



**CITY OF SEWARD**  
**City Council**  
**Regular Meeting**  
**Amended 12-14-20 @ 1:45 p.m.**  
**Agenda**

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**Tuesday, December 15, 2020 7:00 PM**

**East & West Basement of the Seward Civic Center**

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**NOTICE IS HEREBY GIVEN** that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:00 PM on Tuesday, December 15, 2020, in the Seward Civic Center East & West Basement, 616 Bradford St, Seward, NE 68434, which meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting.

City financial claims and related invoices will be available for Council member review, audit and voluntary signatures at Council Chambers beginning 30 minutes prior to the scheduled meeting time.

**MEETING BEING HELD VIA VIDEO/TELE-CONFERENCE UNDER STATE OF NEBRASKA, GOVERNOR PETE RICKETTS, EXECUTIVE ORDER NO. 20-36 (CORONA VIRUS- PUBLIC MEETINGS REQUIREMENT LIMITED WAIVER)**

**TO PARTICIPATE - Join Via Computer, Tablet, or Smart Phone:**  
**Enter this URL into your Browser: <https://zoom.us/join>**

**Enter Meeting ID: 890 2731 3170**  
**Passcode: 171291**

**TO PARTICIPATE - Join Via Telephone - call one of the numbers below:**  
**1-669-900-6833**  
**1-346-248-7799**

**Enter Meeting ID: 890 2731 3170**  
**Passcode: 171291**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS**

This is an Open Meeting of the Seward Nebraska Governing Body. The City of Seward abides by the Nebraska Open Meetings Act in conducting business. A copy of the

Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Council. Presenters shall approach the podium, state their name & address for the Clerk's record and are asked to limit remarks to five minutes. All remarks shall be directed to the Mayor who shall determine by whom any appropriate response shall be made. The City of Seward reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

#### **ROLL CALL**

#### **MINUTES**

1. Draft Minutes of December 1, 2020 - City Clerk Otte
2. Draft Minutes of Special Meeting of December 3, 2020 - City Clerk Otte

#### **CONSENT AGENDA**

1. Claims & Payables Reports
2. City Treasurer Report
3. City Codes Director Report
4. Police Department Report
5. Infrastructure Cost Items Reimbursable Back to the City

#### **CONFIRMATION OF MAYOR APPOINTMENTS**

1. Appoint Brian W. Peters as Chief of Police
2. Appoint Lacey Koch to the Park and Recreation Board (replace Sandy Wright) for a 3-Year Term
3. Appoint Lacey Koch to the Planning and Zoning Commission (Alternate) (replace Mike Langner) for a 3-Year Term

#### **PUBLIC HEARINGS**

1. Public Hearing - 7:00 PM - Special Use Permit for 647 Seward St. for Allowing for Downtown Street Level Residential Property - Building/Zoning & Code Enf  
Director Dworak

#### **ADMINISTRATIVE ITEMS**

1. Amended Farm Lease with Darek Kouma for a 32.41 Acre Tract of Land Near Plum Creek Trail in Southwest Quarter of Section 15, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska, for Crop Year 2020 - City Administrator Butcher
2. Amended Farm Lease with Darek Kouma for a 29.48 Acre Tract of Land Near the Parade of Flags in Southeast Quarter of Section 21, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska, for Crop Year 2020 - City Administrator Butcher
3. Farm Lease with Darek Kouma for a 32.41 Acre Tract of Land Near Plum Creek Trail in Southwest Quarter of Section 15, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska, for Crop Year 2021 - City Administrator Butcher
4. Farm Lease with Darek Kouma for a 29.48 Acre Tract of Land Near the Parade of Flags in Southeast Quarter of Section 21, Township 11 North, Range 3 East of the

6th P.M., Seward County, Nebraska, for Crop Year 2021 - City Administrator Butcher

5. Resolution Designating Parking Stalls Along the North Side of Jackson Street, Between 6th & 7th Streets, as 24-Hour Parking Stalls - City Administrator Butcher
6. Resolution Designating One Handicapped or Disabled Parking Space on the West Side of 5th Street, South of Main Street (Highway 34) - City Administrator Butcher

**REPORTS**

1. City Administrator's Report - City Administrator Butcher

**FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR**

**ADMINSTRATIVE ACTION**

**ANNOUNCEMENT OF UPCOMING EVENTS**

**MOTION TO ADJOURN**

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I, Bonnie Otte, the duly appointed qualified and acting Assist Admin/Clerk-Treasurer/Budget & HR Director of the City of Seward, Nebraska, hereby certify:

That the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward County Courthouse, Seward Memorial Library and CityofSewardNE.com

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

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Bonnie Otte  
Assist Admin/Clerk-Treasurer/Budget & HR Director

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Date

December 1, 2020

The Seward City Council met at 7:00 p.m. on Tuesday, December 1, 2020, via conference call, allowed under State of Nebraska, Governor Pete Ricketts, Executive Order No. 20-36 (Corona Virus-Public Meetings Requirement Limited Waiver), dated December 1, 2020, hosted in the east/west basement of the Seward Civic Center, 616 Bradford St., Seward, NE 68434, with Mayor Joshua Eickmeier presiding and City Administrator Greg Butcher recording the proceedings. Upon roll call, the following Councilmembers were present: Ellen Beck, Jonathon Wilken, Sid Kamprath, Jessica Kolterman, Karl Miller, John Singleton, Chris Schmit, Alyssa Hendrix. Absent: None. Other officials present: City Administrator Greg Butcher and City Attorney Kelly Hoffschneider.

Notice of the meeting was given in advance thereof by the method of communicating advance notice of the regular and special meetings of the City Council of the City of Seward, Nebraska, as stated in Ordinance No. 2015-08, which was adopted on the 5th day of May, 2015; said method stating that the notice of such meeting, with the agenda thereon, be posted in the following places: City Hall, Seward County Courthouse, Municipal Building, and Seward Memorial Library. The certificate of posting notice is attached to these minutes. Notice of this meeting was simultaneously given to the Mayor and all members of the City Council and a copy of their acknowledgment of receipt of notice and the agenda are attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

THE PLEDGE OF ALLEGIANCE

Mayor Eickmeier announced that a copy of the Agenda for this meeting is posted in the room of the Civic Center and copies are available where a copy of the Open Meetings Act is also posted for public inspection. He also noted that any citizen wishing to address the Council should come to the podium, state their name and address and limit their comments to five minutes. All remarks should be directed to the Mayor/Chairperson, who will then determine who will make any appropriate response. The City of Seward reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. APPROVAL OF MINUTES OF NOVEMBER 17, 2020 COUNCIL MEETING

Councilmember Singleton moved, seconded by Councilmember Schmit, that the minutes of the November 17, 2020 City Council meeting be approved.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

MOTION TO ADJOURN

Councilmember Kolterman moved, seconded by Councilmember Singleton, that the December 1, 2020 City Council Meeting be adjourned.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

REORGANIZATION/SEATING OF NEW COUNCIL MEMBER/CALL TO ORDER

The newly elected Seward City Council meeting was called to order by Mayor Joshua Eickmeier presiding and City Administrator Greg Butcher recording the proceedings.

December 1, 2020

City Administrator Butcher qualified each Councilmember for their elected offices, and all took their seats:

Councilmember Ellen Beck, Councilmember Jessica Kolterman - Ward 1  
Councilmember Sid Kamprath, Councilmember Chris Schmit - Ward 2  
Councilmember Alyssa Hendrix, Councilmember John Singleton - Ward 3  
Councilmember Karl Miller, Councilmember Jonathon Wilken - Ward 4

ROLL CALL

Upon roll call, the following Councilmembers were present: Jonathon Wilken, Ellen Beck, Sid Kamprath, Jessica Kolterman, Karl Miller, John Singleton, Chris Schmit, Alyssa Hendrix. Other officials present: City Administrator Greg Butcher and City Attorney Kelly Hoffschneider. Absent: None.

1. OATH OF OFFICE FOR NEWLY ELECTED OFFICIALS

City Administrator Butcher administered the Oath of Office to the following elected officials:

Councilmember Jessica Kolterman - Ward 1  
Councilmember Chris Schmit - Ward 2  
Councilmember John Singleton - Ward 3  
Councilmember Jonathon Wilken - Ward 4

CONFIRMATION OF MAYOR APPOINTMENTS

1. REAPPOINT JAMES KIMSEY AS FIRE CHIEF FOR A 2-YR TERM

Councilmember Schmit moved, seconded by Councilmember Kolterman, that Mayor Eickmeier's reappointment of James Kimsey as Fire Chief for a 2-Yr term be confirmed.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

Mayor Eickmeier announced Mr. Kimsey would take his Oath of Office at a later date.

2. REAPPOINT JONATHAN JANK TO THE RAIL CAMPUS DEVELOPMENT REVIEW COMMITTEE FOR A 2-YR TERM

Councilmember Beck moved, seconded by Councilmember Miller, that Mayor Eickmeier's reappointment of Jonathan Jank to the Rail Campus Development Review Committee for a 2-Yr term be confirmed.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

3. REAPPOINT RICK ENDICOTT TO THE CEMETERY BOARD FOR A 3-YR TERM

Councilmember Wilken moved, seconded by Councilmember Kolterman, that Mayor Eickmeier's reappointment of Rick Endicott to the Cemetery Board for a 3-Yr term be confirmed.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

December 1, 2020

4. REAPPOINT MEL VARNER (ALTERNATE) AND DR. DAN ELLIS TO THE ZONING BOARD OF ADJUSTMENT FOR A 3-YR TERM

Councilmember Schmit moved, seconded by Councilmember Kolterman, that Mayor Eickmeier's reappointment of Mel Varner as Alternate and Dr. Dan Ellis to the Zoning Board of Adjustment for a 3-Yr term be confirmed.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

5. REAPPOINT BRAD BOWEN TO THE HOUSING APPEALS BOARD FOR A 3-YR TERM

Councilmember Wilken moved, seconded by Councilmember Schmit, that Mayor Eickmeier's reappointment of Brad Bowen to the Housing Appeals Board for a 3-Yr term be confirmed.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

6. REAPPOINT MATT STRYSON TO THE HOUSING AUTHORITY BOARD FOR A 5-YR TERM

Councilmember Kamprath moved, seconded by Councilmember Singleton, that Mayor Eickmeier's reappointment of Matt Stryson to the Housing Authority Board for a 5-Yr term be confirmed.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

7. APPOINT COUNCIL MEMBERS TO CITY BOARDS AND COMMITTEES AS LIAISON

Councilmember Schmit moved, seconded by Councilmember Kamprath, that Mayor Eickmeier's appointment of the following Council Members to various Boards and Committees as liaison be confirmed: John Singleton - Fire Department, Civic Center Commission; Sid Kamprath - Cemetery Board, Civic Center Commission, Planning Commission; Jessica Kolterman - Library Board; Ellen Beck - Park & Recreation Board; Chris Schmit - Park & Recreation Board, Planning Commission; Jonathon Wilken - Library Board; Alyssa Hendrix - Tree Board

Aye: Wilken, Beck, Fritz, Miller, Hendrix, Schmit, Kamprath, Singleton  
Nay: None  
Absent: None. Motion carried.

8. APPOINT COUNCIL MEMBERS TO VARIOUS BOARDS AND COMMITTEES

Councilmember Beck moved, seconded by Councilmember Miller, that Mayor Eickmeier's appointment of the following Council Members to Boards and Committees be confirmed: Personnel, Finance, Audit Committee - Ellen Beck, Karl Miller, Chris Schmit, Jonathon Wilken; E911 Board - Jessica Kolterman, John Singleton; CDBG Application Review Board for Economic Development (Program Loan Reuse) - Jonathon Wilken; Seward/Saline County Solid Waste Agency - John Singleton; Seward Foundation - Jessica Kolterman, Karl Miller; Rail Campus Development Review Committee - Chris Schmit, Karl Miller; Seward County Chamber & Development Partnership - (3-Yr Term) - Ellen Beck.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

December 1, 2020

ELECTION OF COUNCIL PRESIDENT

Mayor Eickmeier opened up the nominations for Council President. Councilmember Schmit was nominated as Council President. Councilmember Kamprath was nominated as Council President. No other nominations were made. Mayor Eickmeier closed the nominations. Mayor Eickmeier explained that due to the meeting being held via video conference (ZOOM) voting could be done by voice vote or emailed ballot to City Administrator Greg Butcher, or any other way the Council so shall deem. The Council felt that a voice vote was sufficient.

Councilmembers Beck, Miller, Wilken, Kolterman, Schmit, and Hendrix voted for Councilmember Schmit to be elected as Council President.

Councilmembers Singleton and Kamprath voted for Councilmember Kamprath to be elected as Council President.

Councilmember Schmit was elected Council President.

1-3. CONSENT AGENDA CONSIDERATION ITEMS

The following Consent Agenda items were approved in one single motion made by Councilmember Singleton, seconded by Councilmember Schmit:

1. Claims & Payables Reports
2. Seward County Chamber & Development Partnership Report
3. Infrastructure Cost Items Reimbursable Back to the City

CLAIMS LIST  
12-1-20  
COUNCIL MEETING

Abbreviations: Bu, Building Upkeep; Eq, Equipment; Ex, Expense; Ma, Maintenance; Mi, Mileage; Misc, Miscellaneous; Re, Repairs; Sa, Salaries, Se, Services; Su, Supplies; Ut, Utilities, CI, Capital Improvements; GU, Grounds Upkeep.

AKRS Equipment	Ma	17.64
All Star Pro Golf	Su	242.06
Arps	Ma	712.50
Black Hills Energy	Ut	14.32
Bluestem Network LLC	Se	100.00
Blue Cross Blue Shield Ne	Ins	49,648.10
Border States Industries	Su, Re, Ma, Inv	18,891.83
Capital Business-Dallas	Ma, Su	419.54
Cash-Wa Distributing Co	Su	22.90
Central States Group	Ma	11.09
Chase Card Service		2,959.54
Public Agency Training	Trng	75.00
WalMart	Su	1,104.19
AMZN Mktg	Ma, Re, Su, Misc	289.60
Dollar General	Su	37.11
USPS	Su	39.35
SamsClub.com	Su	140.89
Subsurface Solutions	Re	265.07
ConstantContact.com	Su	20.00
Talech	Su	67.00
OfficeWorld.com	Su	336.30
SamsClub.com	Su	180.68
MSFT	Ex	204.82
Epson Store	Su	48.14
Wilson SPTG GDS	Re	89.99
Midwest Unlimited	Su	61.40

December 1, 2020

City Seward Buildings/Gr	Op, Ma	3,000.00
City Seward Library Petty	Su	112.24
City Seward Payroll Accou	Payroll	157,083.55
Commonwealth Electric Co	Eq	5,061.00
Cornhusker State Industries	Eq	833.00
Danko Emergency Equipment	Eq	538.02
Eakes Office Solutions	Su	123.32
Ed Schulz LLC	Se	3,286.62
Emergency Medical Product	Su	326.19
Emergency Reporting	Su	1,932.00
Fastenal Company	Su	173.79
Gehring Construction	Ci	152,794.76
General Excavating	Ci	110,645.20
Great Plains Communication	Se	490.00
Helminck Printing/Grph Inc	Su	434.00
Herpolsheimer's Inc	Re	1,024.19
Hoffschneider Law Pc LLO	Se, Su	4,931.00
Home Depot Pro	Bu	86.92
Human Factor Research Grp	Trng	32.60
Husker Electric Supply Co	Inv, Re, Bu	16,170.41
J R Welding Inc	Re	614.44
Jacobsen Rock & Gravel	Su	3,754.63
Last Mile Network Consult	Se	150.60
Lee's Refrigeration	Bu	42.50
Lincoln Winwater Works	Bu	803.12
Matheson Tri-Gas Inc	Su	7.97
Mebulbs	Bu	503.86
Memorial Health-Drug	Se	140.00
Mid-American Benefits Inc	Ins	4,495.65
Municipal Supply Omaha	Inv, Re	4,170.72
Nebraska D A S Acct OCIO	Su	231.00
Nebraska Equipment Inc	Su, Re	22.90
Niemann's Port-A-Pot LLC	Se, Gu	465.00
Norris Public Power Distr	Ut	923.52
Odeys Inc	Ma, Su	22,576.00
Olsson	Se	6,765.21
O'Reilly Automotive Inc	Re, Su, Ma	167.14
Orscheln Farm & Home	Su, Ma, Bu	168.77
Pac 'N' Save Discount Foods	Meals	4,578.00
Pitney Bowes Inc	Su	113.04
Police Chiefs Assoc Of Ne	Dues	50.00
Principal Financial Group	Ins	2,176.82
Quill Corp	Su	240.39
Reams Sprinkler Supply	Gu	127.91
Resco (Rural Elec Su Coop	Inv	25,827.00
Sack Lumber Company	Ma	50.00
Sargent Drilling Inc	Se	26,302.40
Short Elliott Hendrickson	Se	11,057.88
Spickelmier & Son Inc	Se	1,488.00
Time Warner Cable	Se	729.60
Title Services Of Blue Valley	Se	133.50
U S Cellular	Se	258.76
Valentino's	Misc	66.78
Wake James Stephen	Lease	975.00
Wake Thomas H Iii Trust	Lease	975.00
Wesco Distribution Inc	Re	361.13
	CLAIMS TOTAL	<u>\$653,632.57</u>

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix

Nay: None

Absent: None. Motion carried.

December 1, 2020

**PUBLIC HEARINGS**

1. PUBLIC HEARING - 7:00 PM - LIQUOR LICENSE APPLICATION OF SQUIRE WARDS, LLC DBA SQUIRE WARDS, 133 N 6<sup>TH</sup> ST

City Administrator Butcher stated the application is for a Class C liquor license at 133 N 6<sup>th</sup> St. The Police Dept and Building and Zoning Dept found no concerns with the application.

Mayor Eickmeier opened the public hearing. With no additional public comment, Mayor Eickmeier closed the public hearing.

Councilmember Hendrix introduced the following resolution:

RESOLUTION NO. 2020-43

BE IT RESOLVED by the Mayor and Council of the City of Seward, Nebraska, that,

WHEREAS, Notice of Application for a Class C Liquor License for Squire Wards, LLC, dba Squire Wards, 133 N 6<sup>th</sup> Street, Seward, Nebraska was published in the Seward County Independent on November 18, 2020; cost of such publishing fee being \$13.09, and,

WHEREAS, a public hearing was held before the Mayor and Council of the City of Seward on December 1, 2020;

WHEREAS, no written protests were filed with the City, and no oral objections were heard by the Mayor and Council,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Seward, Nebraska, that recommendation be made to the Nebraska Liquor Control Commission that a Class C Liquor License for Squire Wards, LLC, dba Squire Wards, 133 N 6<sup>th</sup> Street, Seward, Nebraska be approved.

Councilmember Hendrix moved, seconded by Councilmember Wilken, that the resolution be adopted.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

The Mayor declared the resolution adopted.

Dated: December 1, 2020

THE CITY OF SEWARD, NEBRASKA

\_\_\_\_\_  
Joshua Eickmeier, Mayor

ATTEST:

\_\_\_\_\_  
Greg Butcher  
City Administrator

(SEAL)

Councilmember Wilken moved, seconded by Councilmember Kamprath that recommendation be made to the Nebraska Liquor Control Commission that Gregg Nelson be approved as Manager of a Class C Liquor License for Squire Wards, LLC, dba Squire Wards.

December 1, 2020

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

**ADMINISTRATIVE ITEMS**

**1. CONSIDERATION OF ORDINANCE TO REQUIRE INDIVIDUALS TO WEAR FACIAL COVERINGS IN PUBLIC PLACES IN RESPONSE TO COVID-19, AND EXCEPTIONS THEREOF**

Mayor Eickmeier opened up the agenda item for public comment.

Roger Reamer 1616 Karol Kay spoke in favor;  
Laura McDougall 5 Country Club Terrace, York, NE, spoke in favor;  
Dr. J.B. Ketner 2562 Alvo Road, Seward, NE, spoke in favor;  
Tobin Beck, 2325 Star Street, Seward, NE, spoke in favor;  
Jerry Rumery, 1540 N. 1<sup>st</sup> Street, Seward, NE, spoke in favor;  
Jessie Bremer, 1243 Augusta Drive, Seward, NE spoke in opposition;  
Zach Soflin, 1528 238<sup>th</sup> Road, Seward, NE spoke in opposition;  
Allan Hemsath, 333 S. 9<sup>th</sup>, Seward, NE spoke in opposition;  
Elliot Grosshans, P.O. Box 283, Seward, NE spoke in opposition;  
Max Wake, 136 N. Columbia Ave, Seward, NE spoke in favor;  
Kristi Ideus, 1990 Rainbow Ave, Seward, NE spoke in opposition;  
Jennifer Robbins, 445 N. 4<sup>th</sup> Street, Seward, NE spoke in favor;  
Kiersten Hill, 1599 Augusta Drive, Seward, NE spoke in favor;

City Administrator Butcher noted that the City Administration did receive approximately 100 emails regarding this matter in both opposition and in favor of the proposed ordinance, those emails were sent on to the Council and Mayor.

Nancy Kahl, 1899 N. 4<sup>th</sup> Street, Seward, NE, spoke in favor;  
Erin Pulec, 1642 N. 2<sup>nd</sup> Street, Seward, NE, spoke in favor;  
Teri Hobson, 1356 Fairlane Ave, Seward, NE, spoke in opposition;  
Peyton Davis-Schmit, 1320 Augusta Drive, Seward, NE spoke in favor;  
Brandy Rima, 644 Seward Street, Seward, NE, spoke in opposition;  
Scott Seevers, 222 Wildwood, Seward, NE, spoke in opposition;  
Danna Seevers, 222 Wildwood, Seward, NE, spoke in opposition.

Councilmember Schmit introduced Ordinance No. 2020-33.

Mayor Eickmeier read by title, Ordinance No. 2020-33, "AN ORDINANCE TO ADD ARTICLE II, SECTIONS 52.1.1 THROUGH 52.1.11, ENTITLED "PREVENTION OF THE NOVEL CORONAVIRUS (COVID-19)", TO CHAPTER 51 OF THE SEWARD MUNICIPAL CODE; TO PROVIDE LEGISLATIVE FINDINGS AND INTENT; TO REQUIRE INDIVIDUALS TO WEAR FACIAL COVERINGS AND EXCEPTIONS THEREOF; TO PROVIDE FOR THE ENFORCEMENT OF VIOLATIONS AND PENALTIES; TO ESTABLISH A SUNSET PROVISION; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND, TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

Councilmember Kolterman moved, seconded by Councilmember Wilken to dispense with the statutory rule requiring the reading of ordinances by title on three different days.

Aye: Wilken, Beck, Kolterman, Singleton, Schmit  
Nay: Miller, Kamprath, Hendrix  
Absent: None. Motion failed.

No further action was taken.

**2. ORDINANCE APPROVING A LEASE-PURCHASE AGREEMENT WITH JONES BANK FOR THE FINANCING OF A TORO REELMASTER 3555-D MOWER AND AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO THE FINANCING AGREEMENT**

December 1, 2020

Ordinance No. 2020-32 approving a lease-purchase agreement with Jones Bank for the Financing of a Toro Reelmaster 3555-D mower and authorizing the Mayor to execute all documents related to the financing agreement was adopted.

Councilmember Singleton moved, seconded by Councilmember Wilken, that the minutes of the proceedings of the Mayor and Council of the City of Seward, Seward County, Nebraska in the matter of passing and approving: **Ordinance No. 2020-32**, "AN ORDINANCE AUTHORIZING A LEASE-PURCHASE AGREEMENT RELATING TO THE PURCHASE OF EQUIPMENT FOR USE BY THE CITY OF SEWARD, NEBRASKA; AUTHORIZING THE EXECUTION OF DOCUMENTS WITH RESPECT TO SAID LEASE-PURCHASE AGREEMENT AND PROVIDING FOR THE PUBLISHING OF THIS ORDINANCE", be preserved and kept in a separate and distinct volume known as "Ordinance Record, City of Seward, Nebraska", and that said separate and distinct volume be incorporated in and made a part of these proceedings and the same as though it were spread at large herein.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

3. EXTEND DOWNTOWN REVITALIZATION (DTR) GRANT COMPLETION DEADLINE TO FEBRUARY 26, 2021 DUE TO DELAYS IN CONTRACTOR AVAILABILITY AND COVID-19

City Administrator Butcher proposed the City Council consider making a request to the Nebraska Department of Economic Development to extend the Downtown Revitalization (DTR) construction contract deadline date to February 26, 2021. The original construction contract end date was November 8, 2020; however due to the COVID-19 pandemic, availability of contractors, and supply chain disruptions, delays have occurred.

Councilmember Miller moved, seconded by Councilmember Kamprath, that Mayor Eickmeier be authorized to submit a letter to the Nebraska Department of Economic Development requesting a Downtown Revitalization Grant construction contract deadline extension to February 26, 2021.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

**REPORTS**

1. CITY ADMINISTRATOR'S REPORT

Councilmember Wilken moved, seconded by Councilmember Hendrix, that City Administrator Butcher's report of December 1, 2020 be accepted.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR ADMINISTRATIVE ACTION

None

ANNOUNCEMENT OF UPCOMING EVENTS

MOTION TO ADJOURN

Councilmember Singleton moved, seconded by Councilmember Schmit, that the December 1, 2020 City Council Meeting be adjourned.

December 1, 2020

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

THE CITY OF SEWARD, NEBRASKA

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Joshua Eickmeier, Mayor

---

Greg Butcher  
City Administrator

DRAFT

December 3, 2020 Special Meeting

The Seward City Council met for a special meeting at 7:00 p.m. on Thursday, December 3, 2020, via conference call, allowed under State of Nebraska, Governor Pete Ricketts, Executive Order No. 20-36 (Corona Virus-Public Meetings Requirement Limited Waiver), dated December 1, 2020, hosted in the east/west basement of the Seward Civic Center, 616 Bradford St., Seward, NE 68434, with Mayor Joshua Eickmeier presiding and City Administrator Greg Butcher recording the proceedings. Upon roll call, the following Councilmembers were present: Ellen Beck, Jonathon Wilken, Sid Kamprath, Jessica Kolterman, Karl Miller, John Singleton, Chris Schmit, Alyssa Hendrix. Absent: None. Other officials present: City Administrator Greg Butcher and City Attorney Kelly Hoffschneider.

Notice of the meeting was given in advance thereof by the method of communicating advance notice of the regular and special meetings of the City Council of the City of Seward, Nebraska, as stated in Ordinance No. 2015-08, which was adopted on the 5th day of May, 2015; said method stating that the notice of such meeting, with the agenda thereon, be posted in the following places: City Hall, Seward County Courthouse, Municipal Building, and Seward Memorial Library. The certificate of posting notice is attached to these minutes. Notice of this meeting was simultaneously given to the Mayor and all members of the City Council and a copy of their acknowledgment of receipt of notice and the agenda are attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

THE PLEDGE OF ALLEGIANCE

Mayor Eickmeier announced that a copy of the Agenda for this meeting is posted in the room of the Civic Center and copies are available where a copy of the Open Meetings Act is also posted for public inspection. He also noted that any citizen wishing to address the Council should come to the podium, state their name and address and limit their comments to five minutes. All remarks should be directed to the Mayor/Chairperson, who will then determine who will make any appropriate response. The City of Seward reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

ADMINISTRATIVE ITEMS

1. CONSIDERATION OF ORDINANCE TO REQUIRE INDIVIDUALS TO WEAR FACIAL COVERINGS IN PUBLIC PLACES IN RESPONSE TO COVID-19, AND EXCEPTIONS THEREOF (SECOND READING)

Mayor Eickmeier updated information about Ordinance No. 2020-33 and noted this was the second reading of the ordinance.

Mayor Eickmeier read by title, Ordinance No. 2020-33, "AN ORDINANCE TO ADD ARTICLE II, SECTIONS 52.1.1 THROUGH 52.1.11, ENTITLED "REDUCTION IN SPREAD OF THE NOVEL CORONAVIRUS (COVID-19)", TO CHAPTER 51 OF THE SEWARD MUNICIPAL CODE; TO PROVIDE LEGISLATIVE FINDINGS AND INTENT; TO REQUIRE INDIVIDUALS TO WEAR FACIAL COVERINGS AND EXCEPTIONS THEREOF; TO PROVIDE FOR THE ENFORCEMENT OF VIOLATIONS AND PENALTIES; TO ESTABLISH A SUNSET PROVISION; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND, TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT".

Said ordinance was fully and distinctly read by title and on motion, was designated as Ordinance No. 2020-33 of said City, and the title thereof was approved.

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Thereupon, Councilmember Kolterman moved that the statutory rule requiring the reading of ordinances by title on three different days be dispensed with, which motion was seconded by Councilmember Beck. The roll was called on the adoption of said motion, and the Councilmembers present voted as follows:

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

The said motion, having been concurred to by three-fourths of all the Councilmembers elected to the City Council, was then declared passed and adopted. Thereupon said ordinance was read by number.

Councilmember Beck moved that the Ordinance, as read, be passed and adopted. Councilmember Kolterman seconded the motion.

No vote taken.

City Administrator Butcher walked through the proposed redline version of the ordinance that was created with input from Councilmembers who had specific concerns with the original ordinance as drafted. The changes included updates to the legislative findings, removal of the definition of "gathering" which was not intended to be part of the this legislation, removal of language which was recommendations, removal of references to schools which were exempt, and reduction of the fine to a flat fee of \$100.

The City Council discussed the proposed redline version and a number of additional items that could be amended.

Councilmember Schmit moved, seconded by Councilmember Beck to amend Ordinance No. 2020-33 to the "redline version" as presented.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

Councilmember Miller moved, seconded by Councilmember Singleton to amend Ordinance No. 2020-33 "redline version" to make the penalty \$25.00.

Aye: Wilken, Miller, Singleton, Hendrix  
Nay: Beck, Kamprath, Kolterman, Schmit  
Mayor Eickmeier (Voting due to Council tie-vote): Nay  
Absent: None. Motion failed.

Councilmember Beck moved, seconded by Councilmember Kolterman to amend Ordinance No. 2020-33 "redline version" to make the penalty \$50.00.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Schmit  
Nay: Singleton, Hendrix  
Absent: None. Motion carried.

Councilmember Schmit moved, seconded by Councilmember Beck to amend Ordinance No. 2020-33 "redline version" to set the effective date of the ordinance to Saturday, December 5, 2020 at 10:00 a.m.

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Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

Councilmember Miller moved, seconded by Councilmember Kamprath to amend Ordinance No. 2020-33 "redline version" to set the sunset clause to January 6, 2021.

Aye: Wilken, Kamprath, Miller, Singleton, Hendrix  
Nay: Beck, Schmit, Kolterman  
Absent: None. Motion carried.

Councilmember Schmit moved, seconded by Councilmember Kolterman to adopt Ordinance No. 2020-33 as fully amended.

The Ordinance was then put upon final passage, and the question was asked: "Shall Ordinance No. 2020-33, as amended, be finally passed and adopted?" The roll call was then called on the passage and adoption of said ordinance, and the Councilmembers present voted as follows:

Aye: Wilken, Beck, Kamprath, Kolterman, Singleton, Schmit  
Nay: Miller, Hendrix  
Absent: None. Motion carried.

The Ordinance was declared passed and adopted.

Councilmember Kolterman moved, seconded by Councilmember Beck, that the minutes of the proceedings of the Mayor and Council of the City of Seward, Seward County, Nebraska in the matter of passing and approving: **Ordinance No. 2020-33**, "AN ORDINANCE TO ADD ARTICLE II, SECTIONS 52.1.1 THROUGH 52.1.11, ENTITLED "REDUCTION IN SPREAD OF THE NOVEL CORONAVIRUS (COVID-19)", TO CHAPTER 51 OF THE SEWARD MUNICIPAL CODE; TO PROVIDE LEGISLATIVE FINDINGS AND INTENT; TO REQUIRE INDIVIDUALS TO WEAR FACIAL COVERINGS AND EXCEPTIONS THEREOF; TO PROVIDE FOR THE ENFORCEMENT OF VIOLATIONS AND PENALTIES; TO ESTABLISH A SUNSET PROVISION; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND, TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT", be preserved and kept in a separate and distinct volume known as "Ordinance Record, City of Seward, Nebraska", and that said separate and distinct volume be incorporated in and made a part of these proceedings and the same as though it were spread at large herein.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit  
Nay: Hendrix  
Absent: None. Motion carried.

MOTION TO ADJOURN

Councilmember Schmit moved, seconded by Councilmember Singleton, that the December 3, 2020 City Council Special Meeting be adjourned.

Aye: Wilken, Beck, Kamprath, Kolterman, Miller, Singleton, Schmit, Hendrix  
Nay: None  
Absent: None. Motion carried.

THE CITY OF SEWARD, NEBRASKA

December 3, 2020 Special Meeting

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Joshua Eickmeier, Mayor

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Greg Butcher  
City Administrator

DRAFT

CLAIMS LIST  
12-15-20

COUNCIL MEETING

Abbreviations: Bu, Building Upkeep; Eq, Equipment; Ex, Expense; Gu, Ground Upkeep; Inv, Inventory; Ma, Maintenance; Mi, Mileage; Misc, Miscellaneous; Re, Repairs; Sa, Salaries, Se, Services; Su, Supplies; Ut, Utilities, CI, Capital Improvements, Gu, Grounds Upkeep.

AKRS Equipment	Re	70.45
All Road Barricades Inc	Signs	984.28
Amazon.Com Credit Service	Su, Bu, Misc	1,413.20
Baldinger Charlotte	Mi	23.00
Berggren Architects	Se	6,649.06
Bern's Body Shop	Re	36.98
Bizco Technologies	Se	4,608.78
Black Hills Energy	Ut	1,100.61
Blades Group	Su	1,984.00
Blue To Gold Law Enforce	Trng	97.00
Border States Industries	Re	1,127.25
Burlington Northern Santa	Ex, Misc	692.11
Campbell Cleaning	Bu	975.00
Center Point Large Print	Su	189.00
Cerny Daniel/Linda (Dubs)	Easement	1,000.00
City Seward Electric Fund	Ut	33,493.58
City Seward Library Petty	Su	82.11
City Seward Merchant Serv	Ex, Misc	1,984.73
City Seward Payroll Account	Payroll	156,397.31
City Seward Perpetual Fd	Lot Sales	600.00
Commonwealth Electric Co	Op, Ma	1,222.87
Constellation Newenergy	Ut	657.57
Cross & Sons Inc	Re	92.25
Eakes Office Solutions	Su	91.98
Elliott Equipment Co	Ma	1,317.98
Emergency Medical Product	Su	329.93
Farmers Coop Seward	Su, Re, Eq	4,476.58
Gehring Construction	Ci	97,770.67
Gerhold Concrete Co Inc	Gu	119.94
H & S Plumbing Heating &	Bu	1,003.64
Hach Company	Su, Ma	1,664.65
Herpolsheimer's Inc	Re	274.08
Hireright LLC	Se	401.40
Husker Electric Supply Co	Inv	734.44
Interstate All Battery Ce	Bu	169.20
Jackson Services Inc	Su	129.77
Last Mile Network Consult	Ex, Misc	90.00
League Ne Municipalities	Trng	95.00
Lee's Refrigeration	Bu, Re	606.11
Lincoln Winwater Works	Ma	276.62
Matheson Tri-Gas Inc	Su	89.46
Memorial Health-Drug	Ex	572.00
Menards North	Gu	83.15
Menards South	Bu	224.40
Metallum	Re	1,160.00
Meyer Automotive	Re	315.63
Mid-American Benefits Inc	Ins	2,083.84
Midwest Auto Parts	Re	173.71
Midwest Automotive	Re	168.53
Midwest Laboratories Inc	Se	788.92

Miers Robert M	Misc	15.00
Municipal Supply Omaha	Re	1,801.26
Nebraska Equipment Inc	Re	115.60
Nebraska Fire Marshal	Gu	120.00
Nebraska Health Envir	Se	369.00
Nebraska Pub Pow-Desmoine	Incen, Ut, Su	468,482.09
Niemann's Port-A-Pot LLC	Ma	247.00
Norris Public Power Distr	Ut	615.78
Olsson	Se	2,592.00
One Call Concepts Inc	Se	69.57
O'Reilly Automotive Inc	Re	25.42
Orscheln Farm & Home	Su, Gu	234.84
Pac 'N' Save Discount Foo	Bu, Su	849.59
Pitney Bowes Inc	Ex	105.00
Pitney Bowes Reserve Acco	Su	4,500.00
Plunkett's Pest Control	Bu	61.61
Precision Tool & Machine	Tools, Re	170.00
Quill Corp	Su	214.92
Rembolt Ludtke	Se	500.00
Resco	Re	6,965.00
Rose Equipment Inc	Re	75.85
Rumery Lawn & Landscape	Gu	29.51
Sapp Brothers Petroleum I	Su	6,720.00
Schemmer Architects Engin	Se	3,013.10
Self Serve Storage	Incentive	260.00
Seward County Treasurer	Se	19,217.17
Seward Lumber & Home Cent	Bu, Su, Gu, Re	2,073.91
Seward Public Schools	Fines, Fees	480.19
Seward Wind LLC	Ut	44,221.27
Siteone Landscape Supply	Gu	361.13
Sports Express	Un	183.60
Title Services Of Blue Va	Se	724.00
Total Tool Supply Inc	Tools	168.69
Ty's Outdoor Power & Serv	Re	398.45
Verizon Wireless	Se	579.77
Visa - Pinnacle Bank		820.87
Adobe	Su	359.88
Demco, Inc	Su	78.50
Harlequinn	Su, Misc	56.84
Time Magazine	Su	26.75
Walmart	Su, Bu	38.92
Amazon.com	Su	19.98
Author Klovegreen	Su	19.75
Country Sampler	Su	19.26
Harpers	Su	10.00
Bluestem Network	Se	115.00
PJS Supply Inc	Ma	59.96
Zoom.us	Se	16.03
Watson Wendell B	Su	11.12
Wesco Distribution Inc	Re	401.25
Windstream Nebraska Inc	Se	1,917.23
Woods & Aitken LLP	Se	90.00
York Equipment	Re	2,784.30
CLAIMS TOTAL		<u>\$903,277.86</u>

TREASURER'S REPORT	MONTH OF: NOVEMBER 2020					
VARIANCE AT: 16.67%						
	REVENUE	CURRENT YTD		UNEXPENDED	PREVIOUS YTD	DIFFERENCE
DEPARTMENT	BUDGET	REVENUE	VARIANCE	BALANCE	REVENUE	B/W BUDGET YEARS
ELECTRIC	10,912,820	1,556,469	14%	9,356,351	1,440,812	115,657
ELEC BOND PYMT						
WATER	1,888,000	358,234	19%	1,529,766	303,745	54,489
WATER BOND PYMTS						
WATER SINKING FUND	20,000	- 0 -	0%	20,000	- 0 -	- 0 -
WASTEWATER TREATMENT	1,580,092	301,026	19%	1,279,066	265,524	35,502
WWTW BOND PYMT						
WWTW SINKING FUND	15,000	- 0 -	0%	15,000	- 0 -	- 0 -
<b>TOTAL BUSINESS-TYPE FUNDS</b>	<b>14,415,912</b>	<b>2,215,730</b>	<b>15%</b>	<b>12,200,182</b>	<b>2,010,082</b>	<b>205,648</b>
GENERAL (LESS DONATIONS)						
DONATIONS						
LEGAL						
POLICE	7,900	870	11%	7,030	484	386
E911						
POLICE EQUITABLE SHARING	100,000	- 0 -	0%	100,000	- 0 -	- 0 -
STREET	1,786,311	222,213	12%	1,564,098	182,699	39,514
STREET STP	145,328	1	0%	145,327	2	(2)
DEBT SERVICE	845,474	323,662	38%	521,812	287,427	36,234
RAIL CAMPUS	1,000	196,773	0%	(195,773)	- 0 -	196,773
CDBG ECON. DEV. LOAN FUND	- 0 -	- 0 -	0%	- 0 -	185	(185)
CDBG AFFORD HOUSING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG RURAL ENTERPRISE ASST	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG RAIL SITE	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG DOWNTOWN REVITAL GRANT	83,000	16,634	20%	66,366	27,897	(11,263)
BLDGS & GRDS (CITY HALL)	36,000	6,000	17%	30,000	6,000	- 0 -
CIVIC CENTER	268,313	40,255	15%	228,058	- 0 -	40,255
LIBRARY	57,100	4,100	7%	53,000	4,662	(562)
LIBRARY MAINTENANCE FUND	- 0 -	- 0 -	0%	- 0 -	24	(24)
PUBLIC PROPERTIES	12,050	1,851	15%	10,199	702	1,149
CEMETERY	40,000	10,200	26%	29,800	6,850	3,350
GOLF COURSE	275,350	24,360	9%	250,990	8,689	15,671
NEW PARK DEVELOPMENT	275	17	6%	258	64	(48)
NEW CEMETERY DEVELOPMENT	500	50	10%	450	192	(142)
GUTHMAN TRUST - REGULAR	260	5	2%	255	18	(13)
GUTHMAN TRUST - PAVING	100	5	5%	95	20	(15)
PERPETUAL CARE - PRINCIPAL	6,000	1,950	33%	4,050	1,125	825
PERPETUAL CARE - INTEREST	500	59	12%	441	215	(156)
BLDGS & GRDS (OTHER)	150	- 0 -	0%	150	- 0 -	- 0 -
BUILDING INSPECTION	98,000	13,062	13%	84,939	30,149	(17,087)
FIRE (LESS DONATIONS)	50,000	- 0 -	0%	50,000	- 0 -	- 0 -
FIRE DONATIONS	100,000	- 0 -	0%	100,000	- 0 -	- 0 -
FIRE EQUIPMENT SINKING FUND	63,000	696	1%	62,304	684	11
TREE BOARD	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
PLANNING COMMISSION	105,100	932	1%	104,168	1,015	(83)
ENGINEER	108,937	- 0 -	0%	- 0 -	- 0 -	- 0 -
DOWDING POOL (LESS DONATIONS)	80,050	- 0 -	0%	80,050	- 0 -	- 0 -
POOL DONATIONS	1,000	- 0 -	0%	1,000	- 0 -	- 0 -
CONCESSION STAND	800	- 0 -	0%	800	- 0 -	- 0 -
SWIMMING LESSONS	17,000	- 0 -	0%	17,000	- 0 -	- 0 -
RECREATION	36,850	6,107	17%	30,744	9,172	(3,065)
SPORTS COMPLEX LIGHTS	150	10	7%	140	78	(68)
SENIOR CENTER	78,500	6,681	9%	71,819	13,766	(7,085)
SENIOR SHUTTLE	3,438	5	0%	3,433	398	(393)
RECYCLING	- 0 -	620	0%	(620)	206	414
ECONOMIC DEVELOPMENT	244,444	38,394	16%	206,050	40,072	(1,678)
TAX INCREMENT FINANCING	359,943	22,372	6%	337,571	15,799	6,573
GENERAL REVENUES	4,324,300	208,573	5%	4,115,727	184,187	24,386
<b>TOTAL GOVERNMENTAL FUNDS</b>	<b>9,337,123</b>	<b>1,146,456</b>	<b>12%</b>	<b>8,081,730</b>	<b>822,782</b>	<b>323,674</b>

(UNAUDITED)

TREASURER'S REPORT		MONTH OF: NOVEMBER 2020					
VARIANCE AT: 16.67%							
DEPARTMENT	EXPENDITURES	CURRENT YTD		UNEXPENDED	PREVIOUS YTD	DIFFERENCE	
	BUDGET	EXPENDITURES	VARIANCE				BALANCE
ELECTRIC	11,283,522	1,578,672	14%	9,704,850	1,594,235	(15,563)	
ELEC BOND PYMT	498,087	- 0 -	0%	498,087	- 0 -	- 0 -	
WATER	2,976,533	313,996	11%	2,662,537	283,913	30,083	
WATER BOND PYMTS	376,691	9,134	2%	367,557	14,470	(5,336)	
WATER SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
WASTEWATER TREATMENT	2,711,816	158,959	6%	2,552,857	246,396	(87,437)	
WWTW BOND PYMT	312,665	- 0 -	0%	312,665	- 0 -	- 0 -	
WWTW SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
<b>TOTAL BUSINESS-TYPE FUNDS</b>	<b>18,159,314</b>	<b>2,060,760</b>	<b>11%</b>	<b>16,098,554</b>	<b>2,139,014</b>	<b>(78,253)</b>	
GENERAL (LESS DONATIONS)	1,000,387	92,111	9%	908,276	91,072	1,039	
DONATIONS	100,000	10,085	10%	89,916	165	9,920	
LEGAL	69,610	15,094	22%	54,516	15,459	(365)	
POLICE	1,414,575	244,569	17%	1,170,006	219,227	25,342	
E911	230,606	38,434	17%	192,172	18,693	19,742	
POLICE EQUITABLE SHARING	100,000	- 0 -	0%	100,000	- 0 -	- 0 -	
STREET	2,471,594	704,236	28%	1,767,358	517,931	186,306	
STP FUNDS	145,318	- 0 -	0%	145,318	- 0 -	- 0 -	
DEBT SERVICE	1,040,474	71,262	7%	969,212	38,742	32,520	
RAIL CAMPUS	31,000	1,505	5%	29,495	8,351	(6,846)	
CDBG ECON. DEV. LOAN FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
CDBG AFFORD HOUSING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
CDBG RURAL ENTERPRISE ASST	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
CDBG RAIL SITE	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
CDBG-DOWNTOWN REVITAL GRANT	83,000	19,060	23%	63,940	27,897	(8,837)	
BLDGS & GRDS (CITY HALL)	41,413	7,652	18%	33,761	7,527	125	
CIVIC CENTER	268,313	46,839	17%	221,474	29,660	17,179	
LIBRARY	591,096	86,903	15%	504,193	84,651	2,251	
LIBRARY MAINTENANCE FUND	- 0 -	- 0 -	0%	- 0 -	13,238	(13,238)	
PUBLIC PROPERTIES	474,818	91,195	19%	383,623	76,914	14,281	
CEMETERY	181,848	44,797	25%	137,051	37,577	7,220	
GOLF COURSE	490,245	77,269	16%	412,976	75,088	2,181	
NEW PARK DEVELOPMENT	- 0 -	50	0%	(50)	54,467	(54,417)	
NEW CEMETERY DEVELOPMENT	1,000	- 0 -	0%	1,000	- 0 -	- 0 -	
GUTHMAN TRUST - REGULAR	145	- 0 -	0%	145	- 0 -	- 0 -	
GUTHMAN TRUST - PAVING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
PERPETUAL CARE - PRINCIPAL	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
PERPETUAL CARE - INTEREST	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
BLDGS & GRDS (OTHER)	10,825	335	3%	10,490	251	84	
BUILDING INSPECTION	114,698	15,845	14%	98,853	25,600	(9,755)	
FIRE (LESS DONATIONS)	337,259	26,582	8%	310,677	25,793	789	
FIRE DONATIONS	100,000	- 0 -	0%	100,000	- 0 -	- 0 -	
FIRE EQUIPMENT SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
TREE BOARD	12,550	- 0 -	0%	12,550	- 0 -	- 0 -	
PLANNING COMMISSION	222,822	2,903	1%	219,919	18,209	(15,307)	
ENGINEER	143,916	22,893	16%	- 0 -	31,039	(8,146)	
DOWDING POOL (LESS DONATIONS)	312,561	19,813	6%	292,748	21,066	(1,253)	
POOL DONATIONS	1,000	- 0 -	0%	1,000	- 0 -	- 0 -	
CONCESSION STAND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -	
SWIMMING LESSONS	13,858	- 0 -	0%	13,858	- 0 -	- 0 -	
RECREATION	306,851	66,519	22%	240,332	70,048	(3,529)	
SPORTS COMPLEX LIGHTS	- 0 -	- 0 -	0%	- 0 -	30,000	(30,000)	
SENIOR CENTER	164,786	21,753	13%	143,033	23,311	(1,557)	
SENIOR SHUTTLE	3,438	1,059	31%	2,379	1,208	(149)	
RECYCLING	34,816	15,555	45%	19,261	3,910	11,645	
ECONOMIC DEVELOPMENT	244,444	7	0%	244,437	1,822	(1,815)	
TAX INCREMENT FINANCING	349,743	14,913	4%	334,830	10,083	4,829	
<b>TOTAL GOVERNMENTAL FUNDS</b>	<b>11,109,009</b>	<b>1,759,237</b>	<b>16%</b>	<b>9,228,749</b>	<b>1,579,000</b>	<b>180,237</b>	

(UNAUDITED)

# Pledges By Pledgee And Maturity

BBA

**Pledged To: CITY TREASURER**

Jones Bank - Seward, NE

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As Of 11/30/2020

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
								Original Face	Par	
COMM: COMMERCE BANK	803765BN5	AFS	SARPY SAN 208-REF NE 23 08/15/23 10/15/21 @ 100.00		2.15		115,000.00 100.00%	115,000.00	115,000.00	116,857.25
COMM: COMMERCE BANK	406036HY2	AFS	HALL CO SCH DIST NE 27 12/15/27 12/23/21 @ 100.00		3.00		250,000.00 100.00%	250,000.00	250,000.00	257,405.00
COMM: COMMERCE BANK	818483EP0	AFS	SEWARD-REF-ELEC REV NE 22 02/15/22		2.20		105,000.00 100.00%	105,000.00	105,000.00	105,122.85
COMM: COMMERCE BANK	803770SC1	AFS	SARPY CO SD #37-B-REF NE 31 06/15/31 06/15/22 @ 100.00		3.00	AA-	250,000.00 100.00%	250,000.00	250,000.00	260,825.00
COMM: COMMERCE BANK	25931PAU9	AFS	DOUGLAS SD #15-BLDG NE 22 12/15/22		1.75		210,000.00 100.00%	210,000.00	210,000.00	210,932.40
COMM: COMMERCE BANK	45289MGF9	AFS	IMPERIAL-REF NE 22 12/15/22		1.45		190,000.00 100.00%	190,000.00	190,000.00	190,925.30
COMM: COMMERCE BANK	079212T63	AFS	BELLEVUE-TAX ANTIC NE 24 06/01/24		2.35		100,000.00 100.00%	100,000.00	100,000.00	100,139.00
COMM: COMMERCE BANK	810183AZ6	AFS	SCOTTS BLUFF SD #32 NE 24 06/15/24		2.50		250,000.00 100.00%	250,000.00	250,000.00	250,382.50
COMM: COMMERCE BANK	919558KE5	AFS	VLY CO-REF NE 24 12/15/24		2.65		200,000.00 100.00%	200,000.00	200,000.00	200,314.00
COMM: COMMERCE BANK	256449BC2	AFS	DODGE SD #595-QSCB NE 25 12/15/25		6.00		300,000.00 100.00%	300,000.00	300,000.00	301,035.00
COMM: COMMERCE BANK	412606CP8	AFS	HARLAN CNTY-REF NE 26 06/01/26		1.75		200,000.00 100.00%	200,000.00	200,000.00	201,328.00
COMM: COMMERCE BANK	943776JA3	AFS	WAVERLY-REF NE 26 06/15/26		2.25		200,000.00 100.00%	200,000.00	200,000.00	200,826.00
COMM: COMMERCE BANK	148006EZ8	AFS	CASS CO SD #1 NE 26 12/15/26		2.35		200,000.00 100.00%	200,000.00	200,000.00	201,278.00

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11/24/2020 5:11 PM - BLA / JNBT

# Pledges By Pledgee And Maturity



**Pledged To: CITY TREASURER**

Jones Bank - Seward, NE

As Of 11/30/2020

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Receipt# Safekeeping Location	CUSIP	ASC 320 Maturity	Description Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
COMM: COMMERCE BANK	123825FJ5	AFS	BUTLER PWR DT-A-REF NE 27 06/15/27	2.50		195,000.00 100.00%	195,000.00	195,000.00	196,070.55
COMM: COMMERCE BANK	557354DY0	AFS	MADISON CO SD #5-REF NE 27 12/15/27	2.25		245,000.00 100.00%	245,000.00	245,000.00	246,639.05
COMM: COMMERCE BANK	68905WEF5	AFS	OTOE CO SD #501-BLDG NE 27 12/15/27	2.00	A1	250,000.00 100.00%	250,000.00	250,000.00	252,157.50
COMM: COMMERCE BANK	661615S08	AFS	N PLATTE-REF NE 28 06/01/28	2.60		200,000.00 100.00%	200,000.00	200,000.00	201,214.00
COMM: COMMERCE BANK	840372RA6	AFS	S SIOUX CITY UTIL-A NE 28 06/01/28	2.50		250,000.00 100.00%	250,000.00	250,000.00	251,572.50
COMM: COMMERCE BANK	25933AFG6	AFS	DOUGLAS SID #492-REF NE 28 08/15/28	3.20		175,000.00 100.00%	175,000.00	175,000.00	180,481.00
COMM: COMMERCE BANK	80373YCT1	AFS	SARPY CO SID #158-REF NE 29 11/15/29	3.10		155,000.00 100.00%	155,000.00	155,000.00	159,484.15
COMM: COMMERCE BANK	361091BE0	AFS	FURNAS CO SD #18 NE 29 12/15/29	3.15	A2	250,000.00 100.00%	250,000.00	250,000.00	254,912.50
COMM: COMMERCE BANK	486841DW6	AFS	KEARNEY CO SD #503 NE 29 12/15/29	3.00	A+	250,000.00 100.00%	250,000.00	250,461.71	257,592.50
COMM: COMMERCE BANK	123825GB1	AFS	BUTLER PWR DIST-B NE 30 08/15/30	2.90		200,000.00 100.00%	200,000.00	200,218.30	201,188.00
COMM: COMMERCE BANK	486890X92	AFS	KEARNEY NE 30 10/15/30	2.60	A+	150,000.00 100.00%	150,000.00	150,000.00	153,133.50
COMM: COMMERCE BANK	0792124W3	AFS	BELLEVUE-REF NE 30 12/15/30	3.10		250,000.00 100.00%	250,000.00	250,000.00	259,620.00
COMM: COMMERCE BANK	751265RA9	AFS	RALSTON-VEHICLE NE 32 06/01/32	3.70		300,000.00 100.00%	300,000.00	300,000.00	300,384.00

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# Pledges By Pledgee And Maturity



**Pledged To: CITY TREASURER**

**Jones Bank - Seward, NE**

**As Of 11/30/2020**

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Receipt# Safeguarding Location	CUSIP	ASC 320	Description Maturity Prerfund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		
							Original Face	Market Value	
COMM: COMMERCE BANK	661615UB8	AFS	N PLATTE-REF NE 32 12/15/32	3.00	A-	200,000.00 100.00%	200,000.00	201,104.17	209,658.00
COMM: COMMERCE BANK	79517YAR6	AFS	SALINE CO EDL-A-REF NE 33 02/15/33	3.30	A	350,000.00 100.00%	350,000.00	334,616.94	349,993.00
COMM: COMMERCE BANK	698864HR9	AFS	PAPILLION MUNI FACS NE 33 12/15/33	3.00	Aa1	175,000.00 100.00%	175,000.00	178,042.23	184,408.00
COMM: COMMERCE BANK	80449PEB7	AFS	SAUNDERS SD #9-REF NE 33 12/15/33	3.35		400,000.00 100.00%	400,000.00	395,252.30	400,372.00
COMM: COMMERCE BANK	818468BN9	AFS	SEWARD-REF NE 33 12/15/33	2.35	AA	400,000.00 100.00%	400,000.00	400,000.00	411,680.00
COMM: COMMERCE BANK	943776KA1	AFS	WAVERLY NE 34 06/01/34	2.95		335,000.00 100.00%	335,000.00	335,000.00	347,917.60
COMM: COMMERCE BANK	25928KCK5	AFS	DOUGLAS SAN #466-REF NE 34 09/15/34	3.20		175,000.00 100.00%	175,000.00	175,000.00	176,149.75
COMM: COMMERCE BANK	25930PDA1	AFS	DOUGLAS SID #477-REF NE 34 09/15/34	4.00		150,000.00 100.00%	150,000.00	150,000.00	153,855.00
COMM: COMMERCE BANK	122861JN8	AFS	BURT CO PUB PWR-A-REF NE 34 07/01/36	3.50		350,000.00 100.00%	350,000.00	350,000.00	352,453.50
COMM: COMMERCE BANK	25936FAU6	AFS	DOUGLAS SANTN #513 NE 36 08/15/36	3.65		225,000.00 100.00%	225,000.00	225,000.00	226,179.00
COMM: COMMERCE BANK	80378EDN2	AFS	SARPY SID #263-REF NE 36 09/15/36	3.80		260,000.00 100.00%	260,000.00	260,000.00	269,115.60
COMM: COMMERCE BANK	306584AT0	AFS	FALLS CO UTL REV-REF NE 36 12/15/36	3.25		180,000.00 100.00%	180,000.00	177,875.92	180,703.80
COMM: COMMERCE BANK	31418CGF5	AFS	FNMA 20YR 02/01/37	3.00		1,000,000.00 100.00%	1,000,000.00	563,934.35	584,919.75

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# Pledges By Pledgee And Maturity

BBA

**Pledged To: CITY TREASURER**

Jones Bank - Seward, NE

As Of 11/30/2020

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value	
								Original Face	Par		Book Value
COMM: COMMERCE BANK	80379KCR9	AFS	SARPY CO SID #272 NE 37 12/15/37		4.25		200,000.00 100.00%	200,000.00	200,000.00	204,908.00	
COMM: COMMERCE BANK	25932EDK2	AFS	DOUGLAS CO SID #438 NE 38 08/15/38		4.20		250,000.00 100.00%	250,000.00	250,000.00	265,225.00	
COMM: COMMERCE BANK	25930LDG7	AFS	DOUGLAS CO NE SID#530 NE 40 09/15/40		3.00		150,000.00 100.00%	150,000.00	150,000.00	153,543.00	
COMM: COMMERCE BANK	25933EEG9	AFS	DOUGLAS CO SAN & IMPT NE 4C 11/15/40		3.15		190,000.00 100.00%	190,000.00	190,000.00	193,921.60	
COMM: COMMERCE BANK	164543BF6	AFS	CHERRY CO NE 40 12/15/40		3.00	Aa3	200,000.00 100.00%	200,000.00	206,705.74	211,144.00	
COMM: COMMERCE BANK	3136A3E64	AFS	FNR 2012-9 YC 11/25/41		2.00		2,250,000.00 100.00%	2,250,000.00	579,449.90	594,936.16	
COMM: COMMERCE BANK	3137BMSR8	AFS	FHR 4548 GB 07/15/42		3.00		1,100,000.00 100.00%	1,100,000.00	281,473.31	287,212.38	
COMM: COMMERCE BANK	3136ARSY5	AFS	FNR 2016-8 EH 08/25/42		4.00		1,000,000.00 100.00%	1,000,000.00	263,278.78	272,006.66	
<b>47 Securities Pledged To: 1010 - CITY TREASURER</b>								<b>14,980,000.00</b>	<b>11,310,100.75</b>	<b>11,305,190.47</b>	<b>11,542,121.35</b>
CASH IN BANK \$10,606,723.84											

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Cattle Bank & Trust (052)  
Investment Portfolio (1)

Pledged Securities Detail  
November 30, 2020

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Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		
										Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
PLEDGE: CITY OF SEWARD (02)												
CMO	3137AREZ5	1.750			177007034-1		6/15/2027	3,800,000.00	3,800,000.00	553,861.40	567,742.30	567,742.30
FHR	FHR 4066 MH						6/1/2012	553,861.40	100.00%	563,435.45	807.71	568,550.01
D02/02							AFS					
CMO	3137AUF53	1.500			185156912-1		10/15/2041	1,000,000.00	1,000,000.00	227,827.58	230,942.11	230,942.11
FHR	FHR 4107 HE						9/1/2012	227,827.58	100.00%	221,053.63	284.78	231,226.89
D02/02							AFS					
CMO	3137AWU78	1.250			185157011-1		12/15/2027	1,500,000.00	1,500,000.00	176,827.53	175,113.65	175,113.65
FHR	FHR 4145 AC						12/1/2012	176,827.53	100.00%	175,330.60	184.20	175,297.85
D02/02							AFS					
CMO	3137B0NV2	1.500			185157163-1		9/15/2025	2,000,000.00	2,000,000.00	195,833.42	197,842.00	197,842.00
FHR	FHR 4176 EC						3/1/2013	195,833.42	100.00%	194,746.50	244.79	198,066.79
D02/02							AFS					
GNMA	36176WZB6	4.000			185168920-1		12/15/2026	560,000.00	560,000.00	62,785.90	67,337.89	67,337.89
GNMA	GNMA POOL 778670						12/1/2011	62,785.90	100.00%	65,106.67	209.29	67,547.18
D02/02							AFS					
GNMA	36202ERL5	5.000			185171012-1		3/20/2023	500,000.00	500,000.00	12,097.31	12,498.31	12,498.31
GNM2	GNMA2 POOL 4091						3/1/2008	12,097.31	100.00%	12,309.52	50.41	12,548.72
D02/02							AFS					
GNMA	3620A9QG9	3.500			185171527-1		9/15/2024	750,000.00	750,000.00	54,822.26	57,389.31	57,389.31
GNMA	GNMA POOL 723255						9/1/2009	54,822.26	100.00%	56,333.51	159.90	57,549.21
D02/02							AFS					
GNMA	3620ARB59	3.500			185171588-1		5/15/2025	1,000,000.00	1,000,000.00	91,649.40	96,897.35	96,897.35
GNMA	GNMA POOL 737260						5/1/2010	91,649.40	100.00%	93,417.60	267.31	97,164.66
D02/02							AFS					
MBS	3128MEHL8	5.000			185145155-1		11/1/2024	557,000.00	557,000.00	1,906.98	1,960.38	1,960.38
FGLM	FHLMC POOL G15435						5/1/2015	1,906.98	100.00%	1,954.75	7.95	1,968.33
D02/02							AFS					
MBS	3128MMLQ4	4.500			185145399-1		12/1/2024	1,015,000.00	1,015,000.00	30,389.50	31,942.84	31,942.84
FGLM	FHLMC POOL G18334						12/1/2009	30,389.50	100.00%	31,027.99	113.96	32,056.80
D02/02							AFS					

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H231 - Pledged Securities Detail  
As of: 11/30/2020 Created: 11/30/2020 11:30 PM

Cattle Bank & Trust (052)  
Investment Portfolio (1)

Pledged Securities Detail  
November 30, 2020

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Report Sequence: sgrp, CUSIP, Ticket

SGrp STYP Loc/PI	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value Collateral Value
										Par Value Book Value	Carrying Value Interest Rec		
MBS FGLM D02/02	3128PNBR8 FHLMC POOL J09948	4.000			185147186-1		7/1/2024 6/1/2009 AFS	1,300,000.00 39,505.69	1,300,000.00 100.00%	39,505.69 40,613.13	41,726.92 131.69	41,726.92 41,858.61	
MBS FGLM D02/02	3128PQ4E8 FHLMC POOL J11721	4.500			185147195-1		2/1/2025 2/1/2010 AFS	1,200,000.00 45,463.73	1,200,000.00 100.00%	45,463.73 47,086.61	47,828.72 170.49	47,828.72 47,999.21	
MBS FGLM D02/02	3128PVN22 FHLMC POOL J15809	3.000			185147378-1		6/1/2021 6/1/2011 AFS	285,000.00 2,460.80	285,000.00 100.00%	2,460.80 2,467.68	2,588.87 6.15	2,588.87 2,595.02	
MBS FGLM D02/02	3128Q0GL5 FHLMC POOL J19203	4.000			185147609-1		5/1/2027 5/1/2012 AFS	425,000.00 51,935.13	425,000.00 100.00%	51,935.13 54,298.15	55,266.81 173.12	55,266.81 55,439.93	
MBS FGLM D02/02	31294MML2 FHLMC POOL E03063	3.000			185147907-1		3/1/2022 3/1/2012 AFS	1,000,000.00 17,705.90	1,000,000.00 100.00%	17,705.90 17,834.47	18,637.16 44.26	18,637.16 18,681.42	
MBS FGLM D02/02	31335HJG6 FHLMC POOL C90583	6.000			185150272-1		10/1/2022 10/1/2002 AFS	700,000.00 1,449.27	700,000.00 100.00%	1,449.27 1,452.22	1,497.91 7.25	1,497.91 1,505.16	
MBS FGLM D02/02	31335HYR8 FHLMC POOL C90720	5.500			185150298-1		10/1/2023 10/1/2003 AFS	3,250,000.00 34,256.92	3,250,000.00 100.00%	34,256.92 35,280.81	36,464.55 157.01	36,464.55 36,621.56	
MBS FNMA D02/02	31371LQY8 FNMA POOL 255271	5.000			185155978-1		6/1/2024 5/1/2004 AFS	500,000.00 6,734.41	500,000.00 100.00%	6,734.41 6,707.85	7,467.32 28.06	7,467.32 7,495.38	
MBS FNMA D02/02	31371NUJ9 FNMA POOL 256871	6.500			185156082-1		8/1/2022 7/1/2007 AFS	1,100,000.00 10,179.85	1,100,000.00 100.00%	10,179.85 10,402.18	10,501.78 55.14	10,501.78 10,556.92	
MBS FNMV D02/02	31375HAP9 FNMA ARM POOL 334914	3.412			185156211-1		2/1/2026 1/1/1996 AFS	1,000,000.00 996.62	1,000,000.00 100.00%	996.62 1,000.11	1,001.63 2.83	1,001.63 1,004.46	
MBS FNMA D02/02	3138AMK38 FNMA POOL A17513	4.500			185159473-1		7/1/2026 7/1/2011 AFS	500,000.00 64,588.20	500,000.00 100.00%	64,588.20 66,951.14	68,268.64 242.21	68,268.64 68,510.85	

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H231 - Pledged Securities Detail  
As of 11/30/2020, Created: 11/30/2020 1:17:30 PM

Cattle Bank & Trust (052)  
Investment Portfolio (1)

Pledged Securities Detail  
November 30, 2020

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Report Sequence: sgrp, CUSIP, Ticket

SGrp STYP Loc/PI	CUSIP Description S&P	Moody	Rate	State	Ticket-#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		
										Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS FNMA D02/02	3138EJLQ9 FNMA POOL AL2134	4.000		185159924-1		7/1/2027	443,000.00	443,000.00	66,608.82	70,888.34	70,888.34	
MBS FNMA D02/02	3138EKRM9 FNMA POOL AL3191	3.500		185160071-1		2/1/2028	66,608.82	100.00%	69,263.91	222.03	71,110.37	
MBS FNMA D02/02	3138EKVV4 FNMA POOL AL3327	2.500		185160087-1		4/1/2023	500,000.00	500,000.00	88,026.49	93,061.06	93,061.06	
MBS FNMA D02/02	3138ELYF4 FNMA POOL AL4309	4.000		185160221-1		3/1/2013	88,026.49	100.00%	91,391.24	256.74	93,317.80	
MBS FNMA D02/02	3138EMCY5 FNMA POOL AL4586	4.000		185160242-1		10/1/2028	525,000.00	525,000.00	37,333.37	38,099.91	38,099.91	
MBS FNMA D02/02	3138WDU82 FNMA POOL AS4206	3.000		178000698-1		10/1/2013	37,333.37	100.00%	37,528.82	77.78	38,177.69	
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028	2.500		185164038-1		2/1/2027	1,000,000.00	1,000,000.00	166,442.69	179,343.65	179,343.65	
MBS FNMA D02/02	31410KAW4 FNMA POOL 889321	4.000		185164389-1		12/1/2013	166,442.69	100.00%	173,417.31	554.81	179,898.46	
MBS FNMA D02/02	31412P2K6 FNMA POOL 931478	4.500		185164602-1		1/1/2030	575,000.00	575,000.00	81,346.18	86,423.61	86,423.61	
MBS FNMA D02/02	31417SAL4 FNMA POOL ACS410	4.500		185165282-1		12/1/2014	81,346.18	100.00%	84,793.91	271.15	85,694.76	
MBS FNMA D02/02	31418AAC2 FNMA POOL MA0902	3.000		185165786-1		12/1/2014	1,160,000.00	1,160,000.00	330,084.24	347,624.57	347,624.57	
MBS FNMA D02/02						AFS	330,084.24	100.00%	348,155.89	825.21	348,449.78	
MBS FNMA D02/02						12/1/2029	300,000.00	300,000.00	106,769.44	111,338.68	111,338.68	
MBS FNMA D02/02						3/1/2017	106,769.44	100.00%	107,219.08	222.44	111,561.12	
MBS FNMA D02/02						3/1/2023	2,050,000.00	2,050,000.00	13,024.94	13,135.78	13,135.78	
MBS FNMA D02/02						3/1/2008	13,024.94	100.00%	13,241.49	43.42	13,179.20	
MBS FNMA D02/02						7/1/2024	2,900,000.00	2,900,000.00	63,067.78	66,278.13	66,278.13	
MBS FNMA D02/02						6/1/2009	63,067.78	100.00%	64,916.81	236.50	65,514.63	
MBS FNMA D02/02						10/1/2024	2,040,000.00	2,040,000.00	102,427.93	107,710.89	107,710.89	
MBS FNMA D02/02						10/1/2009	102,427.93	100.00%	105,766.62	384.10	108,094.99	
MBS FNMA D02/02						11/1/2026	1,000,000.00	1,000,000.00	69,089.65	71,954.23	71,954.23	
MBS FNMA D02/02						10/1/2011	69,089.65	100.00%	69,965.35	172.72	72,126.95	

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As of 11/30/2020 Created: 11/30/2020 11:30 PM

Cattle Bank & Trust (052)  
Investment Portfolio (1)

Pledged Securities Detail  
November 30, 2020

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Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Moody	Rate	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Pledge Values				
								Total Face Total Par	Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS	31418AKN7 FNMA POOL MA1200		3.000		177011537-1		10/1/2032	800,000.00	800,000.00	230,601.32	244,003.11	244,003.11
D02/02							9/1/2012	230,601.32	100.00%	244,699.50	576.50	244,579.61
MBS	31418AQY7 FNMA POOL MA1370		2.500		185166318-1		3/1/2023	500,000.00	500,000.00	37,348.84	38,156.10	38,156.10
D02/02							2/1/2013	37,348.84	100.00%	37,567.97	77.81	38,233.91
MBS	31418AYS1 FNMA POOL MA1620		2.500		185166625-1		10/1/2023	587,000.00	587,000.00	64,306.04	63,761.97	63,761.97
D02/02							9/1/2013	64,306.04	100.00%	64,755.02	133.97	63,895.94
MUNI REV	123825GA3 BUTLER NE PUB PWR DIST ELEC SY		2.750	NE	185139632-1	Contn	8/15/2029	150,000.00	150,000.00	150,000.00	150,928.50	150,928.50
D02/02						5/12/2021	5/12/2016	150,000.00	100.00%	150,000.00	1,214.58	152,143.08
MUNI REV	231868NU0 CUSTER NE PUBLIC PWR DIST		2.550	NE	185142176-1	Contn	12/1/2023	100,000.00	100,000.00	100,000.00	100,180.00	100,180.00
D02/02						12/1/2020	8/27/2015	100,000.00	100.00%	100,000.00	1,275.00	101,455.00
MUNI GO	25928FBA9 DOUGLAS CNTY NE SAN & IMPT		3.150	NE	185142823-1	Contn	7/15/2026	100,000.00	100,000.00	100,000.00	100,405.00	100,405.00
D02/02						1/15/2021	1/15/2016	100,000.00	100.00%	100,000.00	1,190.00	101,595.00
MUNI GO	259290EB6 DOUGLAS CNTY NE SAN & IMPT DIS		3.100	NE	185142828-1	Contn	8/15/2030	150,000.00	150,000.00	150,000.00	150,970.50	150,970.50
D02/02						6/15/2021	6/15/2016	150,000.00	100.00%	150,000.00	1,369.17	152,339.67
MUNI GO	259282CS7 DOUGLAS CNTY SAN IMPT DIST 427		2.700	NE	185142831-1	Contn	11/15/2026	280,000.00	280,000.00	280,000.00	281,139.60	281,139.60
D02/02						11/15/2022	11/15/2017	280,000.00	100.00%	280,000.00	336.00	281,475.60
MUNI GO	25930HAU8 DOUGLAS CNTY NE SAN & IMPT DIS		2.400	NE	185142850-1	Contn	3/15/2022	75,000.00	75,000.00	75,000.00	75,072.75	75,072.75
D02/02						12/1/2020	3/15/2015	75,000.00	100.00%	75,000.00	380.00	75,452.75
MUNI GO	25930PCG9 DOUGLAS CNTY NE SAN & IMPT		2.900	NE	185142854-1	Contn	11/15/2028	80,000.00	80,000.00	80,000.00	80,970.40	80,970.40
D02/02						11/15/2021	11/15/2016	80,000.00	100.00%	80,000.00	103.11	81,073.51
MUNI GO	25930TBJ6 DOUGLAS CNTY NEB SANI & #421		2.900	NE	184003054-1	Cont	11/15/2036	50,000.00	50,000.00	50,000.00	52,375.00	52,375.00
D02/02						5/15/2025	5/19/2020	50,000.00	100.00%	50,000.00	64.44	52,439.44

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Cattle Bank & Trust (052)  
Investment Portfolio (1)

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SGrp STyp Loc/Pl	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		Market Value Collateral Value
										Par Value Book Value	Carrying Value Interest Rec	
MUNI	25930VCD3	2.550		NE	185142857-1	Contn	2/15/2024	50,000.00	50,000.00	50,000.00	50,203.00	50,203.00
GO	DOUGLAS CNTY NE SAN & IMPT					3/1/2021	3/1/2016	50,000.00	100.00%	50,000.00	375.42	50,578.42
D02/02						100,000	AFS					
MUNI	25931FK1	3.000		NE	185142860-1	Contn	9/15/2031	240,000.00	240,000.00	240,000.00	241,958.40	241,958.40
GO	DOUGLAS CNTY NE SAN & IMPT					9/15/2021	9/15/2016	240,000.00	100.00%	240,000.00	1,520.00	243,478.40
D02/02						100,000	AFS					
MUNI	25931KAV8	2.600		NE	185142861-1	Contn	5/15/2023	100,000.00	100,000.00	100,000.00	100,128.00	100,128.00
GO	DOUGLAS CNTY NE SAN & IMPT					12/1/2020	5/15/2015	100,000.00	100.00%	100,000.00	115.56	100,243.56
D02/02						100,000	AFS					
MUNI	25931LCN2	2.700		NE	185142862-1	Contn	11/15/2028	170,000.00	170,000.00	170,000.00	171,836.00	171,836.00
GO	DOUGLAS CNTY NE SAN & IMPT					11/15/2021	11/15/2016	170,000.00	100.00%	170,000.00	204.00	172,040.00
D02/02						100,000	AFS					
MUNI	25931MBX9	3.100		NE	185142863-1	Contn	10/15/2029	140,000.00	140,000.00	140,000.00	141,089.20	141,089.20
GO	DOUGLAS CNTY NE SAN & IMPT					7/15/2021	7/15/2016	140,000.00	100.00%	140,000.00	554.56	141,643.76
D02/02						100,000	AFS					
MUNI	25931QBD4	3.200		NE	185142864-1	Contn	11/1/2026	100,000.00	100,000.00	100,000.00	100,170.00	100,170.00
GO	DOUGLAS CNTY NE SAN & IMPT					12/1/2020	12/1/2015	100,000.00	100.00%	100,000.00	266.67	100,436.67
D02/02						100,000	AFS					
MUNI	25931VBA9	3.050		NE	185142865-1	Contn	11/15/2029	135,000.00	135,000.00	135,000.00	135,784.35	135,784.35
GO	DOUGLAS CNTY NE SA & IMPT DIST					5/15/2021	5/15/2016	135,000.00	100.00%	135,000.00	183.00	135,967.35
D02/02						100,000	AFS					
MUNI	25931VBN1	3.500		NE	185142866-1	Contn	8/15/2032	50,000.00	50,000.00	50,000.00	50,239.50	50,239.50
GO	DOUGLAS CNTY NE SAN & IMPT					7/15/2022	7/27/2017	50,000.00	100.00%	50,000.00	515.28	50,754.78
D02/02						100,000	AFS					
MUNI	25933BEB6	3.000		NE	184003099-1	Cont	11/15/2035	150,000.00	150,000.00	150,000.00	154,761.00	154,761.00
GO	DOUGLAS CNTY NEB SAN & IMPT DI					5/15/2025	5/19/2020	150,000.00	100.00%	150,000.00	200.00	154,961.00
D02/02						100,000	AFS					
MUNI	25934ACJ2	3.100		NE	185142862-1	Contn	12/15/2030	120,000.00	120,000.00	120,000.00	120,830.40	120,830.40
GO	DOUGLAS CNTY NE SAN & IMPT					7/15/2021	7/15/2016	120,000.00	100.00%	120,000.00	1,715.33	122,545.73
D02/02						100,000	AFS					
MUNI	25934QDB3	2.000		NE	185142887-1	Cont	10/1/2021	80,000.00	80,000.00	80,000.00	80,464.80	80,464.80
GO	DOUGLAS CNTY NE SAN & IMPT					10/1/2021	10/1/2016	80,000.00	100.00%	80,000.00	266.67	80,731.47
D02/02						100,000	AFS					

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Cattle Bank & Trust (052)  
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SGrp STyp Loc/PI	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value Collateral Value
										Par Value Book Value	Carrying Value Interest Rec		
MUNI GO D02/02	406036HNG HALL CNTY NE SCD #2 GRAND IS	2.400		NE	185176896-1	Contin 12/1/2020	12/15/2024 2/9/2015 AFS	100,000.00 100,000.00	100,000.00 100,000.00	100,169.00 1,106.67	100,169.00 101,275.67		
MUNI GO D02/02	473260DB0 JEFFERSON CNTY NE	2.550		NE	185178494-1	Contin 12/1/2020	12/15/2025 6/5/2015 AFS	80,000.00 80,000.00	80,000.00 100,000.00	80,144.00 940.67	80,144.00 81,084.67		
MUNI GO D02/02	487571FT3 KEITH CNTY NE SCD #1	2.950		NE	185178859-1	Contin 12/28/2020	12/15/2027 12/28/2015 AFS	100,000.00 100,000.00	100,000.00 100,000.00	100,188.00 1,360.28	100,188.00 101,548.28		
MUNI GO D02/02	505318OS7 LA VISTA NE	2.650		NE	185179244-1	Contin 12/1/2020	11/15/2024 12/31/2014 AFS	115,000.00 115,000.00	115,000.00 100,000.00	115,204.70 135.44	115,204.70 115,340.14		
MUNI REV D02/02	57973FDD8 MCCOOK NE PUBLIC PWR DIST	3.150		NE	185181069-1	Contin 8/9/2022	12/15/2030 8/9/2017 AFS	100,000.00 100,000.00	100,000.00 100,000.00	102,775.00 1,452.50	102,775.00 104,227.50		
MUNI GO D02/02	803760EJ2 SARPY CNTY NE SAN & IMPT DIST	3.650		NE	185187204-1	Prerefnd 12/15/2020	12/15/2029 12/15/2015 AFS	100,000.00 100,000.00	100,000.00 100,000.00	100,192.00 1,683.06	100,192.00 101,875.06		
MUNI GO D02/02	803766BG8 SARPY CNTY NE SAN & IMPT	2.850		NE	185187208-1	Contin 12/1/2020	5/15/2022 7/1/2015 AFS	90,000.00 90,000.00	90,000.00 90,000.00	90,150.30 114.00	90,150.30 90,264.30		
MUNI GO D02/02	80376DCN7 SARPY CNTY NE SAN & IMPT DIST	3.250		NE	185187210-1	Contin 12/1/2020	10/15/2023 10/15/2012 AFS	200,000.00 200,000.00	200,000.00 100,000.00	200,470.00 830.56	200,470.00 201,300.56		
MUNI GO D02/02	80376ECZ8 SARPY CNTY NE SAN & IMPT DIST	3.750		NE	185187211-1	Contin 2/15/2022	8/15/2029 2/15/2017 AFS	90,000.00 90,000.00	90,000.00 100,000.00	92,160.00 993.75	92,160.00 93,153.75		
MUNI GO D02/02	80376JBK6 SARPY CNTY NE SAN & IMPT DIST	2.700		NE	185187214-1	Prerefnd 7/15/2022	8/15/2026 7/15/2017 AFS	50,000.00 50,000.00	50,000.00 100,000.00	52,030.00 397.50	52,030.00 52,427.50		
MUNI GO D02/02	80377TBE2 SARPY CNTY NE SAN & IMPT DIST	2.800		NE	185187220-1	Contin 11/15/2021	11/15/2028 11/15/2016 AFS	85,000.00 85,000.00	85,000.00 100,000.00	85,997.05 105.78	85,997.05 86,102.83		

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Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Moody	Rate	State	Ticket-#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value Collateral Value
										Par Value Book Value	Carrying Value Interest Rec		
MUNI GO D02/02	803777BF9 SARPY CNTY NE SAN & IMPT DIST		2.900	NE	185187221-1	Contn 11/15/2021	11/15/2029 11/15/2016 AFS	85,000.00 85,000.00	85,000.00 100.00%	85,000.00 85,000.00	86,093.95 109.56	86,093.95 86,203.51	
MUNI GO D02/02	80378TEW8 SARPY CNTY NE SAN & IMPT DIST		3.850	NE	185187230-1	Contn 4/15/2023	10/15/2033 4/15/2018 AFS	85,000.00 85,000.00	85,000.00 100.00%	85,000.00 85,000.00	86,167.05 418.15	86,167.05 86,585.20	
MUNI GO D02/02	80379AEF5 SARPY CNTY NEB SAN & IMPT #243		2.700	NE	177011631-1	Cont 8/15/2025	8/15/2038 8/19/2020 AFS	290,000.00 290,000.00	290,000.00 100.00%	290,000.00 290,000.00	291,455.80 2,218.50	291,455.80 293,674.30	
MUNI GO D02/02	818473FD7 SEWARD CNTY NE CENTENNIAL PUB A+		3.000	NE	185187536-1	Contn 7/27/2022	12/15/2031 7/27/2017 AFS	250,000.00 250,000.00	250,000.00 100.00%	250,000.00 250,797.70	258,025.00 3,458.33	258,025.00 261,483.33	
MUNI GO D02/02	81847ELJ3 SEWARD NE		2.150	NE	185187544-1	Contn 12/11/2020	12/15/2022 3/27/2012 AFS	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 100,000.00	100,119.00 991.39	100,119.00 101,110.39	
MUNI GO D02/02	81847ELK0 SEWARD NE		2.350	NE	185187545-1	Contn 12/11/2020	12/15/2023 5/18/2012 AFS	95,000.00 95,000.00	95,000.00 100.00%	95,000.00 95,000.00	95,138.70 1,029.43	95,138.70 96,168.13	
MUNI REV D02/02	818480BF1 SEWARD NEB ARPT AUTH		3.550	NE	185187553-1	Contn 12/11/2020	1/15/2024 9/1/2011 AFS	170,000.00 170,000.00	170,000.00 100.00%	170,000.00 170,000.00	170,464.10 2,279.89	170,464.10 172,743.99	
MUNI REV D02/02	818483EQ8 SEWARD NE ELEC REV		2.350	NE	185187554-1	Contn 12/11/2020	2/15/2023 3/27/2012 AFS	110,000.00 110,000.00	110,000.00 100.00%	110,000.00 110,000.00	110,150.70 761.14	110,150.70 110,911.84	
MUNI REV D02/02	818483FG9 SEWARD NE ELEC REV		2.450	NE	185187557-1	Contn 6/15/2021	2/15/2028 6/15/2016 AFS	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 150,000.00	151,080.00 1,082.08	151,080.00 152,162.08	
MUNI REV D02/02	818484DG9 SEWARD NE SANTN SWR SYS		2.300	NE	185187560-1	Contn 8/12/2021	9/15/2029 8/12/2016 AFS	130,000.00 130,000.00	130,000.00 100.00%	130,000.00 130,000.00	130,949.00 631.22	130,949.00 131,580.22	
MUNI REV D02/02	854746DX9 STANTON CNTY NE PUB PWR DIST		2.550	NE	185195280-1	Contn 3/2/2021	8/1/2028 3/2/2016 AFS	155,000.00 155,000.00	155,000.00 100.00%	155,000.00 155,000.00	155,584.35 1,317.50	155,584.35 156,901.85	

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Cattle Bank & Trust (052)  
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SGrp STyp Loc/Pl	CUSIP Description S&P	Rate	Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		Market Value Collateral Value
										Par Value Book Value	Carrying Value Interest Rec	
MUNI	886094CD1 THURSTON CNTY NEB	2.500		NE	184003102-1	Cont	12/15/2035	200,000.00	200,000.00	200,000.00	203,338.00	203,338.00
GO						5/28/2025	5/28/2020	200,000.00	100.00%	197,080.30	2,541.67	205,879.67
D02/02						100.000	AFS					
MUNI	919558KF2 VLY CNTY NE	2.900		NE	185197361-1	Contn	12/15/2025	150,000.00	150,000.00	150,000.00	150,370.50	150,370.50
GO						12/1/2020	5/28/2014	150,000.00	100.00%	150,000.00	2,005.83	152,376.33
D02/02						100.000	AFS					
MUNI	943781AV6 WAVERLY NE COMB UTILITY REV	2.250		NE	185198093-1	Contn	6/15/2021	40,000.00	40,000.00	40,000.00	40,043.60	40,043.60
REV						12/1/2020	7/13/2012	40,000.00	100.00%	40,000.00	415.00	40,458.60
D02/02						100.000	AFS					
MUNI	943781BN3 WAVERLY NE COMB UTIL REV	3.100		NE	185198094-1	Contn	6/15/2029	100,000.00	100,000.00	100,000.00	100,254.00	100,254.00
REV						1/20/2021	1/20/2016	100,000.00	100.00%	100,000.00	1,429.44	101,683.44
D02/02						100.000	AFS					
TAX	079238AY7 BELLEVUE NEB REDEV REV	2.950		NE	185138622-1	Cont	12/15/2021	250,000.00	250,000.00	250,000.00	250,550.00	250,550.00
TAXGO						12/1/2020	5/6/2019	250,000.00	100.00%	250,000.00	3,400.69	253,950.69
D02/02						100.000	AFS					
TAX	68189TBA3 OMAHA NEB SPL OBLIG	6.400		NE	185184294-1		2/1/2026	65,000.00	35,000.00	35,000.00	41,087.90	41,087.90
TAXREV							3/25/2008	65,000.00	53.85%	35,000.00	746.67	41,834.57
D02/02	AA+		Aa3				AFS	65,000.00		35,000.00		
<b>CITY OF SEWARD</b>								<b>44,147,000.00</b>		<b>8,964,755.53</b>	<b>9,142,554.58</b>	<b>9,142,554.58</b>
										<b>9,034,372.49</b>	<b>53,209.18</b>	<b>9,195,763.76</b>

CASH IN BANK \$8,645,115.45

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**CURRENT YEAR:                      October                                      2020**

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	4	\$ 9,192.40	\$ 1,387,087.48
REMODEL/ADDIT.	5	\$ 586.70	\$ 132,531.11
ACCESSORY	18	\$ 928.75	\$ 47,425.23
RELOCATE	21	\$ 550.00	\$ 229,391.92
ELECTRIC			
PLUMBING	16	\$ 1,440.00	
MECHANICAL	5	\$ 1,025.00	
SEWER TAP	4	\$ 1,000.00	
WATER TAP	4	\$ 3,524.00	
TEMP. ELEC.	4	\$ 200.00	
ELECTRIC SER.	4	\$ 800.00	
<b>TOTALS</b>	<b>85</b>	<b>\$ 19,246.85</b>	<b>\$ 1,796,435.74</b>

**LAST YEAR:                                      October                                      2019**

Permits	Qty.	Permit Fee	Valuation
NEW CONST.	3	\$ 6,507.70	\$ 887,162.57
REMODEL/ADDIT.	7	\$ 1,093.00	\$ 382,450.00
ACCESSORY	6	\$ 5,520.00	\$ 56,761.52
RELOCATE	2	\$ 50.00	\$ 11,496.00
ELECTRIC	0		\$ -
PLUMBING	19	\$ 3,155.00	\$ -
MECHANICAL	8	\$ 1,300.00	\$ -
SEWER TAP	3	\$ 750.00	\$ -
WATER TAP	3	\$ 2,643.00	\$ -
TEMP. ELEC.	3	\$ 150.00	\$ -
ELECTRIC SER.	3	\$ 750.00	\$ -
<b>TOTALS</b>	<b>57</b>	<b>\$ 21,918.70</b>	<b>\$ 1,337,870.09</b>

**YEAR TO DATE      January to      December                                      2020**

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	26	\$ 59,171.15	\$12,341,669.30
REMODEL/ADDIT.	69	\$ 13,158.39	\$ 4,833,704.52
ACCESSORY	159	\$ 14,848.70	\$ 665,982.55
RELOCATE	35	\$ 1,000.00	\$ 281,868.92
ELECTRIC		\$ -	\$ -
PLUMBING	130	\$ 10,835.00	\$ -
MECHANICAL	75	\$ 10,148.03	\$ -
SEWER TAP	23	\$ 5,750.00	\$ -
WATER TAP	23	\$ 20,263.00	\$ -
TEMP. ELEC.	24	\$ 1,200.00	\$ -
ELECTRIC SER.	24	\$ 5,600.00	\$ -
<b>TOTALS</b>	<b>588</b>	<b>\$ 141,974.27</b>	<b>\$18,123,225.29</b>

**YEAR TO DATE      January to      December                                      2019**

Permits	Qty.	Permit Fee	Valuation
NEW CONST.	37	\$ 96,551.28	\$44,803,233.85
REMODEL/ADDIT.	76	\$ 12,319.10	\$ 3,989,809.35
ACCESSORY	124	\$ 18,889.09	\$ 493,193.18
RELOCATE	36	\$ 1,166.00	\$ 312,836.94
ELECTRIC	5	\$ 195.00	\$ -
PLUMBING	104	\$ 6,576.55	\$ -
MECHANICAL	89	\$ 8,985.00	\$ -
SEWER TAP	29	\$ 7,200.00	\$ -
WATER TAP	31	\$ 32,998.00	\$ -
TEMP. ELEC.	28	\$ 1,400.00	\$ -
ELECTRIC SER.	29	\$ 15,750.00	\$ -
<b>TOTALS</b>	<b>588</b>	<b>\$ 202,030.02</b>	<b>\$49,599,073.32</b>

# OPEN Property Maintenance Code Violation Report

					Last Update; 9/21/2020
Property Address	Violation Type	Deadline	Owner Information	Delivery Type	Status
2020					
446 N 5th St	Fence falling over	11/7/2020	Sandy Nuttleman	Phone Call	Bill Arkel (CSO) contacted Sandy. She said that she would speak with the tenant Don Guenther.
429 S Columbia	Trees laying on sidewalk	10/20/2020	Chirstopher Yates		Bill Arkel (CSO) will go make contact and view the violation. 10/14/2020 A branch has split from the tree, but is still attached. The tree is on personal property, but the branch is laying across the sidewalk. A door hanger was left. 10/14/20 Home owner contacted Bill. Gavin Hobson will be ther this week to clean up the tree and mess. 10/19/20
243 S. 9th St	Dumping Cooking Oil	10/19/2020	VFW	In Person	Bill Arkel (CSO) will go make contact with the owner on 10/12/2020. Bill seen no evidence of cooking oil being dumped. 402-641-3691 to call person who complained
848 Seward Street	Tree stump has animals living in it	10/15/2020	Pat Prothman	In Person	Bill Arkel (CSO) went to look at the property on 10/8 to verify the location of stump (ROW or Owners) and if animals were living in the stump. Bill reported the only stump was halfway back on the property, no visible signs of animals present.
546 North Ave	Obstructed sight triangle due to overgrowth of the flowerbed in the corner of the propery	10/21/2020	David and Sharon Fitzpatrick	In person	Bill Arkel (CSO) contacted the tenant who in turn contacted Dave. Dave made arrangements with Rumery Landscaping to trim up the corner to meet sight triangle standards.
247 N 2nd	Pet Door was open, Tree/Volunteer tree's in City ROW. Grass is too tall	8/31/2020	Fox Den Rentals	In person	Bill Arkel (CSO) attempted contact at two doors & left a door hanger w/card in regards to the grass. Called Fox Den on 8/21 at 402-314-0819. He said he will follow up with tenants/mowing company and get it taken care of
304 S 1st	Weeds and vines need to be cut back to comply with code	8/19/2020	Kelsey Herrold	In person	Bill Arkel (CSO) attempted contact & left a door hanger w/card. 8/17/20 Bill checked property & it is in compliance
1115 N Columbia	Weeds and brush need cut to comply with ordinance	8/7/2020	Lorri Canning	In person	Bill Arkel (CSO) attempted contact and left a door hanger. Grass and weeds were cut in front yard but not in the rear yard.

## OPEN Property Maintenance Code Violation Report

906 Main St	Vehicles stored with no current license and registration, Junk piled on the lot and junk appliances stored outside	7/10/2020	Daniel & Lorrie Pearson	In person	The junk has been removed, the vehicles have been licensed and the appliance are scheduled for pick-up
29 Jackson Ave	Abandoned property due to fire	8/7/2020	Katherine & Joseph Desantiago		Katherine has contacted this office and now has title to the property. Trying to shedule meeting to discuss intentions and timelines for the property.
					Property owener according to Seward PD is Wayne Piper of York, Wayne Piper is deceased. Katherine is currently residing in York according to neighbors.
					Joseph is deceased. Phone number no longer valid. Neighbor says she relocated to York.
345 S 9th St	RV set up for residency in violation of the ULDO	6/26/2020	Tod/Colleen Cameron 402-643-5418 Colleen 402-643-6209		Camper has been moved to the driveway and the fence has been completed.
		6/11/2020			Board of Adjustments meeting cancelled by Colleen Cameron. Camper will be moved on the driveway and comply with city ordinances. A fence permit has been issued as well though not required.
		Extended due to weather			Left message and advised to call back. Greg Butcher spoke with the City Attorney. Todd can have RV just behind front line of house. He talked about having an 8' fence which is not required, but he can only have a 6' tall fence. Applied for variance - Board of adjustment June 11,2020
950 Jackson	Vehicles, abondened with no current license and registration	6/22/2020	Keith Rader	LM 5/5/2020	Bill Arkel reported the abondoned vehicles had been removed and the unlicensed vehicles had been registered and licensed.

## OPEN Property Maintenance Code Violation Report

		6/22/2020		In person	7 day compliance letter by Greg Butcher-City Administrator, hand delivered.
		5/8/2020		Delivered by SPD 6/13/2020	Bill Arkel community officer took pictures of vehicles. Spoke to owner and let him know he had 7days to get license and registration on vehicles. If not done in 7days a letter will come from the City Administrator, after the 7days of the letter. The vehicles will be removed at the owners expense.
810 Moffit St	Disrepair, protective treatments, decayed siding, facia/trim,	10/1/2020	Patricia Murphy (life use)	In person	Dale Murphy submitted a demo permit for the property and is currently waiting for the Demo Contractor to clear the property. All utilities have been verified as disconnected and the asbestos siding has been removed and disposed of.
		8/7/2020		Personal	Larae Rolenc and Jeremy Phillips met with me Friday 8/7/2020 to discuss options for this property and stated the house will come down in September
		Extended due to weather			In p+B15:F18rocess, attempting to contact ownerB20A19:F24A18:F24A17:F24A15:F24A13:F24A11:F24A10:F24A9:F24A8:F24A7:F24A6:F24A3:F24A2:FB21:F24

**CURRENT YEAR: November 2020**

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	1	\$ 2,108.90	\$ 260,076.00
REMODEL/ADDIT.	4	\$ 855.90	\$ 279,659.37
ACCESSORY	4	\$ 75.60	\$ 1,500.00
RELOCATE	2	\$ 50.00	\$ 27,546.06
ELECTRIC			
PLUMBING	11	\$ 915.00	
MECHANICAL	7	\$ 555.00	
SEWER TAP	1	\$ 250.00	
WATER TAP	1	\$ 881.00	
TEMP. ELEC.	1	\$ 50.00	
ELECTRIC SER.	1	\$ 400.00	
<b>TOTALS</b>	<b>33</b>	<b>\$ 6,141.40</b>	<b>\$ 568,781.43</b>

**LAST YEAR: November 2019**

Permits	Qty.	Permit Fee	Valuation
NEW CONST.	2	\$ 2,095.70	\$ 254,089.04
REMODEL/ADDIT.	3	\$ 697.00	\$ 236,000.00
ACCESSORY	6	\$ 11,098.25	\$ 154,600.00
RELOCATE	1	\$ 141.00	\$ 33,100.00
ELECTRIC	0		\$ -
PLUMBING	5	\$ 350.00	\$ -
MECHANICAL	5	\$ 475.00	\$ -
SEWER TAP	1	\$ 250.00	\$ -
WATER TAP	1	\$ 881.00	\$ -
TEMP. ELEC.	1	\$ 50.00	\$ -
ELECTRIC SER.	1	\$ 200.00	\$ -
<b>TOTALS</b>	<b>26</b>	<b>\$ 16,237.95</b>	<b>\$ 677,789.04</b>

**YEAR TO DATE January to December 2020**

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	27	\$ 61,280.05	\$12,601,745.30
REMODEL/ADDIT.	73	\$ 14,014.29	\$ 5,113,363.89
ACCESSORY	163	\$ 14,924.30	\$ 667,482.55
RELOCATE	37	\$ 1,050.00	\$ 309,414.98
ELECTRIC		\$ -	\$ -
PLUMBING	141	\$ 11,750.00	\$ -
MECHANICAL	82	\$ 10,703.03	\$ -
SEWER TAP	24	\$ 6,000.00	\$ -
WATER TAP	24	\$ 21,144.00	\$ -
TEMP. ELEC.	25	\$ 1,250.00	\$ -
ELECTRIC SER.	25	\$ 6,000.00	\$ -
<b>TOTALS</b>	<b>621</b>	<b>\$ 148,115.67</b>	<b>\$18,692,006.72</b>

**YEAR TO DATE January to December 2019**

Permits	Qty.	Permit Fee	Valuation
NEW CONST.	39	\$ 98,646.98	\$45,057,322.89
REMODEL/ADDIT.	79	\$ 13,016.10	\$ 4,225,809.35
ACCESSORY	130	\$ 29,987.34	\$ 647,793.18
RELOCATE	37	\$ 1,307.00	\$ 345,936.94
ELECTRIC	5	\$ 195.00	\$ -
PLUMBING	109	\$ 6,926.55	\$ -
MECHANICAL	94	\$ 9,460.00	\$ -
SEWER TAP	30	\$ 7,450.00	\$ -
WATER TAP	32	\$ 33,879.00	\$ -
TEMP. ELEC.	29	\$ 1,450.00	\$ -
ELECTRIC SER.	30	\$ 15,950.00	\$ -
<b>TOTALS</b>	<b>614</b>	<b>\$ 218,267.97</b>	<b>\$50,276,862.36</b>

# OPEN Property Maintenance Code Violation Report

					Last Update; 12-7-2020
Property Address	Violation Type	Deadline	Owner Information	Delivery Type	Status
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446 N 5th St	Fence falling over	11/7/2020	Sandy Nuttleman	Phone Call	Bill Arkel (CSO) contacted Sandy. She said that she would speak with the tenant Don Guenther.
429 S Columbia	Trees laying on sidewalk	10/20/2020	Chirstopher Yates		Bill Arkel (CSO) will go make contact and view the violation. 10/14/2020 A branch has split from the tree, but is still attached. The tree is on personal property, but the branch is laying across the sidewalk. A door hanger was left. 10/14/20 Home owner contacted Bill. Gavin Hobson will be ther this week to clean up the tree and mess. 10/19/20
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29 Jackson Ave	Abandoned property due to fire	12/7/2020	Katherine & Joseph Desantiago	Phone Call	Left a message for Katherine to call me and schedule a time to meet in reference to her property and the potential buyer and there agreement with time frames.
		8/7/2020			Katherine has contacted this office and now has title to the property. Trying to shedule meeting to discuss intentions and timelines for the property.
					Property owener according to Seward PD is Wayne Piper of York, Wayne Piper is deceased. Katherine is currently residing in York according to neighbors.
					Joseph is deceased. Phone number no longer valid. Neighbor says she relocated to York.
345 S 9th St	RV set up for residency in violation of the ULDO	6/26/2020	Tod/Colleen Cameron 402-643-5418 Colleen 402-643-6209		Camper has been moved to the driveway and the fence has been completed.
		6/11/2020			Board of Adjustments meeting cancelled by Colleen Cameron. Camper will be moved on the driveway and comply with city ordinances. A fence permit has been issued as well though not required.
		Extended due to weather			Left message and advised to call back. Greg Butcher spoke with the City Attorney. Todd can have RV just behind front line of house. He talked about having an 8' fence which is not required, but he can only have a 6' tall fence. Applied for variance - Board of adjustment June 11,2020

## OPEN Property Maintenance Code Violation Report

950 Jackson	Vehicles, abandoned with no current license and registration	6/22/2020	Keith Rader	LM 5/5/2020	Bill Arkel reported the abandoned vehicles had been removed and the unlicensed vehicles had been registered and licensed.
		6/22/2020		In person	7 day compliance letter by Greg Butcher-City Administrator, hand delivered.
		5/8/2020		Delivered by SPD 6/13/2020	Bill Arkel community officer took pictures of vehicles. Spoke to owner and let him know he had 7days to get license and registration on vehicles. If not done in 7days a letter will come from the City Administrator, after the 7days of the letter. The vehicles will be removed at the owners expense.
810 Moffit St	Disrepair, protective treatments, decayed siding, facia/trim,	12/7/2020	Patricia Murphy (life use)	Phone Call	Spoke with Dale Murphy about the demolition time frame. The contractor has been backed up and will get with Dale about a date for the demolition and he will notify us when that date is.
		10/1/2020		In person	Dale Murphy submitted a demo permit for the property and is currently waiting for the Demo Contractor to clear the property. All utilities have been verified as disconnected and the asbestos siding has been removed and disposed of.
		8/7/2020		Personal	Larae Rolenc and Jeremy Phillips met with me Friday 8/7/2020 to discuss options for this property and stated the house will come down in September

# OPEN Property Maintenance Code Violation Report

		Extended due to weather			In p+B15:F18rocess, attempting to contact ownerB20A19:F24A18:F24A17:F24A15:F24A13:F24A11:F24A10:F24A9:F24A8:F24A7:F24A6:F24A3:F24A2:FB21:F24
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**OPEN Property Maintenance Code Violation Report**



*City of Seward*  
Police Department

**Monthly Statistics  
November 2020**

Service Calls	269
Accidents	5
Arrests	26
Citations	12
Warnings	72
Parking Tickets	28

\*\*Does not include red tag warnings, yellow tag warnings or verbal warnings\*\*

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Commission of the City of Seward, Seward County, Nebraska on Monday, December 14<sup>th</sup>, 2020 at 7:30 p.m. and a public hearing will be held by the City Council of the City of Seward, Seward County, Nebraska on Tuesday, December 15<sup>th</sup>, 2020 at 7 p.m. in the East/West Basement at the Seward Civic Center at 616 Bradford Street, Seward, Nebraska.

Said public hearing will be to review a Special Use Permit application for a property located at 647 Seward St, Seward, NE, described below. Said application is requesting downtown street level residential at that location.

### Legal Description:

Commencing at the Northwest Corner of Block Ten (10), in the Original Town, City of Seward, Seward County, Nebraska, running thence South Eighty-four Feet (S84'), thence East Twenty Feet (E20'), thence North Eighty-four Feet (N84'), thence West Twenty Feet (20') to the Place of Beginning, and also the West One-Sixth (1/6th) of the North Seventeen Feet (N17') of Lot Six (6) in Block Ten (10), Original Town, City of Seward, Seward County, Nebraska,

AND

Commencing at a point 20 feet East of the Northwest Corner of Block Ten (10), Original Town, City of Seward, Seward County, Nebraska, running thence East a distance of 3 feet 6 inches to the center of fire wall between the buildings now standing on the West One-third (W 1/3rd) of Lot Two (2) in said Block, thence South 27 feet 6 inches; thence West 3 feet 6 inches; thence North 27 feet 6 inches to the place of beginning.

All persons interested may appear and be heard.

Tim Dworak

Building/Zoning & Code Enforcement Director

Published: December 2<sup>nd</sup>, 2020

Provide POP



**PAID**  
12-9-2020

# SEWARD

P.O. Box 38 • 537 Main Street  
Seward, Nebraska 68434  
Phone and TDD 402-643-2928  
Fax 402-643-6491

## APPLICATION FOR A SPECIAL USE PERMIT

CITY OF SEWARD, SEWARD COUNTY, NEBRASKA

### Instructions:

1. Fill out application form completely. Please print or type. Use additional sheets if needed.
2. Filing fee: \$200.00. Notification Fee \$ 100,00 Make check payable to City of Seward.
3. Contact City of Seward Planning & Zoning Director if you have any questions.
4. Submit a list of property owners within 300 feet, prepared by a certified abstractor.
5. Submit completed application and fee 30 days prior to the next regular scheduled Planning Commission meeting.

1. Applicant's name: Kach Investments - Alyssa Hendrix
2. Applicant's address: 647 Seward St  
Seward NE 68434 ZIP: 68434
3. Telephone (business): 402-641-3998 <sup>email</sup> <sub>(home)</sub>: kachinvestments@gmail.com
4. Present use of property: Commercial
5. Desired use of property: Commercial & First Floor Living
6. Present zoning: Central Business District
7. Legal description of property: TL 33 & Part of TL 32 Block 10  
Original Town
8. Under what provisions of the zoning regulations are you seeking this permit?  
410-31.3 Residential Uses in downtown and Central Business District
9. For how many years are you seeking this permit (5 years, 10 years, etc.)? \_\_\_\_\_
10. Explain in detail what you propose to do: Downtown street level living in the  
rear of the building.
11. How are adjoining properties used? Indicate both zoning district designations and actual uses.  
North: Commercial-retail-CBD South: Commercial-retail-CBD  
East: Commercial-retail-CBD West: Commercial-retail-CBD car sales - CBD
12. This authorizes the City of Seward Planning and Zoning Director to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation. The Director may be accompanied by members the City of Seward Planning Commission or Seward City Council.

Date: 12/9/2020

Owner's Signature

**APPLICATION TYPE**

Conditional Use permit

**FINAL ACTION?**

**DEVELOPER/OWNER**

Kach Investments

**PC HEARING DATE**

December 14, 2020

**RELATED APPLICATIONS**

**PROPERTY ADDRESS, ZONING DISTRICT/USE**

647 Seward St - CBD

**ADJACENT ZONING DISTRICTS/USE:**

North, CBD – William Henry School of Arts, LLC

East, CBD – X-TRA Investments, LLC

South, CBD – Seward Lumber and Fuel Co

West, CBD – Herpolsheimer's – Brian & Cynthia Fehlhafer

**BRIEF SUMMARY OF REQUEST**

A Conditional Use Permit application for a mixed use of Commercial Services and Residential on the street level floor at 647 Seward St in the Central Business District (CBD).



## **APPLICATION CONTACT**

Kach Investments- Carey & Alyssa Hendrix

647 Seward St – 402-641-3798

## **ANALYSIS**

Kach Investments wishes to convert the rear area of the first floor at 647 Seward St to residential living for the purposes of renting it out.

Attached is the floor plan showing the residential portion (rear) from the commercial portion (front). Also attached is the newly adopted first floor living Ordinance No. 2020-1 that outlines the qualifying guidelines to meet first floor or street floor level residential living in the Central Business District.

There are currently building permits for this location for second level residential. The building continues to be renovated to fit the needs of the community and the CBD.

## **APPROXIMATE LAND AREA:**

2388.99 Square Feet, 0.055 acres

## **LEGAL DESCRIPTION:**

TL33 & PART OF TL 32 BLOCK 10 ORIGINAL TOWN

Prepared by

Tim Dworak

City of Seward Building – Zoning – Code Enforcement Director

CONDITIONS OF APPROVAL – SPECIAL USE PERMIT # CU2020-03.

As provided by the City of Seward Unified Land Development Ordinance, Article 44 Administrative Procedures and Penalties, section 410-44.3 Conditional Use Permits, this approval permits Downtown street level residential in the CBD District.

## **SITE SPECIFIC CONDITIONS:**

1. Not to exceed 50% of the total floor space for first floor residential
  
2. Access to the residential unit shall not be through the commercial access, in addition, the residential dwelling cannot be visible from the street storefront.
  
3. Must meet Fire separation requirements

## **STANDARD CONDITIONS:**



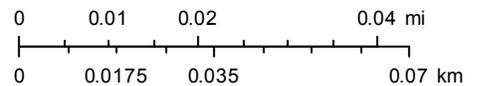
December 10, 2020

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.

Legend

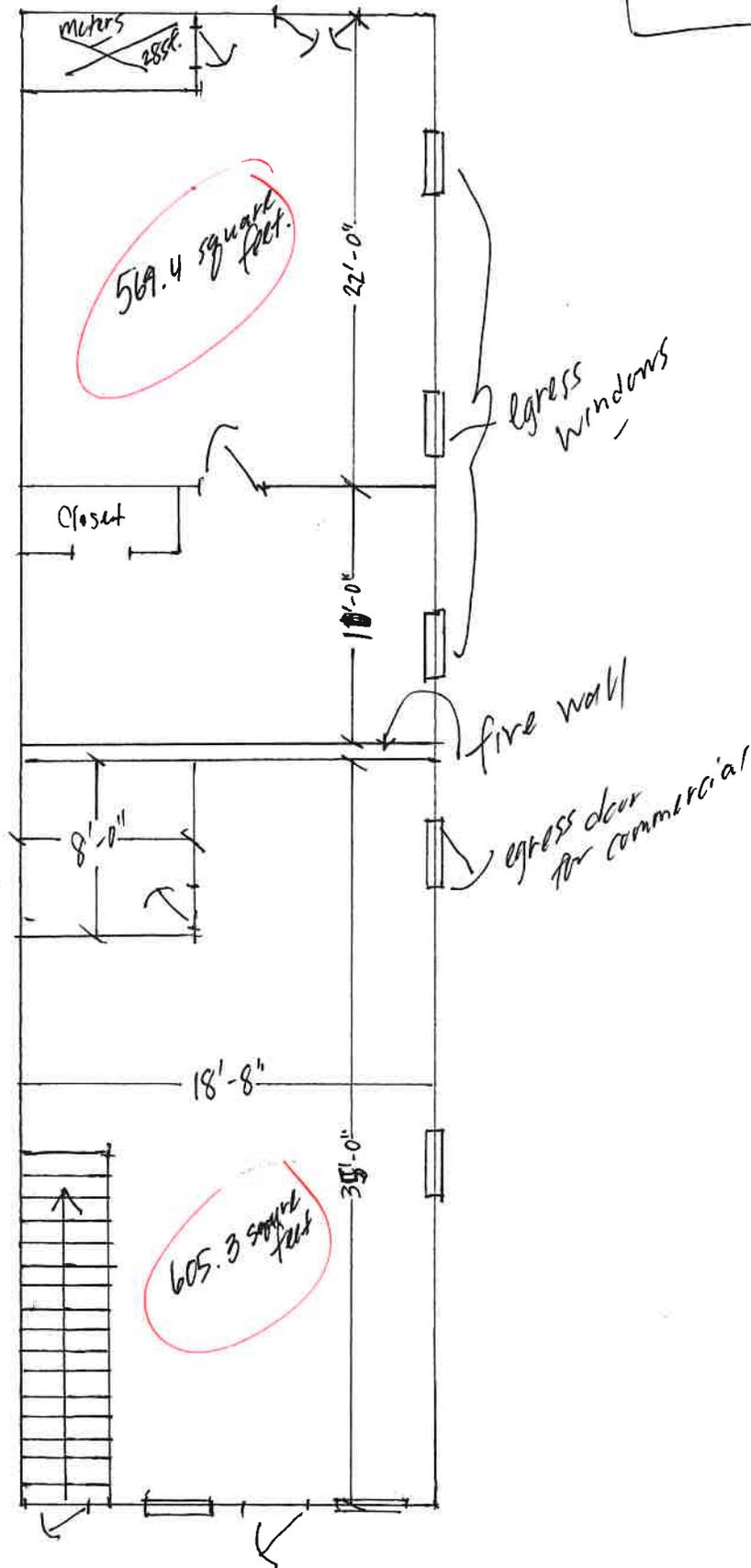
1:1,348

- Streets
- Buildings
- Parcels
- Subdivisions

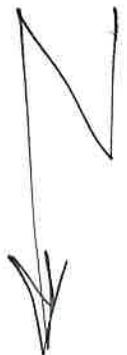


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Kach Investments  
647 Seward St.



Store front



ORDINANCE NO. 2020-1

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF SEWARD, CHAPTER 410 ZONING AND SUBDIVISION, ARTICLE 31 SUPPLEMENTAL USE REGULATIONS TO ADJUST REQUIREMENTS FOR FIRST FLOOR RESIDENTIAL IN CENTRAL BUSINESS DISTRICT (CBD) ZONING AREAS; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD AS FOLLOWS:

That Chapter 410 of the Municipal Code of the City of Seward is hereby amended as follows:

SECTION 1. That §410-31.3 (B) be amended as follows:

B. Downtown and group residential in CBD District.

(1) Downtown and group residential uses are permitted in the CBD District only on levels above street level. A unit or units specifically designed for occupancy by disabled residents may be developed at street level subject to approval by the Board of Adjustments.

(2) Exception: A downtown street level residential unit ~~specifically designated for the building owner's residential use~~ may be developed under a conditional use permit, provided that such dwelling unit meet all of the following conditions. (Note: Conditional use would mandate a recommendation for approval by the Planning Commission and approval by the City Council):

(a) The total floor space of the combined first floor residential use shall not exceed fifty percent (50%) of the buildings total first floor square footage. Hallways and common areas shall not apply to this percentage. ~~The unit must be occupied by the owner of the building and may not be used as a rental unit for other residential purposes.~~

(b) Access to the unit shall not be acquired through the store or commercial access frontage. Access must be gained by a separate ingress and egress system. In addition, no part or portion of the residential dwelling shall be visible to the public from the street storefront, either by window, door or other type of opening.

(c) Minimum height, area regulations, light and ventilation requirements, and egress requirements set forth in the prevailing building codes are met.

~~(d) A minimum of two off street parking spaces must be provided.~~

(de) Must meet applicable fire separation requirements between any adjacent occupancies that may come about as a result of the development of the residential unit.

SECTION 2. REPEAL. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. WHEN OPERATIVE; PUBLICATION IN PAMPHLET FORM. This ordinance shall be published in pamphlet form and shall be in full force from and after its passage, approval and publication or posting as required by law.

Dated this 7th day of January, 2020



CITY OF SEWARD, NEBRASKA

*Joshua Eickmeier*  
Joshua Eickmeier, Mayor

ATTEST:

*Bonnie Otte*

Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & Human Resource Director

## AMENDED FARM LEASE

Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord the following described real estate under the following described terms:

**Landlord:** City of Seward, a Nebraska Municipal Corporation

**Address:** P.O. Box. 38; 537 Main Street, Seward, Nebraska 68434

**Tenant:** Darek Kouma

**Address:** 3980 Branched Oak Road, Staplehurst, Nebraska 68439

**Real Estate:** 32.41 acres of real property located on the following parcels:

A 8.19 acre tract of land AND a 24.22 acre tract of land both located in the Southwest Quarter of Section 15, Township 11 North, Range 3 East of the 6<sup>th</sup> P.M., Seward County, Nebraska and more particularly detailed in the drawing attached hereto as Attachment "A".

1. **Term:** This term of this lease shall commence upon execution of this Agreement and shall expire on February 29, 2021. The term of the lease covers the 2020 crop year only.

2. **Rent:** Landlord and Tenant stipulate and agree that cash rent is based on 32.41 acres of farmland. The rent shall be Two Hundred Dollars (\$200) per acre or Six Thousand Four Hundred Eighty-two Dollars (\$6,482) per year, payable in cash in one payment upon execution of this Agreement.

3. **Provisions:**

A. As long as the rent herein is paid and the obligations of the Tenant herein followed, Landlord shall give Tenant peaceful possession of the premises through the term.

B. Tenant agrees to maintain the farm and to keep all fences and other improvements on the leased premises in as good a repair and condition as they are in when they enter possession, reasonable wear and tear excepted.

C. Tenant agrees to farm the leased premises in a good husbandry-like manner, keep the premises free from weed infestation, destroy weeds before they ripen to seed, and to the extent not cropped, keep the premises mowed.

D. Unless otherwise noted in an attachment hereto, Tenant shall maintain all personal property leased herewith.

E. Tenant shall not assign this lease or sublet the premises without the written consent of the Landlord.

F. Tenant is authorized to enter any farm programs, government or otherwise, which apply solely to the leased term hereof or for the specific crop year herein set forth. Tenant is not authorized to enter into any farm programs, government or otherwise, extending beyond the expiration date of this lease. Program benefits within the term inure to the Tenant. Any programs beyond the term shall be subject to separate agreement or addendum hereto.

G. Tenant shall keep in good repair all grass waterways, terraces, open ditches, and inlets and outlets of tile drains and fences.

4. **Insurance:** Landlord shall insure any personal property for fire and such other coverage as Landlord may desire in its sole discretion. Tenant shall carry such liability and other insurance as Landlord may reasonably require. Tenant shall provide insurance coverage for any insurable risk of Tenant.

5. **Holding Over:** There shall be no holdover of this lease agreement.

6. **Entry:** Landlord or its agents may enter the premises at any and all reasonable times to inspect the property, plant fall crops during the fall prior to the termination of this lease (provided such entry does not interfere with Tenant's regular farming operation), for improvements, and to perform any obligation of Landlord hereunder.

7. **General Terms:**

A. The agent signing below warrants and represents that he has good and lawful authority to enter this lease on behalf of the Landlord.

B. Any sale or transfer of title to the real estate shall be subject to the terms and provisions of this lease.

C. This agreement shall extend to and be binding upon the parties hereto, their heirs, devisees, personal representatives, and assigns

D. The parties expressly acknowledge and agree that the entering into of this lease in no way constitutes a partnership between the Landlord and the Tenant.

E. The lease may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

F. This lease supersedes all previous agreements between the Landlord and the Tenant relating to its subject matter. There are no other understandings or agreements between them.

IN WITNESS WHEREOF, the parties have hereunto signed their names this \_\_\_\_\_ day of December, 2020.

**TENANT:**

\_\_\_\_\_  
DAREK KOUMA

**LANDLORD:**

\_\_\_\_\_  
CITY OF SEWARD  
BY: JOSHUA EICKMEIER, CITY MAYOR

**ATTACHMENT “A”**

**See attached drawing.**

# Attachment "A"

Field - Name

■ Seward N(32.41 ac)



## AMENDED FARM LEASE

Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord the following described real estate under the following described terms:

**Landlord:** City of Seward, a Nebraska Municipal Corporation

**Address:** P.O. Box. 38; 537 Main Street, Seward, Nebraska 68434

**Tenant:** Darek Kouma

**Address:** 3980 Branched Oak Road, Staplehurst, Nebraska 68439

**Real Estate:** 29.48 acres of real property located on the following parcels:

See Attached Legal Description, Attachment "A".

1. **Term:** This term of this lease shall commence upon execution of this Agreement and shall expire on February 29, 2021. The term of the lease covers the 2020 crop year only.

2. **Rent:** Landlord and Tenant stipulate and agree that cash rent is based on 29.48 acres of farmland. The rent shall be Two Hundred Dollars (\$200) per acre or Five Thousand Eight Hundred Ninety-six Dollars (\$5,896) per year, payable in cash in one payment upon execution of this Agreement.

3. **Provisions:**

A. As long as the rent herein is paid and the obligations of the Tenant herein followed, Landlord shall give Tenant peaceful possession of the premises through the term.

B. Tenant agrees to maintain the farm and to keep all fences and other improvements on the leased premises in as good a repair and condition as they are in when they enter possession, reasonable wear and tear excepted.

C. Tenant agrees to farm the leased premises in a good husbandry-like manner, keep the premises free from weed infestation, destroy weeds before they ripen to seed, and to the extent not cropped, keep the premises mowed.

D. Unless otherwise noted in an attachment hereto, Tenant shall maintain all personal property leased herewith.

E. Tenant shall not assign this lease or sublet the premises without the written consent of the Landlord.

F. Tenant is authorized to enter any farm programs, government or otherwise, which apply solely to the leased term hereof or for the specific crop year herein set forth. Tenant is not

authorized to enter into any farm programs, government or otherwise, extending beyond the expiration date of this lease. Program benefits within the term inure to the Tenant. Any programs beyond the term shall be subject to separate agreement or addendum hereto.

G. Tenant shall keep in good repair all grass waterways, terraces, open ditches, and inlets and outlets of tile drains and fences.

4. **Insurance:** Landlord shall insure any personal property for fire and such other coverage as Landlord may desire in its sole discretion. Tenant shall carry such liability and other insurance as Landlord may reasonably require. Tenant shall provide insurance coverage for any insurable risk of Tenant.

5. **Holding Over:** There shall be no holdover of this lease agreement.

6. **Entry:** Landlord or its agents may enter the premises at any and all reasonable times to inspect the property, plant fall crops during the fall prior to the termination of this lease (provided such entry does not interfere with Tenant's regular farming operation), for improvements, and to perform any obligation of Landlord hereunder.

7. **General Terms:**

A. The agent signing below warrants and represents that he has good and lawful authority to enter this lease on behalf of the Landlord.

B. Any sale or transfer of title to the real estate shall be subject to the terms and provisions of this lease.

C. This agreement shall extend to and be binding upon the parties hereto, their heirs, devisees, personal representatives, and assigns

D. The parties expressly acknowledge and agree that the entering into of this lease in no way constitutes a partnership between the Landlord and the Tenant.

E. The lease may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

F. This lease supersedes all previous agreements between the Landlord and the Tenant relating to its subject matter. There are no other understandings or agreements between them.

IN WITNESS WHEREOF, the parties have hereunto signed their names this \_\_\_\_\_ day of December, 2020.

**TENANT:**

\_\_\_\_\_  
DAREK KOUMA

**LANDLORD:**

\_\_\_\_\_  
CITY OF SEWARD  
BY: JOSHUA EICKMEIER, CITY MAYOR

**ATTACHMENT "A"**

**See attached legal.**

ATTACHMENT "A"

A 28.68 acre tract of land located in the Southeast Quarter of Section 21, Township 11 North Range 3 East of the 6<sup>th</sup> P.M., Seward County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of the South One-Half of the Northwest Quarter of the Southeast Quarter of said Section 21. Thence in a Westerly direction, along the North line of the South One-half of the Northwest Quarter of the Southeast Quarter of Section 21, on an assumed bearing of North 89 degrees 39 minutes 12 seconds West for a distance of 272.75 feet to a point in the centerline of Plum Creek.

THENCE South 07 degrees 33 minutes 18 seconds West, along the centerline of Plum Creek, for a distance of 76.09 feet

THENCE South 38 degrees 58 minutes 56 seconds West, along the centerline of Plum Creek, for a distance of 89.04 feet

THENCE South 67 degrees 32 minutes 01 seconds West, along the centerline of Plum Creek, for a distance of 83.04 feet

THENCE South 40 degrees 27 minutes 42 seconds West, along the centerline of Plum Creek, for a distance of 53.64 feet

THENCE South 34 degrees 20 minutes 45 seconds East, along the centerline of Plum Creek, for a distance of 56.56 feet

THENCE North 88 degrees 05 minutes 38 seconds East, along the centerline of Plum Creek, for a distance of 236.77 feet

THENCE South 60 degrees 37 minutes 51 seconds East, along the centerline of Plum Creek, for a distance of 81.35 feet

THENCE South 12 degrees 36 minutes 44 seconds West, along the centerline of Plum Creek, for a distance of 66.00 feet

THENCE South 40 degrees 45 minutes 05 seconds West, along the centerline of Plum Creek, for a distance of 216.70 feet

THENCE South 25 degrees 54 minutes 54 seconds West, along the centerline of Plum Creek, for a distance of 184.51 feet

THENCE South 21 degrees 49 minutes 34 seconds West, along the centerline of Plum Creek, for a distance of 206.81 feet to a point on the Northerly 40.0 foot Right-of-Way line of U.S. Highway #34

THENCE South 40 Degrees 03 minutes 20 seconds East, along the said Northerly 40.0 foot Right-of-Way line of U.S. Highway #34, for a distance of 43.81 feet

THENCE North 49 degrees 56 minutes 40 seconds East for a distance of 20.00 feet to a point on the Northerly 60.0 foot Right-of-Way line of U.S. Highway #34

THENCE South 40 degrees 03 minutes 20 seconds East, along the said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34, for a distance of 197.15 feet

THENCE North 64 degrees 35 minutes 12 seconds East for a distance of 204.84 feet

THENCE South 89 degrees 56 minutes 44 seconds East for a distance of 218.00 feet

THENCE South 42 degrees 52 minutes 21 seconds West for a distance of 367.71 feet to a point on the said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34

THENCE South 40 degrees 03 minutes 20 seconds East, along the said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34, for a distance of 52.35 feet

THENCE continuing along the said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34 on a curve to the left having a radius of 1849.86 feet and an arc length of 343.27 feet, being subtended by a chord of South 45 degrees 22 minutes 18 seconds East for a distance of 342.78 feet to a point on the former Westerly Right-of-Way line of the Burlington Northern Railroad

THENCE along the said former Westerly Right-of-Way line of the Burlington Northern Railroad on a curve to the left having a radius of 1382.68 feet and an arc length of 158.58 feet, being subtended by a chord of North 35 degrees 34 minutes 24 seconds East for a distance of 158.49 feet to the Point of Tangency of said curve.

THENCE North 32 degrees 17 minutes 16 seconds East, along the said former Westerly Right-of-Way line of the Burlington Northern Railroad for a distance of 1631.43 feet to a point on the North line of the South One-half of the Northeast Quarter of the Southeast Quarter of said Section 21

THENCE North 89 degrees 39 minutes 12 seconds West, along the North line of the South One-half of the Northeast Quarter of the Southeast Quarter of said Section 21, for a distance of 1140.27 feet to the Point of Beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 29.68 acres more or less;

And a 12.74 acre tract of land located in the Southeast Quarter of the Southeast Quarter of Section 21, Township 11 North Range 3 East of the 6<sup>th</sup> P.M., Seward County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 21. THENCE in a Southerly direction, along the East line of the Southeast Quarter of the Southeast Quarter of said Section 21, on an assumed bearing of South 00 degrees 00 minutes 00 seconds East for a distance of 662.29 feet

THENCE North 89 degrees 53 minutes 56 seconds West, parallel to the South line of the Southeast Quarter of the Southeast Quarter of said Section 21, for a distance of 300.00 feet

THENCE North 00 degrees 00 minutes 00 seconds West, parallel to the East line of the Southeast Quarter of the Southeast Quarter of said Section 21, for a distance of 47.77 feet

THENCE along a curve to the right having a radius of 1249.86 feet and an arc length of 233.29 feet, being subtended by a chord of North 68 degrees 22 minutes 32 seconds West for a distance of 232.95 feet

THENCE South 16 degrees 32 minutes 07 seconds West for a distance of 606.77 feet to a point on the Northerly 60.0 foot Right-of-Way line of U.S. Highway #34

THENCE along said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34 on a curve to the right having a radius of 1849.86 feet and an arc length of 408.38 feet, being subtended by a chord of North 60 degrees 06 minutes 37 seconds West for a distance of 407.55 feet to a point on the former Easterly Right-of-Way line of the Burlington Northern Railroad

THENCE along the said former Easterly Right-of-Way line of the Burlington Northern Railroad on a curve to the left having a radius of 1482.68 and an arc length of 168.13 feet, being subtended by a chord of North 35 degrees 32 minutes 11 seconds East for a distance of 168.04 feet to the Point of Tangency of said curve

THENCE continuing along the said former Easterly Right-of-Way line of the Burlington Northern Railroad on a bearing of North 32 degrees 17 minutes 16 seconds East for a distance of 913.55 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 21

THENCE South 89 degrees 42 minutes 33 seconds East, along the North line of the Southeast Quarter of the Southeast Quarter of said Section 21, for a distance of 456.93 feet to the Point of Beginning. Together with and subject to covenants, easements, and restrictions of record, Said property contains 12.74 acres more or less.

## FARM LEASE

Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord the following described real estate under the following described terms:

**Landlord:** City of Seward, a Nebraska Municipal Corporation

**Address:** P.O. Box. 38; 537 Main Street, Seward, Nebraska 68434

**Tenant:** Darek Kouma

**Address:** 3980 Branched Oak Road, Staplehurst, Nebraska 68439

**Real Estate:** 32.41 acres of real property located on the following parcels:

A 8.19 acre tract of land AND a 24.22 acre tract of land both located in the Southwest Quarter of Section 15, Township 11 North, Range 3 East of the 6<sup>th</sup> P.M., Seward County, Nebraska and more particularly detailed in the drawing attached hereto as Attachment "A".

1. **Term:** This term of this lease shall commence upon execution of this Agreement and shall expire on February 29, 2022. The term of the lease covers the 2021 crop year.

2. **Rent:** Landlord and Tenant stipulate and agree that cash rent is based on 32.41 acres of farmland. The rent shall be Two Hundred Dollars (\$200) per acre or Six Thousand Four Hundred Eighty-two Dollars (\$6,482) per year, payable in cash in one payment upon execution of this Agreement.

3. **Provisions:**

A. As long as the rent herein is paid and the obligations of the Tenant herein followed, Landlord shall give Tenant peaceful possession of the premises through the term.

B. Tenant agrees to maintain the farm and to keep all fences and other improvements on the leased premises in as good a repair and condition as they are in when they enter possession, reasonable wear and tear excepted.

C. Tenant agrees to farm the leased premises in a good husbandry-like manner, keep the premises free from weed infestation, destroy weeds before they ripen to seed, and to the extent not cropped, keep the premises mowed.

D. Unless otherwise noted in an attachment hereto, Tenant shall maintain all personal property leased herewith.

E. Tenant shall not assign this lease or sublet the premises without the written consent of the Landlord.

F. Tenant is authorized to enter any farm programs, government or otherwise, which apply solely to the leased term hereof or for the specific crop year herein set forth. Tenant is not authorized to enter into any farm programs, government or otherwise, extending beyond the expiration date of this lease. Program benefits within the term inure to the Tenant. Any programs beyond the term shall be subject to separate agreement or addendum hereto.

G. Tenant shall keep in good repair all grass waterways, terraces, open ditches, and inlets and outlets of tile drains and fences.

4. **Insurance:** Landlord shall insure any personal property for fire and such other coverage as Landlord may desire in its sole discretion. Tenant shall carry such liability and other insurance as Landlord may reasonably require. Tenant shall provide insurance coverage for any insurable risk of Tenant.

5. **Holding Over:** Upon expiration of the initial term hereof, this lease shall automatically be renewed for a further period of one year, and thereafter for succeeding and consecutive one-year periods until either party gives written notice to the other that the lease will terminate at the end of the current one-year period. Notice of termination shall be given by August 31 of the one-year period.

6. **Entry:** Landlord or its agents may enter the premises at any and all reasonable times to inspect the property, plant fall crops during the fall prior to the termination of this lease (provided such entry does not interfere with Tenant's regular farming operation), for improvements, and to perform any obligation of Landlord hereunder.

7. **General Terms:**

A. The agent signing below warrants and represents that he has good and lawful authority to enter this lease on behalf of the Landlord.

B. Any sale or transfer of title to the real estate shall be subject to the terms and provisions of this lease.

C. This agreement shall extend to and be binding upon the parties hereto, their heirs, devisees, personal representatives, and assigns

D. The parties expressly acknowledge and agree that the entering into of this lease in no way constitutes a partnership between the Landlord and the Tenant.

E. The lease may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

F. This lease supersedes all previous agreements between the Landlord and the Tenant relating to its subject matter. There are no other understandings or agreements between them.

IN WITNESS WHEREOF, the parties have hereunto signed their names this \_\_\_\_\_ day of December, 2020.

**TENANT:**

\_\_\_\_\_  
DAREK KOUMA

**LANDLORD:**

\_\_\_\_\_  
CITY OF SEWARD  
BY: JOSHUA EICKMEIER, CITY MAYOR

**ATTACHMENT “A”**

**See attached drawing.**

# Attachment "A"

Field - Name

■ Seward N(32.41 ac)



## FARM LEASE

Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord the following described real estate under the following described terms:

**Landlord:** City of Seward, a Nebraska Municipal Corporation

**Address:** P.O. Box. 38; 537 Main Street, Seward, Nebraska 68434

**Tenant:** Darek Kouma

**Address:** 3980 Branched Oak Road, Staplehurst, Nebraska 68439

**Real Estate:** 29.48 acres of real property located on the following parcels:

See Attached Legal Description, Attachment "A".

1. **Term:** This term of this lease shall commence upon execution of this Agreement and shall expire on February 29, 2022. The term of the lease covers the 2021 crop year.

2. **Rent:** Landlord and Tenant stipulate and agree that cash rent is based on 29.48 acres of farmland. The rent shall be Two Hundred Dollars (\$200) per acre or Five Thousand Eight Hundred Ninety-six Dollars (\$5,896) per year, payable in cash in one payment upon execution of this Agreement.

3. **Provisions:**

A. As long as the rent herein is paid and the obligations of the Tenant herein followed, Landlord shall give Tenant peaceful possession of the premises through the term.

B. Tenant agrees to maintain the farm and to keep all fences and other improvements on the leased premises in as good a repair and condition as they are in when they enter possession, reasonable wear and tear excepted.

C. Tenant agrees to farm the leased premises in a good husbandry-like manner, keep the premises free from weed infestation, destroy weeds before they ripen to seed, and to the extent not cropped, keep the premises mowed.

D. Unless otherwise noted in an attachment hereto, Tenant shall maintain all personal property leased herewith.

E. Tenant shall not assign this lease or sublet the premises without the written consent of the Landlord.

F. Tenant is authorized to enter any farm programs, government or otherwise, which apply solely to the leased term hereof or for the specific crop year herein set forth. Tenant is not

authorized to enter into any farm programs, government or otherwise, extending beyond the expiration date of this lease. Program benefits within the term inure to the Tenant. Any programs beyond the term shall be subject to separate agreement or addendum hereto.

G. Tenant shall keep in good repair all grass waterways, terraces, open ditches, and inlets and outlets of tile drains and fences.

4. **Insurance:** Landlord shall insure any personal property for fire and such other coverage as Landlord may desire in its sole discretion. Tenant shall carry such liability and other insurance as Landlord may reasonably require. Tenant shall provide insurance coverage for any insurable risk of Tenant.

5. **Holding Over:** Upon expiration of the initial term hereof, this lease shall automatically be renewed for a further period of one year, and thereafter for succeeding and consecutive one-year periods until either party gives written notice to the other that the lease will terminate at the end of the current one-year period. Notice of termination shall be given by August 31 of the one-year period.

6. **Entry:** Landlord or its agents may enter the premises at any and all reasonable times to inspect the property, plant fall crops during the fall prior to the termination of this lease (provided such entry does not interfere with Tenant's regular farming operation), for improvements, and to perform any obligation of Landlord hereunder.

7. **General Terms:**

A. The agent signing below warrants and represents that he has good and lawful authority to enter this lease on behalf of the Landlord.

B. Any sale or transfer of title to the real estate shall be subject to the terms and provisions of this lease.

C. This agreement shall extend to and be binding upon the parties hereto, their heirs, devisees, personal representatives, and assigns

D. The parties expressly acknowledge and agree that the entering into of this lease in no way constitutes a partnership between the Landlord and the Tenant.

E. The lease may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

F. This lease supersedes all previous agreements between the Landlord and the Tenant relating to its subject matter. There are no other understandings or agreements between them.

IN WITNESS WHEREOF, the parties have hereunto signed their names this \_\_\_\_\_ day of December, 2020.

**TENANT:**

---

DAREK KOUMA

**LANDLORD:**

---

CITY OF SEWARD  
BY: JOSHUA EICKMEIER, CITY MAYOR

**ATTACHMENT "A"**

**See attached legal.**

ATTACHMENT "A"

A 28.68 acre tract of land located in the Southeast Quarter of Section 21, Township 11 North Range 3 East of the 6<sup>th</sup> P.M., Seward County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of the South One-Half of the Northwest Quarter of the Southeast Quarter of said Section 21. Thence in a Westerly direction, along the North line of the South One-half of the Northwest Quarter of the Southeast Quarter of Section 21, on an assumed bearing of North 89 degrees 39 minutes 12 seconds West for a distance of 272.75 feet to a point in the centerline of Plum Creek.

THENCE South 07 degrees 33 minutes 18 seconds West, along the centerline of Plum Creek, for a distance of 76.09 feet

THENCE South 38 degrees 58 minutes 56 seconds West, along the centerline of Plum Creek, for a distance of 89.04 feet

THENCE South 67 degrees 32 minutes 01 seconds West, along the centerline of Plum Creek, for a distance of 83.04 feet

THENCE South 40 degrees 27 minutes 42 seconds West, along the centerline of Plum Creek, for a distance of 53.64 feet

THENCE South 34 degrees 20 minutes 45 seconds East, along the centerline of Plum Creek, for a distance of 56.56 feet

THENCE North 88 degrees 05 minutes 38 seconds East, along the centerline of Plum Creek, for a distance of 236.77 feet

THENCE South 60 degrees 37 minutes 51 seconds East, along the centerline of Plum Creek, for a distance of 81.35 feet

THENCE South 12 degrees 36 minutes 44 seconds West, along the centerline of Plum Creek, for a distance of 66.00 feet

THENCE South 40 degrees 45 minutes 05 seconds West, along the centerline of Plum Creek, for a distance of 216.70 feet

THENCE South 25 degrees 54 minutes 54 seconds West, along the centerline of Plum Creek, for a distance of 184.51 feet

THENCE South 21 degrees 49 minutes 34 seconds West, along the centerline of Plum Creek, for a distance of 206.81 feet to a point on the Northerly 40.0 foot Right-of-Way line of U.S. Highway #34

THENCE South 40 Degrees 03 minutes 20 seconds East, along the said Northerly 40.0 foot Right-of-Way line of U.S. Highway #34, for a distance of 43.81 feet

THENCE North 49 degrees 56 minutes 40 seconds East for a distance of 20.00 feet to a point on the Northerly 60.0 foot Right-of-Way line of U.S. Highway #34

THENCE South 40 degrees 03 minutes 20 seconds East, along the said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34, for a distance of 197.15 feet

THENCE North 64 degrees 35 minutes 12 seconds East for a distance of 204.84 feet

THENCE South 89 degrees 56 minutes 44 seconds East for a distance of 218.00 feet

THENCE South 42 degrees 52 minutes 21 seconds West for a distance of 367.71 feet to a point on the said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34

THENCE South 40 degrees 03 minutes 20 seconds East, along the said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34, for a distance of 52.35 feet

THENCE continuing along the said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34 on a curve to the left having a radius of 1849.86 feet and an arc length of 343.27 feet, being subtended by a chord of South 45 degrees 22 minutes 18 seconds East for a distance of 342.78 feet to a point on the former Westerly Right-of-Way line of the Burlington Northern Railroad

THENCE along the said former Westerly Right-of-Way line of the Burlington Northern Railroad on a curve to the left having a radius of 1382.68 feet and an arc length of 158.58 feet, being subtended by a chord of North 35 degrees 34 minutes 24 seconds East for a distance of 158.49 feet to the Point of Tangency of said curve.

THENCE North 32 degrees 17 minutes 16 seconds East, along the said former Westerly Right-of-Way line of the Burlington Northern Railroad for a distance of 1631.43 feet to a point on the North line of the South One-half of the Northeast Quarter of the Southeast Quarter of said Section 21

THENCE North 89 degrees 39 minutes 12 seconds West, along the North line of the South One-half of the Northeast Quarter of the Southeast Quarter of said Section 21, for a distance of 1140.27 feet to the Point of Beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 29.68 acres more or less;

And a 12.74 acre tract of land located in the Southeast Quarter of the Southeast Quarter of Section 21, Township 11 North Range 3 East of the 6<sup>th</sup> P.M., Seward County, Nebraska and more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 21. THENCE in a Southerly direction, along the East line of the Southeast Quarter of the Southeast Quarter of said Section 21, on an assumed bearing of South 00 degrees 00 minutes 00 seconds East for a distance of 662.29 feet

THENCE North 89 degrees 53 minutes 56 seconds West, parallel to the South line of the Southeast Quarter of the Southeast Quarter of said Section 21, for a distance of 300.00 feet

THENCE North 00 degrees 00 minutes 00 seconds West, parallel to the East line of the Southeast Quarter of the Southeast Quarter of said Section 21, for a distance of 47.77 feet

THENCE along a curve to the right having a radius of 1249.86 feet and an arc length of 233.29 feet, being subtended by a chord of North 68 degrees 22 minutes 32 seconds West for a distance of 232.95 feet

THENCE South 16 degrees 32 minutes 07 seconds West for a distance of 606.77 feet to a point on the Northerly 60.0 foot Right-of-Way line of U.S. Highway #34

THENCE along said Northerly 60.0 foot Right-of-Way line of U.S. Highway #34 on a curve to the right having a radius of 1849.86 feet and an arc length of 408.38 feet, being subtended by a chord of North 60 degrees 06 minutes 37 seconds West for a distance of 407.55 feet to a point on the former Easterly Right-of-Way line of the Burlington Northern Railroad

THENCE along the said former Easterly Right-of-Way line of the Burlington Northern Railroad on a curve to the left having a radius of 1482.68 and an arc length of 168.13 feet, being subtended by a chord of North 35 degrees 32 minutes 11 seconds East for a distance of 168.04 feet to the Point of Tangency of said curve

THENCE continuing along the said former Easterly Right-of-Way line of the Burlington Northern Railroad on a bearing of North 32 degrees 17 minutes 16 seconds East for a distance of 913.55 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 21

THENCE South 89 degrees 42 minutes 33 seconds East, along the North line of the Southeast Quarter of the Southeast Quarter of said Section 21, for a distance of 456.93 feet to the Point of Beginning. Together with and subject to covenants, easements, and restrictions of record, Said property contains 12.74 acres more or less.

RESOLUTION NO. 2020-

WHEREAS, Section 382-4.4 of the City Municipal Code of the City of Seward, Nebraska provides that the City may, by Resolution, prohibit or fix the time for parking or stopping of vehicles on any street or streets as may be designated in such resolution;

WHEREAS, all parking stalls along the north side of Jackson Street between 6<sup>th</sup> Street and 7<sup>th</sup> Street are designated as 2 Hour parking stalls; and

WHEREAS, it is deemed necessary to prohibit or fix the time for parking and stopping of vehicles on portions of streets as hereinafter designated in the City of Seward, Nebraska.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA THAT:

1. All parking stalls along the north side of Jackson Street, between 6<sup>th</sup> Street and 7<sup>th</sup> Street shall hereby be designated as 24 Hour parking stalls in accordance with Seward City Code Section 382-4.22.

2. All previous resolutions in conflict with this resolution as they relate of the above described area or portion of street are hereby revoked.

3. Appropriate signs or markings shall be placed or removed limiting and prohibiting parking at appropriate locations in accordance with this resolution.

Dated: 15th day of December, 2020

THE CITY OF SEWARD, NEBRASKA

ATTEST:

\_\_\_\_\_  
Joshua Eickmeier, Mayor

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & HR Director

RESOLUTION NO. 2020-

WHEREAS, Section 5-429 and 5-429.01 of the City Code of the City of Seward, Nebraska provides that the City may designate parking spaces for the exclusive use of handicapped or disabled persons whose vehicles display the distinguishing license plate or permit issued to such individuals pursuant to Neb. Rev. Stat. Sections 60-3113 to 60-3,113.08, such other handicapped or disabled persons as certified by the Governing Body whose vehicles display such identification as determined by the Department of Motor Vehicles, and such other motor vehicles as certified by the Governing Body which display such identification, and

WHEREAS, it is necessary or desirable to designate parking spaces for the exclusive use of handicapped or disabled persons at the location hereinafter designated in the City of Seward, Nebraska:

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA THAT:

1. No vehicle shall be parked or permitted to stand or stop, whether attended or unattended at any time at the following locations except those designated and used exclusively for handicapped or disabled persons:
  - a. One (1) parallel parking space eleven feet (11') in width located on the west side of 5th Street, beginning nineteen feet six inches (19' 6") south of the curb line of Main Street (Highway 34), thence extending south, as depicted on the attached "Figure 1".

2. The above designated parking space shall be indicated by a sign which is in conformance with the most current edition of the Highway Administration Manual on Uniform Traffic Control Devices for streets and highways and such other appropriate lines and markings shall be placed at said locations as are authorized by the City Code of the City of Seward, Nebraska.

3. All previous resolutions in conflict with the resolution as they relate to the above described locations are hereby revoked.

Dated: \_\_\_\_\_ day of \_\_\_\_\_, 2020

THE CITY OF SEWARD, NEBRASKA

ATTEST:

\_\_\_\_\_  
Joshua Eickmeier, Mayor

\_\_\_\_\_  
Bonnie Otte  
Assistant Administrator/  
Clerk-Treasurer/  
Budget & HR Director

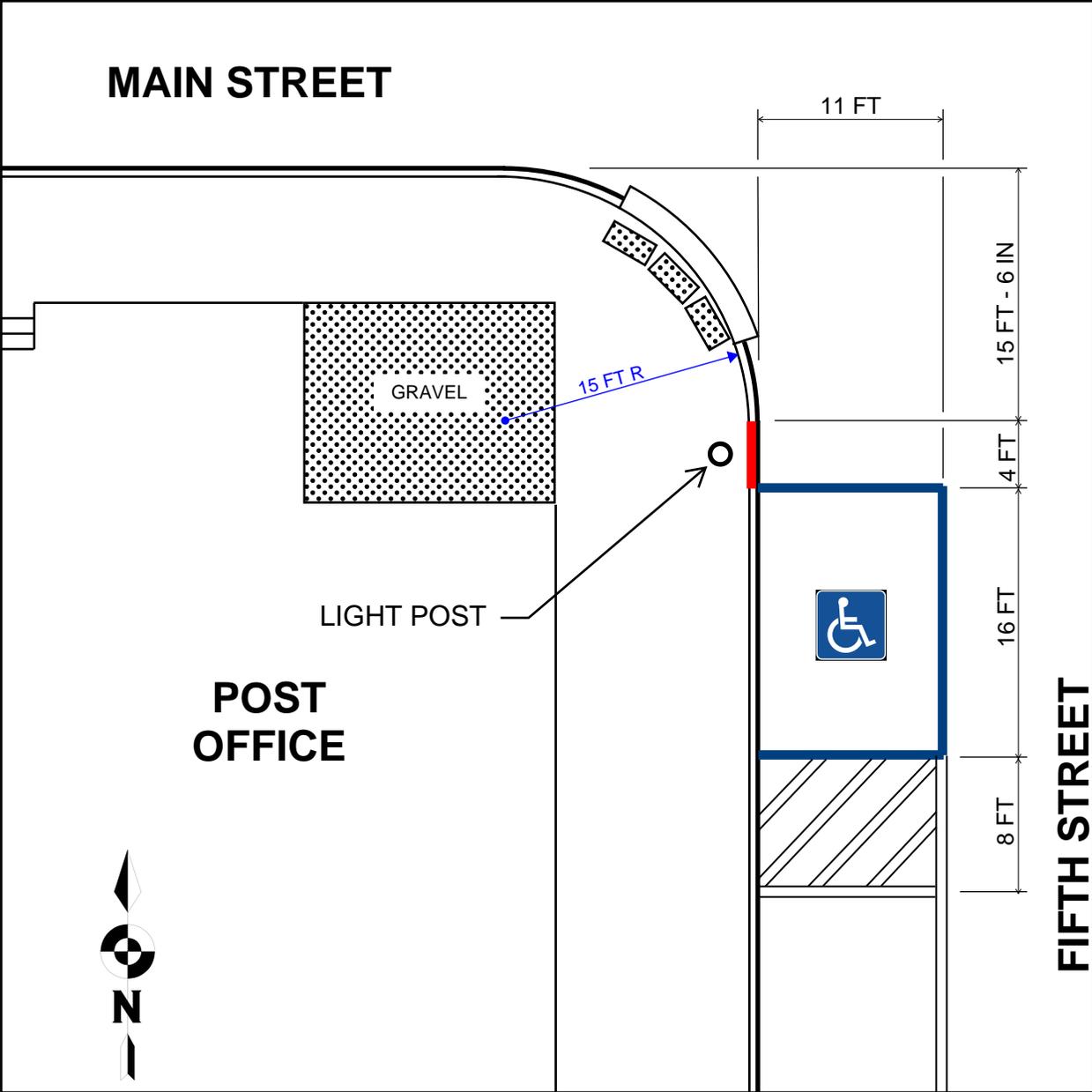


FIGURE 1. HANDICAPPED PARKING STALL ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN ST. AND 5TH ST.

## CITY ADMINISTRATORS REPORT – 12/15/20

- Unified Command Team Meetings with Four Corners Health (weekly).
- Community Covid Call conducted by Four Corners Health for Seward County.
- Monitoring a number of street projects (East Seward Street, Waverly Road, Karol Kay).
- Numerous Covid-19 response to inquiries and issues.
- Monitoring weekly/daily Governor's press conferences for updates and change to regulations.
- Conducted final Police Chief assessments with the Mayor.
- Worked with final DTR Projects.
- Follow up documents for CARES ACT reimbursement for presumptive costs for Police Department from March 1, 2020 thru May 31, 2020.
- Assisted with Audit items for online/electronic review.
- Took part in SCCDP Welcoming Community Zoom discussion with interested citizens.
- Meeting with Water, Electric, and Billing staff on AMI meter conversion.
- Finance meeting with Finance Director Nick Wolf to review NMPP rate study information for 2021-2022 budget.
- Took part in the Water System Resiliency and Emergency Planning Meeting with JEO.
- Face Covering Ordinance, meeting preparations, Zoom conversions, and meeting minutes took a majority of time over the last week or so.

The departments are working on the following projects to name a few:

### **Police Department**

- Stuff the Cruiser toy giveaway.

### **Clerk's Office**

- Chief of Police Vacancy Process Continuing.
- Tree City USA Application.
- Bonnie was out on vacation.

### **Water/Wastewater Department**

- Go over specifications and quotes on Combo Truck.
- Lane repair on South 2<sup>nd</sup> Lift Station.
- Go over lab data on new test wells for SW3, and Dakota well.
- Vehicle repairs and cleanup.

### **Parks and Rec/Cemetery/Golf/Pool**

- Cemetery Meeting, Dec. 7.
- Helping recrown and move foul poles on baseball field.
- Mulching leaves when possible.

### **Electric Department**

- Work on Amigo's service.
- Work on breaker, reclosure and replace arrestors at 14<sup>th</sup> St. Substation.

### **Street Department**

- Make tree stump list for calling One Calls.
- Clean up leaves on streets.
- Patch holes.
- Tree trimming.

### **Library**

- Closing doors to the public (started Dec. 9), only drive-up window open, probably until the end of 2020 (could extend into 2021).
- Material Ordering

- Delivery every Tuesday and Friday.
- Working with short staff for next 5 months or so.

#### **Building Inspection/Planning Department**

- Kay Hansen at the post office approved the first stall as a marked handicap parking stall. Waiting to hear from John Culver at Seward County about parking at the courthouse.
- Sara Van Cura continues to work on registration renewals for the 2021 calendar year.
- Inspections and plan reviews.

#### **Engineering**

- ULDO updates for Article 40 Circulation Design, road design, storm sewer design, sanitary sewer design and typical details.
- Develop RFQ for WWTP Upgrade.
- Verify completion of all work except seeding for East Seward Avenue.

#### **Finance Department**

- November financials for the City.
- Bond payments.
- Audit requests.
- Send out TIF shortfall letters.