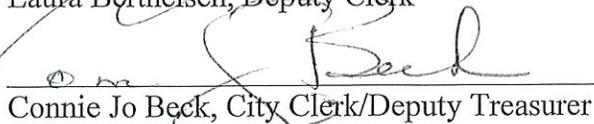
(1) PLANNING COMMISSION NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 10, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION;

(2) COMMUNITY DEVELOPMENT AGENCY (CDA) NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 17, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION;

(3) CITY COUNCIL OF CITY OF ST. PAUL NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 17, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION.



Laura Berthelsen, Deputy Clerk



Connie Jo Beck, City Clerk/Deputy Treasurer

(SEAL)



CDA

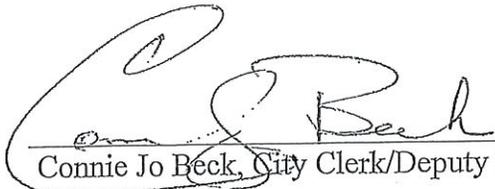
**NOTICE OF PUBLIC HEARING
(COMMUNITY DEVELOPMENT AGENCY (CDA))**

Public notice is hereby given by the Community Development Agency (CDA) of the City of St. Paul, Nebraska, that a public hearing will be held at 6:30 p.m. on Monday, June 17, 2024, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project located on the property legally described as follows:

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

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.



Connie Jo Beck, City Clerk/Deputy Treasurer

Council

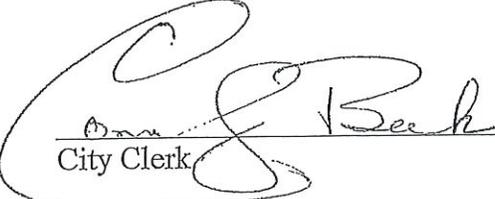
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(CITY OF ST. PAUL COUNCIL)**

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The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project located on the property legally described as follows:

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

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.



City Clerk

Planning

NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Planning Commission of the City of St. Paul, Nebraska, that a public hearing will be held at 12:00 p.m. on Monday, June 10, 2024, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project located on the property legally described as follows:

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

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

Connie, Jo Beck, City Clerk

CITY OF ST. PAUL
CERTIFICATE OF MAILING

- (1) PLANNING COMMISSION LETTER SENT: NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 10, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION;
- (2) COMMUNITY DEVELOPMENT AGENCY (CDA) LETTER SENT: NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 17, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION;
- (3) CITY COUNCIL OF CITY OF ST. PAUL, NE LETTER SENT: NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 17, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION

I, **Laura Berthelsen, Deputy Clerk and Connie Jo Beck, City Clerk/Deputy Treasurer of the City of St. Paul, Nebraska, do hereby certify that I sent notices to the attached list on the 24th day May 2024.**

Subject:

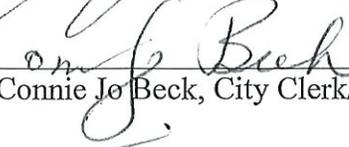
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Notification sent to the following:

- (1) St. Paul Public School: PO Box 325, St. Paul, Nebraska 68873
- (2) Lower Loup NRD: 2620 Airport Drive, Ord, Nebraska 68862
- (3) Loup Basin Reclamation District: PO Box 137, Farwell, Nebraska 68838
- (4) Central Community College: PO Box 4903, Grand Island, NE 68802
- (5) Ed Service Unit #10: PO Box 850, Kearney, NE 68848
- (6) Howard County Agricultural Society: PO Box 11, St. Paul, NE 68873
- (7) Howard County Historical Society: PO Box 1, St. Paul, NE 68873
- (8) Howard County, Nebraska: PO Box 25, St. Paul, NE 68873



Laura Berthelsen, Deputy Clerk



Connie Jo Beck, City Clerk/Deputy Treasurer



(SEAL)



City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

May 23, 2024

St. Paul Public School
PO Box 325
St. Paul, NE 68873

Re: Public Hearing of the **Community Development Agency (CDA)** of the City of St. Paul, Nebraska – Amendment to the Redevelopment Plan

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Sincerely,


Connie Jo Beck
City Clerk



City of St. Paul, Nebraska

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May 23, 2024

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May 23, 2024

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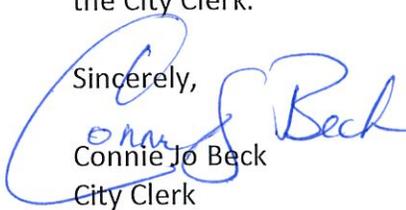
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City of St. Paul, Nebraska

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May 23, 2024

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PO Box 4903
Grand Island, NE 68802

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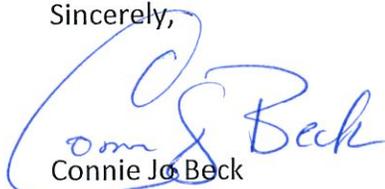
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City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

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May 23, 2024

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PO Box 850
Kearney, NE 68848

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City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

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May 23, 2024

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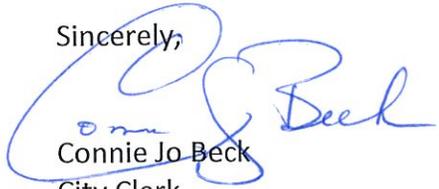
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City of St. Paul, Nebraska

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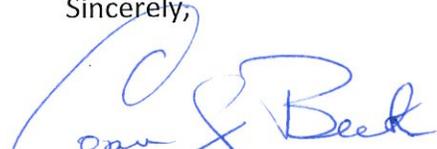
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City of St. Paul, Nebraska

704 6th Street • St. Paul, NE 68873

Phone (308) 754-4483

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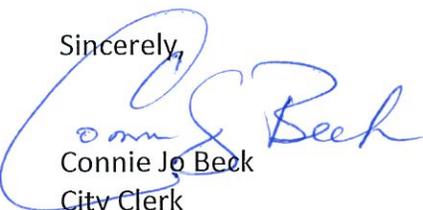
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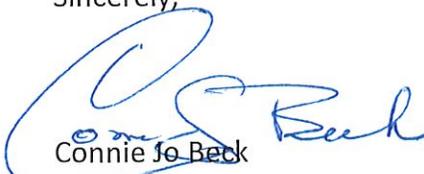
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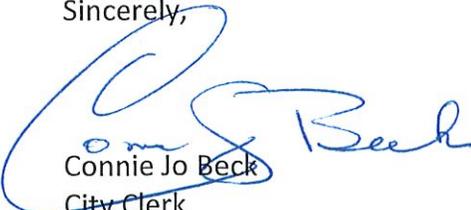
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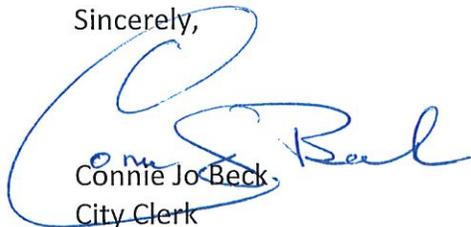
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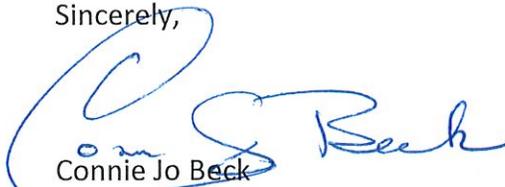
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PLANNING COMMISSION OF THE CITY OF ST. PAUL, NEBRASKA

RESOLUTION NO. 2024-PZ-1

(Amendment to the Redevelopment Plan for the City of St. Paul -
Middle Loup River Redevelopment Project)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. PAUL, NEBRASKA RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF ST. PAUL FOR THE MIDDLE LOUP RIVER REDEVELOPMENT PROJECT TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA.

RECITALS

A. The Community Development Agency of the City of St. Paul, Nebraska ("CDA") has submitted the question of whether the Redevelopment Plan for the Redevelopment Area of the City, a copy of which is on file and available for public inspection with the City Clerk (the "Redevelopment Plan"), should be amended to include a project for the redevelopment of certain real property in the Redevelopment Area identified in the said amendment (the "Project Site"). The proposed amendment to the Redevelopment Plan is on file and available for public inspection with the City Clerk (the "Redevelopment Plan Amendment").

B. Notice of public hearing regarding the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

C. On June 10, 2024, the Planning Commission held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

D. The Planning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of St. Paul, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157 (the "Act"), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.

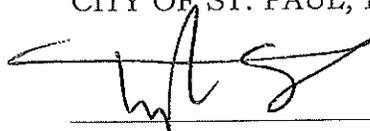
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of St. Paul, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of St. Paul as a whole, as set forth in the City of St. Paul Comprehensive Plan, as amended.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby recommend: (i) recommendation of the Redevelopment Plan Amendment by the CDA to the City Council; and (ii) approval of the Redevelopment Plan Amendment by the City Council as the governing body for the City of St. Paul.

Passed and approved by the Planning Commission on this 10th day of June, 2024.

PLANNING COMMISSION OF THE
CITY OF ST. PAUL, NEBRASKA



Chairperson

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

RESOLUTION #2024- 9
(Redevelopment Agreement –
Middle Loup River Redevelopment Project)

CDA
Redev. Agreement

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA, AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT FOR THE MIDDLE LOUP RIVER REDEVELOPMENT PROJECT UTILIZING TAX INCREMENT FINANCING; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.

RECITALS

- A. The City of St. Paul, Nebraska (“City”) has adopted a general redevelopment plan for certain portions of the City (the “Redevelopment Plan”).
- B. The Community Development Agency of the City of St. Paul, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “Act”), has adopted an amendment to the Redevelopment Plan (the “Redevelopment Plan Amendment”).
- C. The Planning Commission of the City of St. Paul, Nebraska has recommended approval of the Redevelopment Plan Amendment.
- D. The CDA shall submit the Redevelopment Plan Amendment to the City Council of the City of St. Paul, Nebraska for final approval and adoption pursuant to the Act.
- E. The Redevelopment Plan Amendment authorizes and creates a specific redevelopment project on a portion of the Redevelopment Area identified in the Redevelopment Plan Amendment as the Middle Loup River Redevelopment Project (the “Project”).
- F. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Redevelopment Agreement”).
- G. The Project would use tax increment financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan Amendment and the Redevelopment Agreement.

NOW THEREFORE BE IT RESOLVED, the CDA hereby approves the Redevelopment Agreement and authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement, with such changes, modifications, additions, and deletions that are necessary or appropriate, for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA hereby authorizes the Chairperson of the CDA to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council's approval and adoption of the Redevelopment Plan Amendment, and if the City Council does not approve and adopt the Redevelopment Plan Amendment, the resolutions contained herein shall be void and of no effect.

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

Dated this 17th day of June, 2024.

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



Chairperson / **Mayor Mike Feeken**

ATTEST:

Secretary / **City Clerk / Deputy Treasurer**
Connie Jo Beck

Exhibit "A"
Redevelopment Agreement

[Attached]

EXHIBIT "A"
Legal Description of Project Site

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

* As noted in the Redevelopment Plan Amendment, the Project Site legal description is currently: Lots 1-20, Middle Loup Subdivision, St. Paul, Howard County, Nebraska, but will be revised and corrected to be Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

CITY OF ST. PAUL, NEBRASKA

Council
Redev. Plan Amend
Middle Loup River

RESOLUTION #2024-____
(Redevelopment Plan Amendment –
Middle Loup River Redevelopment Project)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA, APPROVING AN AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF ST. PAUL, NEBRASKA, INCLUDING A SPECIFIC REDEVELOPMENT PROJECT.

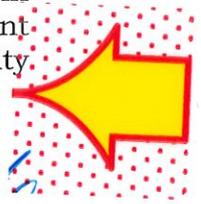
RECITALS

- A. The Community Development Agency of the City of St. Paul (“CDA”) has recommended that the Redevelopment Plan for the Redevelopment Area, a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”), should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified and legally defined in said amendment (the “Project Site”).
- B. The proposed amendment to the Redevelopment Plan (the “Redevelopment Plan Amendment”) is on file and available for public inspection with the City Clerk.
- C. The Redevelopment Plan Amendment includes the Middle Loup River Redevelopment Project (the “Project”) that will utilize tax increment financing pursuant to Neb. Rev. Stat. § 18-2147.
- D. The CDA submitted the question of whether Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of St. Paul, Nebraska (the “Planning Commission”).
- E. The Planning Commission recommended the approval of the Redevelopment Plan Amendment.
- F. Notice of public hearing regarding the adoption and approval of the Redevelopment Plan Amendment by the City Council was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.
- G. On June 17, 2024, the City Council held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.
- H. The City Council has reviewed the Redevelopment Plan Amendment, the cost benefit analysis for the Project prepared by the CDA, and the recommendations of the Planning Commission, and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found by the City Council of the City of St. Paul, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2157 (the "Act"), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to Section 18-2109 of the Act.
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of St. Paul, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of St. Paul as a whole, as set forth in the City of St. Paul Comprehensive Plan, as amended.
4. The cost and benefits set forth in the Project cost benefit analysis are found to be in the long-term best interest of the City of St. Paul.
5. The Project would not be economically feasible without the use of tax increment financing.
6. The Project would not occur on the Redevelopment Area without the use of tax increment financing.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan Amendment is hereby approved and adopted by the City Council as the governing body for the City of St. Paul.



Dated this 17th day of June, 2024

CITY OF ST. PAUL, NEBRASKA

By: _____
Chairperson/Mayor Mike Feeken

ATTEST: _____
City Clerk / Deputy Treasurer
Connie Jo Beck

Exhibit "A"
Redevelopment Plan Amendment

[Attached]

EXHIBIT "A"
Legal Description of Project Site

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

* As noted in the Redevelopment Plan Amendment, the Project Site legal description is currently: Lots 1-20, Middle Loup Subdivision, St. Paul, Howard County, Nebraska, but will be revised and corrected to be Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

CITY OF ST. PAUL
CERTIFICATE OF POSTING

I, Laura Berthelsen, Deputy Clerk and Connie Jo Beck, City Clerk/Deputy Treasurer of the City of St. Paul, Nebraska, do hereby certify that I posted notices to the attached list on the 21 day May 2024.

8:20
Am

- 1) CITY UTILITIES OFFICE OF CITY OF ST. PAUL
- 2) UNITED STATES POST OFFICE
- 3) HOWARD COUNTY COURT HOUSE
- 4) CITIZENS BANK & TRUST

Subject:

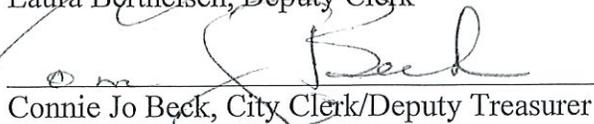
(1) PLANNING COMMISSION NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 10, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION;

(2) COMMUNITY DEVELOPMENT AGENCY (CDA) NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 17, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION;

(3) CITY COUNCIL OF CITY OF ST. PAUL NOTICE OF PUBLIC HEARING RE: PROPOSED AMENDMENT TO REDEVELOPMENT PLAN ON JUNE 17, 2024 REGARDING THE MIDDLE LOUP SUBDIVISION.



Laura Berthelsen, Deputy Clerk



Connie Jo Beck, City Clerk/Deputy Treasurer

(SEAL)



CDA

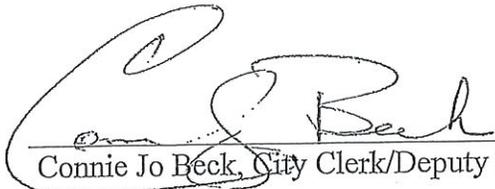
**NOTICE OF PUBLIC HEARING
(COMMUNITY DEVELOPMENT AGENCY (CDA))**

Public notice is hereby given by the Community Development Agency (CDA) of the City of St. Paul, Nebraska, that a public hearing will be held at 6:30 p.m. on Monday, June 17, 2024, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project located on the property legally described as follows:

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

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.



Connie Jo Beck, City Clerk/Deputy Treasurer

Council

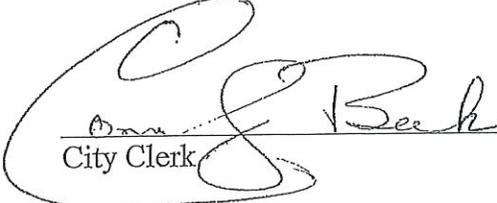
**NOTICE OF PUBLIC HEARING
(CITY OF ST. PAUL COUNCIL)**

Public notice is hereby given by the City Council of the City of St. Paul, Nebraska, that a public hearing will be held at 6:30 p.m. on Monday, June 17, 2024, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project located on the property legally described as follows:

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

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.



City Clerk

Planning

NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Planning Commission of the City of St. Paul, Nebraska, that a public hearing will be held at 12:00 p.m. on Monday, June 10, 2024, at the City Hall, 704 6th Street, Paul, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the Office of the City Clerk, 704 6th Street, St. Paul, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed amendment to the redevelopment plan for the City of St. Paul for a specific redevelopment project located on the property legally described as follows:

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

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan amendment. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the Office of the City Clerk.

Connie, Jo Beck, City Clerk

PLANNING COMMISSION OF THE CITY OF ST. PAUL, NEBRASKA

RESOLUTION NO. 2024-PZ-1

(Amendment to the Redevelopment Plan for the City of St. Paul -
Middle Loup River Redevelopment Project)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. PAUL, NEBRASKA RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF ST. PAUL FOR THE MIDDLE LOUP RIVER REDEVELOPMENT PROJECT TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA.

RECITALS

A. The Community Development Agency of the City of St. Paul, Nebraska ("CDA") has submitted the question of whether the Redevelopment Plan for the Redevelopment Area of the City, a copy of which is on file and available for public inspection with the City Clerk (the "Redevelopment Plan"), should be amended to include a project for the redevelopment of certain real property in the Redevelopment Area identified in the said amendment (the "Project Site"). The proposed amendment to the Redevelopment Plan is on file and available for public inspection with the City Clerk (the "Redevelopment Plan Amendment").

B. Notice of public hearing regarding the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

C. On June 10, 2024, the Planning Commission held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

D. The Planning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of St. Paul, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157 (the "Act"), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.

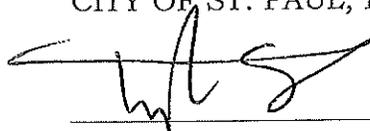
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of St. Paul, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of St. Paul as a whole, as set forth in the City of St. Paul Comprehensive Plan, as amended.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby recommend: (i) recommendation of the Redevelopment Plan Amendment by the CDA to the City Council; and (ii) approval of the Redevelopment Plan Amendment by the City Council as the governing body for the City of St. Paul.

Passed and approved by the Planning Commission on this 10th day of June, 2024.

PLANNING COMMISSION OF THE
CITY OF ST. PAUL, NEBRASKA



Chairperson

**CITY COUNCIL OF THE
CITY OF ST. PAUL, NEBRASKA**

RESOLUTION #2024-__
(Redevelopment Agreement –
Middle Loup River Redevelopment Project)

Redev Agreement
City Council
Middle Loup River

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT ON BEHALF OF THE CITY AND AUTHORIZING THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF ST. PAUL, NEBRASKA TO ENTER INTO SAID AGREEMENT AND ISSUE TAX INCREMENT FINANCING INDEBTEDNESS FOR THE REDEVELOPMENT PROJECT.

RECITALS

A. Pursuant to the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2157, as amended (the “Act”), the City of St. Paul, Nebraska (“City”), has adopted a general redevelopment plan for certain portions of the City (the “Redevelopment Plan”).

B. The Redevelopment Plan, as amended, includes a specific redevelopment project identified as the Middle Loup River Redevelopment Project that will include the use of Tax Increment Financing (the “Project”).

C. On June 17, 2024, the Community Development Agency of the City of St. Paul, Nebraska (“CDA”) approved the Redevelopment Agreement for the Project (the “Redevelopment Agreement”). A copy of the Redevelopment Agreement is on file and available for public inspection with the City Clerk.

D. Pursuant to the Redevelopment Agreement, the City would construct and install the public improvements for the Project and would, subsequently, receive the TIF proceeds to reimburse the City for the eligible public expenditures.

E. The City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the General Comprehensive Development Plan of the City, and in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Paul, Nebraska, that the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, the Chairperson is hereby authorized to execute and deliver the Redevelopment Agreement on behalf of the City.

BE IT FURTHER RESOLVED, the CDA is hereby authorized to execute and deliver the Redevelopment Agreement for and on behalf of the CDA.

BE IT FURTHER RESOLVED, the CDA and City are hereby authorized to take all actions contemplated and required in the Redevelopment Agreement including, without limitation, the issuance of TIF Indebtedness as set forth in the Redevelopment

Agreement. Such TIF Indebtedness shall be repaid solely from the Tax Increment created by the Project and does not represent the general obligation of the CDA or the City.

BE IT FURTHER RESOLVED that all Resolutions or parts thereof in conflict with the provisions of this Resolution or to the extent of such conflicts, are hereby repealed.

Dated this 17th day of June, 2024.

CITY OF ST. PAUL, NEBRASKA

By: _____
Chairperson/Mayor Mike Feeken

ATTEST: _____
City Clerk/Deputy Treasurer
Connie Jo Beck

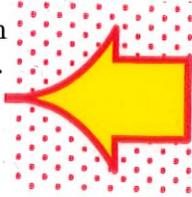


Exhibit "A"
Redevelopment Plan Amendment

[Attached]

EXHIBIT "A"
Legal Description of Project Site

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

* As noted in the Redevelopment Plan Amendment, the Project Site legal description is currently: Lots 1-20, Middle Loup Subdivision, St. Paul, Howard County, Nebraska, but will be revised and corrected to be Lots 1-20, Middle Loup River Subdivision, St. Paul, Howard County, Nebraska.

City of St. Paul
Receipts

Date	From	Account	Description & Breakdown	Amount	
5/1/2024	Wisconsin Phy Serv		HCCLAIMPMT	832.32	ACH
5/1/2024	State of NE		956 13th Ave	49.26	ACH
5/1/2024	BCBSNE		St Paul Rescue Serv	104.74	ACH
5/2/2024	Wisconsin Phy Serv		HCCLAIMPMT	409.28	ACH
5/2/2024	Quick Med Claims LLC		St Paul Rescue Serv	412.60	ACH
5/2/2024	City of St Paul-Lumen/Qwest		Occupation tax	10.00	
5/6/2024	City of St Paul- LARM (Tillotson doing repair work)	Partial reimb	roof repair City Hall	13,151.41	
5/7/2024	Quick Med Claims LLC		St Paul Rescue Serv	176.93	ACH
5/7/2024	City of St Paul-Robert Kanter		pasture rent wellfield	5,630.00	
5/8/2024	BCBSNE		St Paul Rescue Serv	106.30	ACH
5/9/2024	Wisconsin Phy Serv		HCCLAIMPMT	411.58	ACH
5/9/2024	State of NE		May 2024 Hwy Alloc	31,015.09	ACH
5/9/2024	Quick Med Claims LLC		St Paul Rescue Serv	104.74	ACH
5/10/2024	City of St Paul-Craig Hamilton	paving	Prin \$32.30 Int \$7.70	40.00	
5/10/2024	Howard County Treasurer	VP Bond	Collections	50,616.08	
5/10/2024	Howard County Treasurer		Collections	279,265.62	
			General	\$59,572.88	
			Fire	10,668.77	
			Police	114,689.34	
			Cemetery	8,001.58	
			Pool	26,671.94	
			Park	21,337.55	
			Rec	2,667.19	
			Library	29,339.13	
			Senior Center	2,667.19	
			Streets	3,650.05	
5/10/2024	City of St Paul	Liquor Licenses	La Pena	\$250.00	700.00
			Pizza Hut	100.00	
			7 Co Spirits LLC	350.00	
5/14/2024	City of St Paul-Mexcellent Grill LLC		Mobile Food Permit	100.00	
5/14/2024	State of NE		956 13th Ave	39.86	ACH
5/14/2024	Quick Med Claims LLC		St Paul Rescue Serv	863.00	ACH

DATE May 2024

City of St. Paul
Receipts

5/16/2024	City of St Paul-James Lurz Jr.	Paving	Prin \$301.61 Int \$120.78	422.39	
5/16/2024	City of St Paul-Dora Johnson	Paving	Prin \$177.90 Int \$22.10	200.00	
5/20/2024	State of NE-		Grant 2023-133821809	840.00	ACH
5/22/2024	Quick Med Claims, LLC		St Paul Rescue Serv	406.22	ACH
5/28/2024	015 Treas 310		Misc Pay	264.99	ACH
5/28/2024	City of St Paul-American Tower		Lease payment	650.00	
5/28/2024	City of St Paul-Grills Gone Wild		Mobile Food Permit	100.00	
5/29/2024	BCBSNE		St Paul Rescue Serv	116.70	ACH
5/31/2024	City of St Paul-Pull N Smoke		Food Truck Permit	100.00	
5/31/2024	City of St Paul-Matelyn Retirement	Paving	Prin \$389.32 Int \$145.47	534.79	
5/31/2024	Homestead Bank Interest on 300100027			4,126.19	
Other Accounts:					
5/2/2024	City Office - State of Nebraska - to Light 300-504-981 - North Yards Rent			250.00	
5/31/2024	City Office - State of Nebraska - to Light 300-504-981 - North Yards Rent			250.00	
5/14/2024	City Office - St. Paul Keno to Keno 300-504-409			6,746.23	
	City Office - U-Betcha Auto payment to Sales Tax 300-504-420				
5/13/2024	City Office - Herv's Transmission payment to Sales Tax 300-504-420	Principal Pmt	J. Overcash Trustee	1,249.01	
	City Office - L & M Enterprises payment to Sales Tax 300-504-420				
5/13/2024	City Office- Teresa's Floral to REDLG 300-301-465	Late fees \$40.00	Prin \$740.24 Int \$34.20	814.44	
5/3/2024	City Office - Vogel payment to REDLG 300-301-465		Prin \$1221.00 Int \$30.00	1,251.00	
	City Office - Howard County Medical Center payment to REDLG 300-301-465				
	City Office - C. Hamilton payment to P.I. 300-504-681				
	City Office - Starkey payment to P.I. 300-504-684				
5/21/2024	City Office - Bed Head Coffee payment to Sales Tax 300-504-420		Prin \$502.10 Int \$147.90	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				
5/14/2024	City Office - County Cage payment to Sales Tax 300-504-420		Prin \$517.05 Int \$57.95	575.00	
5/13/2024	City Office - Bootlegger payment to REDLG 300-301-465	REDLG	Prin \$1312.77 Int \$115.85	1,428.62	
5/13/2024	City Office - Bootlegger payment to Sales Tax 300-504-420	LB840	Prin \$820.44 Int \$72.45	892.89	

DATE May 2024

City of St. Paul
Receipts

5/10/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8652 300-505-036			1,478.23	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8653 300-505-036			2,861.15	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8654 300-505-036			151.25	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8655 300-505-036			981.09	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8656 300-505-036			2,316.58	
5/10/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8657 300-505-036			4,886.40	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8658 300-505-036			3,192.61	
5/10/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8659 300-505-036			681.19	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8660 300-505-036			2,072.46	
5/10/2024	Howard Co. Treasurer-TIF Excess Bed Head Coffee #8661 300-505-036			121.38	
5/10/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8662 300-505-036			3,398.75	
5/10/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8663 300-505-036			154.26	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8664 300-505-036			2,459.29	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8665 300-505-036			2,977.50	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8667 300-505-036			3,321.49	
5/10/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8668 300-505-036			3,225.71	
5/10/2024	Howard Co. Treasurer-TIF Excess Prairie Falls #8669 300-505-036			3,382.73	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8670 300-505-036			86.40	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8671 300-505-036			3,409.40	
5/10/2024	Howard Co. Treasurer-TIF Excess Dalton Meadows #8672 300-505-036			770.99	
5/17/2024	City of St Paul- Park Improvements #772-682	Kramers	Aluminum Cans	249.60	
5/21/2024	State of NE 300-504-420		March 2024 City Sales Tax	46,735.73	ACH
5/31/2024	Homestead Bank - Interest on City Sales Tax Checking 300-300-277			46.24	
5/31/2024	Homestead Bank - Interest on St. Paul Civic Center Checking 300-300-749			0.20	
5/31/2024	Homestead Bank - Interest on City REDLG 300-301-465			133.33	
5/31/2024	Homestead Bank - Interest on American Rescue Plan (ARP) Funds 300-303-057			0.00	
5/31/2024	Homestead Bank - Interest on Water MMDA 300-504-189			10.68	
5/31/2024	Homestead Bank - Interest on Keno MMDA 300-504-409			30.44	
5/31/2024	Homestead Bank - Interest on Sales Tax P.I. 300-504-420			427.18	
5/31/2024	Homestead Bank - Interest on Pool Construction MMDA 300-504-442			18.00	
5/31/2024	Homestead Bank - Interest on General Equipment Sinking MMDA 300-504-805			17.19	
5/31/2024	Homestead Bank - Interest on Sewer & Building Equipment Fund MMDA 300-504-849			24.91	
5/31/2024	Homestead Bank - Interest on Police Equipment Fund MMDA 300-504-860			20.77	
5/31/2024	Homestead Bank - Interest on Senior Center Fund MMDA 300-504-882			10.80	

DATE May 2024

City of St. Paul
Receipts

5/31/2024	Homestead Bank - Interest on Brick Account MMDA 300-504-915			2.62	
5/31/2024	Homestead Bank - Interest on Library Maintenance Reserve MMDA 300-504-970			3.67	
5/31/2024	Homestead Bank - Interest on Light Sinking Fund MMDA 300-504-981			5.80	
5/31/2024	Homestead Bank - Interest on Fire Sinking Fund MMDA 300-504-992			9.69	
5/31/2024	Homestead Bank - Interest on EMT Sinking Fund MMDA 300-505-003			10.22	
5/31/2024	Homestead Bank - Interest on Street Sinking Fund MMDA 300-505-014			15.44	
5/31/2024	Homestead Bank - Interest on Park Equipment Sinking Fund MMDA 300-505-025			14.99	
5/31/2024	Homestead Bank - Interest on TIF Projects MMDA 300-505-036			15.91	
5/31/2024	Homestead Bank - Interest on St. Paul Elmwood Cemetery Foundation 300-505-168			6.37	
5/31/2024	Homestead Bank - Interest on Civic Center Sinking Fund MMDA 300-505-179			2.37	
5/31/2024	Homestead Bank - Walk/Bike Trail Savings 300054827 - quarterly interest			0.00	
5/31/2024	Citizens Bank & Trust - Interest on Cafeteria 125 102407			39.66	
5/31/2024	Citizens Bank & Trust - Interest on Health Deductible 102482			193.66	
5/31/2024	Citizens Bank & Trust - Interest on Cemetery Savings 753122		paid 6.2.2024	5.50	
5/31/2024	Citizens Bank & Trust - Interest on Sales Tax Infrastructure 102342			186.80	
5/31/2024	Citizens Bank & Trust- Interest on Sales Tax Fire Station Proceeds 103667			230.09	
5/31/2024	Citizens Bank & Trust- Interest on Sales Tax Fire Station Construction 103683			142.01	
5/31/2024	Citizens Bank & Trust - Interest on City Park Aluminum Improvement Savings 772682		paid 6.2.2024	2.29	
5/31/2024	Citizens Bank & Trust - Interest on Light ICS MMA 103217			1,345.32	
5/31/2024	Citizens Bank & Trust - Interest on Water ICS MMA 103225			1,048.88	
5/31/2024	Citizens Bank & Trust - Interest on Sewer ICS MMA 103241			1,078.12	
5/31/2024	Citizens Bank & Trust - Interest on General ICS MMA 103209			1,948.41	
5/31/2024	Citizens Bank & Trust - Interest on Building Sinking ICS MMA 103233			97.43	
5/31/2024	Citizens Bank & Trust - Interest on Firemen ICS MMA 103268			75.71	
5/31/2024	Citizens Bank & Trust - Interest on Ambulance ICS MMA 103276			256.68	
5/31/2024	Citizens Bank & Trust - Interest on Park ICS MMA 103284			171.51	
5/31/2024	Citizens Bank & Trust - Interest on Police ICS MMA 103292			10.03	
5/31/2024	Citizens Bank & Trust - Interest on Keno ICS MMA 103314			197.53	
5/31/2024	Citizens Bank & Trust - Interest on Streets ICS MMA 103349			277.75	
5/31/2024	Citizens Bank & Trust - Interest on Library ICS MMA 103365			149.94	
5/31/2024	Citizens Bank & Trust - Interest on Senior Center ICS MMA 103373			83.29	
5/31/2024	Citizens Bank & Trust - Interest on Red Leg ICS MMA 103381			379.26	
5/31/2024	Citizens Bank & Trust - Interest on Pool ICS MMA 103438			143.77	
5/31/2024	Citizens Bank & Trust - Interest on Elmwood Cemetery ICS MMA 103446			241.13	

DATE May 2024

City of St. Paul
Receipts

5/31/2024	Citizens Bank & Trust-Int. on 25% Sales Tax Infrastructure ICS 102342			771.25	
5/31/2024	Citizens Bank & Trust-Interest on City Sales Tax ICS 103462			52.74	
5/31/2024	Citizens Bank & Trust-Interest on Health Deductible Account 102482			392.02	
5/31/2024	Heritage Bank - Interest on MMDA 411025		Paid June 2, 2024	560.32	
5/31/2024	NPAIT-Interest on Light Funds 23251-101			2,193.30	
5/31/2024	NPAIT-Interest on Water Funds 23251-102			726.29	
5/31/2024	NPAIT-Interest on General Funds 23251-104			2,193.30	
5/31/2024	NPAIT-Interest on Sewer Funds 23251-106			968.91	
5/31/2024	NPAIT-Interest on Fire Funds 23251-107			414.17	
5/31/2024	NPAIT-Interest on Ambulance 23251-108			727.22	
5/31/2024	NPAIT-Interest on Park Funds 23251-109			443.04	
5/31/2024	NPAIT- Interest on Library Funds 2351-110			240.76	
5/31/2024	NPAIT-Interest on Keno Funds 23251-111			486.37	
5/31/2024	NPAIT-Interest on REDLG Funds 23251-112			240.76	
5/31/2024	NPAIT-Interest on (NEW) Fire Station 23251-201			8,807.33	
5/31/2024	NE Class-Interest on Lights 01-0005-0001			3,434.46	
5/31/2024	NE Class-Interest on Water 01-0005-0002			1,061.15	
5/31/2024	NE Class-Interest on Sewer 01-0005-0003			1,395.18	
5/31/2024	NE Class-Interest on General 01-0005-0004			3,169.59	
5/31/2024	NE Class-Interest on Street 01-0005-0005			197.20	
5/31/2024	NE Class-Interest on Fire 01-0005-0006			144.29	
5/31/2024	NE Class-Interest on Police 01-0005-0007			72.15	
5/31/2024	NE Class-Interest on Fire Station Construction 01-0005-0008			0.00	
5/31/2024	NE Class-Interest on Cemetery 01-0005-0009			125.05	
5/31/2024	NE Class-Interest on Ambulance 01-0005-0010			567.55	
5/31/2024	NE Class-Interest on Park 01-0005-0011			211.63	
5/31/2024	NE Class-Interest on Library 01-0005-0012			187.58	
5/31/2024	NE Class-Interest on Keno 01-0005-0013			177.96	
5/31/2024	NE Class-Interest on Sales Tax 01-0005-0014			581.97	
5/31/2024	NE Class-Interest on 25% Infrastructure 01-0005-0015			346.12	
5/31/2024	NE Class-Interest on Sales Tax (Fire Station) 01-0005-0016			0.00	
5/31/2024	NE Class-Interest on REDLG 01-0005-0017			81.76	
5/31/2024	NE Class-Interest on ARPA 01-0005-0018			0.00	
5/31/2024	NE Class-Interest on Building Sinking fund 01-0005-0019			115.43	

DATE May 2024

City of St. Paul
Receipts

5/31/2024	NE Class-interest on Swimming Pool 01-0005-0020			72.15	
5/31/2024	NE Class-Interest on Senior Center 01-0005-0021			96.19	
5/31/2024	NE Class-Interest on Health Deductible 01-0005-0022			346.12	