

Planning Commission Meeting
Monday, August 24, 2026 12:00 PM

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

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 24th day of August, 2026 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Tyler Solko called the meeting to order at ____ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Tyler Solko, Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was published in the Phonograph Herald a legal newspaper in Howard County, Nebraska. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the July 27, 2026 minutes.
4. Ratify Administrative Approval of Zoning Permits:
 - (a) 2026-31 John McClellan - fence at 1520 Paul Street
 - (b) 2026-32 Bunge USA Grain, LLC - demo/remove two grain bins at 321 Farnum Street
 - (c) 2026-33 Brad & Bridgett Lassen - fence at 1112 5th Street
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2026-34 Chris Meyer - house at 1212 Howard Avenue
 - (b) 2026-35 Erik & Anastacia Mrkvicka - commercial shed at 515 4th Street
 - (c) 2026-36 Matthew Lukasiewicz - shed/shop at 925 14th Avenue
6. Zoning Administrator Helzer Report
7. Public Comments
8. Adjournment

St. Paul Planning Commission
July 27, 2026
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 27th day of July, 2026 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Acting Chairman Scheer called the meeting to order at 12:08 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. Notice of the meeting was posted in four (4) public places. The agenda was sent to the Commission members prior to the meeting and was posted in four (4) public places. Commission members present: Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch. Commission members absent: Tyler Solko. Also present Matt Helzer and Laura Berthelsen (minutes).

Commission member Becker moved to approve the June 29, 2026 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Scheer, and Walch voted aye, nays none. Motion carried 4/0.

Commission member Walch moved to ratify the administrative approval of the following zoning permit applications:

- (a) 2026-26 Chris Meyer – demo house at 1212 Howard Avenue
- (b) 2026-30 Loren & Barbara Wroblewski – demo house at 124 5th Street

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

Commission member Becker moved to approve the following zoning permit applications:

- (a) 2026-27 Joel D. Shafer – house at 1516 Indian Street
- (b) 2026-28 Dakota Sombke – house at 1505 Indian Street
- (c) 2026-29 John R. Lyons Sr. – garage and move shed at 404 3rd Street

Commission member Jacobs seconded the motion. Commission members Jacobs, Scheer, Walch, and Becker voted aye.. Motion carried 4/0.

The meeting was adjourned at 12:22 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Dan Scheer
Acting Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R2Value \$ 3,500.00PERMIT NUMBER 2026-31FEE \$25.00 CASH X CHECK# paid 8/3/26 CC

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.

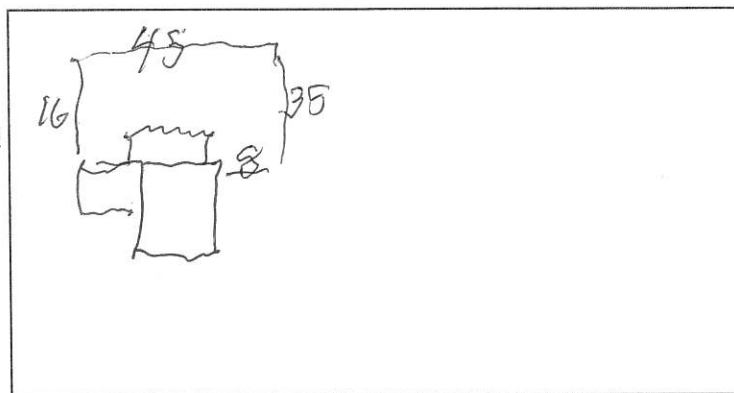
Property Owner John McEllan Contractor John McEllanAddress 1411 E. 1st Address 1411 E. 1stCity, State, Zip 68873 Phone Number Phone Number 750 1208 Cell Phone Complete Legal Description of the Property Part of Lot 11, Aleshires Sub, St. PaulAddress of Fence Site 1520 Paul St. Is Fence new or replacing a current fence? NewSize and Type (material) of Fence: 6' vinylApproximately when will the construction: Start Aug 2026 Finish Dec 2026Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-3-26
(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.

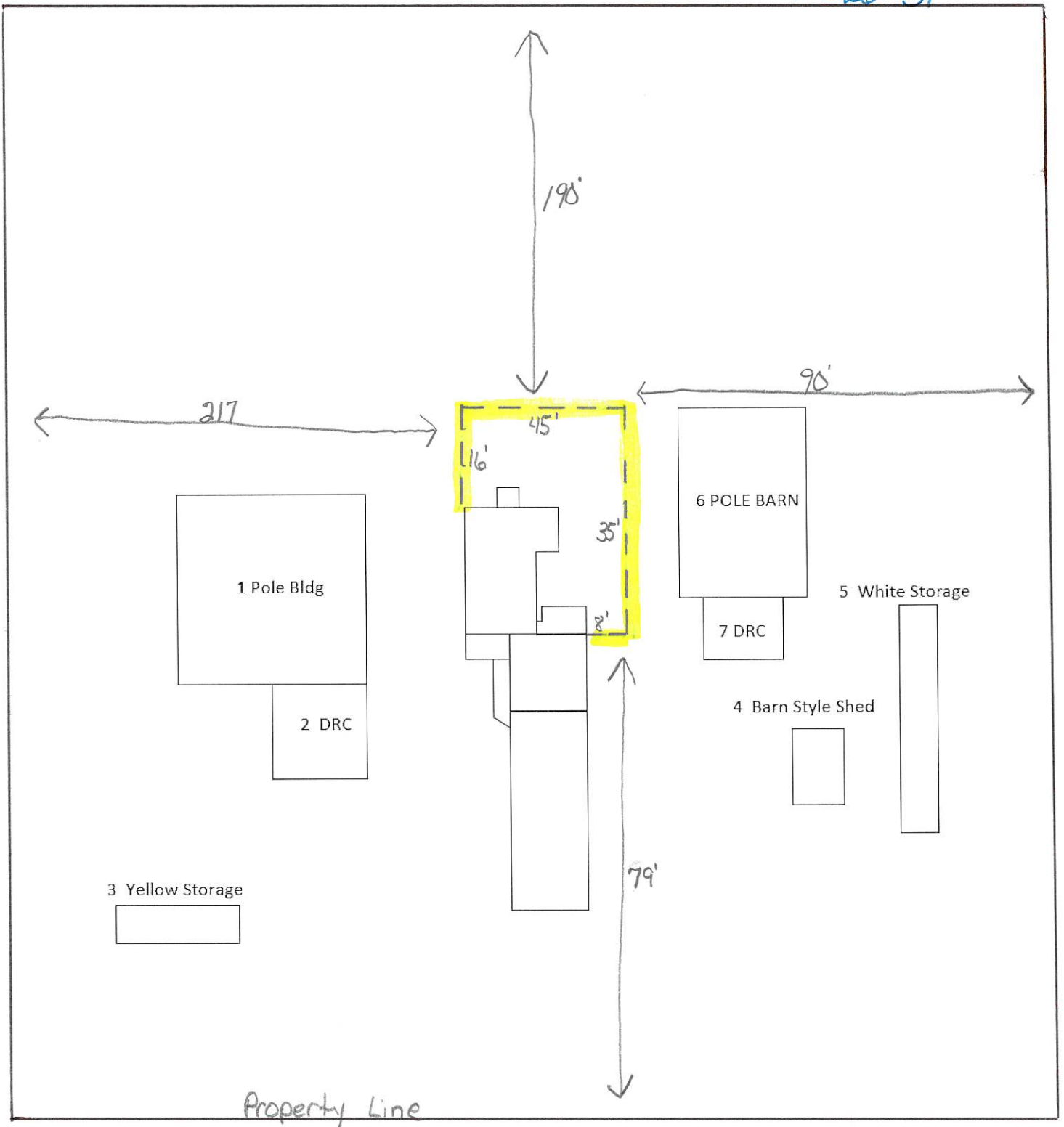
The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

Signature of Applicant John McEllan Date 8/3/26

N
Drawing showing placement of Proposed fence on the property (include location of house, sheds, etc.)

W E S **For Office Use Only:**Permit is Approved ✓ Denied Matthew T Helzer Date 8/3/26Reasons for Denial: Admin Approval per § 11.1.1 of zoning regs

2026-31



Paul Street

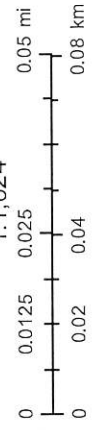


August 3, 2026
17:05 PM

- ☒ Parcels
- ☐ Sections

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

1:1,624



ZONING PERMIT

THIS PERMIT # 2026-31 is issued to

John McClellan

For the purpose of

installing a vinyl fence

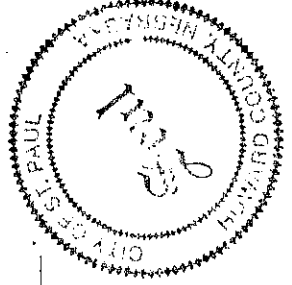
Located at 1520 Paul Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on August 3, 2027

Matte Weber

Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

2026-32

Treasurer's Certificate

Prior to demolishing or removing any building or structure from property within the City limits, all taxes and liens must be paid on the property. The City of St. Paul requires the Howard County Treasurer to certify that all taxes on the property are paid, and that no liens exist on the property.

Type of Structure(s) to be Demolished / Moved 2 small grain bins

Property Address: 321 FARMUM ST, ST PAUL, NE 68873

Legal Description of Property: (#137-1) 10LL Bldgs located on Blocks 24 & 25
original town, St. Paul Howard County NE

I hereby certify that no taxes are due on the above-described property.

Date: 5/7/26

Howard County Treasurer's Office

By: Mylenna Sorgenfrei
Mylenna Sorgenfrei (Printed Name)

2026-32

Asbestos Inspection

Viterra – St Paul

321 Farnam Street

St Paul, Nebraska

June 25, 2025 | Project Number: 05257302

Prepared for:

Viterra USA Holdings LLC
1331 Capitol Avenue
Omaha, NE 68102



Nationwide
Terracon.com

- Facilities
- Environmental
- Geotechnical
- Materials



2026-32

15080 A Circle
Omaha, NE 68144
P (402) 330-2202
F (402) 330-7606
terracon.com

June 25, 2025

Ms. Brienne Davenport
Viterra USA Holdings LLC
1331 Capitol Avenue
Omaha, NE 68102

RE: Asbestos Inspection
Viterra – St Paul
321 Farnam Street
St Paul, Nebraska
Terracon Project No. 05257302

Dear Ms. Davenport:

Terracon Consultants, Inc. (Terracon) is pleased to submit the results of the asbestos inspection conducted at the above-referenced site. Four grain storage bins/containers and ancillary structures were surveyed. Samples did not identify asbestos containing materials.

We appreciate the opportunity to provide services to you. If we can provide any additional environmental, occupational health, or safety-related services, please contact Mike Reif at 402-330-2202.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in cursive script that reads 'James Koehler'.

James Koehler
Field Scientist

A handwritten signature in cursive script that reads 'Terry L. Adams'.

Terry L. Adams
Senior Environmental Project Manager
Authorized Project Reviewer

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Appendix A

Homogeneous Area Summary Table

Appendix B

EMSL Analytical, Inc. - Asbestos Laboratory Results and Chain of Custody

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Staff and Company Certifications

1.0 Introduction

Terracon Consultants, Inc. (Terracon) conducted an asbestos inspection for Viterra USA Holdings LLC (Client) of the four grain storage bins (also referred to as storage containers in this report) and ancillary structures located at 321 Farnam Street, St Paul, Nebraska. The purpose of the inspection was to determine the presence of asbestos-containing materials (ACM) that may be disturbed as part of proposed demolition activities. The site diagram depicting the site and structure locations is in Appendix C.

Standard of Care

The asbestos inspection services were conducted based on information provided to Terracon by the Client and were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. Terracon did not attempt to identify every potential exposure or hazard present in the facility. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during the inspection. The information contained in this report should not be relied upon to represent conditions that existed prior to or after this event. Terracon does not warrant the services of regulatory agencies, laboratories, or other third parties supplying information that may have been used in the preparation of this report.

1.1 Reliance

This report is for the exclusive use of the Client. Reliance by any other party on this report is prohibited without written authorization of Terracon and the Client. Reliance on this report by the Client and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, this report, and the project contract.

2.0 Scope of Services

Asbestos

Terracon conducted an asbestos inspection as required by United States Environmental Protection Agency (USEPA) regulation 40 Code of Federal Regulations (CFR) Part 61, the asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) and applicable state and local regulations. The purpose of the inspection was to identify, sample, quantify and assess suspect ACM in locations that may be disturbed as part of planned renovation/demolition activities. Terracon did not sample materials that were determined by visual inspection to be non-asbestos containing (ex. fiberglass, rubber, foam).

This asbestos inspection is applicable to the four grain storage and ancillary structures located at 321 Farnam Street, St Paul, Nebraska and does represent an inspection of all the structures located on the Viterra property outside the area designated on the maps. If other structures on the property are to be impacted, they should be inspected prior to renovation/demolition activities.

3.0 Field Activities

The asbestos inspection was conducted on June 5, 2025, by Mr. Ben Urbanec, a State of Nebraska-licensed asbestos inspector. A copy of Mr. Urbanec's license is included in Appendix E.

Asbestos Visual Assessment

Our inspection activities began with a visual assessment of exterior areas of the structures to establish homogeneous areas with suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture, and date of application. The assessment was limited to accessible areas.

Asbestos Physical Assessment

A physical assessment of each homogeneous area with suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the USEPA as a material that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friability was assessed by physically touching suspect materials.

Asbestos Sample Collection

Bulk samples were collected in general accordance with the USEPA Regulations, 40 CFR Part 763, Subpart E-Asbestos-Containing Materials in Schools (40 CFR 763; known as the Asbestos Hazard Emergency Response Act [AHERA]). Random samples of suspect materials were collected in each homogeneous area. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker. A table summarizing homogeneous areas with descriptions and results is provided in Appendix A. Sample locations are depicted on the drawings in Appendix C, and in photographs in Appendix D.

Terracon collected and submitted a total of **6** bulk samples from **2** homogeneous building materials. The laboratory separated multi-layered materials into individual layers and analyzed a total of **6** individual layers. Due to safety issues, electrical and mechanical components were not sampled as part of this inspection. Building materials identified as glass, wood, fiberglass, foam glass, rubber, or metal are not considered suspect ACM and therefore, were not sampled.

Asbestos Sample Analysis

Bulk samples were submitted under chain of custody to EMSL Analytical, Inc., in Indianapolis, Indiana, for analysis by polarized light microscopy (PLM) with dispersion staining techniques per the *EPA Method for the Determination of Asbestos in Bulk Building Materials (600/R-93-116)*. The percentage of asbestos, if applicable, was established by microscopic visual estimation. EMSL is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) (lab code 200188-0). The analytical reports and chain of custodies for the samples collected are in Appendix B.

4.0 Regulatory Overview

Asbestos

The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activities. Under NESHAP, ACM are classified as friable or Category I or Category II nonfriable ACM. Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I nonfriable ACM includes packings, gaskets, resilient floor coverings and asphalt roofing products containing > 1% asbestos. Category II nonfriable ACM are any materials other than Category I materials that contain >1% asbestos.

Regulated ACM (RACM) must be removed before renovation or demolition activities that will disturb the materials. RACM includes:

- Friable ACM;
- Category I nonfriable ACM that has become friable or will be subjected to drilling, sanding, grinding, cutting, or abrading; and
- Category II nonfriable ACM that could be crumbled, pulverized, or reduced to powder during renovation or demolition activities.

The owner or operator must provide the Nebraska Department of Health and Human Services (NDHHS) with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities.

RACM must be removed prior to renovation activities that will disturb the materials. If the amount of RACM exceeds 260 linear feet of pipe insulation or 160 square feet for other building components or will generate more than one cubic meter of waste, the owner or operator must provide the State of Nebraska with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. Removal of RACM must be conducted by an appropriately accredited and Nebraska-certified asbestos abatement

contractor. A third-party visual clearance is required following abatement activities. In addition, the landfill receiving the ACM materials must be notified of the asbestos content.

The Occupational Safety and Health Administration (OSHA) asbestos standards for general industry and construction (29 CFR 1910.1001 and 1926.1101 respectively) regulate workplace exposure to asbestos. The OSHA standards require that employee exposures to airborne asbestos fibers be maintained below the permissible exposure limit (PEL) of 0.1 asbestos fiber per cubic centimeter of air (0.1 f/cc) as an 8-hour time-weighted average (TWA) or 1.0 f/cc as a 30-minute excursion limit. The OSHA standards classify specific work practices and precautions and require building owners to maintain records and inform employees who will conduct housekeeping activities of the presence and location of ACM.

Because renovation or demolition activities may disturb identified ACM, removal is required prior to conducting these activities. Following abatement, a third party licensed by the State of Nebraska and independent of the abatement contractor must conduct a final visual clearance prior to the renovation or demolition activities. Upon request, Terracon can provide a proposal for conducting these services.

5.0 Findings and Recommendations

Asbestos Findings

5.1.1 Grain Bins/Storage Containers

Table 1.0
Asbestos Containing Materials (>1%)

Sample Number	Material Description	Material Location	Estimated Quantity*	NESHAP Category	Asbestos Content
None of the samples collected and analyzed were found to be asbestos-containing material					

*Estimated quantities are based on a cursory field evaluation, and actual quantities may vary significantly, especially if asbestos containing materials are present in hidden and/or inaccessible areas not evaluated as part of this inspection. SF = square feet; LF = linear feet; MF = mudded mechanical fitting

Inaccessible Areas

It should be reemphasized that although reasonable efforts were made to inspect accessible suspect materials, additional suspect but unsampled materials could be located under existing building materials, in isolated areas or in other concealed areas. Therefore, if suspicious materials are encountered during demolition activities that do not appear to have been characterized as non-ACM, samples should be collected and analyzed prior to disturbing these materials or the materials can be assumed to be ACM and abated accordingly. The following table summarizes inaccessible areas:

Structure	Notes
Interior portions of grain bins	This area is considered a confined space
Grain bins - Roof	Terracon did not have access to an onsite lift or extension ladder to inspect this area but sealant on the wall panels would be representative of sealant on the roof

Recommendations

Based on the findings of this inspection no further action is required for the materials identified herein. If materials are identified in hidden or concealed areas during renovation or demolition those materials must be assumed to contain asbestos or tested to rebut the presence of asbestos. Assumed materials require abatement by a NDHHS accredited and certified abatement contractor followed by third party clearance by a NDHHS certified person.

The NESHAP and OSHA regulations govern the removal of ACM, Terracon recommends that a State of Nebraska-certified asbestos abatement contractor be retained to properly abate and dispose of ACM identified (or assumed) as >1% and in accordance with local, state, and federal regulations if they will be impacted by scheduled renovation activities.

The owner and/or operator are responsible for NESHAP regulatory compliance regarding the proper removal, handling, and disposal of ACM containing greater than 1% asbestos prior to renovation or demolition. Also, per state regulations, please be aware that the owner and/or operator must submit a notification to the NDHHS 10-business days prior to asbestos abatement at certain quantity thresholds and prior to renovation/demolition activities.

6.0 Limitations

The level of effort and associated tasks completed for this assessment were limited to the scope of services outlined in our proposal. Terracon did not attempt to identify every potential exposure or hazard present in the building. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed on June 5, 2025.

This report is prepared for the exclusive use of Client for the specific application to the project discussed and has been prepared in accordance with generally accepted industrial hygiene practices currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our inspection of the building. The information contained in this report is relevant to the date on which this inspection was conducted and should not be relied upon to represent conditions at a later date.

2026-32

Asbestos Inspection Report
Viterra - St Paul | St Paul, Nebraska
June 25, 2025 | Terracon Report No. 05257302



APPENDIX A

HOMOGENEOUS AREA SUMMARY

Grain	Vterra St Paul	St Paul	NE	Asbestos	Description of building or structure sampled	Name of the tested material (caulk, mastic, etc.)	Description of the material sampled with enough detail to differentiate it from similar material	Asbestos confirmed	Date material was tested	How was the material tested for asbestos (e.g., Polarized Light Microscopy / Dispersion Staining)	Other relevant information as needed
Grain	Vterra St Paul	St Paul	NE	Asbestos	Storage Containers	Tar Sealant (black)	Base	FALSE	09/05/25	Polarized Light Microscopy	
Grain	Vterra St Paul	St Paul	NE	Asbestos	Storage Containers	Caulking (white)	Base, Metal Chutes (connection points), Wall (north large container)	FALSE	09/05/25	Polarized Light Microscopy	

2026-32

Asbestos Inspection Report
Viterra – St Paul | St Paul, Nebraska
June 25, 2025 | Terracon Report No. 05257302

2026-32
 Terracon

APPENDIX B

**EMSL Analytical, Inc.**

6340 CastlePlace Dr. Indianapolis, IN 46260

Tel/Fax: (317) 803-2997 / (317) 803-3047

http://www.EMSL.com / indianapolislaboratory@emsl.com

EMSL Order: 162507275

Customer ID: AQS193

Customer PO:

Project ID:

Attention: Tyler Price

Terracon Consultants, Inc.

15080 A Circle

Omaha, NE 68144

Phone: (402) 670-3842

Fax: (402) 330-6706

Received Date: 06/06/2025 9:42 AM

Analysis Date: 06/12/2025

Collected Date:

Project: Viterra/05257302

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1.1 162507275-0001	Black Tar Sealant Storage Containers-Base	Black Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
1.2 162507275-0002	Black Tar Sealant Storage Containers-Base	Black Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
1.3 162507275-0003	Black Tar Sealant Storage Containers-Base	Gray/Black Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
2.4 162507275-0004	White Base Caulking Storage Containers-Base	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2.5 162507275-0005	White Base Caulking Metal Chutes-Connection Points	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2.6 162507275-0006	White Base Caulking Storage Containers-Wall (North Large Cont)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Hilary Jarvis (4)

Ross Matlock (2)

Asbestos Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262, A2LA Accredited - Certificate #2845.25

Initial report from: 06/12/2025 14:53:49



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS - YEARS

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

2026-32

PHONE:
FAX:

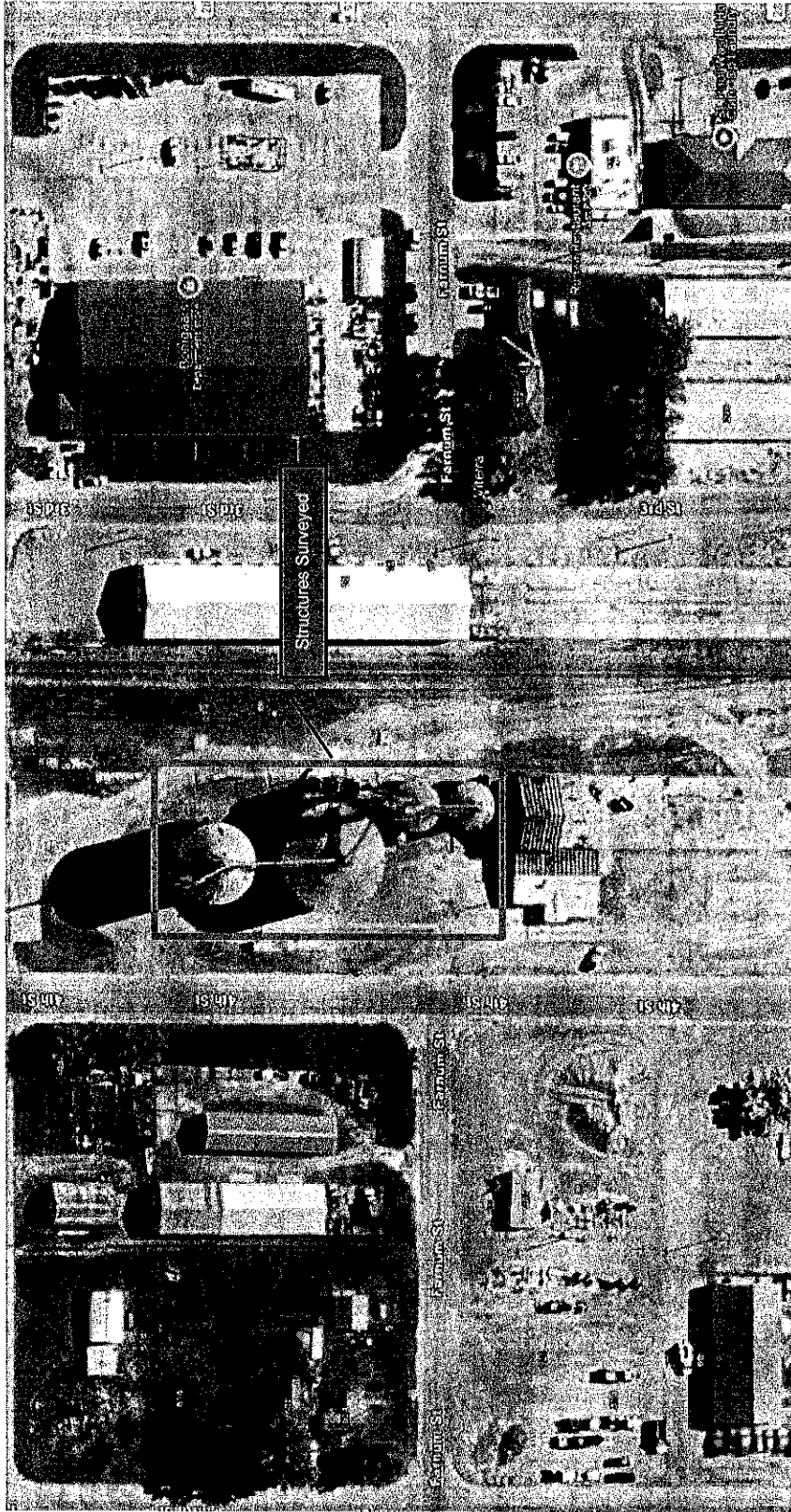
Company Name: Terracon		EMSL Customer ID:	
Street: 15080 A Circle		City: Omaha	State/Province: NE
Zip/Postal Code: 68144	Country:	Telephone #: 402.330.2202	Fax #: 402.330.7608
Report To (Name): Tyler Price		Please Provide Results: ☐ Fax ☒ Email	
Email Address: Tyler.Price@terracon.com		Purchase Order:	
Project Name/Number: vi+66ra / 05257302		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken:		CT Samples: ☐ Commercial/Taxable ☐ Residential/Tax Exempt	
EMSL-Bill to: ☒ Same ☐ Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☒ 1 Week ☐ 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air ☐ Check if samples are from NY ☐ NIOSH 7400 ☐ w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) ☐ PLM EPA 600/R-93/116 (<1%) ☐ PLM EPA NOB (<1%) Point Count ☐ 400 (<0.25%) ☐ 1000 (<0.1%) Point Count w/Gravimetric ☐ 400 (<0.25%) ☐ 1000 (<0.1%) ☐ NYS 198.1 (friable in NY) ☐ NYS 198.6 NOB (non-friable-NY) ☐ NYS 198.8 SOF-V ☐ NIOSH 9002 (<1%)		TEM - Air ☐ 4-4.5hr TAT (AHERA only) ☐ AHERA 40 CFR, Part 763 ☐ NIOSH 7402 ☐ EPA Level II ☐ ISO 10312 TEM - Bulk ☐ TEM EPA NOB ☐ NYS NOB 198.4 (non-friable-NY) ☐ Chatfield SOP ☐ TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm ☐ Waste ☐ Drinking All Fiber Sizes ☐ Waste ☐ Drinking	
TEM - Dust ☐ Microvac - ASTM D 5755 ☐ Wipe - ASTM D6480 ☐ Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite* ☐ PLM CARB 435 - A (0.25% sensitivity) ☐ PLM CARB 435 - B (0.1% sensitivity) ☐ TEM CARB 435 - B (0.1% sensitivity) ☐ TEM CARB 435 - C (0.01% sensitivity) ☐ TEM Qual. via Filtration Technique ☐ TEM Qual. via Drop-Mount Technique *Can not accept New York State Loose Fill Vermiculite Samples Other: ☐			
☐ Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): ☐ 0.8µm ☐ 0.45µm	
Samplers Name: Ben Urbanec		Samplers Signature: <i>Ben Urbanec</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	* Please see attached papers		
Client Sample # (s): 1, 1 - 2, 6		Total # of Samples: 6	
Relinquished (Client): <i>Ben Urbanec</i>		Date: 06/05/25	Time:
Received (Lab): <i>[Signature]</i>		Date: 6/6/25	Time: 942
Comments/Special Instructions:			

Asbestos Inspection Report
Viterra - St Paul | St Paul, Nebraska
June 25, 2025 | Terracon Report No. 05257302

2026-32
 **Terracon**

APPENDIX C

2026-32



Project No. 05257302

Field Scientist: Ben Urbanec

Name: Site Map

Date: June 5, 2025

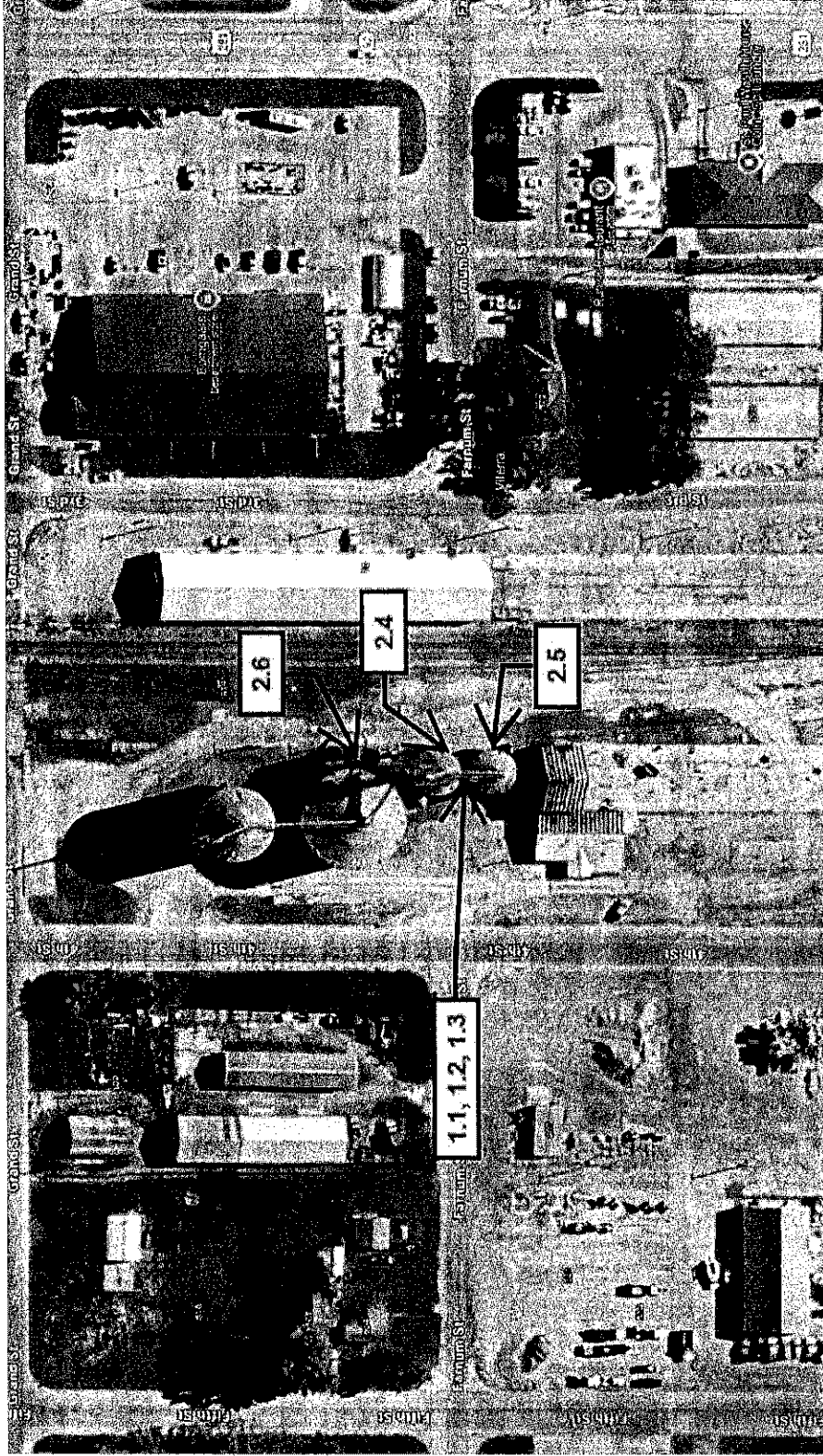


15000 A Circle
PH. (402) 330-2202
Omaha, NE 68144
FAX (402) 330-7598

Vtterra - St Paul Site Map

Vtterra - St Paul
321 Farnham Street
St Paul, Nebraska

2026-32



Project No. 03257302		Date: June 5, 2025		Material Sample Locations	
Field Scientist: Ben Urbanec				Viera - St Paul	
Name: Material Sample Locations				321 Farnam Street	
				St Paul, Nebraska	
				Omaha, NE 68144	
				PH: (402) 330-2202	
				FAX: (402) 330-7009	

APPENDIX D

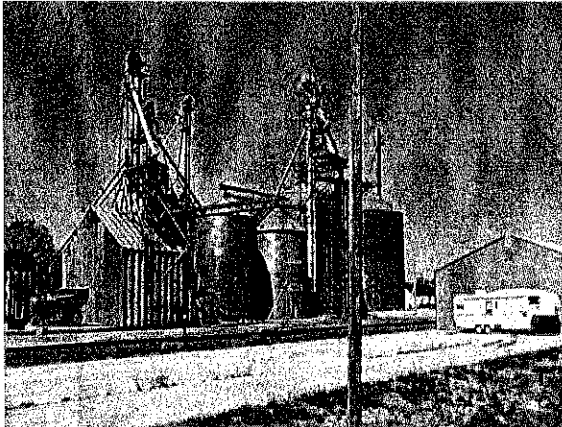


Photo #1 Four grain storage bins. Southeast exterior view

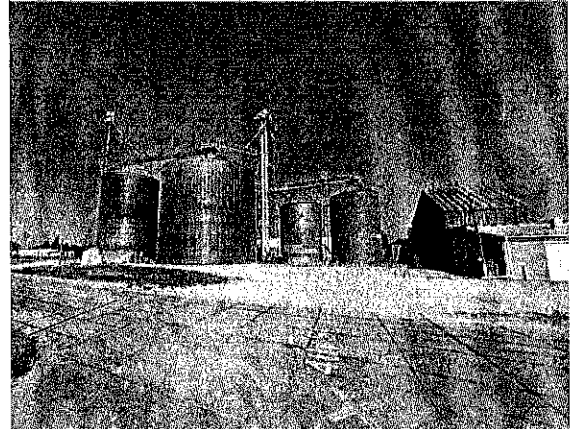


Photo #2 Four grain storage bins. West exterior view



Photo #3 Sample #s 1.1, 1.2, 1.3. Black tar sealant

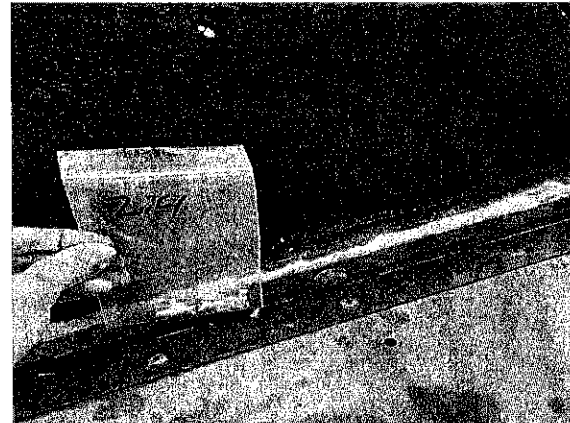


Photo #4 Sample #s 2.4, 2.5, 2.6. White caulking

Asbestos Inspection Report
Viterra – St Paul | St Paul, Nebraska
June 25, 2025 | Terracon Report No. 05257302

2026-32
 Terracon

APPENDIX E

State of Nebraska

Department of Health and Human Services

Division of Public Health

Benjamin William Urbanec

Asbestos Inspector

License #: 1482

Status: Active

Expiration: 06/06/2026

2026-32

ZONING PERMIT

THIS PERMIT # 2026-32 is issued to

Bunge USA Grain, LLC

For the purpose of
the demolition/removal of two small grain bins

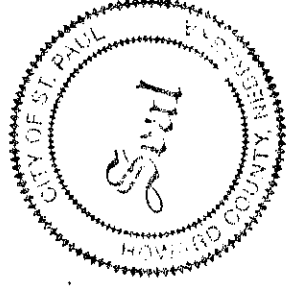
Located at 321 Farnum Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on August 10, 2027

Matt Weger

Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification R-2Value \$ 400⁰⁰PERMIT NUMBER 2026-33FEE \$25.00 CASH ☒ CHECK# CC Pol - 8-18-26

APPLICATION FOR A FENCE PERMIT

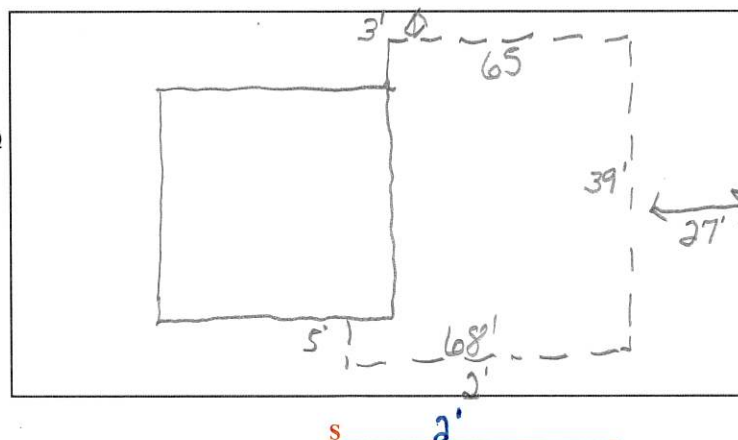
St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Brad + Bridgett LassenContractor Jayden DussAddress 1977 Salem RdAddress 1112 5th StreetCity, State, Zip Elba, NE 68835Phone Number Phone Number 308-750-2385Cell Phone 308-750-4979Complete Legal Description of the Property Lots 11 and 12 Block 2 OT St. PaulAddress of Fence Site 1112 5th StreetIs Fence new or replacing a current fence? NewSize and Type (material) of Fence: 6' Chain linkApproximately when will the construction: Start Aug 2026Finish Sept 2026Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 8-17-26
(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 Brad LassenDate 8-17-26

N 3'
Drawing showing placement of
Proposed fence on the property
(include location of house, sheds, etc.)

W 47'E 27'S 2'

For Office Use Only:
Permit is Approved ☒ Denied

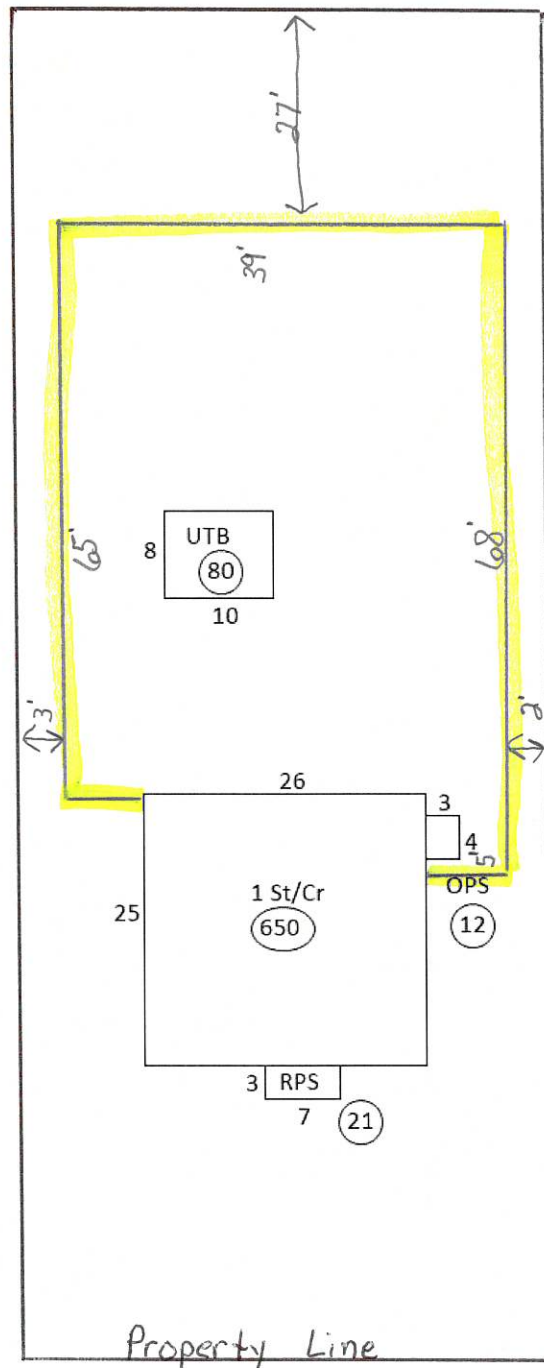
Matthew T HelzerDate 8/18/26Reasons for Denial: Admin Approval per §11.1.1 of zoning regs

City of St. Paul Zoning Administrator
704 6th St, St. Paul, NE 68873

Phone 308-754-4483, E-mail: mhelzer@cityofstpaulne.org

Alley

2026 -33



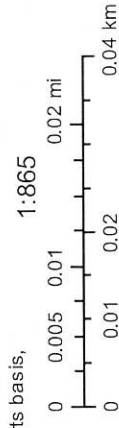
5th Street



August 18, 2026
13:19 PM

- ☒ Parcels
- ☐ Sections

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.



ZONING PERMIT

THIS PERMIT # 2026-33 is issued to

Brad Lassen

For the purpose of

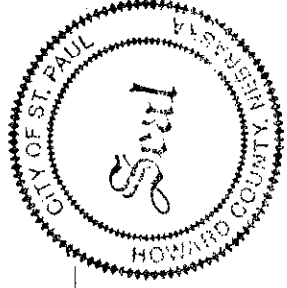
installing a chain link fence

Located at 1112 5th Street

This permit is issued subject to the City of St. Paul Planning & Zoning regulations.
Violation of any use or setback regulations may be cause for the revocation of this permit.

This permit will expire on August 18, 2027

Mott Nelson
Zoning Administrator



Please place this permit in a visible location facing any public street or roadway.

Zoning Classification R-2 Value \$ 300,000 PERMIT NUMBER 2026-34
Please call 811 before completing form FEE \$50.00 CASH CHECK# 5336
paid 8/6/26

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 CHRIS MEYER Contractor CHRIS MEYER
Address 1406 BRULE STREET Address 1406 BRULE STREET
City, State, Zip ST. PAUL Phone Number 308-750-5941
Phone Number 308-750-5941 Cell Phone SAME
Complete Legal Description of the Property E 1/2 of Lot 8 & All of Lot 9 Block 4 Bartlett Addition
Address of Construction Site 1212 Howard Ave
(If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure NEW HOME Dimension of Structure 32 x 48
Distance from Front property line south 25' Distance from Rear Property Line 59' NORTH
Distance from Side Property Line west 8' Distance from Second Side Line east 26' EAST
Is there a utility easement on any side of the property? No
Approximately when will construction Start Sept 2026 Finish March 2027

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-11-26
(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 <u>✓</u>	NO _____
Does the proposed use meet all the required setback distances?	YES <u>✓</u>	NO _____
Is a conditional use required for the proposed use?	YES _____	NO <u>✓</u>
Has a Conditional Use Permit been issued for this proposed use?	YES _____	NO <u>✓</u>
If yes, when does it expire? _____		

PERMIT NUMBER 2026-34

Site Plan Sketch:

North Street Name N/A

Street Name

N/A

W



Street Name

N/A

E

South Street Name Howard Ave

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

Date

8-6-2026

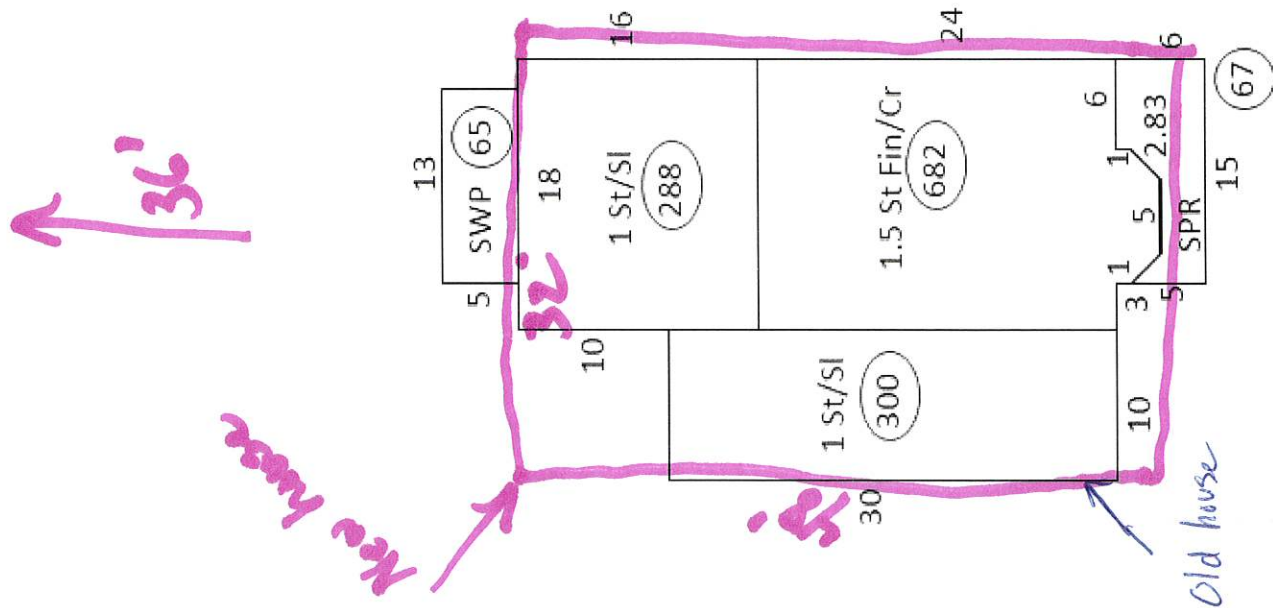
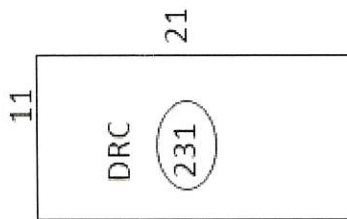
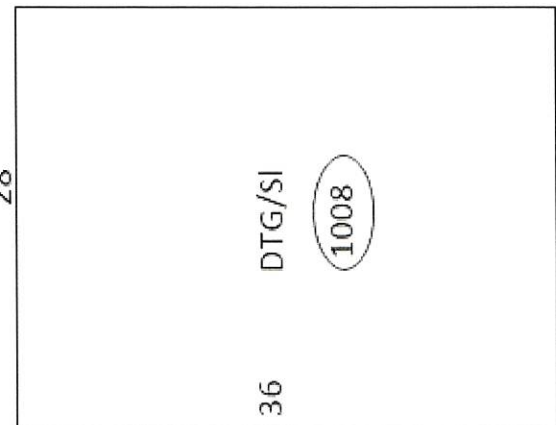
For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2026-34

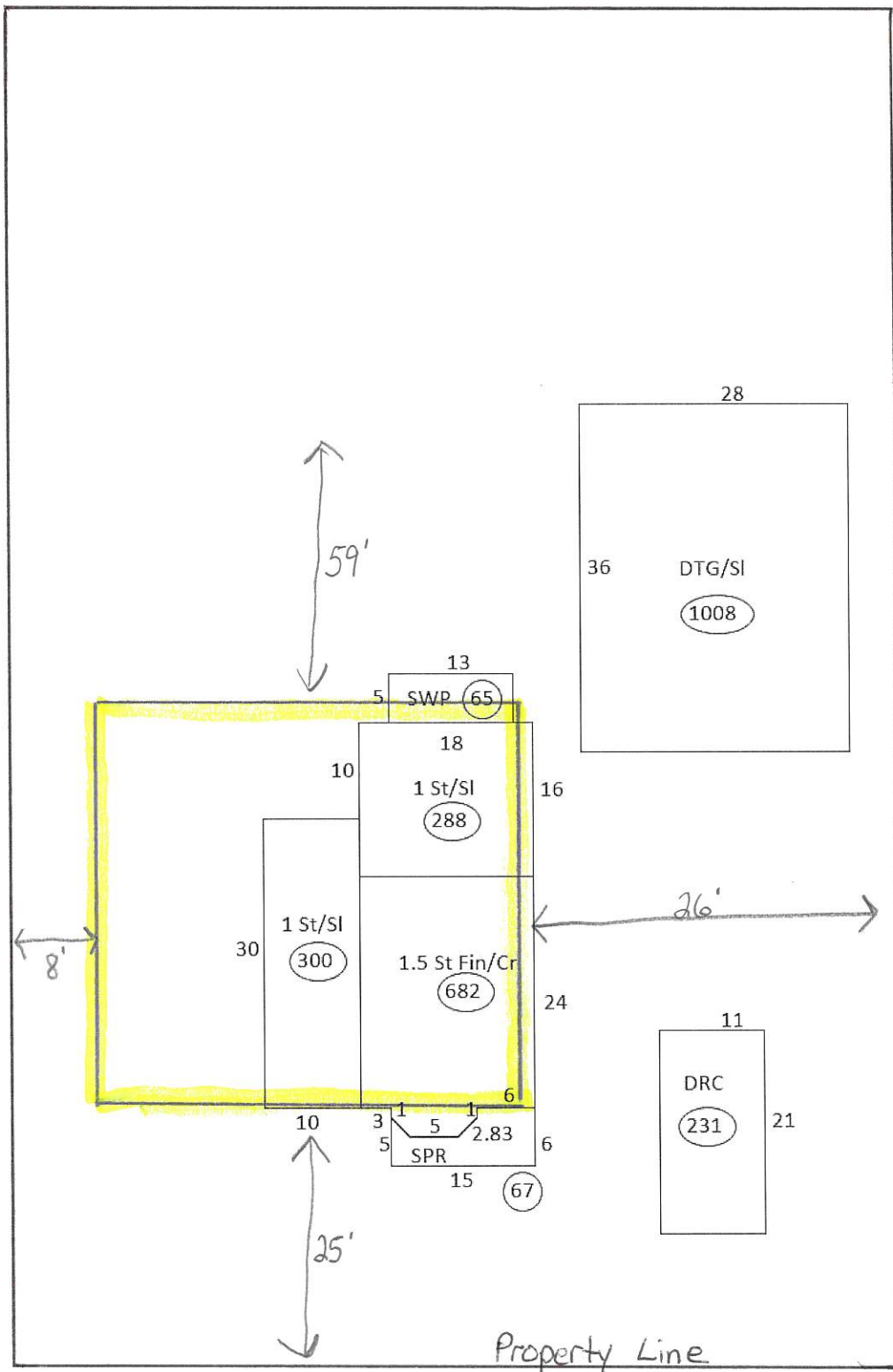
EAST →



Howard Ave ↓

West ←

2026-34



Howard Ave.



August 11, 2026
10:57 AM

 Parcels

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.



Zoning Classification I-1

Value \$ 40,000

PERMIT NUMBER 2025-35

FEE \$100.00

CASH X

CHECK#

paid 8/13/26

APPLICATION FOR A COMMERCIAL ZONING PERMIT

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

Property Owner Erik + Anastacia Mrkvicka

Contractor Matt McCarty - McCarty Construction

Address 1505 Grant St.

Address 1745 N Hills Estates St. Paul, NE

City, State, Zip St. Paul, NE 68873

Phone Number (308) 750-2563

Phone Number 308 750-1878

Cell Phone " "

Complete Legal Description of the Property Lots 1, 2, + 3 Block 26 OT + Vac St. St. Paul

Address of Construction Site 515 4th St St. Paul, NE 68873

(If none, one must be registered with City of St. Paul or the 911 center.) Is property in the Flood Plain? no

Proposed Structure & Use Small repair shop Dimension of Structure 30x50 ft

Plans Submitted to Fire Marshall Office In process of submitting

Distance from Front property line 20 feet Distance from Rear Property Line 84 feet

Distance from Side Property Line 12 feet Distance from Second Side Property Line 69 feet

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

Approximately when will construction Start as soon as approved Finish 1 Year

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 8-13-26
(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 _____ and the Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES 1 NO _____

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

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

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

PERMIT NUMBER 2026-35

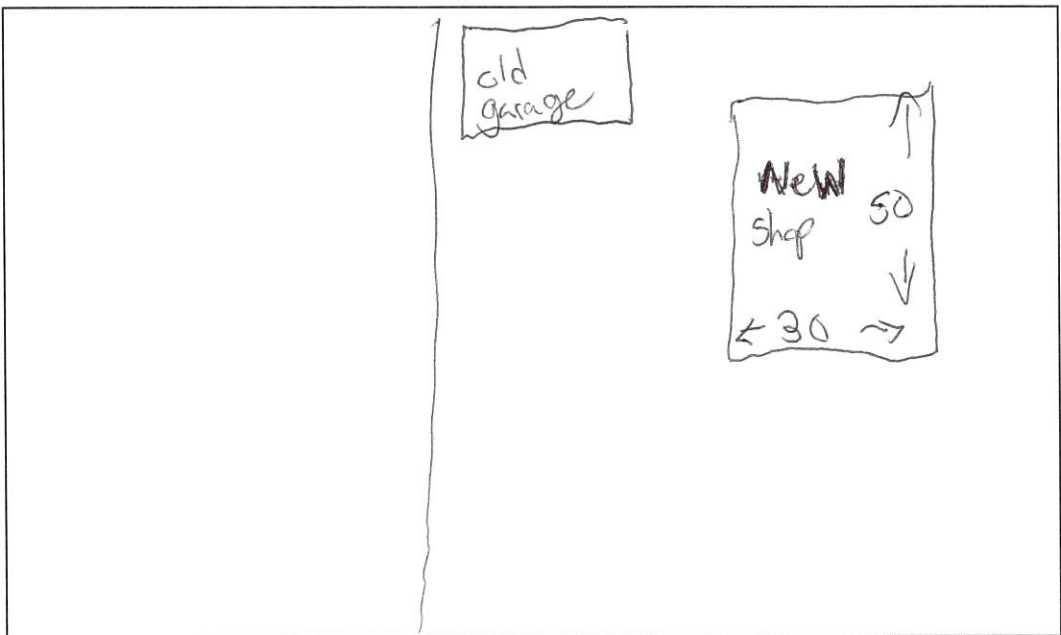
Site Plan Sketch:

North Street Name ~~Old~~ Farnham

West Street Name 5th

East Street Name 4th

South Street Name E/n



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

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

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

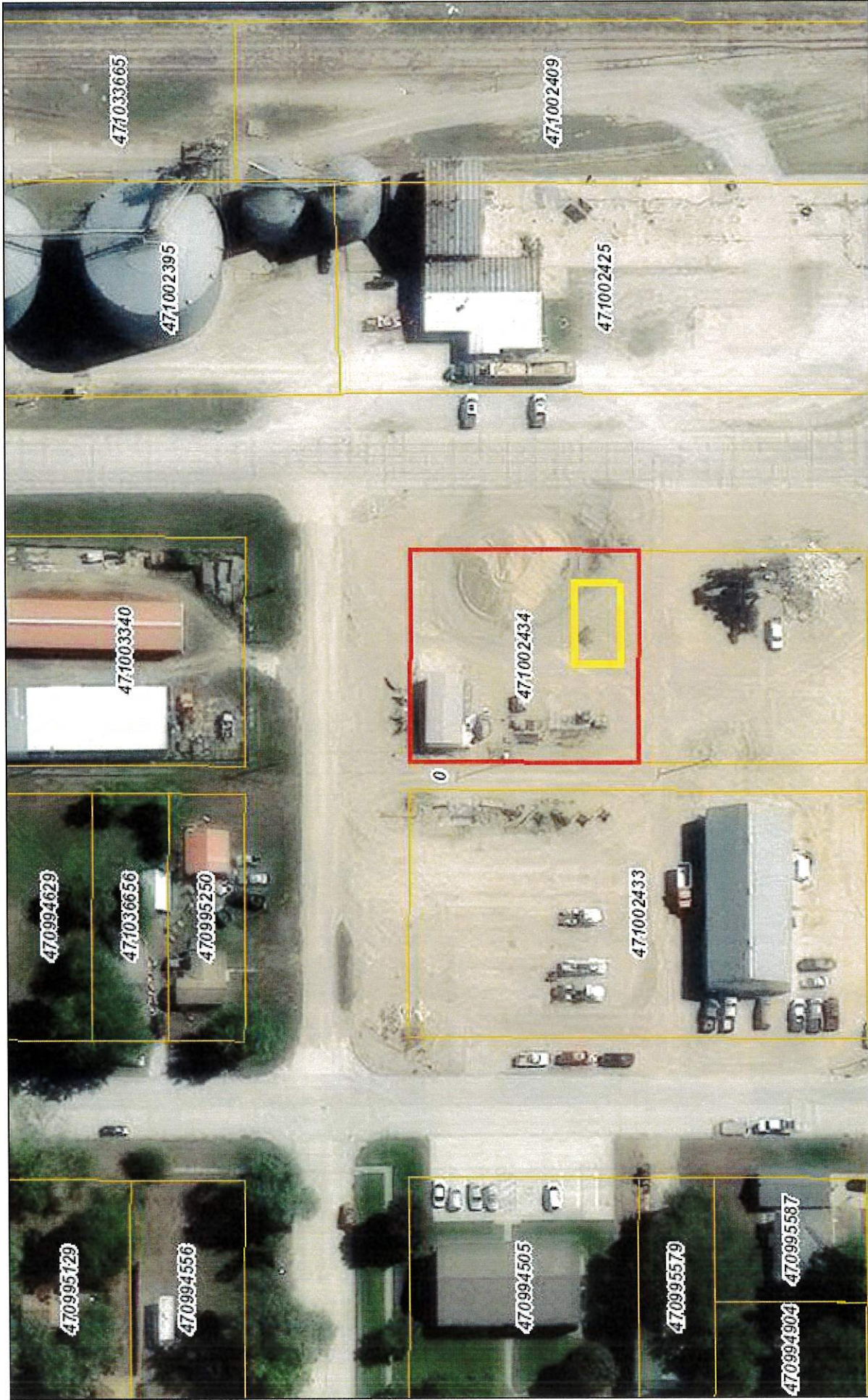
Signature of Applicant EA nhl Date 8-12-26

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____

Zoning Administrator Signature

Reasons for Denial: _____

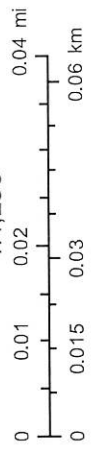


August 13, 2026
19:17 PM

□ Parcels

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

1:1,280

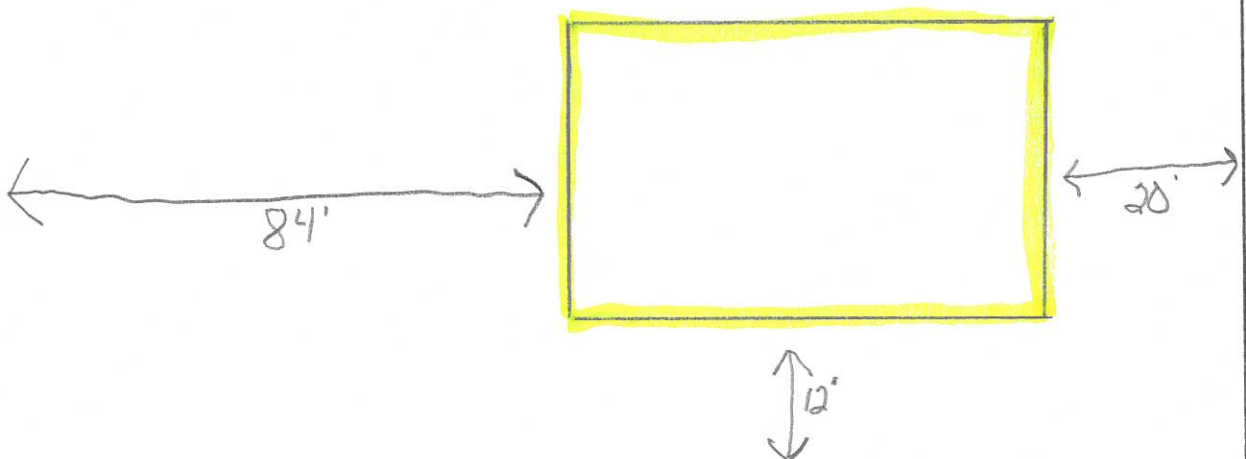
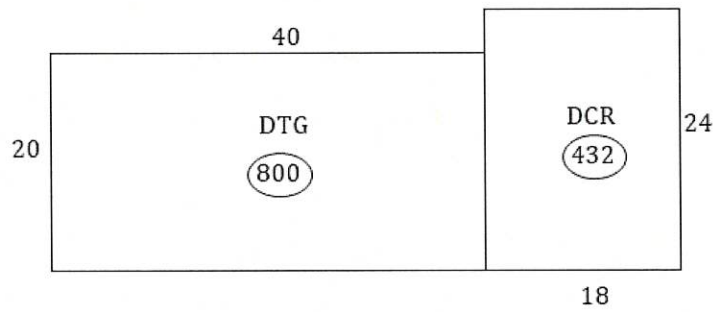


2026-35

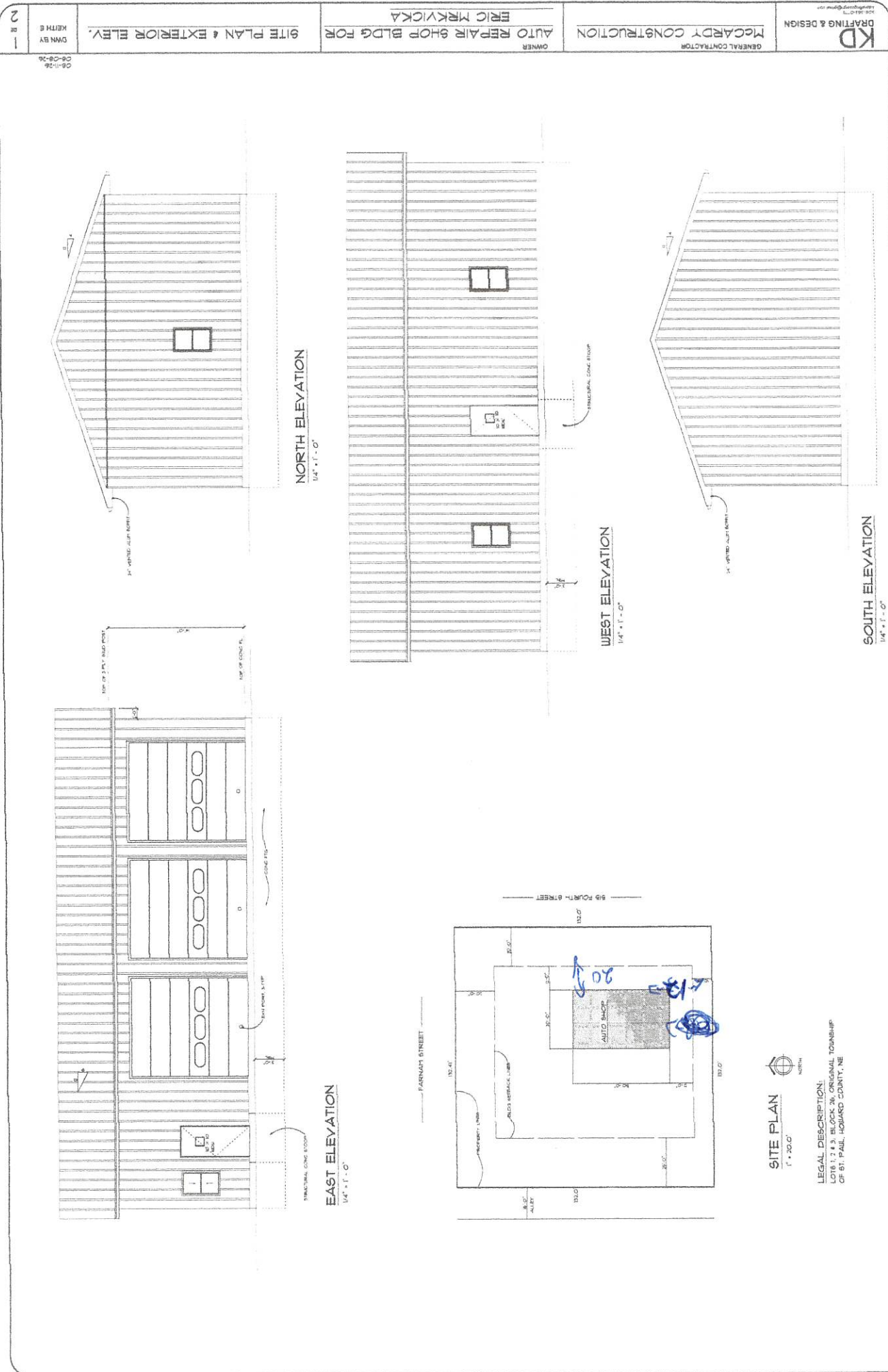
Farnum Street

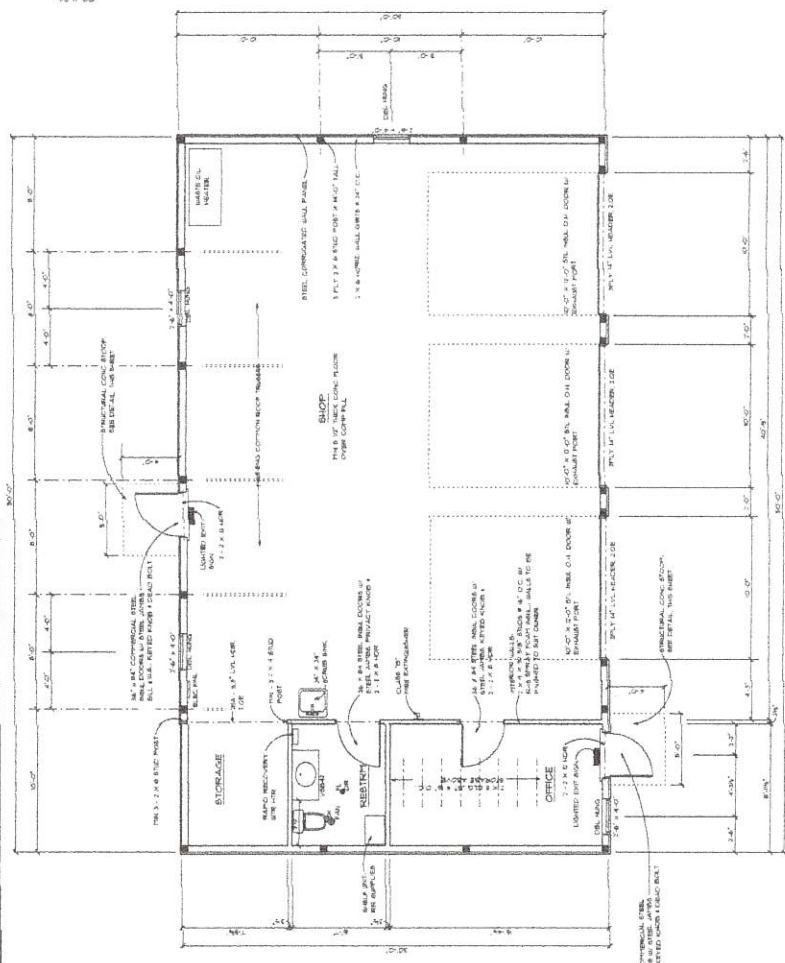
Alley

4th Street

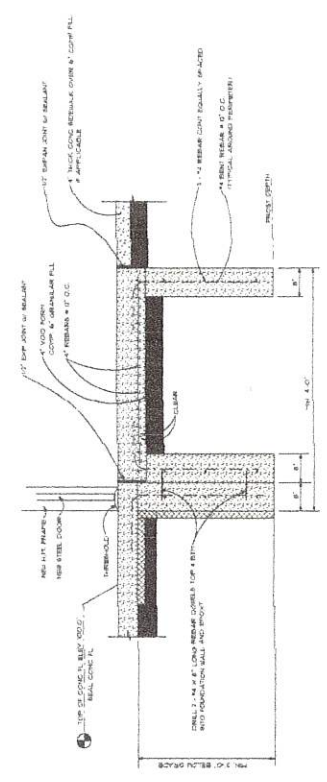


2026-35

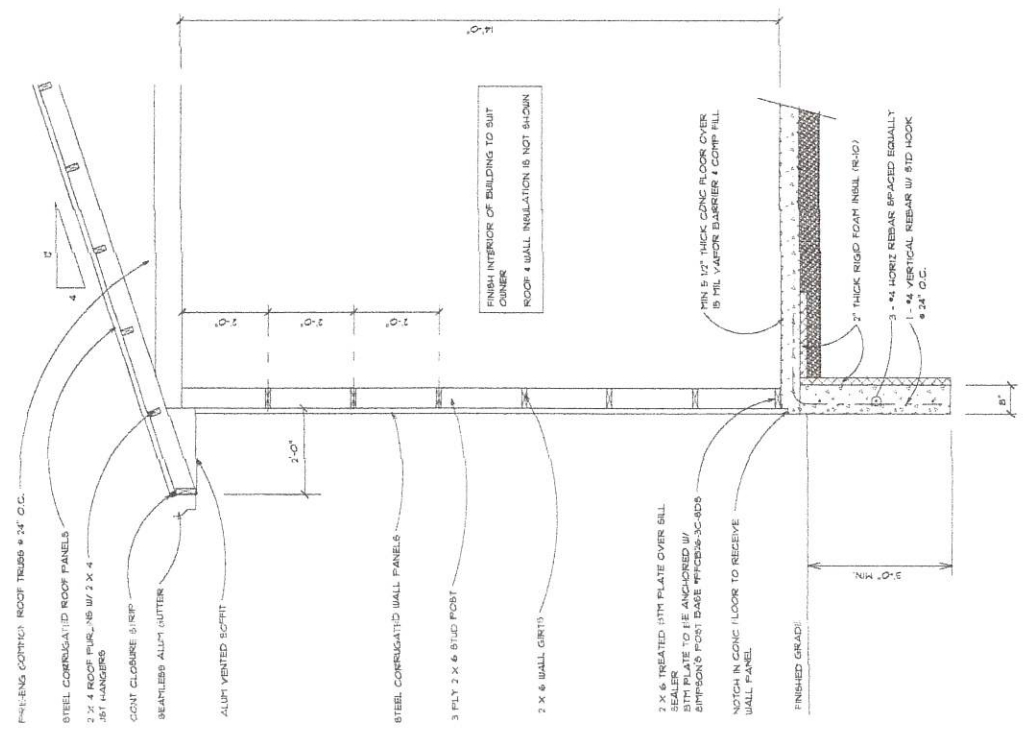




FLOOR PLAN
1/4" = 1' - 0"
PLAN NORTH



STRUCTURAL STOOP DETAIL



TYP WALL SECTION

MOST SPECIFICATIONS FOR THIS PROJECT ARE PER THE GENERAL CONTRACTOR

2026-35



**NEBRASKA STATE FIRE MARSHAL
PLANS DIVISION**

Code Review



8/21/2026	Code Review Number: 08055-26	
Submitting Party Erik Mrkvicka Erik Mrkvicka 1505 Grant St Saint Paul, NE 68873-1111	Location Erik's Repair 515 4th St St. Paul, NE 68873	Owner Erik Mrkvicka 308-750-1878 spangel88@hotmail.com

Your items have been reviewed for compliance with the Nebraska State Fire Marshal Act.

* Approval is conditional upon conformance with comments listed in remarks.

Building - Final Plans

REMARKS:

Review applies to a new single story 30' x 50' building as shown only.

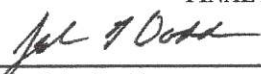
Occupancy Type - New Mixed Business (38) & Special Purpose Industrial (40) Occupancy
 Estimated Occupant Load - 6 @ maximum probable number of occupants present at any time
 Codes Referenced - 2012 NFPA 1 / 2012 Life Safety Code (LSC) / 2009 NFPA 241 / 2010 Nebraska Accessibility Guidelines (NAG)
 Fire Protection Features Provided - Fire Extinguishers
 Site Plan Submitted? - NO (on-site inspector shall determine compliance of existing conditions)
 Construction Type - Unknown

NOTE: A Knox Box or similar building access arrangement may be required by your local fire department. Please contact your local fire department for more information.

1. RE: Office - Exits shall terminate directly at a public way or at an exterior exit discharge. A sidewalk that is free of obstructions or impediments shall be provided to a public way. LSC 38.2.7, 7.7.1 (Amended)
2. RE: Shop - Exits shall terminate directly at a public way or at an exterior exit discharge. A stable surface that is free of obstructions or impediments shall be provided to a public way. LSC 40.2.7, 7.7.1 (Amended)
3. Illumination in accordance with 7.8 and emergency lighting in accordance with 7.9 is required for designated stairs, aisles, corridors, ramps, escalators, and passageways leading to a public way. LSC 38/40.2.8, 7.8.1 & 40.2.9, 7.9.1
4. RE: Shop (Separation From Office) - Hazardous areas used for general storage, boiler or furnace rooms, and maintenance shops that include woodworking and painting areas, shall be enclosed and/or separated by a fire barrier that has a 1-hour fire resistance rating and shall include a 45 minute rated self-closing, positive latching fire door. LSC 38.3.2.1, 8.7.1
5. All high hazard industrial occupancies, operations, or processes (such as spray painting using flammable liquids and welding operations), shall have approved, supervised automatic extinguishing systems in accordance with Section 9.7 or other protection appropriate to the particular hazard, such as explosion venting or suppression. LSC 40.3.2.1

Page 1 of 2

PLEASE CONTACT OFFICE INDICATED BELOW FOR A FINAL INSPECTION.
 FINAL APPROVAL IS REQUIRED PRIOR TO OCCUPANCY OR USE

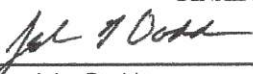
SIGNED: 

Reviewed By: John Dodds
 246 S 14th St
 Lincoln, NE 68508-1804
 john.dodds@nebraska.gov
 402-631-7814

Contact for Inspection: Kyle Woodgate
 402-719-4447
 kyle.woodgate@nebraska.gov

6. Interior wall and ceiling finish material shall be Class A, Class B, or Class C throughout. LSC 38/40.3.3.2
7. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. NAG 206.2.1
8. Where new parking spaces are provided, the minimum number of parking spaces shall be in accordance with NAG 208.2. Accessible parking spaces shall be located on the shortest accessible route to an accessible entrance. Where parking serves more than one accessible entrance, parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances. Dimensions, signage, and location requirements for parking shall be in accordance with NAG 502. NAG 208
9. The following shall apply to the restrooms provided:
 - a. All restroom fixtures, dispensers, and hardware shall be of the type, size and height as specified in the 2010 State of Nebraska Accessibility Guidelines Chapter 6.
 - b. Clearance around a water closet shall be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearance required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. NAG 604.3.1 / 604.3.2
 - c. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" min. to 18" max. from the side wall or partition. Water closets shall be arranged for a left-hand or right-hand approach. NAG 604.2
 - d. Grab bars shall be provided throughout wheelchair accessible water closets. The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall. The rear wall grab bar shall be 36" long min. and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side. NAG 604.5
 - e. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with section 306. NAG 304.3.1
 - f. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided for sinks. NAG 606.2
 - g. Sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum above the finish floor or ground. NAG 606.3
 - h. Sink controls high forward reach shall be 48" maximum where reach depth is 20" maximum. Where the reach depth exceeds 20" the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. NAG 308.2.2
 - i. Water supply and drain pipes under sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks. NAG 606.5
 - j. Doors shall not swing into the clear floor space or clearance required for any fixture. NAG 603.2.3

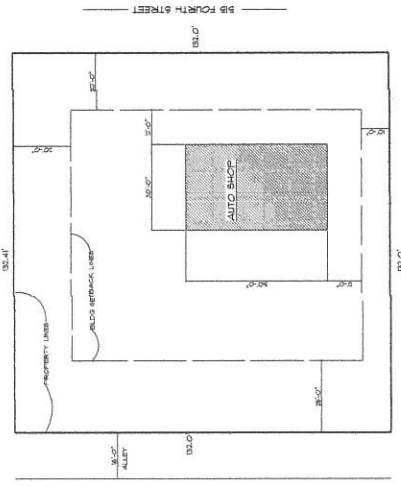
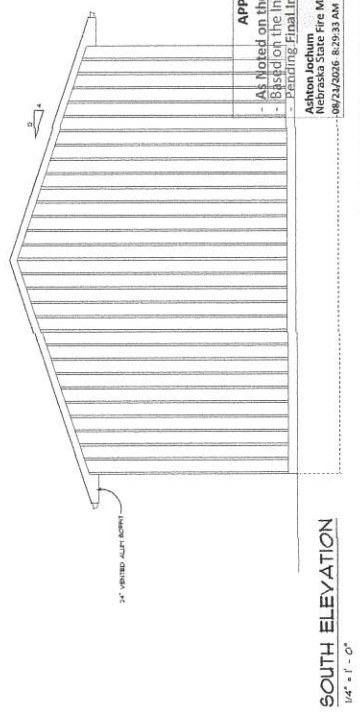
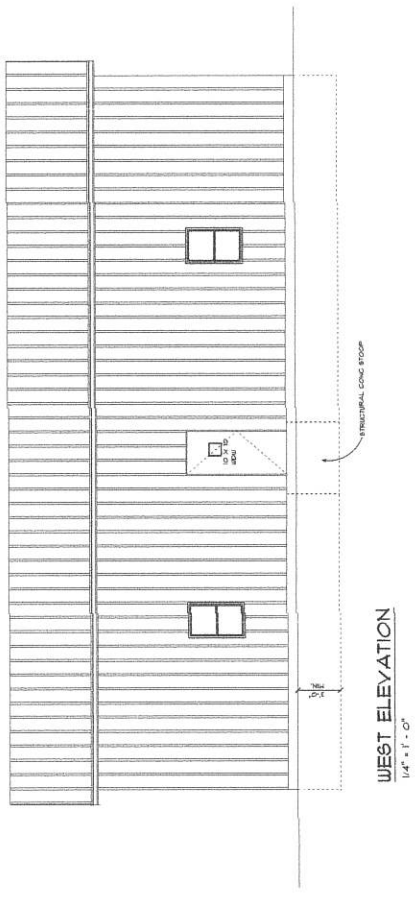
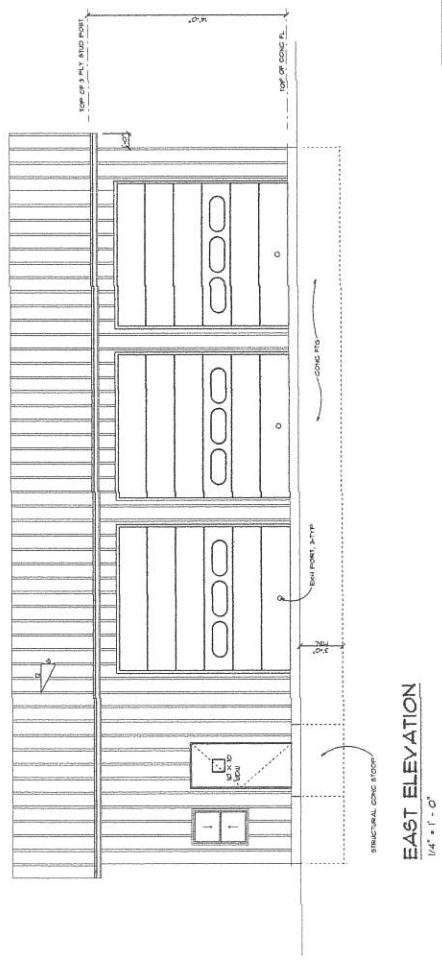
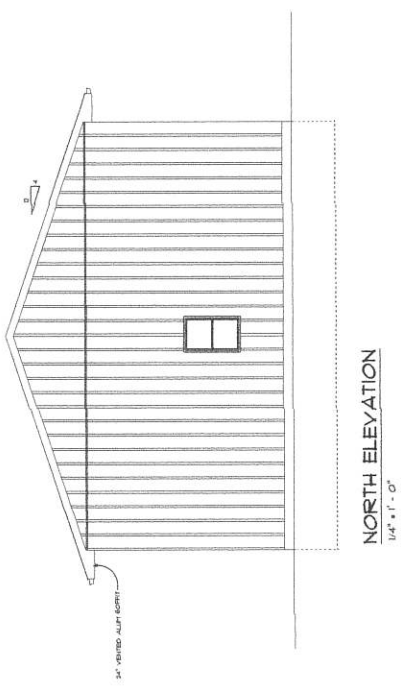
PLEASE CONTACT OFFICE INDICATED BELOW FOR A FINAL INSPECTION.
FINAL APPROVAL IS REQUIRED PRIOR TO OCCUPANCY OR USE

SIGNED: 

Reviewed By: John Dodds
246 S 14th St
Lincoln, NE 68508-1804
john.dodds@nebraska.gov
402-631-7814

Contact for Inspection: Kyle Woodgate
402-719-4447
kyle.woodgate@nebraska.gov

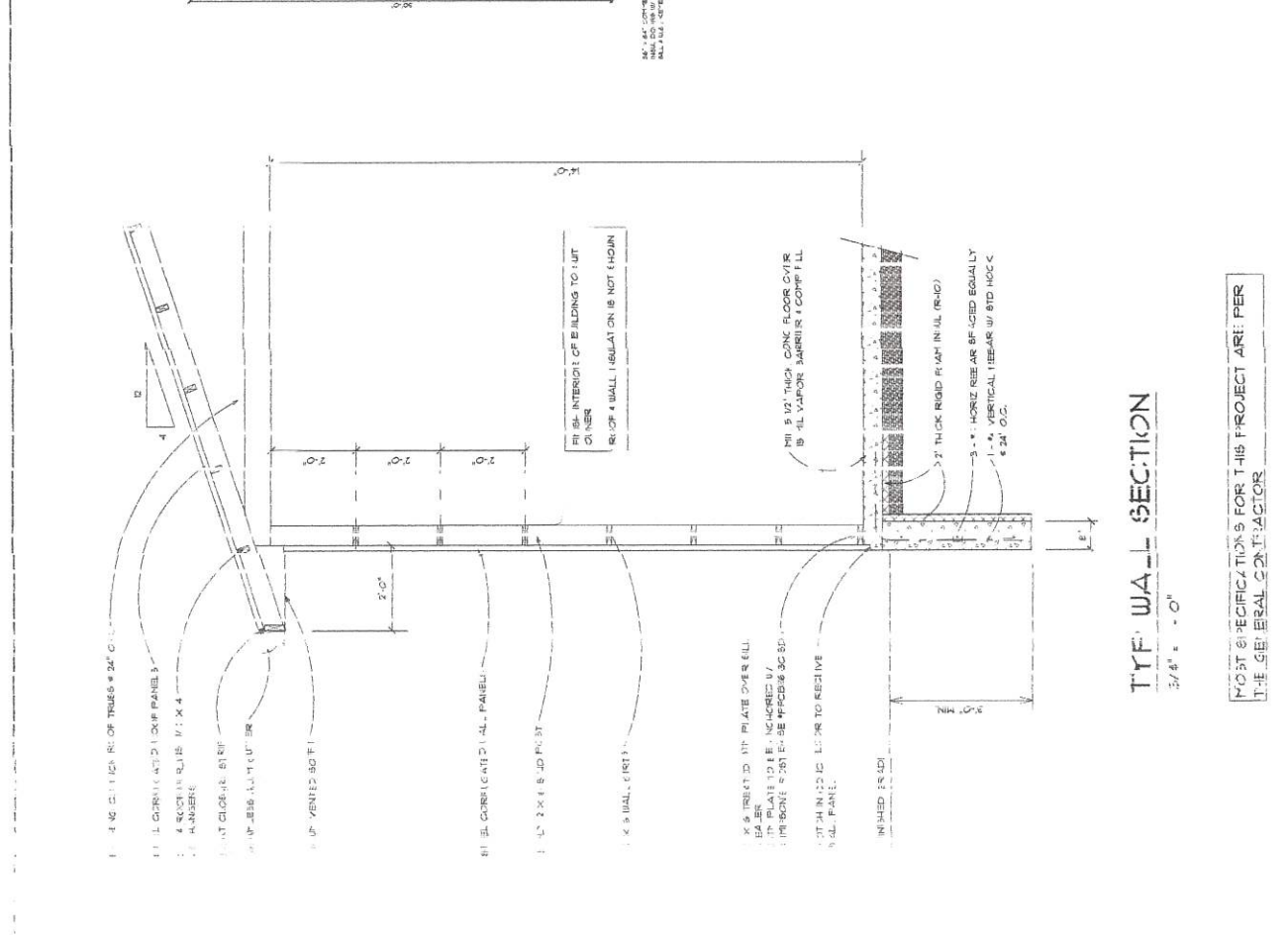
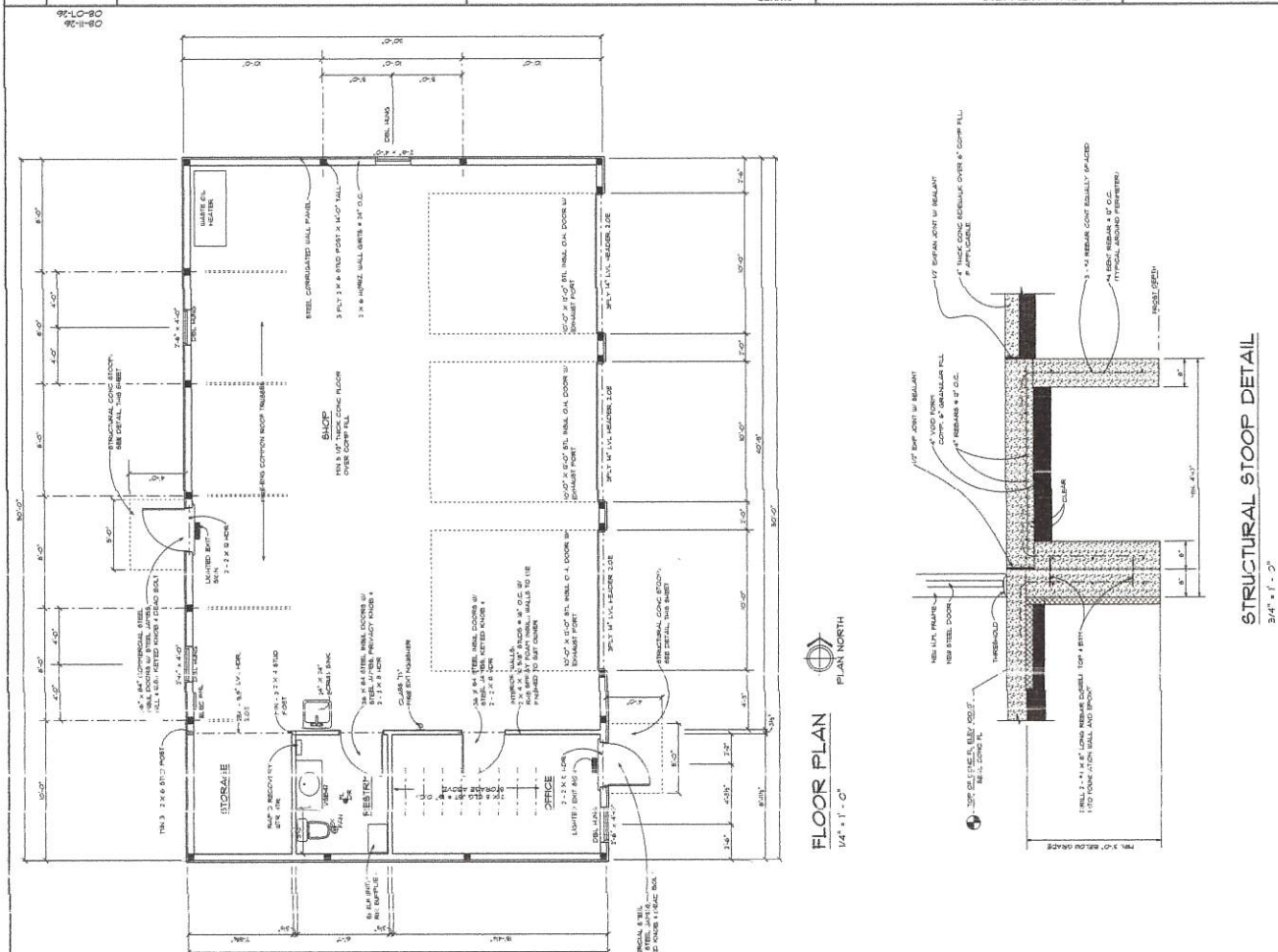
2026-35



LEGAL DESCRIPTION:
LOTS 1, 2 & 3, BLOCK 34, ORIGINAL TOWNSHIP
OF ST. PAUL, HOWARD COUNTY, NE

APPROVED
As Noted on the Code Review
Based on the Information Provided
Pending Final Inspection
Adrian C. Smith
Nebraska State Fire Marshal's Agency
08/21/2026 8:29:33 AM

2026-35

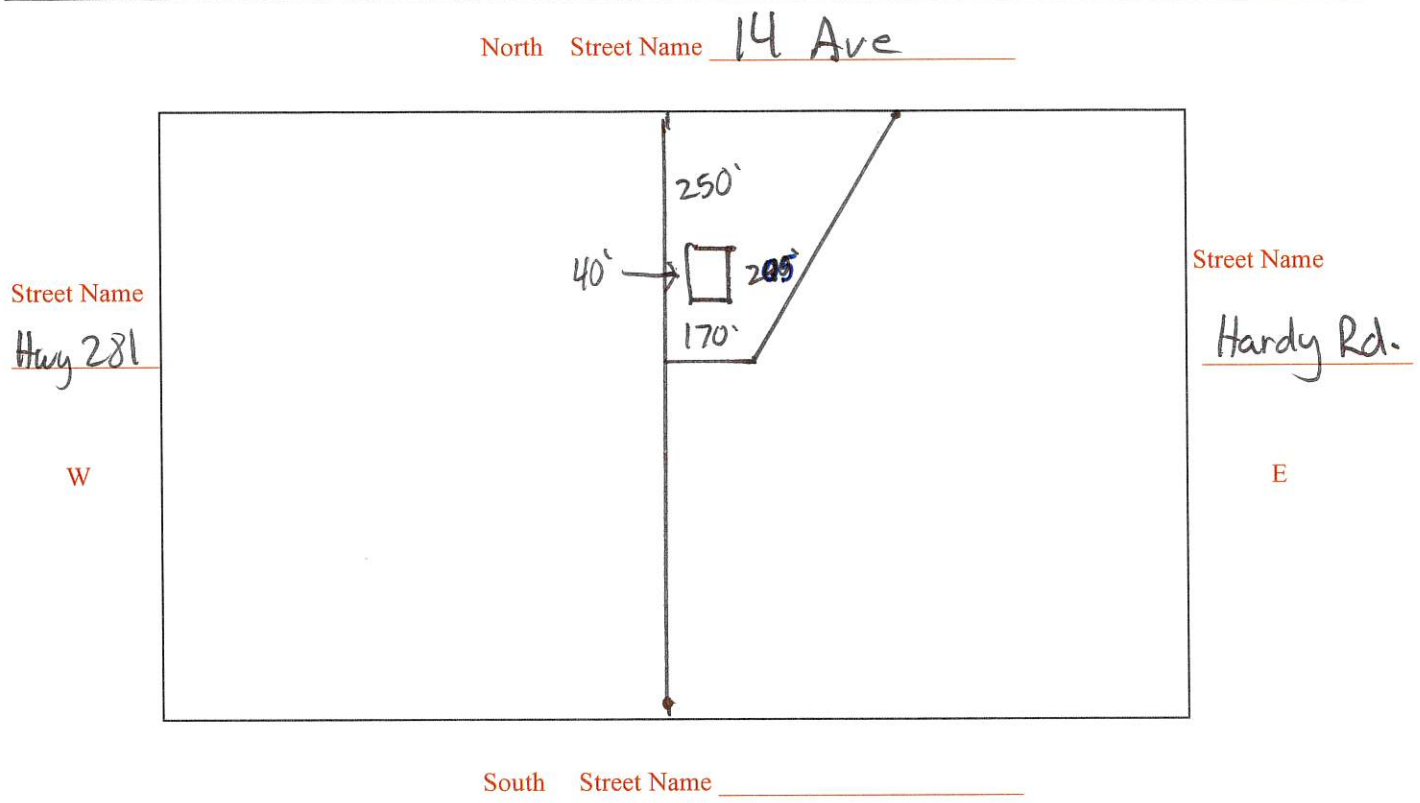


NOT SPECIFICATIONS FOR THIS PROJECT ARE PER THE GENERAL CONTRACTOR

CASH ☒ CHECK#

Page 1 of 2

Site Plan Sketch:



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

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

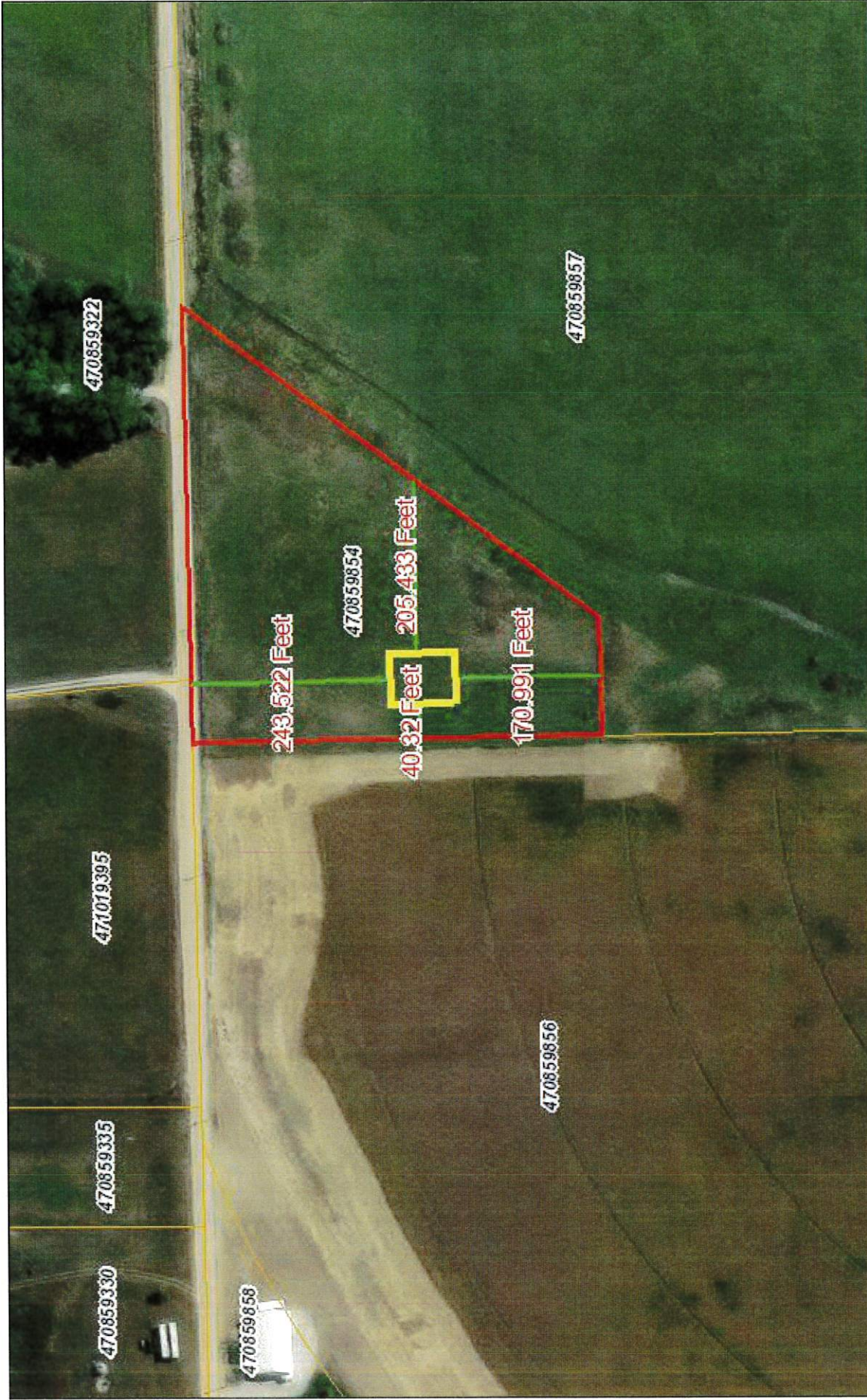
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant *[Signature]* Date 8-19-26

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____



August 20, 2026
14:56 PM

 Parcels

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.

