



**CITY OF SEWARD
City Council
Regular Meeting**

Agenda

Tuesday, March 2, 2021 7:00 PM

Municipal Building Council Chambers

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, March 2, 2021, 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. 21-02 (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: 823 4737 7104
Passcode: 964721**

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

**Enter Meeting ID: 823 4737 7104
Passcode: 964721**

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 February 16, 2021 - City Clerk Otte

CONSENT AGENDA

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

ADMINISTRATIVE ITEMS

1. Ordinance Authorizing the Issuance of Sanitary Sewer System Revenue Bonds - City Administrator Butcher
2. Resolution Designating City Items as Surplus - City Administrator Butcher
3. Updated Job Description for City Clerk/Human Resources Director - City Administrator Butcher
4. Ordinance Amending the Comprehensive Pay Plan Changing the Title of City Clerk/Human Resources Director - City Administrator Butcher
5. Ordinance Amending the Seward Municipal Code, Chapter 51, Article 2, Reduction in the Spread of the Novel Coronavirus (COVID-19); Repealing Sections 52.1.1 Thru 52.1.11 Related to Face Coverings (Second Reading) - City Administrator Butcher

REPORTS

1. City Administrator's Report - City Administrator Butcher

FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR

ADMINISTRATIVE ACTION

ANNOUNCEMENT OF UPCOMING EVENTS

I, Julie Moody, the duly appointed qualified and acting Deputy City Clerk 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.

Julie Moody
Deputy City Clerk

Date

February 16, 2021

The Seward City Council met at 7:00 p.m. on Tuesday, February 16, 2021, via conference call, allowed under State of Nebraska, Governor Pete Ricketts, Executive Order No. 21-02 (Coronavirus-Continued Limited Waiver of Public Meetings Requirements), dated January 11, 2021, 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: Jonathon Wilken, Ellen Beck, Sid Kamprath, Jessica Kolterman, Karl Miller, John Singleton, Chris Schmit, Alyssa Hendrix. Absent: None. Other officials present: City Administrator Greg Butcher and Attorney Tim Kubert.

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 FEBRUARY 2, 2021 COUNCIL MEETING

Councilmember Schmidt moved, seconded by Councilmember Wilken, that the minutes of the February 2, 2021 City Council meeting be approved.

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

Nay: None

Absent: None. Motion carried.

1-6. CONSENT AGENDA CONSIDERATION ITEMS

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

1. Claims & Payables Reports
2. City Treasurer Report
3. City Codes Director Report
4. Police Department Report
5. Add Audra Jensen and Jose Castillo to the Seward Volunteer Firefighter Roster
6. Infrastructure Cost Items Reimbursable Back to the City

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CLAIMS LIST
2-16-21
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	Re, Su	202.49
Amazon.Com Credit Service	Su, Bu	627.59
Arcadia Publishing	Su	37.99
Baker & Taylor	Su	2,035.07
Bizco Technologies	Se, Eq	7,819.01
Black Hills Energy	Ut	1,561.13
Blue Cross Blue Shield Ne	Ins	49,002.93
Boggs Megan	Se, Eq	46.12
Border States Industries	Un, Re, Inv	9,748.19
C & C Body Shop	Re	236.00
Campbell Cleaning	Se, Eq	1,000.00
Central States Hydraulic	Re	195.70
City Seward Electric Fund	Ut	33,609.64
City Seward Library Petty	Su	137.31
City Seward Merchant Serv	Se	1,396.04
City Seward Payroll Account	Payroll	146,427.14
Commonwealth Electric Co	Ma	5,265.40
CQ Of Lincoln Havelock	Re	301.70
Creative Prod Sourcing	Su	180.28
Data Source Technology &	Re	115.00
Ditch Witch Undercon	Re	645.00
Don's Pioneer Uniform	Un	73.75
Dutton-Lainson Co	Su, Inv	13,311.34
Eakes Office Solutions	Su	170.71
Eitzmann Barry	Misc	47.92
Electronic Contracting Co	Se	483.00
Engineered Controls	Ci	11,500.00
Farmers Coop Seward	Su, Re	4,446.87
Fastenal Company	Tools	39.39
Galls LLC	Un	513.44
General Fire & Safety Eq	Eq	753.25
Halls Safety Equip Corp	Su	285.62
Helmlink Printing/Grph Inc	Su	73.00
Hudson David	Misc	50.00
Husker Electric Supply Co	Tools	453.40
Hydraulic Equipment Service	Re	51.86
IOT Integrators LLC	Se	2,445.75
Jackson Services Inc	Su	53.50
Kosmicki Koch Associates	Incentive	80.00
Last Mile Network Consult	Se	90.00
Lee's Refrigeration	Ma, Bu	221.76
Lou & Mary Ann's Bar	Meals	180.30
Mailand's Clothing	Un	245.00
Marlin's Plumbing Heating	Bu	124.50
Marr Jordan	Incentive -Chrg Stn	877.93
Metering & Technology Sol	Re	2,913.63
Mid-American Benefits Inc	Ins	472.84
Midwest Auto Parts	Re	45.76
Midwest Laboratories Inc	Se	937.90

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Midwest Turf & Irrigation	Re, Su	2,494.94
Miller Seed Co	Gu	34.00
Motorola Solutions Inc	Eq, Se	3,893.08
Nebraska Pub Pow-DesMoine	Ut, Incentive	462,777.55
Nebraska Treasurer	Fees	52.46
Niemann's Port-A-Pot LLC	Se, Gu	75.00
Norris Public Power Dist	Ut, Eq	1,138.17
One Call Concepts Inc	Se	46.95
O'Reilly Automotive Inc	Re	10.50
Orscheln Farm & Home	Re, Tools, Su, Bu	600.61
Overhead Door Co-Lincoln	Bu, Ci	1,044.00
Pac 'N' Save Discount Food	Su, Bu, Meals	4,564.31
Pitney Bowes Inc	Ma	105.00
Principal Financial Group	Ins	2,138.22
Progressive Microtechnology	Ma, Se	695.00
Quill Corp	Su	411.49
R R Donnelley	Su	156.31
Resco	Se, Inv	26,650.00
Seward County Clerk/Reg D	Ex	100.00
Seward County Independent	Ex, Su	896.29
Seward County Treasurer	Se, Misc	19,607.89
Seward Lumber & Home Cent	Gu, Su, Bu	1,023.78
Seward Public Schools	Fees	55.39
Seward Wind LLC	Ut	31,682.69
Skarshaug Testing Laboratory	Se	697.28
Sports Express	Un	30.00
Storey Kenworthy / Matt P	Su	537.96
Subsurface Solutions	Tools	9,902.39
Total Tool Supply Inc	Tools	2,479.00
Valentino's	Meals	77.90
Verizon Wireless	Se	453.15
Visa - Pinnacle Bank		406.44
Amazon.com	Su	23.88
Walmart	Ma, Re, Ma	86.32
Bluestem Network	Ex	115.00
Game & Parks Mailroom	Su	44.00
NI State Payport	Su	35.87
Zoom.us	Ex	16.03
Harlequinn	Su	26.54
American Library Assn	Misc	58.80
Windstream Nebraska Inc	Se	1,932.98
Woods & Aitken LLP	Se	854.00
York County Emergency M	Su	3.20
York Equipment	Re	307.40
	CLAIMS TOTAL	\$879,467.48

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

Nay: None

Absent: None. Motion carried.

CONFIRMATION OF MAYOR APPOINTMENTS

Councilmember Schmit moved, seconded by Councilmember Wilken that Mayor Eickmeier's appointment of Von Thomas (replace Patricia Ohlmann) to the Seward Civil Service Commission for a 5-Year term be confirmed.

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

Nay: None

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Absent: None. Motion carried.

PUBLIC HEARINGS

1. PUBLIC HEARING - 7:00 PM - ORDINANCE APPROVING PRELIMINARY AND FINAL PLAT OF PITSCH 1ST ADDITION (816 N 5TH AND 916 N 5TH ST)

Building/Zoning & Code Enforcement Director Dworak presented a preliminary and final plat for Pitsch 1st Addition. He stated this is a Major Subdivision application to return Lot 2 as close to the original lot size and still meet setbacks. The original Lot B Pitsch Addition was re-platted to create a larger lot. The platted Lots 1 and 2 meet the minimum requirements for lots in an R-3 residential zone. The subject property is currently served by City utilities and streets and does not require the extension of utilities and streets.

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

Ordinance No. 2021-3 approving the preliminary and final plat of Pitsch 1st Addition (816 N 5th Street and 916 N 5th Street) was adopted.

2. PUBLIC HEARING - 7:00 PM - ORDINANCE REZONING PROPERTY IN BLUFF ROAD 1ST ADDITION, LOT A (2566 BLUFF RD) FROM AG AGRICULTURAL DISTRICT TO RR RURAL RESIDENTIAL DISTRICT

Building/Zoning & Code Enforcement Director Dworak presented a request from Tim Daywitt and Tim Hughes, 2566 Bluff Rd, Seward, for property located in Bluff Road 1st Addition, Lot A to rezone from AG Agricultural District to RR Rural Residential District. A minor plat is subdividing a parcel of land to separate an existing residence from agricultural land. The parcel meets zoning requirements of rural residential. The current property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction (ETJ) of the City of Seward.

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

Ordinance No. 2021-4 approving the rezoning of property located in Bluff Road 1st Addition, Lot A (2566 Bluff Rd) from AG Agricultural District to RR Rural Residential District was adopted.

3A. PUBLIC HEARING - 7:00 PM - TAX INCREMENT FINANCING APPLICATION OF OLD TOWN SQUARE, LLC, 612 & PORTION OF 606 SEWARD ST., SEWARD

TIF Attorney Andrew Willis presented the Tax Increment Financing (TIF) application of Old Town Square, LLC for the renovation and rehabilitation of the buildings on the Project Site, which are located in the Commercial Business District. The Project is anticipated to eliminate the current blight and substandard conditions of the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan.

Redeveloper will renovate and redevelop Building 612 (4,866 square feet on the ground level and 3,876 square feet on the second level) and one-half of Building 606 (5,040 square feet on the ground level and 3,800 square feet on the second level) as shared office space. Only the first floor of each building is being renovated as part of this Project. The upstairs of Building 606 has four residential apartment units, which are all leased. Both buildings have basements, but the basements will not be leased to tenants. The Project

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will consist of two uses; office use and a restaurant/bakery use.

One of the tenants of the building will be Moore & Hawks PC, a public accounting (CPA) firm and affiliated entity to the Redeveloper. Moore & Hawks PC has recently expanded to Seward and the Moore & Hawks team based in Seward currently has 5 employees.

The office use shall encompass 4,866 square feet of Building 612 and 1,900 square feet of Building 606.

The remaining 3,140 square feet on the ground level of Building 606 will be renovated into a dual-purpose bakery and restaurant space, to be leased and operated by separate tenants. The intention is for one tenant to utilize the space as a bakery/cafe during the morning and lunch periods while a second tenant operates the space as a restaurant/bar in the evening.

Although one-half of Building 606 will internally be shared office space with Building 612, the exterior façades will have distinctive separation as two independent buildings. With respect to the façades, the exterior of both buildings will retain their historical brick façade, with front paneling removed and underlying brick façade repaired to historical appearance. New front façade windows will be installed on Building 612, including expansion of the windows to their original height, which is approximately double their current height. The existing façade windows will be repurposed as conference room walls on the interior. A new awning will be installed to accent the taller window height. The Building 606 ground level façade windows will be retained, but the entrance door will be relocated to provide access for the bakery/restaurant space.

All new electrical, data lines, plumbing, and HVAC will be installed for the ground level. Fire sprinkler systems will be installed throughout the basement, ground level, second level and attic of both buildings, including the existing apartments in Building 606.

3B. REVIEW OF REDEVELOPMENT PLAN AMENDMENT AND COST BENEFIT ANALYSIS

The Project is anticipated to have a base valuation of \$420,246. Pursuant to the Seward County Assessor's preliminary appraisal of the Project, the completed valuation of the project is \$941,221. The Redeveloper has requested \$136,700 in TIF Indebtedness. The Redeveloper estimates the total Project costs to be approximately \$1,166,869.

The Redeveloper intends to use the TIF to assist with the cost of site acquisition, which is approximately \$535,000.

The Redeveloper has stated that the Project would be financed in part in investor equity equal to 15% of the total costs and the remainder financed through a bank loan.

The Redeveloper intends to commence construction in the Spring of 2021. The office space improvements are anticipated to be completed in summer of 2021 and the restaurant/bakery improvements are anticipated to be completed by December 31, 2021.

Mr. Willis stated the Developer is aware that if the final assessment comes in lower, the Developer is responsible for any shortfall.

The Redeveloper has represented that without the use of TIF, this Project

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would not be feasible, and the Redeveloper could not develop this Project on the Project site. The Redeveloper has further represented that it does not intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the ImagiNE Act.

There is no public acquisition of private property, relocation of families or businesses or the sale of property to accomplish the Project. The Redeveloper is the owner of the Project Site.

The Project includes the renovation and rehabilitation of the first floor of the existing buildings on the Project Site into office and restaurant uses. The Project will not materially affect the population density of the community.

The footprint of the building will not change and will meet the applicable land-coverage ratios and zoning requirements of the City.

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The Project Site was designed for the commercial uses and the area should be able to support uses of the general type that comprise the Project. Further, additional traffic in downtown Seward is a stated goal of the City in order to enhance the vibrancy of the downtown area. The downtown infrastructure is anticipated to be sufficient for the intended uses.

The 2017 Downtown Revitalization Plan determined that, as a whole, there is a surplus of available parking spaces downtown compared to demand. While there are places where demand exceeds supply, there are virtually always available spaces within a block; therefore, no additional parking is needed at this time.

Pursuant to Article 34 of the City of Seward Zoning Ordinance, any use within the CBD - Downtown Seward District is exempt from the off-street parking requirements. The Project will need to meet or exceed the parking requirements set forth in the applicable zoning district, if any. It is the Redeveloper's obligation to satisfy the City's parking requirements.

The Project meets several goals of the Comprehensive Plan. The Project: invests in Downtown as a destination; promotes strong retail, restaurant, and service economy; focuses on business recruitment and incubation; and, supports and promotes the creation of community amenities that will attract and retain a young talented workforce.

Mr. Willis presented the Cost-Benefit Analysis:

a.	Redevelopment Project Valuation:	\$	420,246
b.	Projected Completed Project Assessed Valuation:	\$	941,221
c.	Projected Tax Increment Base:	\$	520,975
d.	Estimated Tax Levy:		1.749781
e.	Annual Projected Tax Shift:	\$	9,116

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. All public infrastructure and community public services required to serve the Project exists. The City desires additional commercial activity downtown and this Project shall further the overall development goals of the City.

While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The Project will include

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an amount of personal property that will be on the property tax rolls upon its acquisition and installation. Additionally, the City should realize revenue from sales tax paid by the patrons of the tenant businesses occupying the buildings. The Project will also require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services but will generate revenue providing support for those services.

This Project will revitalize the Project Site, increase consumer traffic to the downtown area, and decrease the blighted and substandard conditions of the Redevelopment Area, all of which will benefit all employers in the downtown area. The shared office concept is new to Seward and will provide an alternative to traditional office leasing. This could encourage new businesses to locate downtown that otherwise would not commit to a traditional lease. Particularly with the landscape and concept of office leasing changing based on the COVID-19 pandemic, the shared office space, and daily or monthly fixed rate leasing may be an attractive lease for certain businesses. An additional restaurant/bakery is an important amenity in the community, which will allow for further growth of the community. Increasing the overall supply of restaurant amenities in the community is important to attracting future businesses and workers to the City.

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the Project.

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. The school district should have the capacity to handle any minimal population increase from the Project.

The overall employment impacts of the project are unknown, but the Moore & Hawks tenant anticipates estimated growth of 2-5 additional employees. Starting staff salaries (recent college graduates) will be in the range of \$30-40k per year and competitive benefits, with salaries increasing as employees proceed through their career. Moore & Hawks also intends to offer internships for Concordia college students.

The exterior of both buildings will retain their historical brick façade, with front paneling removed and underlying brick façade repaired to historical appearance.

The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The benefits of the Project appear to outweigh the costs.

3C., 3D., 3E. REDEVELOPMENT AGREEMENT, RESOLUTIONS

Mr. Willis presented the Redevelopment Agreement. He stated the Project consists of the renovation and redevelopment of two commercial buildings on the Project Site for use as commercial office space and a restaurant/bakery, and other associated improvements.

The Effective date will be January 1, 2022.

The minimum Project Valuation will be \$941,221, with a completion date of December 31, 2021. The TIF indebtedness will be \$136,700 and the CRA shall capture the Tax Increment for a total period not to exceed fifteen years.

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The Redeveloper shall not convey, assign or transfer the Project site or any interest therein prior to the termination of the fifteen-year period commencing on the effective date without the prior written consent of the CRA.

The Redeveloper will be required to certify \$136,700 in eligible expenses upon Project completion.

Shannon Meyer, 306 East 6th Street, North Platte, NE, addressed the Council as one of three owners of Old Town Square, LLC and as redeveloper.

Mayor Eickmeier opened the public hearing. Hearing no further comment, Mayor Eickmeier closed the public hearing.

Councilmember Kolterman introduced the following resolution:

CITY OF SEWARD, NEBRASKA
RESOLUTION NO. 2021-02

(Amendment to Redevelopment Plan-Old Town Square Redevelopment Project)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA, APPROVING AN AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF SEWARD, NEBRASKA, INCLUDING THE OLD TOWN SQUARE REDEVELOPMENT PROJECT.

RECITALS

A. The Community Redevelopment Authority of the City of Seward ("CRA") has recommended that the Redevelopment Plan for the City of Seward, a copy of which is on file and available for public inspection with the City Clerk (the "Redevelopment Plan"), should be amended to include a project for the redevelopment of certain real property within the Redevelopment Area identified and legally defined in said amendment (the "Project Site").

B. The proposed amendment to the Redevelopment Plan ("Redevelopment Plan Amendment") is on file and available for public inspection with the Seward City Clerk.

C. The Redevelopment Plan Amendment includes a redevelopment project identified as the Old Town Square Redevelopment Project (the "Project") that will utilize Tax Increment Financing pursuant to Neb. Rev. Stat. § 18-2147.

D. The CRA submitted the question of whether the Redevelopment Plan Amendment should be recommended to the City Council to the Planning Commission of the City of Seward.

E. The Planning Commission recommended the approval of the Redevelopment Plan Amendment.

F. Notice of public hearing regarding the adoption and approval of the Redevelopment Plan Amendment by the City Council was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

G. On February 16, 2021, the City Council held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

H. The City Council has reviewed the Redevelopment Plan Amendment, the cost

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benefit analysis prepared by the CRA and attached to the Redevelopment Plan Amendment, the recommendations of the Planning Commission, and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found by the City Council of the City of Seward, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the "Act"), as follows:

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

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

Councilmember Kamprath 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.

Dated this 16th day of February, 2021.

CITY OF SEWARD, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

Councilmember Schmit introduced the following resolution:

CITY OF SEWARD, NEBRASKA

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RESOLUTION # 2021-03
(Redevelopment Agreement - Old Town Square Redevelopment Project)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA, APPROVING THE FORM OF THE REDEVELOPMENT AGREEMENT AND AUTHORIZING THE COMMUNITY REDEVELOPMENT AUTHORITY TO ENTER INTO SAID AGREEMENT.

RECITALS

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2154, as amended (the "Act"), the City of Seward, Nebraska ("City"), has adopted a redevelopment plan ("Redevelopment Plan") for certain portions of the City. A copy of the Redevelopment Plan is on file with the City Clerk for inspection.

B. The Redevelopment Plan, as amended, includes a specific redevelopment project identified as the Old Town Square Redevelopment Project that will include the use of Tax Increment Financing (the "Project").

C. On February 10, 2021, the CRA approved the Redevelopment Agreement for the Project.

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

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Seward, Nebraska, that the Redevelopment Agreement between the Community Redevelopment Authority of the City of Seward, Nebraska and Old Town Square, LLC which is on file with the City Clerk and available for public inspection, is hereby approved.

BE IT FURTHER RESOLVED, the CRA is hereby authorized to execute and deliver the Redevelopment Agreement, with such changes, modifications, additions, and deletions therein and shall they seem necessary, desirable or appropriate, for and on behalf of the CRA.

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

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

Councilmember Beck moved, seconded by Councilmember Kamprath, that the resolution be adopted.

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

Dated this 16th day of February, 2021.

CITY OF SEWARD, NEBRASKA

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By: _____
Mayor

ATTEST: _____
City Clerk

4A. PUBLIC HEARING - 7:00 PM - TAX INCREMENT FINANCING APPLICATION OF IHC PROPERTIES, LLC, 1814 PINE ST., SEWARD

TIF Attorney Andrew Willis presented the Tax Increment Financing (TIF) application of IHC Properties, LLC for the construction of two 6,000 square foot commercial buildings on the Project Site and associated improvements. The buildings will be pre-engineered metal buildings with insulated metal panels and stone veneer on the façade. The Project is intended to create commercial space for multiple small businesses to occupy. Redeveloper will offer space for lease or purchase, with spaces between 2,000 and 12,000 square feet.

The Project Site is located in the Redevelopment Area of the Seward Regional Rail Campus. The Project Site generally consists of vacant and underdeveloped land.

4B. REVIEW OF REDEVELOPMENT PLAN AMENDMENT AND COST BENEFIT ANALYSIS

The Project is anticipated to have a base valuation of \$50,500 (current assessed value) and a minimum final valuation of approximately (County Assessor) \$661,060 upon completion. The Redeveloper estimates that the total Project costs shall be approximately \$920,627.30. Of these costs, approximately \$177,627.30 are TIF-eligible expenditures. Given a 5.5% interest rate for the TIF Note, the Project will support \$108,160 in TIF Indebtedness. In addition to the TIF indebtedness, Redeveloper has stated that the Project would be financed in part using investor equity.

Mr. Willis stated the application includes, but is not limited to: site acquisition, site preparation, grading, architectural and engineering fees and other eligible uses.

The Project is planned to begin construction in February 2021 and complete construction in June 2021. The base year for the Project shall be 2021 and the effective date is January 1, 2022.

Mr. Willis presented the estimated TIF uses as:

Site Acquisition	\$ 100,627.30
Site Preparation	\$ 10,000.00
Grading	\$ 42,000.00
Site Preparation	\$ 20,000.00
Architectural & Engineering Fees	\$ 25,000.00
Total	\$ 177,627.30

Mr. Willis stated the Redeveloper is aware that if the final assessment comes in lower, the Redeveloper is responsible for any shortfall.

Mr. Willis stated the Comprehensive Plan identifies the future land use of the Project Site as industrial. The Rail Site, in general, has been the focus for a variety of industrial and commercial uses, identifying the Highway

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15 Corridor as a primary location for industrial and commercial development.

The Redeveloper has represented that without the use of TIF, this Project would not be feasible, and the Redeveloper could not develop this Project on the Project site. The Redeveloper has also represented that it does not intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Imagine Nebraska Act.

There will be no public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish the Project. Redeveloper recently purchased and owns the Project Site.

The proposed Project on the Project Site is a commercial project, involving the construction of two (2) commercial buildings. The Project will not significantly affect population density in the project area.

Each commercial building will be 6,000 square feet (12,000 square feet total) on the approximately 1-acre lot. The Project will meet the applicable land-coverage ratios and zoning requirements as required by the City of Seward.

There are no adverse impacts anticipated with respect to traffic flow, street layouts, and street grades. The public improvements included in the Project together with the existing infrastructure is anticipated to be sufficient for the intended uses of the Project Site upon completion of the Project. TIF from further development of the Rail Campus Area is anticipated to pay for additional infrastructure that would benefit the Project Site, but no such anticipated future improvements are necessary for the use and operation of the Project.

There are 25 parking stalls shown on the preliminary site plan for the Project Site. However, the exact parking requirements cannot be determined because the use types have yet to be determined. The exact parking requirements will be determined based on actual use of the buildings, and Redeveloper shall be responsible for meeting said requirements.

The Project Site is located in a BP Business Park District zone. Once the use types are determined, Redeveloper shall be responsible for obtaining all necessary zoning approvals. Approval of this Plan Amendment does not authorize any use that does not comply with the City of Seward zoning ordinance.

Redeveloper will be responsible for complying with the City of Seward zoning ordinance, and will obtain any zoning, building code, or ordinance changes that are necessary for the Project.

Mr. Willis presented the Cost-Benefit Analysis:

a.	Redevelopment Project Valuation:	\$	50,500
b.	Projected Completed Project Assessed Valuation:	\$	661,060
c.	Projected Tax Increment Base:	\$	610,560
d.	Estimated Tax Levy:		1.749781
e.	Annual Projected Tax Shift:	\$	10,683

It is not anticipated the Project will have substantial adverse effects on the public infrastructure and community public service needs. All public infrastructure and community public services required to serve the Project exist or will be constructed as part of the Project. Two (2) commercial buildings will be constructed on the currently vacant lot.

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The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The business(es) operated on the Project Site should generate immediate sales tax and personal property tax revenue otherwise not produced. The Project will also require and pay for City services.

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create commercial space for lease or purchase, which should expand existing and attract new businesses.

It is not anticipated the Project will have a material adverse impact on the student populations within the City.

It is anticipated that the Project will create and/or retain jobs in the City by expanding existing and attracting new businesses. Redeveloper has identified a need for commercial space in the City and this Project shall fill that need, but the lease rates will not be feasible for small businesses without the use of TIF to help finance some of the public improvements.

The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. Additionally, the Project will increase property tax revenue in the long-term. The benefits of the Project appear to outweigh the costs.

Joseph Wendt, 3301 S 7th St, Suite C, Lincoln, NE 68502, addressed the Council as one of four owners of IHC Properties, LLC and as redeveloper.

Troy Bridgford, 1862 Harwood St, Lincoln, NE 68502, addressed the Council as one of the four owners of IHC Properties, LLC and as a redeveloper.

Mayor Eickmeier opened the public hearing. Hearing no further comment, Mayor Eickmeier closed the public hearing. No action taken.

ADMINISTRATIVE ITEMS

1A. UPDATE - TAX INCREMENT FINANCING APPLICATION OF ARROWHEAD ESTATES, LLC, SEWARD TWIN OAKS DEVELOPMENT SEVENTH ADDITION, OUTLOTS A & B

City Administrator Butcher stated that the Arrowhead Estates, LLC TIF project has not received a recommendation from the Community Redevelopment Authority (CRA). This item will return for Council consideration at a later date pending CRA approval.

2. SPECIAL USE PERMIT FOR 647 SEWARD ST. ALLOWING FOR DOWNTOWN STREET LEVEL RESIDENTIAL PROPERTY

Councilmember Hendrix declared a conflict of interest with this agenda item in that she is the applicant and stated she would abstain from discussion or voting on the item.

Building/Zoning & Code Enforcement Director Tim Dworak presented a request by for a special use permit for property located in the Downtown Business District at 647 Seward Street. He stated Kach Investments wishes to convert the rear area of the first floor at 647 Seward Street to residential living for the purposes of renting it out. He added that Ordinance No. 2020-1 outlines the qualifying guidelines to meet first floor or street floor level residential

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living in the Central Business District. He added that building permits have been submitted for this location for second level residential.

Councilmember Schmit moved, seconded by Councilmember Kolterman that a special use permit be issued for 647 Seward Street allowing street level residential property.

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

Nay: Beck

Abstain: Hendrix

Absent: None. Motion carried.

3. ORDINANCE AMENDING THE SEWARD MUNICIPAL CODE, CHAPTER 51, ARTICLE 2, REDUCTION IN SPREAD OF NOVEL CORONAVIRUS (COVID-19); REPEALING SECTIONS 52.1.1 THRU 52.1.11 RELATED TO FACE COVERINGS

The following persons spoke in favor of an ordinance amending the Seward Municipal Code repealing the face covering mandate:

Kristi Ideus, 1990 Rainbow Ave., Seward
Raegan Hain, 3456 Branched Oak Rd., Staplehurst
Ben Lewis, 1525 N 2nd Street, Seward
Teri Hobson, 1356 Fairlane Ave., Seward
Pete, Kenow, 949 N 3rd Street, Seward
Herb Brown, 323 Norther Heights Dr., Seward
Zach Soflin, 1528 238th Rd., Seward

Roger Reamer, 1616 Karol Kay Blvd, Memorial Health Care Systems CEO, spoke in opposition of repealing the face covering mandate, recommending letting the current ordinance run through its current expiration date of March 3, 2021.

A quorum being present, the following proceedings were had and done, Councilmember Kamprath introduced an Ordinance entitled:

"AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF SEWARD, CHAPTER 51 ARTICLE 2 REDUCTION IN THE SPREAD OF THE NOVEL CORONAVIRUS (COVID-19); TO REPEAL SECTIONS 52.1.1 THRU 52.1.11 RELATING TO FACE COVERINGS; 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" TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND, TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT".

Mayor Eickmeier read the ordinance by title on first reading.

Thereupon, Councilmember Miller 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 Kamprath. The roll was called on the adoption of said motion, and the Councilmembers present voted as follows:

Aye: Kamprath, Miller, Hendrix

Nay: Wilken, Beck, Kolterman, Singleton, Schmit

Absent: None. Motion failed.

The ordinance will be considered on second reading on March 2, 2021.

Councilmember Schmit moved, seconded by Councilmember Hendrix, that

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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. 2021-3**, "AN ORDINANCE TO APPROVE THE PLAT ENTITLED "PITSCH 1ST ADDITION", A REPLAT OF PITSCH ADDITION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT"; and, **Ordinance No. 2021-4**, "AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SEWARD, NEBRASKA NOW ZONED AG AGRICULTURAL DISTRICT, TO RR RURAL RESIDENTIAL DISTRICT; SPECIFICALLY, TRACTS OF LAND NORTH OF BLUFF ROAD AND WEST OF 252ND RD; TO DESCRIBE THE PROPERTY REZONED; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; 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, Hendrix
Nay: None
Absent: None. Motion carried.

REPORTS

1. CITY ADMINISTRATOR'S REPORT

Councilmember Kolterman moved, seconded by Councilmember Kamprath, that City Administrator Butcher's report of February 16, 2021 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 Kamprath, that the February 16, 2021 City Council Meeting be adjourned.

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

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Greg Butcher
City Administrator

CLAIMS LIST
3-2-21

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.

Ade	Re		49.85
AKRS Equipment	Re		97.98
All Road Barricades Inc	Su		436.73
Allied 100 LLC	Su		78.99
Anchor Industries Inc	Eq		8,853.05
Bizco Technologies	Se, Su		1,273.92
Blackstrap Inc	Gu		2,439.80
Blue Cross Blue Shield Ne	Ins		49,648.10
Bluestem Network LLC	Se		100.00
Border States Industries	Re, Inv		39,595.23
C N A Surety	Ins		100.00
Capital Business-Dallas	Ma, Eq		410.88
Chase Card Service			6,268.55
USPS	Su	63.35	
Walmart	Su, Ma, Misc	536.26	
Ne Water Env Assoc	Su	450.00	
AMZN Mktp	Ma, Su, Re, Re	876.97	
The Power Gripz Avon	Su	405.62	
eBay	Su, Eq	156.56	
AED Superstore	Tools	535.00	
Powerbuilt	Tools	21.90	
Adobe Acrobat	Ex	577.87	
Constantcontact.com	Su	20.00	
CarQuest	Re	301.70	
Rerucha Ag & Auto Supply	Re	203.69	
Talech	Su	67.00	
MSFT	Su	124.76	
Zoom.Us	Ex	213.89	
Uncommon USA	Gu	37.10	
Univ of Nebr Event Regist	Trng	25.00	
IACP	Dues	190.00	
WPSG Inc	Su	241.02	
Asphalt Institute	Su	234.35	
ASCE Purchasing	Dues	260.00	
Runza	Meals	160.94	
Valentinos	Meals	86.17	
Dragon Palace	Meals	128.60	
Nebraskaland	Re	350.80	
City Seward Buildings/Gr	Op		3,000.00
City Seward Electric Fund	Ut		42,694.61
City Seward Payroll Account	Payroll		300,439.17
City Seward Perpetual Fd	Cem Sales		1,050.00
Commonwealth Electric Co	Ma		1,001.00
Constellation Newenergy	Ut		1,617.37
Core Robert	Su		9.55
Danko Emergency Equipment	Eq, Su, Tools, Un		12,024.73
Emergency Medical Product	Su		1,086.89
F B I Nat'l Academy Assoc	Dues		125.00

Farmers Coop Seward	Su, Re		611.51
Fastenal Company	Su		1,102.79
Fyr-Tek	Re		369.00
G P M - Justin Meader	Ma		614.55
Galls LLC	Eq, Un		2,091.66
Gerhold Concrete Co Inc	Su		2,070.00
Graybar	Inv		979.05
Great Plains Communication	Se		490.00
Hireright LLC	Se		113.55
Hobson Automotive & Tire	Su, Re		304.48
Hoffschneider Law Pc LLO	Se		4,511.02
Husker Electric Supply Co	Bu		343.48
Hydraulic Equipment Service	Re		98.04
Konica Minolta Business S	Ma		26.49
Last Mile Network Consult	Se		75.30
Lee's Refrigeration	Bu, Eq, Re		1,606.52
Lincoln Tree Service Inc	Se		5,050.00
Mailand's Clothing	Un		52.00
Matheson Tri-Gas Inc	Su		159.21
Mebulbs	Su		98.57
Memorial Health-Drug	Se		170.00
Merle's Garden Center	Gu		366.05
Meyer Automotive	Re		6,238.71
Mid-American Benefits Inc	Ins		879.57
Midwest Service & Sales	Re, Su		3,538.50
Midwest Turf & Irrigation	Re		900.11
Motorola Solutions Inc	Se, Su		71.43
Nebraska D A S Acct OCIO	Se		231.00
Nebraska Equipment Inc	Bu, Ma		467.56
Nebraska Health & Human	Ex		40.00
Nebraska Health Environment	Se		494.00
Norris Public Power Distr	Ut		935.36
Northern Safety Co Inc	Ma		32.39
O'Kief John F	Un		69.99
Olsson	Se		6,771.49
O'Reilly Automotive Inc	Su		140.08
Orscheln Farm & Home	Su, Tools, Re		580.44
Overhead Door Co-Lincoln	Bu		356.25
Plunkett's Pest Control	Bu		59.61
Principal Financial Group	Ins		2,176.82
Radar Road Tec	Trng		175.00
Sandry Fire Supply LLC	Un		507.15
Seward County Chamber & D	Misc, Annl Emp Svc & Rec		2,747.18
Seward County Independent	Se		71.78
Seward Electronics	Re		209.69
SFD Opco LLC	Grant		500,000.00
Short Elliott Hendrickson	Se		1,165.92
Time Warner Cable	Se		755.91
Ty's Outdoor Power & Serv	Re		21.18
U S Cellular	Se		260.25
Verizon Wireless	Se		89.00
Wake James Stephen	RE Taxes		3,451.75
Wesco Distribution Inc	Inv		255.73
York Equipment	Re		453.27
	CLAIMS TOTAL		\$1,027,851.79

QUARTERLY REPORT SUMMARY

Prepared for SCCDP Members • February 2021

- Hosted 10th Annual Seward Christmas Festival. This included holding the first ever Reverse Lighted Parade which hosted over 500 cars and estimated to reach about 2,000 people.
- Fundraised \$631,500 for Rural Workforce Housing Fund including receiving matching funds from Nebraska Investment Finance Authority (NIFA).
- Submitted Rural Workforce Housing Fund application to Nebraska Department of Economic Development (NEDED) for Matching Funds to create a \$1.26 million workforce housing fund for Seward County.
- Hired new Development Assistant, Harrison Helmer to assist with creating new workforce development programs including reVISION and Seward County LAUNCH.
- Submitted Community Showcase Application to NEDED for the City of Seward.
- Connected resources for LB 840, TIF, grants, and/or available building & land to various business owners including companies that want to start or expand: insulation business, merging accounting firms, classic car warehouse business, secondhand store, heating systems business, microbiology lab, self-storage business, restaurant in Milford, Seward construction business, Utica grocery store, and resources for multiple businesses dealing with COVID-19 challenges.
- Submitted proposals for multiple housing developers in Milford, Seward, and Utica.
- Supported submission of CCCFF application to NEDED for Village of Staplehurst Rec Center project.
- Coordinated multiple meetings for Project Warriors.
- Submitted proposals for the Seward Rail Campus including new information for Project Patriot and Project Scale.
- Submitted proposal for Northwest Milford Site for Project Scale and salvage yard project.
- Submitted proposal for Seward I-80 Site for salvage yard project.
- Completed first SCCDP audit.
- Sent quarterly SCCDP site selector newsletter to promote Seward County nationally.
- Conducted SCCDP staff annual performance reviews and President & CEO annual performance review.
- Completed 2021 SCCDP private sector membership campaign.
- Co-hosted and sponsored the first ever Concordia Catalyst Competition Business Plan Pitch Night.
- In 2020, SCCDP sold the most Chamber Bucks (over a year period) in history totaling close to \$100,000 to support local businesses.

QUESTIONS OR FOLLOW UP?

CONTACT:

JONATHAN JANK

402-570-8020

**THANK YOU TO OUR QUARTERLY
REPORT SUMMARY SPONSOR!**

JonesBank

MEET THE TEAM



MEMBERSHIP DIRECTOR, MEGAN KAHLER

• The Membership Director is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to maintaining current relationships with members while seeking new membership and sponsorship opportunities for the SCCDP. This position helps the President & CEO work to fulfill the Vision Statement 2035.

MARKETING & EVENTS COORDINATOR, LEANNE MILLER

• The Marketing & Events Coordinator is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to marketing/communications and all aspects of event planning and execution. This position helps the President & CEO work to fulfill the Vision Statement 2035.



DEVELOPMENT DIRECTOR, ZANE FRANCESCATO

• The Development Director is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to housing, workforce development, and economic development activities. This position helps the President & CEO work to fulfill the Seward County Vision Statement 2035.

ADMINISTRATIVE ASSISTANT, ALEXA AXTHELM

• The Administrative Assistant is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to maintaining SCCDP's office systems and equipment, including ensuring bookkeeping and payroll are completed by an accounting contractor on a weekly basis, responding to general communications, assisting with events, helping members and visitors feel welcome, and providing administrative support as needed. This position helps the President & CEO work to fulfill the Vision Statement 2035.



DEVELOPMENT ASSISTANT, HARRISON HELMER

• The Development Assistant is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to economic development efforts by researching, connecting/scheduling, and documenting relationships with businesses and development projects across Seward County, Nebraska. This position helps the President & CEO work to fulfill the Seward County Vision Statement 2035.

PRESIDENT & CEO, JONATHAN JANK

• The President & CEO is the chief executive officer of the Seward County Chamber & Development Partnership (SCCDP) and directs all activities necessary to meet the objectives and implement policy, as established by the Board of Directors. This executive position is accountable for the effective and efficient operation of all organizational activities of the SCCDP to move Seward County forward to fulfill the Vision Statement 2035. Reports to the SCCDP Board of Directors; responsible for leadership and development of professional staff members.



SCCDP President & CEO's Report for the Board Meeting on February 15, 2021

SCCDP Summary Development Highlights from Quarter 1 of 2021

- Fundraised \$631,500 for Rural Workforce Housing Fund including receiving matching funds from Nebraska Investment Finance Authority (NIFA)
- Submitted Rural Workforce Housing Fund application to Nebraska Department of Economic Development (NEDED) for Matching Funds
- Hired new Development Assistant, Harrison Helmer to assist with creating new workforce development programs including reVISION and Seward County LAUNCH.
- Submitted Community Showcase Application to NEDED for the City of Seward.
- Connected resources for LB 840, TIF, grants, and/or available building & land to various business owners including companies that want to start or expand insulation business, merging accounting firms, classic car warehouse business, secondhand store, heating systems business, microbiology lab, self-storage business, restaurant in Milford, Seward construction business, Utica grocery store, and resources for multiple businesses dealing with COVID-19 challenges.
- Submitted proposals for multiple housing developers in Milford, Seward, and Utica.
- Supported submission of CCCFF application to NEDED for Village of Staplehurst Rec Center project.
- Coordinated multiple meetings for Project Warriors.
- Submitted proposals for the Seward Rail Campus including new information for Project Patriot and Project Scale.
- Submitted proposal for Northwest Milford Site for Project Scale and salvage yard project.
- Submitted proposal for Seward I-80 Site for salvage yard project.
- See below for example of weekly Entrepreneurial Operating System (EOS – Vision/Traction Organizer) that our staff is implementing on a weekly basis to ensure SCCDP three-year strategic plan (2020-2022) is being executed.

President & CEO Activities

- Completed first SCCDP audit with Grafton & Associates.
- Sent quarterly SCCDP site selector newsletter in partnership with Leanne.
- Supported City of Seward's mask ordinance by calling and informing local businesses and printing signage to support their compliance.
- Conducted SCCDP Staff Annual Performance Reviews and President & CEO Annual Performance Review.
- Completed 2021 SCCDP private sector membership campaign.
- Working multiple economic development project business expansion projects across Seward County (see notes above for Seward Rail Campus proposal submissions and other site developments and below from various meetings attended to coordinate project efforts).

Meetings/Events Attended

- Meeting with New SCCDP Tenant, Lukas Fricke from ChorChek (11/17, 1/13)
- Membership Meeting with Lezlie Patton from Trash Panda (11/17)
- Seward Action Planning Team for "Active People, Healthy Seward" (11/17)
- Membership Meeting with Bruce Vitosh from Norris Public Power District (11/17)
- City of Milford CDA Meeting for Heath Yeackley TIF Project (11/17)
- City of Milford Council Meeting (11/17, 12/1, 1/5)
- City of Seward Council Meeting (11/17, 12/1, 12/3, 12/15, 1/19, 2/2)

- Membership Meeting with Adam, Brady, and John from Edward Jones (11/18)
- Membership Meeting with Marla Johnson (11/18)
- RFI Civic Engagement Zoom meetings (11/19, 12/17)
- Membership Meeting with Ryne and Duane from Cattle Bank (11/19)
- Seward Masonic Lodge Board Meeting (11/19)
- Membership Meeting with Lincoln Zehr from Hampton Enterprises (11/20)
- Meeting with Evan Crouch from Orscheln Farm & Home to Discuss Building (11/20)
- Seward Kiwanis Backpack Program Photo (11/20)
- Seward Kiwanis Club Meetings on Mondays
- Nebraska Chamber of Commerce Executives Zoom Meetings on Mondays
- Membership Thanksgiving Visits with Popcorn
- Membership Meeting with Kris Beckler-Kocian from Beckler & Associates (11/24)
- Seward Kiwanis Board Meeting (11/25, 12/16, 1/27)
- Seward County Community Sector Briefings about COVID-19 with Four Corners Health Department (Every Other Thursday)
- SCCDP Office Closed for Thanksgiving Holiday (11/26-11/27)
- Seward Christmas Festival (11/28)
- Meeting with Troy Bridgford from Ironhide Construction (12/1)
- Monthly Seward County Commissioners Report (12/1, 1/5)
- CYN Executive Committee Zoom Meeting (12/1)
- CYN FAC Zoom Meeting (12/1)
- Meeting with Mike Roth from Milford City Council (12/1)
- SCCDP Personnel and Board Policies Working Group Meeting (12/2, 2/3)
- Membership Meeting with Jessica Kolterman from Lincoln Premium Poultry (12/3)
- Meeting with Misty Ahmic from Seward County Commissioners (12/3)
- Meeting with Greg Butcher, Seward City Administrator (12/4)
- Project Warriors Meeting (12/4, 12/8, 12/14, Two – 1/26)
- Membership Meeting with Jason Mann from AKRS (12/7)
- Meeting with Brian Kreikemeier about EOS (12/7)
- Utica Village Trustees Meeting (12/7, 1/4)
- 10/11 News Television Interview with Ellis Wiltsey (12/8)
- Economix Site Consultant Office Hours (12/9)
- Interviews for SCCDP Development Assistant Position (Two – 12/10, 12/11, 12/17)
- Meeting with Andrew Miller from Terracon about Geotechnical Work on SCCDP 23-Acre Site (12/10)
- Lunch Meeting with NCCE Colleagues in West Point (12/11)
- Meeting with John Owens from Edward Jones (12/11)
- Supporting Santa House in Downtown Seward (12/12, 12/13)
- Membership Meeting with Peg Becker from Ridgewood Rehabilitation and Care Center (12/14)
- City of Seward Planning Commission Meeting (12/14, 2/8)
- ReVISION Meeting with Drs. Fields and Dominy (12/15)
- Meeting with Luke Sutton from NEDED (12/16)
- City of Milford CARC Meeting (12/17)
- LADP Website Redesign Meeting (12/18)

- SCCDP Staff Holiday Party (12/18)
- Don Rondorf's Funeral (12/21)
- Milford Community Betterment Committee Meeting (12/21)
- SCCDP Finance Working Group Meeting (12/22, 1/15, 2/11)
- CCCFF Meeting for Village of Staplehurst (12/23, 1/8, 2/4)
- City of Seward LB 840 Committee Meeting (12/23)
- Radio Interview with Alex Voichoskie-Hansen from 104.9 MAX Country (12/24)
- SCCDP Office Closed for Christmas Holiday (12/24 Half Day-12/25)
- Meeting with Scott Dinslage (12/30)
- Utica Foundation Meeting (12/30)
- SCCDP Office Closed for New Year's Day Holiday (1/1)
- Meeting with Darrell Zabrocki from Seward County Commissioners (1/4)
- Concordia Catalyst Competition Meeting (1/5, 1/7)
- NEDED Interview with Aaron Mack about Utica Downtown Revitalization (1/5)
- Smart Community Growth NIFA Webinar (1/6)
- CYN All Voices at the Table (1/6)
- Seward County Growth Presentation to Hillcrest E-Free Pastoral Leadership (1/6)
- Meeting with Taylor Ackerman about Precision Tool & Machine (1/7)
- Jonathan PTO (Half Day on 1/8, 1/29, 2/2, 2/12)
- Seward Civic Center Commission Meeting (1/11)
- Seward School Board Meeting (1/11, 2/8)
- SCCDP Staff Annual Performance Reviews (1/11, 1/12, 1/20, 1/22)
- NPPD Site Ready Assistance Program Webinar (1/12)
- Meeting with Suzanne Gligorevic (1/12, 2/5)
- Meeting with Thomas Kayton (1/13)
- Presentation to Concordia University Ag 100 Class about Concordia Catalyst Competition (1/13)
- Meeting with Ed Koster (1/14)
- Meeting with Gayle Kruse (1/14, 1/17)
- Nebraska Chamber of Commerce Board Meeting (1/15, 1/18, 1/27, 1/28)
- Meeting with Matthew Schranz (1/16)
- SCCDP Office Closed for Martin Luther King Jr. Day (1/18)
- Seward County Planning Commission Meeting (1/18, 2/15)
- Meeting with Joseph Meduna from Grafton & Associates (1/20)
- Meeting with George Jones from Midwest Hemp Exchange (1/20)
- Meeting with Becky Paulsen, Misty Ahmic, and Ed Koster (1/20)
- Meeting with BVH Architecture about Wellness Center and Health Survey (1/20)
- Meeting with Anthony Aerts from Rembolt Ludtke (1/21)
- Seward Rail Campus Committee Meeting (1/21)
- Meeting with Tara Lea about NCCE President Transition (1/22)
- Meeting with Gregg Nelson from Rue 6 (1/25)
- NCCE Mini Institute Virtual Planning Meeting (1/26)
- CUNE Interns Trail Activities Meeting (1/26, 2/9)
- Concordia Catalyst Competition Business Plan Pitch Night (1/26)

- Meeting with Greg Forbes from Seward County Independent (1/27)
- Meeting with City of Seward and NPPD about Future Electrical Growth Needs (1/28)
- Meeting with UNO Students Working on Social Media/Civic Engagement Project for Seward County (1/28)
- Meeting with Chris Blanke from Four Corners Health Department (1/28)
- Meeting with Jodi Micek from Utica Village Trustees (1/28)
- Meeting with Josh Eickmeier, Greg Butcher, Thomas Kayton, and Shane Baack (2/2)
- SCCDP President & CEO Annual Performance Review with Ed Koster (2/3)
- Meeting with Mike Oneby from City of Seward (2/3)
- Meeting with Shawn Mortensen from AffordaproIT (2/4)
- Meeting with Chris and Dave Starostka from Star Homes Construction (2/4)
- SCCDP Business and Government Affairs Working Group Meeting (2/4)
- Meeting with Kayla Schnuelle from Community Change Catalyst (2/5)
- Meeting with Joe Wendt and Troy Bridgford from Ironhide Construction (2/5, 2/10)
- Meeting with Mark and Thomas Suhr (2/5)
- Meeting with Shannon Meyer from Moore & Hawks CPA (2/5)
- Meeting with Darren Gingerich from College View Rentals (2/10)
- SCCDP Executive Committee Meeting (2/10)
- SCCDP Membership, Marketing, and Fundraising Working Group Meeting (2/11)
- Meeting with Ed Koster and Kellen Meyer (2/15)
- SCCDP Board Meeting (2/15)

Summary of What Each Staff Member Does at the SCCDP

Membership Director, Megan Kahler

- The Membership Director is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to maintaining current relationships with members while seeking new membership and sponsorship opportunities for the SCCDP. This position helps the President & CEO work to fulfill the Vision Statement 2035.

Marketing & Events Coordinator, Leanne Miller

- The Marketing & Events Coordinator is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to marketing/communications and all aspects of event planning and execution. This position helps the President & CEO work to fulfill the Vision Statement 2035.

Development & Government Affairs Director, Zane Francescato

- The Development Director is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to housing, workforce development, government affairs, and economic development activities. This position helps the President & CEO work to fulfill the Seward County Vision Statement 2035.

Administrative Assistant, Alexa Axthelm

- The Administrative Assistant is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to maintaining SCCDP's office systems and equipment, including ensuring bookkeeping and payroll are completed by an accounting contractor on a weekly basis, responding to general communications, assisting with events, helping members and visitors feel welcome, and providing administrative support as needed. This position helps the President & CEO work to fulfill the Vision Statement 2035.

Development Assistant, Harrison Helmer

- The Development Assistant is responsible for working with their teammates, members, and community volunteers to accomplish the short and long-term goals of the Seward County Chamber & Development Partnership (SCCDP) related to economic development efforts by researching, connecting/scheduling, and documenting relationships with businesses and development projects across Seward County, Nebraska. This position helps the President & CEO work to fulfill the Seward County Vision Statement 2035.

President & CEO, Jonathan Jank

- The President & CEO is the chief executive officer of the Seward County Chamber & Development Partnership (SCCDP) and directs all activities necessary to meet the objectives and implement policy, as established by the Board of Directors. This executive position is accountable for the effective and efficient operation of all organizational activities of the SCCDP to move Seward County forward to fulfill the Vision Statement 2035. Reports to the SCCDP Board of Directors; responsible for leadership and development of professional staff members.

SCCDP's VISION/TRACTION ORGANIZER

VISION

Core Values: Integrity – Respect – Leadership – Giving/Philanthropy – Planning for our Future

Core Focus: Purpose/Cause/Passion: Cultivate Seward County

SCCDP Mission Statement: As a public and private partnership, the Seward County Chamber & Development Partnership is the caretaker and steward of fulfilling the Seward County Vision Statement 2035, which is daily carried out through chamber of commerce and economic development work.

Our Niche: See what could be

10-Year Target: 2035 Vision Statement: Seward County is a pro-active and collaborative area with vibrant, welcoming, family-friendly, and safe communities, recognized for pillars of strength in agriculture, arts and culture, business, education, entrepreneurship, government, and healthcare. We are a destination location for business, visitors, and residents within the greater metropolitan area and an active partner in the region. Our residents enjoy picturesque and diverse neighborhoods, viable main streets, outstanding recreational opportunities, active civic life, faith-based living, and quality housing and employment choices. The private and public sectors are united and citizens are engaged for the betterment of all Seward County.

Marketing Strategy: Three Uniques: Successful Dreamers – One-Stop-Shop – Nimble

Proven Process:

Discover – About you, about SCCDP, how can we help?, goals and objectives

Brainstorm – Tools, resources, metrics, team, barriers

Strategize – Assist with planning, develop tactics

Execute – “Connect dots”, be present (i.e. public meetings), implement strategy

Support – Follow up, communicate, adjust

Guarantee: Internal guarantee – We will execute on the 3-year strategic plan.

3-Year Picture: Future Date: 12/31/2022

Revenue: \$468,027.51

Profit: \$18,549.16

Measurables: Have we met goals and are we launching into the next strategic plan?

What does it look like?

Quality growth plan developed with strategic partners

Ready to launch into next 3-year strategic plan

Infrastructure and workforce needs determined to support growth rate

Working toward becoming a Certified Welcoming County

Health and well-being in Seward County has increased

Brain drain goals have been developed and implemented

Number of workforce housing options have increased

Programs developed to assist succession planning needs

TRACTION

1-Year Plan: Future Date: 12/31/2020

Revenue: \$467,361.63

Profit: \$40,915.32

Measurables: Three working groups have been created

Goals for the year:

1. Consultant is hired to measure healthy growth rate
2. Research and identify successful welcoming initiatives
3. Develop welcoming-focused activities with existing organizations
4. Develop health and well-being priorities for Seward County
5. Research brain drain for educational institutions
6. Determine workforce housing needs
7. Determine succession planning needs

1Q Rocks: Future Date: 3/31/2020

Measurables: Mark eight boxes

Rocks for the quarter/who:

1. Identify Working Group Partners From the 8 Pillars (JJ)
2. UNO Social Media Lab Students Segment Target Audiences (LM)
3. Identifying Welcoming Team Leaders for Future Steps (LM)
4. Road Map for County-Wide Health/Wellness Initiatives (MK)
5. Execute on Seward County LAUNCH and ReVISION (HH/ZF)
6. Identify Housing Development Sites and Rental Portal Plan (ZF)

7. Convene Succession Management Focus Group Discussions (MK)
8. Complete SCCDP Private Sector Membership Campaign (AA)

Membership Director's Report (Megan Kahler)

Meetings/Events Attended

- Region V Systems Regional Coalition Zoom Meeting – 11/12/2020
- Seward County Community Sector Briefing with Four Corners Health Department (every two weeks) – 11/12/2020
- Membership Meeting with Suhr & Lichy Insurance Agency – 11/13/2020
- SCCDP Board Zoom Meeting – 11/16/2020
- Seward Action Planning Zoom Meeting – 11/17/2020
- Membership Zoom Meeting with Norris Public Power – 11/17/2020
- Membership Zoom Meeting with Edward Jones Investments – 11/18/2020
- Three-Year Planning Zoom Meeting – 11/18/2020
- Membership Zoom Meeting with Marla Belitz Johnson, CPA – 11/18/2020
- Membership Zoom Meeting with Hampton Enterprises – 11/20/2020
- SCCDP Team volunteering at FoodNet – 11/25/2020
- Seward Christmas Festival – 11/25/2020
- Virtual Development Luncheon with BCom – 12/3/2020
- Santa House – 12/3, 12/10, 12/17, 12/19, 12/20/2020
- Scooter's Grand Opening – 12/11/2020
- Meeting with Beth Punko from Walmart – 12/11/2020
- Membership Zoom Meeting with Ridgewood Rehabilitation – 12/14/2020
- Zoom Interview with Development Assistant applicants – 12/15/2020 and 12/16/2020
- SCCDP Team volunteering at FoodNet – 12/17/2020
- SCCDP Quarterly Rocks Meeting for Strategic Plan – 12/20/2020
- Christmas Festival Planning Meeting – 1/4/2021
- Seward School Board Meeting – 1/11/2021
- Region V Systems Regional Coalition Zoom Meeting – 1/14/2021
- Seward Action Planning Team Zoom Meeting – 1/19/2021
- Seward County Visitors Committee Meeting – 1/19/2021
- Annual Review Meeting with Jonathan – 1/20/2021
- Seward County Bridges Board Zoom Meeting – 1/25/2021
- SCCDP Team Meeting to discuss Annual Awards Banquet – 1/26/2021
- SCCDP Zoom Meeting with Matthew Schranz to discuss Microsoft 365 – 1/27/2021
- '2021 Chamber Survey Results' Webinar – 1/27/2021
- Meeting with Greg Forbes, new Seward County Independent editor – 1/27/2021
- Three-Year Planning Committee Zoom Meeting – 1/28/2021
- Meeting with Andreea Baker to discuss Walk for Hope Event – 2/1/2021
- Christmas Festival Planning Meeting – 2/1/2021
- Meeting with Heather VanDerslice with ArtFX – 2/2/2021

- Zoom Meeting with Diversion and County Attorney's office for Community Planning documents – 2/2/2021
- SCCDP Team Business Tour of Ackerman Tool & Machine (formerly Precision Tool) with Taylor Ackerman – 2/2/2021
- Zoom Meeting with Region V Systems for Prevention Block Grant application – 2/3/2021
- Membership Meeting and business tour of William Henry School of the Arts with Alexa Axthelm – 2/3/2021
- Zoom Meeting with Jonathan and Paul Duer to discuss the CCCFF grant application – 2/4/2021
- Four-Year (formerly Three-Year) Planning Committee Zoom Meeting – 2/4/2021
- Meeting with Jayne Jensen to prepare Bayer Fund Grant application – 2/5/2021
- Seward County Bridges Executive Committee Zoom Meeting – 2/5/2021
- Zoom Meeting with Chris Blanke to discuss countywide health initiatives plan – 2/9/2021
- Zoom Meeting with Andreea Baker to discuss Walk for Hope Event – 2/10/2021

Activities

- Coordinated with Impact Technologies to arrange the pickup of the old copier in the Civic Center
- Prepared Chamber Bucks for the Seward Dental Clinic (\$100)
- Worked with Gary Rolf to coordinate popcorn bags for membership thanksgiving week
- Prepared 2021 membership documents for all membership meetings
- Requested a donation from Walmart for the Lego Contest for the Christmas Festival
- Worked with Dairy Queen for gift card donations for the Lego Contest for the Christmas Festival
- Picked up member banners throughout Seward for the Christmas parade
- Prepared Chamber Bucks for Memorial Health Care Systems (\$800)
- Prepared Chamber Bucks for Zabka-Perdue Funeral Home (\$2600)
- Delivered Christmas Festival and holiday promotional material to various businesses
- Met with Chris Blanke to discuss Active People Healthy Seward goals
- Prepared documents for the Seward Action Planning Team Meeting
- Prepared documents for the Three-Year Planning Meeting
- Worked with high school students to plan community services hours
- Prepared Chamber Bucks for Kinship Pointe (\$1100)
- Prepared Chamber Bucks (\$135)
- Worked with Nick Wolf from the City of Seward to prepare financial documents for the D.A.R.E. program from Seward County Bridges
- Delivered popcorn bags to members for membership thanksgiving week
- Put up the lights on the courthouse tree
- Coordinated and sent Christmas Festival promotional essays submissions to Clark Kolterman for judging
- Prepared Chamber Bucks for Chapters Books & Gifts (\$600)
- Worked with Concordia University's printing department for Chamber Bucks lists
- Worked with Lego Contest coordinators with details of the event
- Emailed all parade registrations details of the event
- Prepared Chamber Bucks (\$900)
- Prepared Chamber Bucks for Memorial Health Care Systems (\$870)
- Reached out to all Christmas Festival event coordinators

- Prepared Chamber Bucks for Bright Beginnings Child Development Center (\$1275)
- Posted invoices for Community-Based Grant funds
- Met with Brittney Sladek from Brittney Jean Beauty for membership
- Prepared Chamber Bucks for Memorial Health Care Systems (\$9375)
- Worked with SCCDP team and Greg Butcher from the City of Seward regarding the mask mandate
- Prepared Chamber Bucks for Seward Public Schools (\$5750)
- Prepared Chamber Bucks for St. Vincent De Paul Church & School (\$5775)
- PTO for family funeral – 12/9/2020
- Prepared Chamber Bucks for Tenneco (\$14375)
- Prepared Chamber Bucks for Seward County Jail (\$3975)
- Met with Pat Coldiron for marketing promotion ideas
- Prepared Chamber Bucks for Plum Creek Seed Services (\$480)
- Prepared Chamber Bucks for Ridgewood Rehabilitation (\$2510)
- Prepared Chamber Bucks for Jones Bank (\$2700)
- Prepared Chamber Bucks (\$960)
- Prepared Chamber Bucks for St. John Lutheran School (\$480)
- Prepared Chamber Bucks to have on hand while I am out of the office for the holidays
- PTO 12/21-12/29/2020
- Prepared Chamber Bucks for Memorial Health Care Systems (\$800)
- Worked with Alexa on membership spreadsheet for decal mailings
- Sent email to CB Grant fund recipients for reporting purposes
- Prepared agendas for Christmas Festival Planning Meetings
- Cleaned out the Santa House for its trip back to the float storage facility
- Worked with Alexa to ensure a check was sent to Larry Beckler for the billboard rent
- Trained Harrison on ChamberMaster and office management
- Met with Darrell Zabrocki to discuss Seward County Bridges
- Prepared Chamber Bucks for Memorial Health Care Systems (\$900)
- Prepared Chamber Bucks for Tenneco (\$410)
- CB Grant and Prevention Block Grant quarterly reports
- Updated ChamberMaster with membership investment information for 2021
- Prepared Chamber Bucks for Memorial Health Care Systems (\$800)
- Cleaned the break room at the Civic Center
- Completed impact report for Thrivent for Christmas Festival funds
- Prepared nonprofit reports for Seward County Community Briefings with Four Corners
- Met with Marv Taylor to prepare a Seward County Visitors Committee grant application
- Reviewed past grants for the Seward County Visitors Committee tracking sheet
- Prepared Chamber Bucks for Woods Bros Realty (\$325)
- Prepared agenda and packet for the Seward County Visitors Committee Meeting
- Prepared agenda for the Seward Action Planning Meeting
- Worked with Jonathan to prepare for the Seward School Board Meeting to present the CCCFF Grant in partnership with the Village of Staplehurst
- Prepared Chamber Bucks for Woods Bros Realty (\$400)
- Connected with Samantha Fitzpatrick about membership

- Prepared Chamber Bucks (\$500)
- Prepared agenda for the Seward County Bridges Board Meeting
- Prepared Chamber Bucks for Jones Bank (\$400)
- Prepared Chamber Bucks for Petsource (\$150)
- Worked with Four Corners Health Department to secure a hazardous waste grant for this year's Seward Clean Up Day
- Prepared Chamber Bucks for Kinship Pointe (\$150)
- Connected with Taylor Ackerman regarding membership
- Connected with Riley Wiltfong about becoming an Ambassador
- Worked with Matthew Schranz to make Chamber Bucks QuickBooks accessible on the Shared Drive on SCCDP server
- Communicated with SCCDP members the Chambers United campaign from the Nebraska State Chamber
- Started preparing for Bayer Fund grant applications
- Prepared 2021 goals in preparation of annual meeting with Jonathan
- Worked on Three-Year Community Plan documents
- Trained Harrison and Alexa on how to prepare Chamber Bucks
- Started work on the membership survey
- Prepared and sent packet for Seward County Bridges Board Meeting
- Prepared community plan documents for the planning meeting
- Worked with Alexa to prepare for the SCCDP audit
- Worked with Grafton & Associates representatives to complete the SCCDP audit
- Prepared Chamber Bucks for Memorial Health Care Systems (\$800)
- Reviewed membership campaign details from the past two years and reported to Jonathan
- Scheduled Gross Belgians' reindeer for the 2021 Christmas Festival
- Prepared and sent rental invoice to Lukas Fricke for Danbred Building
- Worked with Matthew Schranz on Microsoft OneDrive
- Worked with Leanne to prepare experience box sponsorship documents
- Communicated succession management resources with members
- Prepared for Seward County Bridges Executive Committee meeting to discuss plan for state aid funds to programs
- Worked on Prevention Block Grant application documents
- Worked with Community-Based Grant applicants to prepare for this year's application
- Prepared community plan with partners for the final review
- Communicated with Legacy Fund for Seward County their nomination for an Annual Awards Banquet award
- Communicated with SCCDP members regarding the membership survey
- Worked with Jonathan to prepare application for the CCCFF grant for the Village of Staplehurst
- Worked on board report

Marketing & Events Coordinator's Report (Leanne Miller)

Meetings/Events Attended

- 11/12/20, 11/25/20, 12/10/20, 2/4/20 – Attended Community Briefing with Four Corners

- 11/16/20 – Attended SCCDP Board meeting
- 11/17/20 – Call with Jonathan regarding Progress Edition article
- 11/19/20, 12/17/20, 1/21/21 – Attended Civic Engagement Meeting
- 11/24/20 – Zoom meeting with Jonathan and SCCDP intern, Allison Pinkall
- 11/25/20, 12/17/20 – Volunteered with SCCDP team at Food Net
- 11/28/20 – Attended and helped host Christmas Festival
- 11/30/20 – Attended Stay Open Stay Healthy meeting
- 12/2/20 – Attended Personnel and Board Policies; took minutes
- 12/3/20 – Attended Virtual Development Luncheon with Becky from BCom
- 12/3/20 – Attended team meeting to discuss 2021 Annual Awards Banquet
- 12/4/20 – Meeting with team and Greg Butcher regarding masks ordinance
- 12/5/20, 12/6/20 – Volunteered at Santa House to wipe down plexiglass
- 12/8/20 – Call with Jonathan to prep for 10/11 on camera interview regarding Seward small businesses
- 12/9/20 – Facilitated Welcoming Partners focused conversation
- 12/11/20 – Attended ribbon cutting for Scooters Grand Opening
- 12/15/20 – Interviewed Candidate for Development Assistant position
- 12/15/20 – Interviewed Candidate for Development Assistant position
- 12/16/20 – Interviewed Candidate for Development Assistant position
- 12/16/20 – Call with Jonathan to discuss: LADP, 2021 Marketing Budget, marketing & communication plan for Accreditation,
- 12/17/20 – Meeting with Pat Coldiron regarding marketing campaign idea
- 12/18/20 – Meeting with Golden Shovel regarding LADP website re-design
- 12/21/20 – Attended team meeting to discuss quarterly rocks
- 12/31/20 – Meeting with Brian Kreikemeier regarding website redesign
- 1/4/21, 2/1/20 – Attended Christmas Festival meeting
- 1/5/21, 1/22/21, 1/25/21, 1/26/21 – Meeting with Jonathan regarding Community Showcase
- 1/6/21 – Meeting with Artillery Media
- 1/7/21 – Meeting with Golden Shovel
- 1/7/21, 2/4/20 – Attended Buy/Dine Nebraska meeting with NE Chamber
- 1/7/21 – Attended video recording for C3 Business Pitch Night video
- 1/12/21 – Year end review with Jonathan
- 1/12/21 – Meeting with Kaleigh Leick regarding graphic design retainer
- 1/15/21 – Meeting with Allison Pinkall to discuss LAUNCH materials
- 1/26/21 – Led team conversation about Annual Awards Banquet
- 1/27/21 – Call with Josh Fields
- 1/27/21 – Team meeting with Matthew Schranz
- 1/27/21 – Meeting with Greg Forbes; Seward County Independent
- 1/28/21 – Meeting with Civic Engagement UNO Students
- 2/1/20 – Call with Matthew Schranz to set up software
- 2/2/20 – Meeting with Heather VanDerslice
- 2/2/20 – Attended industry tour at Ackerman Tool and Machine
- 2/2/20 – Attended Utica Commercial Club meeting
- 2/3/20 – Call with Jonathan to complete Utica Success Story and Q1 Site Selector Newsletter
- 2/3/20 – Lead team discussion about website firm
- 2/3/20 – Membership meeting with Alexa Axthelm (WHSOTA)

- 2/5/20 – Call with Jake Kramer Re: Hiring of Artillery Media
- 2/8/20 – Call with Zane to review LAUNCH graphics
- 2/8/20 – Meeting with Allison Pinkall for second round of LAUNCH graphic edits

Activities

- Continued to send out weekly Blue River Buzz newsletter
- Continually updated and posted on the SCCDP Facebook Page and Instagram
- Created social media graphics for events and information daily
- Sent finalized sponsor list and suggested script to KTMX for reverse parade radio coverage
- Created SCCDP article for SCI Progress Edition
- Passed out popcorn to portion of SCCDP membership
- Created copy for SCCDP Thanksgiving post; to share on SCCDP page and personal LinkedIn/Social Media pages
- Worked with Get Me Registered for Reindeer Run sign up; created Facebook Event to promote
- Created letter to the editor to thank Christmas Festival Volunteers
- Created copy for Mask Giveaway with Mustang Graphics
- Created graphics and promoted December Development Luncheon
- Created 'Masks Required' graphic for local businesses; approved by City of Seward
- Called portion of member businesses in Seward city limits regarding mask ordinance
- Created 2021 NEDED Community Showcase application
- Created Marketing & Communications Plan for US Chamber Accreditation
- Launched Trust Survey for Civic Engagement Project in partnership with UNO and RFI
- Sent press release for Trust Survey to SCI
- Prepared and facilitated Welcoming Partners focused conversation
- Assisted City of Seward with additional marketing of Ordinance No. 2020-33 specifics
- Assisted Megan with large Chamber Buck orders
- Created press release for Harrison Helmer.
- Worked with SportsExpress to order polos, nametags and award plaques
- Worked with intern Allison Pinkall to plan for camera purchase and upcoming award videos
- Created and sent an RFP to four organizations for website redesign and scheduled meetings to connect
- Created RWHF landing page
- Researched/connected with various professionals regarding camera equipment purchase
- Connected with colleagues across the state regarding upcoming Annual Awards Banquet
- Created graphics for the Seward Newcomer group
- Created Valentine's Day radio copy and worked with KTMX to schedule
- Submitted NEDED Showcase Community Award Nomination for Seward
- Called/coordinated calls with Annual Award Banquet winners
- Created sponsorship packages for Seward County Experience Boxes
- Created and scheduled 'Member Perk Monday' graphics to help market the many services SCCDP offers to members

Development & Government Affairs Director's Report (Zane Francescato)

Meetings/Events Attended:

- Passed out popcorn for member appreciation. – late November/early December
- Rotary Meeting. – Every Wednesday starting 11/18/2020

- Seward Fourth of July Committee Meeting. – 11/19/2020
- Participated in membership meeting with Kris Beckler. – 11/24/2020
- Four Corners Seward County Community COVID-19 Sector Briefing. – 11/25/2020
- SCCDP Team volunteered at Food Net. – 11/25/2020
- Seward Christmas Festival. – 11/28/2020
- Participated in SCCDP Personnel and Board Policies Working Group meeting. – 12/2/2020
- Annual awards banquet meeting with SCCDP Team. – 12/3/2020
- SCCDP Team meeting with Greg Butcher about Seward Mask ordinance notification. – 12/4/2020
- Called SCCDP members about Seward mask ordinance. – 12/4/2020
- Membership meeting with Jason Mann from Akrs Equipment. – 12/7/2020
- Meeting with business to discuss second round of stabilization grants. – 12/10/2020
- Participated in SCCDP team member interview for Development Assistant position. – 12/15/2020, 12/16/2020
- Participated in Nebraska Talent Team meeting. – 12/17/2020
- SCCDP Team volunteered at Food Net. – 11/17/2020
- Drive-In movie set-up with Seward United Methodist Church. – 12/20/2020
- SCCDP Team Quarterly Rocks Meeting. – 12/21/2020
- Assisted Jonathan with Economic Development Project. – 1/8/2021
- Reviewed 2021 Budget with SCCDP Team. – 1/13/2021
- Meeting with Ann Dobesh to discuss Connecting the Dots program. – 1/15/2021
- Participated in Annual Review with Jonathan. – 1/22/2021
- SCCDP Team meeting for Annual Award Banquet. – 1/26/2021
- Participated in Concordia Catalyst Competition Business Plan Pitch Night. – 1/26/2021
- SCCDP Team meeting about Microsoft Office Transition. – 1/27/2020
- SCCDP Team meeting with Greg Forbes (New Independent Editor). – 1/27/2021
- Participated in first Nebraska Community Foundation People Attraction Committee Meeting. – 1/29/2021
- Delivered SCCDP monthly report to the Seward County Commissioners. – 2/2/2021
- Participated in Seward High School Interview Day. – 2/2/2021
- Participated in business visit to Ackerman Tool and Machine. – 2/2/2021
- Participated in SCCDP Team meeting about website redesign. – 2/3/2021
- Participated in SCCDP Business Development Working Group meeting. – 2/4/2021
- Lunch meeting with Mark and Thomas Suhr to discuss housing projects and TIF. – 2/5/2021
- Participated in Executive Committee Meeting. – 2/10/2021
- Participated in meeting with Darren Gingerich about possible project. – 2/11/2021
- Participated in Environmental Review Floodplain Management webinar. – 2/11/2021
- Meeting with Ann Dobesh to discuss and Christ Rutt to discuss Connecting the Dots partnership. – 2/12/2021

Housing Development Activities:

- Rural Workforce Housing Fund (RWHF) Application and Fundraising Preparation. (November – December 2020)
- Advocacy preparation for Arrowhead Development City Council Hearing (TIF Application). – 11/17/2020

- Seward County Habitat for Humanity Committee meeting. – 11/20/2020
- SCCDP Team Level-10 Meeting. – Every Monday starting 11/23/2020
- Housing Study Presentation to Staplehurst Village Board. – 11/24/2020
- RWHF Application Work Session with Jonathan. – 11/25/2020
- RWHF Work Session with Jonathan. – 11/30/2020
- Innovative Housing Ideas Webinar. – 12/2/2020
- Missing Middle housing Webinar. – 12/2/2020
- RWHF consensus building workshop with Seward County Financial Institutions. – 12/2/2020
- Started working on Milford Betterment Fund Application for RWHF. – 12/4/2020
- Meeting with Josh Hanshaw from Habitat for Humanity to discuss Seward housing issues. – 12/4/2020
- Meeting with Kyle Jenson from Heritage Homes to discuss business and product. – 12/4/2020
- Worked on aesthetic improvements to Seward Habitat for Humanity home. – 12/9/2020
- RWHF Question workshop with Jonathan. – 12/15/2020
- RWHF Workshop with Jonathan. – 12/17/2020
- Milford CARC Meeting to discuss LB840 application for RWHF funding. – 12/17/2020
- RWHF Question workshop with Jonathan. – 12/18/2020
- RWHF work session with Jonathan. – 12/21/2020
- Milford Community Betterment meeting to discuss RWHF. – 12/21/2020
- Finance Working Group meeting to discuss SCCDP RWHF Investment. – 12/22/2020
- RWHF funding meeting with Seward LB840 Committee. – 12/23/2020
- RWHF Work Session. – 12/23/2020
- Utica Foundation RWHF ask meeting. – 12/30/2020
- Submitted NIFA matching grant application. – 12/30/2020
- Drafted RWHF investment resolution for Utica. – 12/23/2020
- Milford CARC Meeting to discuss Milford LB840 RWHF investment. – 1/4/2021
- Attended Milford City Council meeting to discuss RWHF investments. – 1/5/2021
- Participated in NIFA Webinar “Creating a Missing Middle Neighborhood.” – 1/13/2021
- Participated in Department of Economic Development Housing Grant Writing Webinar. – 1/14/2021
- Worked on finalizing RWHF Application. – Week of 1/25/2021
- Submitted RWHF Application. – 1/28/2021
- Discussion with Arrowhead Estates, City Administrator, and Mayor about TIF and project. – 2/2/2021
- Discussion with representative from Bancwise Realty to discuss housing projects and programs in Seward. – 2/5/2021
- Participated in Seward School Board meeting regarding Arrowhead Estate Development. – 2/8/2021
- City of Seward CRA TIF meeting for Arrowhead Estates. – 2/10/2021

Government Affairs Activities:

- Participated in Nebraska Chamber Taxation Policy Council call. – 11/18/2020
- Participated in Nebraska Economic Developers Legislative Committee Meeting. – Every Friday starting 11/20/2020
- Started Development of SCCDP Government Affairs Program. – 12/1/2020
- Attended Seward City Council Meeting. – 12/1/2020
- Attended special Seward City Council Meeting. – 12/3/2020
- Attended Pleasant Dale Village Board meeting to support Bluestem Network expansion. – 12/10/2020

- Attended Seward City Council Meeting. – 12/15/2020
- Participated in Nebraska Chamber all Member meeting. – 12/17/2020
- Participated in Nebraska Chamber Back to business Briefing. – 1/6/2021
- Participated in COVID-19 Stimulus 2.0 Webinar. – 1/7/2021
- Discussed new government stimulus programs with local business. – 1/11/2021
- Participated in U.S. Chamber State of American Business Address. 1/12/2021
- Meeting with BCom to discuss Broadband Initiatives. – 1/21/2021
- Meeting with Center for Rural Affairs to discuss Broadband, and Microenterprise Tax Credit legislation. – 1/21/2021
- Participated in Nebraska Chamber Health Care Policy Council 2021 Bill Review Session. – 1/25/2021
- Participated in Nebraska Chamber Taxation Policy Council 2021 Bill Review Session. – 1/25/2021
- Participated in Nebraska Chamber Labor Relations Policy Council 2021 Bill Review Session. – 1/25/2021
- Participated in NEDA Legislative Committee Bill Review. – 1/25/2021
- Participated in Nebraska Chamber Small Business Policy Council 2021 Bill Review. – 1/26/2021
- Worked on testimony for LB74 and LB366. – 2/1/2021
- Attended Seward City Council meeting. – 2/2/2021
- Delivered written testimony in opposition to LB74 and in support of LB366 to the Unicameral Revenue Committee. – 2/8/2021
- Met with Senator Kolterman staff to introduce myself and to discuss new SCCDP Government Affairs program. – 2/8/2021
- Met with Congressman Fortenberry's District Director to catch up and discuss possible visit opportunities in Seward County. – 2/8/2021
- Started planning business community meeting with Congressman Fortenberry. – 2/10/2021
- Sent Business & Government Affairs Working Group request for review of COVID Liability Legislation and approval of testimony provisions. – 2/10/2021
- Finalized Government and Political Affairs Guidelines. – 2/10/2021

Quality Growth Study Activities:

- Meeting with BCom team to discuss study status. – 11/23/2020
- Virtual meeting/study presentation with Rebecca Johnson from BCom. – 12/3/2020

Seward County LAUNCH & ReVISION Activities:

- Education partner meeting planning with Jonathan. – 12/9/2020
- Meeting between SCC, ESU 6, and SCCDP to discuss resources and possible partnership opportunities. – 12/10/2020
- ReVISION meeting with Dr. Fields and Dr. Dominy with Seward Public Schools to discuss partnership opportunity. – 12/15/2020
- ReVISION meeting with Dr. Dominy to discuss next steps. – 12/22/2020
- Meeting with Harrison Helmer, new Development Assistant to discuss workforce development programs. – 12/29/2020
- Meeting with Seward High School Counselors and Dr. Dominy to discuss ReVISION partnership. – 1/4/2021
- Started working on ReVISION planning with Harrison. – 1/4/2021
- LAUNCH Meeting update with ESU6 and Seward County Public Schools. – 1/15/2021
- Received LAUNCH Program designs from intern. – 1/15/2021

- Finalized ReVISION contact business contact sheet. – 1/9/2021
- LAUNCH Design meeting with Leanne and Design Intern. – 2/8/2021
- Started working on contacting businesses for LAUNCH. – 2/10/2021
- Started working on LAUNCH “curriculum” for participants. – 2/19/2021

Administrative Assistant’s Report (Alexa Axthelm)

Meetings/Events Attended

- SCCDP Level 10 Meeting – (every Monday)
- Personnel and Board Policies Working Group Meeting – February 3rd

Activities

- Took minutes at working group meetings
- Update emails/contact information for various members
- Called potential new members and organized meetings
- Worked with team planning various events
- Printed and prepared Chamber Bucks orders
- Making calls to Chamber businesses to check in
- Making 2021 membership due calls
- Coding receipts and preparing them for Marla’s office
- Imputing payments into Chamber Master
- Answering office phone calls
- Helping visitors who come to the Civic Center
- Provide support to other team members through various errands and tasks
 - Mailing items at the post office
 - Getting signatures on documents
 - Delivering checks
 - Sending thank you notes
 - Checking the mail
 - Updating the calendar
- Make top 40 calls and scheduled meetings
- Volunteered with team at Food Net
- Helped train new staff member
- Helped prepare for SCCDP Audit
- Worked on board report
- Helped prepare the board packet

Development Assistant’s Report (Harrison Helmer)

Meetings/Events Attended:

- SCCDP meet the team Lunch – 1/4/21
- ReVISION Meeting with SPS Counselors and Dr. Dominy – 1/4/21
- Economic Development Project Meeting – 1/8/21
- LAUNCH Update Meeting with ESU #6 and Seward County Schools – 1/15/21
- Ackerman Precision Tool Visit – 2/2/21

- SCCDP Business Development Working Group Meeting – 2/4/21

Activities

- Received training on Administrative duties (ChamberMaster, Mail, Filing)
- Received Office keys and purchased Candy Canes for the Santa House
- Met with IT coordinator and set up work accounts
- Collaborated with Development Director on reVISION and LAUNCH programs
- Compiled/Organized a list of member businesses partners for reVISION and LAUNCH programs
- Assisted and Learned from Jonathan about Project Scale/Economic Development
- Assisted Jonathan with Demographics for Church Meeting
- Aided in the creation of a Brochure and Logo for LAUNCH program
- Sat in on my first Business Development meeting and kept notes
- Created some questions for LAUNCH Survey

Seward County Vision Statement 2035

Seward County is a pro-active and collaborative area with vibrant, welcoming, family-friendly, and safe communities, recognized for pillars of strength in agriculture, arts and culture, business, education, entrepreneurship, government, and healthcare.

We are a destination location for businesses, visitors and residents within the greater metropolitan area and an active partner in the region.

Our residents enjoy picturesque and diverse neighborhoods, viable main streets, outstanding recreational opportunities, active civic life, faith-based living, and quality housing and employment choices.

The private and public sectors are united and citizens are engaged for the betterment of all Seward Co.

We are guided by:

Integrity – We are open, honest and hold ourselves to the highest ethical standards.

Respect – We treat everyone with courtesy, equity, and fairness.

Leadership – We understand the importance of engaged leadership and that leadership must transition to ensure the vision continues for future generations.

Giving/Philanthropy – We are caring and generous. We encourage giving freely and helping those in need. We champion volunteerism for its powerful contribution to our area.

Planning – We acknowledge the importance of a shared vision and being intentional about planning for our future. We believe our collective efforts will be sustainable for the long-term betterment of all Seward County.

ORDINANCE NO. 2021-

AN ORDINANCE AUTHORIZING THE ISSUANCE OF SEWER REVENUE REFUNDING BONDS, SERIES 2021, OF THE CITY OF SEWARD, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED THREE MILLION TWO HUNDRED THOUSAND DOLLARS (\$3,200,000), FOR THE PURPOSE OF (A) REFUNDING ALL OR A PORTION OF \$50,000 OF OUTSTANDING SANITARY SEWER SYSTEM REVENUE BONDS, SERIES 2013 AND \$2,925,000 OF OUTSTANDING SANITARY SEWER SYSTEM REVENUE AND REFUNDING BONDS, SERIES 2016 AND (B) PAYING COSTS OF ISSUANCE OF SAID BONDS; PRESCRIBING THE FORM OF SAID BONDS; ENTERING INTO A CONTRACT WITH THE REGISTERED OWNERS OF SAID BONDS; PROVIDING FOR THE SALE OF SAID BONDS AND DESIGNATION OF CERTAIN TERMS; PROVIDING FOR THE REDEMPTION OF BONDS AND INDEBTEDNESS BEING REFUNDED; PROVIDING FOR THE APPLICATION OF THE PROCEEDS OF SAID BONDS; AUTHORIZING THE DELIVERY OF SAID BONDS TO THE PURCHASER AND PROVIDING FOR THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED by the Mayor and Council of the City of Seward, Nebraska (the “City”) as follows:

Section 1. The Mayor and Council of the City hereby find and determine that:

- (a) the City owns and operates a sanitary sewer system which constitutes a revenue producing facility and undertaking within the meaning of such term as set forth in Sections 18-1803 to 18-1805 R.R.S. Neb, 2012, as amended; that said sanitary sewer system, taken together with all additions and improvements thereto hereafter acquired or constructed are herein referred to as the “Sanitary Sewer System”;
- (b) that the City has previously issued and there are now outstanding the following issues of revenue bonds for which the revenues of the Sanitary Sewer System have been pledged:

Sanitary Sewer System Revenue Bonds, Series 2013, date of original issue – March 22, 2013, in the principal amount of \$50,000 of which there remain outstanding and unpaid bonds in the amount of \$50,000 (the “2013 Bonds”), all of which were authorized to be issued under the terms of Ordinance No. 2-13 as passed and approved by the Mayor and Council of the City on February 19, 2013 (the “2013 Ordinance”); and

Sanitary Sewer System Revenue and Refunding Bonds, Series 2016, date of original issue – August 12, 2016, in the principal amount of \$3,860,000, of which there remain outstanding and unpaid bonds in the amount of \$2,925,000 (the “2016 Bonds”), all of which were authorized to be issued under the terms of Ordinance No. 2016-4 as passed and approved by the Mayor and Council of the City on January 5, 2016 (the “2016 Ordinance”);

The 2013 Ordinance and the 2016 Ordinance are sometimes hereinafter referred to collectively as the “Prior Ordinances”, the 2013 Bonds and the 2016 Bonds which are called for redemption pursuant to Section 3 of this Ordinance are sometimes hereinafter referred to as the “Refunded Bonds” and that portion of the 2013 Bonds and the 2016 Bonds not called for redemption are sometimes hereinafter referred to as the “Prior Bonds”;

- (a) that the 2013 Bonds are subject to redemption at any time on or after March 22, 2018 and that the 2016 Bonds are subject to redemption at any time on or after August 12, 2021 at par plus accrued interest to the date fixed for redemption and are herein authorized to be irrevocably called for redemption in accordance with their call provisions on a date or dates to be determined (such date or dates referred to herein as the “Redemption Dates”); that the rates of interest available in the market have declined such that by taking up and paying off the Refunded Bonds through the issuance of refunding bonds as provided herein, a savings in the amount of yearly running interest will be made to the City;
- (b) that under the terms of the Prior Ordinances, bonds of equal lien with the Prior Bonds may be issued provided that certain revenues have been experienced by the Sanitary Sewer System for its most recent fiscal year; that the Authorized Officers (as defined herein) are hereby authorized to and shall certify prior to the issuance of the bonds authorized herein that said Net Revenues are not less than 1.25 times the average annual debt service requirements (as described in the Prior Ordinances) of the Prior Bonds and the bonds herein authorized; that said Prior Bonds and the Refunded Bonds represent the only outstanding indebtedness of the City for which the revenues of the Sanitary Sewer System have been pledged; that, upon the issuance of the bonds herein authorized, all payment requirements of said Refunded Bonds will be paid and satisfied; that all conditions required under the terms of the Prior Ordinances for the issuance of the bonds herein authorized as “additional bonds” of equal lien and standing with the Prior Bonds do exist and have happened; and
- (c) that for the purpose of making said redemption of the Refunded Bonds on the Redemption Dates, providing for necessary reserve funds and paying costs of issuance of the 2021 Bonds, it is in the best interest of the City to issue revenue refunding bonds of the City in the principal amount of not to exceed \$3,200,000;
- (d) that all conditions, acts and things required to exist or to be done precedent to the issuance of Sewer Revenue Refunding Bonds of the City of Seward, Nebraska, in the principal amount of not to exceed Three Million Two Hundred Thousand Dollars (\$3,200,000) pursuant to Sections 18-1803 to 18-1805, R.R.S. Neb. 2012, do exist and have been done as required by law.

Section 2. In addition to the definitions provided in parentheses elsewhere in this Ordinance, the following definitions of terms shall apply, unless the context shall clearly indicate otherwise:

(a) the term “revenues” shall mean all of the rates, rentals, fees and charges, earnings and other monies, including investment income, from any source derived by the City through its ownership and operation of the Sanitary Sewer System.

(b) the term “Additional Bonds” shall mean any and all bonds hereafter issued by the City pursuant to the terms of this Ordinance which are equal in lien to the Prior Bonds, including all such bonds issued pursuant to Section 12 and refunding bonds issued pursuant to Section 13.

(c) the term “Average Annual Debt Service Requirements” shall mean that number computed by adding all of the principal and interest due when computed to the absolute maturity of the bonds for which such computation is required and dividing by the number of years remaining that the longest bond of any issue for which such computation is required had to run to maturity. In making such computation, the

principal of any bonds for which mandatory redemptions are scheduled shall be treated as maturing in accordance with such schedule of mandatory redemptions.

(d) the term “Deposit Securities” shall mean obligations of the United States of America, direct or unconditionally guaranteed, including any such obligations issued in book entry form.

(e) the term “Net Revenues” shall mean the revenues derived by the City from the ownership or operation of the Sanitary Sewer System, including investment income, but not including any income from the sale or other disposition of any property belonging to or forming a part of the Sanitary Sewer System, less the ordinary expenses for operating and maintaining the Sanitary Sewer System payable from the Operation and Maintenance Account described in Section 10 of this Ordinance. Operation and Maintenance expenses for purposes of determining the “Net Revenues” shall not include depreciation, amortization of financing expenses or interest on any bonds or other indebtedness. Net Revenues for all purposes of this Ordinance shall be shown by an audit for the fiscal year in question as conducted by an independent certified public accountant or firm of such accountants.

(f) the term “Paying Agent and Registrar” shall mean a bank or trust company, as appointed to act as paying agent and registrar for the Series 2021 Bonds pursuant to the Designation, or any successor thereto.

Section 3. To provide for the refunding of the Refunded Bonds and pay for necessary reserve funds and costs of issuance hereof, there shall be and there are hereby ordered issued Sewer Revenue Refunding Bonds, Series 2021, of the City of Seward, Nebraska, in the principal amount of not to exceed Three Million Two Hundred Thousand Dollars (\$3,200,000) (the “2021 Bonds”). The 2021 Bonds or any portion thereof are hereby authorized to be sold pursuant to a negotiated sale with D.A. Davidson & Co., as initial purchaser (the “Underwriter”). In connection with such sale, the Mayor, City Administrator or City Clerk-Treasurer (each, an “Authorized Officer”) are hereby authorized to specify, determine, designate, establish and appoint, as the case may be, in one or more written designations which may be included in a bond purchase agreement (each, a “Designation”), (i) the aggregate purchase price of the Bonds and the underwriting discount which shall not exceed 1.250% of the aggregate stated principal amount thereof, (ii) the form and contents of any bond purchase agreement in connection with such sale, (iii) the title (including series designation), dated date, aggregate principal amount (including the aggregate principal amounts of serial Bonds and term Bonds, if any), which aggregate stated principal amount shall not exceed \$3,200,000, and the final maturity date, which shall not be later than December 31, 2032, (iv) the principal amounts maturing in each year, (v) the rate or rates of interest to be borne by each principal maturity, provided that present value savings results from refunding the Refunded Bonds, (vi) the principal payment dates and interest payment dates, (vii) whether the Bonds will be subject to redemption prior to their stated maturity, and if subject to such optional redemption, the provisions governing such redemption, including a redemption price not to exceed 104% of the principal amount then being redeemed plus accrued interest to the date of redemption, (viii) the amount and due date of each sinking fund installment for any of the Bonds issued as term Bonds, (ix) the designation of the Paying Agent and Registrar and the form and content of any agreement between the City and such entity and (x) all other terms and provisions of the Bonds not otherwise specified or fixed by this Ordinance.

The Authorized Officers, or each individually, are hereby authorized to irrevocably call any or all of the 2013 Bonds and the 2016 Bonds (as called for redemption, the “Refunded Bonds”) for redemption on such date or dates he or she determines appropriate, which date or dates shall be the Redemption Dates hereunder. The Authorized Officers, or each individually, are hereby authorized to designate, approve,

execute and deliver, as the case may be (i) the form, content, terms and provisions of any published and/or mailed notice of redemption with respect to the payment and redemption of the Refunded Bonds, (ii) an Escrow Agent, (iii) the form, content, terms and provisions of an Escrow Agreement with the Escrow Agent for the purpose of providing for the deposit in trust with the Escrow Agent a portion of the net proceeds of the Bonds, the investment of such net proceeds pending their application, the application of such proceeds and any investment income to the payment of all of the principal of and interest on the Refunded Bonds maturing on or before the Redemption Date and the application of the balance of such proceeds and any investment income thereof to the redemption and retirement of the Refunded Bonds on the Redemption Dates.

The 2021 Bonds shall be issued in fully registered form in the denomination of \$5,000 or any integral multiple thereof. The date of original issue for the 2021 Bonds shall be Date of Delivery. Interest on the 2021 Bonds, at the respective rates for each maturity, shall be payable as determined in the Designation (each an "Interest Payment Date"), and the 2021 Bonds shall bear such interest from the date of original issue or the most recent Interest Payment Date, whichever is later. The interest due on each Interest Payment Date shall be payable to the registered owners of record as of the fifteenth day immediately preceding the Interest Payment Date (the "Record Date"), subject to the provision of Section 5 hereof. The 2021 Bonds shall be numbered from 1 upwards in the order of their issuance. No 2021 Bond shall be issued originally or upon transfer or partial redemption having more than one principal maturity. The initial bond numbering and principal amounts for each of the 2021 Bonds issued shall be as directed by the Underwriter. Payments of interest due on the 2021 Bonds prior to maturity or earlier redemption shall be made by the Paying Agent and Registrar, as designated pursuant to Section 4 hereof, by mailing a check or draft in the amount due for such interest on each Interest Payment Date, to such owner's registered address as shown on the books of registration as required to be maintained in Section 4 hereof. Payments of principal due at maturity or at any date fixed for redemption prior to maturity, together with any unpaid interest accrued thereon, shall be made by the Paying Agent and Registrar upon presentation and surrender of the 2021 Bonds to said Paying Agent and Registrar. The City and said Paying Agent and Registrar may treat the registered owner of any 2021 Bond as the absolute owner of such bond for the purpose of making payments thereon and for all other purposes and neither the City nor the Paying Agent and Registrar shall be affected by any notice or knowledge to the contrary, whether such bond or any installment of interest due thereon shall be overdue or not. All payments on account of interest or principal made to the registered owner of any 2021 Bond in accordance with the terms of this Ordinance shall be valid and effectual and shall be a discharge of the City and said Paying Agent and Registrar, in respect of the liability upon the 2021 Bonds or claims for interest to the extent of the sum or sums so paid.

Section 4. The Paying Agent and Registrar designated pursuant to the Designation shall serve in such capacities under the terms of an agreement entitled "Paying Agent and Registrar's Agreement" between the City and said Paying Agent and Registrar, in a form approved by an Authorized Officer. The Paying Agent and Registrar shall keep and maintain for the City books for the registration and transfer of the 2021 Bonds at its office. The names and registered addresses of registered owner or owners of the 2021 Bonds shall at all times be recorded in such books. Any 2021 Bond may be transferred pursuant to its provisions at the office of said Paying Agent and Registrar by surrender of such bond for cancellation, accompanied by a written instrument of transfer, in form satisfactory to said Paying Agent and Registrar, duly executed by the registered owner in person or by such owner's duly authorized agent, and thereupon the Paying Agent and Registrar on behalf of the City will deliver at its office (or send by registered mail to the transferee owner or owners thereof at such transferee owner's or owners' risk and expense), registered in the name of such transferee owner or owners, a new 2021 Bond or 2021 Bonds of the same interest rate, aggregate principal amount and maturity. To the extent of the denominations authorized for the 2021 Bonds by this ordinance, one such bond may be transferred for several such bonds of the same interest rate and maturity, and for a like aggregate principal amount, and

several such bonds may be transferred for one or several such bonds, respectively, of the same interest rate and maturity and for a like aggregate principal amount. In every case of transfer of a 2021 Bond, the surrendered 2021 Bond shall be canceled and destroyed. All Bonds issued upon transfer of the 2021 Bonds so surrendered shall be valid obligations of the City evidencing the same obligation as the 2021 Bonds surrendered and shall be entitled to all the benefits and protection of this ordinance to the same extent as the 2021 Bonds upon transfer of which they were delivered. The City as said Paying Agent and Registrar shall not be required to transfer any 2021 Bond during any period from any Record Date until its immediately following Interest Payment Date or to transfer any 2021 Bond called for redemption for a period of 30 days next preceding the date fixed for redemption.

Section 5. In the event that payments of interest due on the 2021 Bonds on an Interest Payment Date are not timely made, such interest shall cease to be payable to the registered owners as of the Record Date for such Interest Payment Date and shall be payable to the registered owners of the 2021 Bonds as of a special date of record for payment of such defaulted interest as shall be designated by the Paying Agent and Registrar whenever monies for the purpose of paying such defaulted interest become available.

Section 6. In addition to any mandatory sinking fund redemptions as may be provided for as set out in Section 3 of this Ordinance, the 2021 Bonds shall be subject to redemption at the option of the City, in whole or in part, prior to maturity at any time on or after such date as may be provided in the Designation, at par plus accrued interest on the principal amount redeemed to the date fixed for redemption. The City may select the 2021 Bonds to be redeemed in its sole discretion but the 2021 Bonds shall be redeemed only in the amounts of \$5,000 or integral multiples thereof. 2021 Bonds redeemed in part only shall be surrendered to said Paying Agent and Registrar in exchange for a new 2021 Bond or 2021 Bonds evidencing the unredeemed principal thereof. Notice of redemption of any 2021 Bond called for redemption shall be given at the direction of the City by said Paying Agent and Registrar by mail not less than 30 days prior to the date fixed for redemption, first class, postage prepaid, sent to the registered owner of such 2021 Bond at said owner's registered address. Such notice shall designate the 2021 Bond or 2021 Bonds to be redeemed by maturity or otherwise, the date of original issue and the date fixed for redemption and shall state that such 2021 Bond or 2021 Bonds are to be presented for prepayment at the office of said Paying Agent and Registrar. In case of any 2021 Bond being partially redeemed, such notice shall specify the portion of the principal amount of such 2021 Bond to be redeemed. No defect in the mailing of notice for any 2021 Bond shall affect the sufficiency of the proceedings of the City designating the 2021 Bonds called for redemption or the effectiveness of such call for 2021 Bonds of which notice by mail has been properly given and the City shall have the right to further direct notice of redemption for any such bond for which defective notice has been given.

Section 7. If the date for payment of the principal or interest on the 2021 Bonds shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent and Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which such banking institutions are authorized to close, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

Section 8. The 2021 Bonds shall be in substantially the following form:

**UNITED STATES OF AMERICA
STATE OF NEBRASKA
COUNTY OF SEWARD**

**SEWER REVENUE REFUNDING BOND, SERIES 2021
OF THE CITY OF SEWARD, NEBRASKA**

No. R-__ \$ _____

<u>Interest Rate</u> %	<u>Maturity Date</u> _____	<u>Date of Original Issue</u> _____, 2021	<u>CUSIP</u> _____
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Registered Owner: Cede & Co.
13-2555119

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Seward, in the County of Seward, in the State of Nebraska, hereby acknowledges itself to owe and for value received promises to pay, but only from the special sources herein described, to the registered owner specified above, or registered assigns, the principal amount specified above in lawful money of the United States of America on the date of maturity specified above with interest thereon to maturity (or earlier redemption) from the date of original issuer most recent Interest Payment Date, whichever is later, at the rate per annum specified above, payable semi-annually on _____ and _____ of each year (each an "Interest Payment Date"), commencing _____, 20___. Said interest shall be computed on the basis of a 360-day year consisting of twelve 30-day months. The principal of this bond is payable upon presentation and surrender of the bond at the office of _____, the Paying Agent and Registrar, in _____, Nebraska. Interest on this bond will be paid on each Interest Payment Date by a check or draft mailed by the Paying Agent and Registrar to the registered owner of this bond, as shown on the books of record maintained by the Paying Agent and Registrar, on the fifteenth day immediately preceding the Interest Payment Date, to such owner's address as shown on such books and records. Any interest not so timely paid shall cease to be payable to the person entitled thereto as of the record date such interest was payable, as shall be payable to the person who is the registered owner of this bond (or of one or more predecessor bonds hereto) on such special record date for payment of such defaulted interest as shall be fixed by the Paying Agent and Registrar whenever monies for such purpose become available.

This bond is one of an issue of fully registered bonds of the total principal amount of _____ Thousand Dollars (\$_____) of even date and like tenor except as to date of maturity, rate of interest and denomination which were issued by the City for the purpose of refunding all or a portion of (a) the City's outstanding Sanitary Sewer System Revenue Bonds, Series 2013, date of original issue - March 22, 2013 (b) the City's outstanding Sanitary Sewer System Revenue and Refunding Bonds, Series 2016, date of original issue - August 12, 2016 and (c) paying costs of issuance of the Bonds, duly authorized by ordinance legally passed, approved and published and by proceedings duly had by the Mayor and Council of said City.

Any or all of the bonds of said issue maturing on or after _____, 20__, are subject to redemption at the option of the City, in whole or in part, at any time on or after _____, 20__, at par plus interest accrued thereon to the date fixed for redemption. Notice of redemption shall be given by mail to the registered owner of any bond to be redeemed in the manner specified in the ordinance authorizing said issue of bonds. Individual bonds may be redeemed in part only in the amount of \$5,000 or integral multiples thereof.

This bond is transferable by the registered owner or such owner's attorney duly authorized in writing at the principal corporate trust office of the Paying Agent and Registrar upon surrender and cancellation of this bond, and thereupon a new bond or bonds of the same aggregate principal amount, interest rate and maturity will be issued to the transferee as provided in the ordinance authorizing said issue of bonds, subject to the limitations therein prescribed. The City, the Paying Agent and Registrar or any other person may treat the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment due thereunder and for all other purposes and shall not be affected by any notice to the contrary, whether this bond be overdue or not.

If the date for payment of the principal or interest on this bond shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent and Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or a day on which such banking institutions are authorized to close, and payment on such date shall have the same force and effect as if made on the nominal date of payment.

The revenue and earnings of the sanitary sewer system of the City, including all improvements and additions thereto hereafter constructed or acquired (the "Sanitary Sewer System"), have been pledged and hypothecated for the payment of this bond and the other bonds of this issue, for the payment of the City's outstanding Sanitary Sewer System Revenue Bonds, Series 2013, presently outstanding in the principal amount of \$50,000 (the "2013 Bonds"), for the payment of the City's outstanding Sanitary Sewer System Revenue And Refunding Bonds, Series 2016, presently outstanding in the principal amount of \$2,925,000 (the "2016 Bonds"), and for the payment of any additional bonds of equal priority issued in accordance with the ordinance authorizing the bonds of this issue. The bonds of this issue are a lien only upon said revenues and earnings and are not general obligations of the City of Seward, Nebraska.

The ordinance authorizing the issuance of this bond and the other bonds of this issue sets forth the covenants and obligations of the City with respect to the Sanitary Sewer System and the application of the revenues to be derived therefrom, which revenues are by the terms of said ordinance to be deposited in the "Seward Sanitary Sewer Fund" and disbursed to make payments of principal and interest on the bonds of the issue, the 2013 Bonds, the 2016 Bonds, and make other payments as specified in said ordinance. Said ordinance designates the terms and condition on which additional bonds of equal lien to the bonds of this issue, the 2013 Bonds and the 2016 Bonds may be issued. Said ordinance also designates the terms and conditions on which this bond shall cease to be entitled to any lien, benefit or security under such ordinance and all covenants, agreements and obligations of the City under such ordinance may be discharged and satisfied at or prior to the maturity or redemption of this bond if moneys or certain specified securities shall have been deposited with the Paying Agent and Registrar or a designated trustee. The City also reserves the right to issue bonds junior in lien to the bonds of this issue the principal and interest of which shall be payable from monies in the "Surplus Account" of the Seward Sanitary Sewer Fund as designated in said ordinance.

AS PROVIDED IN THE ORDINANCE REFERRED TO HEREIN, UNTIL THE TERMINATION OF THE SYSTEM OF BOOK-ENTRY-ONLY TRANSFERS THROUGH THE DEPOSITORY TRUST COMPANY, NEW YORK, NEW YORK (TOGETHER WITH ANY SUCCESSOR SECURITIES DEPOSITORY APPOINTED PURSUANT TO THE ORDINANCE, "DTC"), AND NOTWITHSTANDING ANY OTHER PROVISIONS OF THE ORDINANCE TO THE CONTRARY, A PORTION OF THE PRINCIPAL AMOUNT OF THIS BOND MAY BE PAID OR REDEEMED WITHOUT SURRENDER HEREOF TO THE REGISTRAR. DTC OR A NOMINEE, TRANSFEREE OR ASSIGNEE OF DTC OF THIS BOND MAY NOT RELY UPON THE PRINCIPAL AMOUNT INDICATED HEREON AS THE PRINCIPAL AMOUNT HEREOF AND THE PRINCIPAL

AMOUNT HEREOF OUTSTANDING AND UNPAID SHALL FOR ALL PURPOSES BE THE AMOUNT DETERMINED IN THE MANNER PROVIDED IN THE ORDINANCE.

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED OFFICE OF DTC (A) TO THE REGISTRAR FOR REGISTRATION OF TRANSFER OR EXCHANGE OR (B) TO THE REGISTRAR FOR PAYMENT OF PRINCIPAL, AND ANY BOND ISSUED IN REPLACEMENT HEREOF OR SUBSTITUTION HEREOF IS REGISTERED IN THE NAME OF DTC AND ANY PAYMENT IS MADE TO DTC OR ITS NOMINEE, ANY TRANSFER PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSONS IS WRONGFUL BECAUSE ONLY THE REGISTERED OWNER HEREOF, DTC OR ITS NOMINEE, HAS AN INTEREST HEREIN.

IT IS HEREBY CERTIFIED AND WARRANTED that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this bond did exist, did happen and were done and performed in regular and due form and time as required by law and that the indebtedness of said City, including this bond and the indebtedness refunded hereby, does not now and did not at the time of the incurring of said indebtedness, exceed any limitation imposed by law.

This bond shall not be valid and binding on the City until authenticated by the Paying Agent and Registrar.

IN WITNESS WHEREOF, the Mayor and Council of the City of Seward, Nebraska, have caused this bond to be executed on behalf of the City with the facsimile signatures of the Mayor and the City Clerk and by causing the official seal of the City to be imprinted hereon, all as of the date or original issue specified above.

CITY OF SEWARD, NEBRASKA

Mayor

ATTEST:

_____ [SEAL]
City Clerk

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds authorized by ordinance passed and approved by the Mayor and Council of the City of Seward, Nebraska as described in said bond.

_____, _____

By: _____
Authorized Officer

(FORM OF ASSIGNMENT)

For value received _____
hereby sells, assigns and transfers unto _____
_____ the within bond and hereby irrevocably constitutes and appoints

_____,
Attorney, to transfer the same on the books of registration in the office of the within mentioned Paying
Agent and Registrar with full power of substitution in the premises.

DATE: _____

Registered Owner

Registered Owner

Witness: _____

Note: The signature of this assignment must correspond with the name as written on the face of
the within bond in every particular, without alteration, enlargement, or any change whatsoever.

Section 9. Each of the 2021 Bonds shall be executed on behalf of the City with the facsimile signatures of the Mayor and the City Clerk and shall have imprinted thereon the City's seal. The 2021 Bonds shall be issued initially as "book-entry-only" bonds using the services of The Depository Trust Company ("DTC"), with one typewritten bond certificate per maturity being issued to DTC. In such connection said officers are authorized to execute and deliver a Letter of Representations (including any blanket letter previously executed and delivered by the City) in the form required by DTC, for and on behalf of the City, which shall thereafter govern matters with respect to registration, transfer, payment and redemption of the 2021 Bonds. Upon the issuance of the 2021 Bonds as "book-entry-only" bonds, the following provisions shall apply:

(a) The City and the Paying Agent and Registrar shall have nor responsibility or obligation to any broker-dealer, bank or other financial institution for which the Depository holds 2021 Bonds as securities depository (each, a "Bond Participant") or to any person who is an actual purchaser of a 2021 Bond from a Bond Participant while the 2021 Bonds are in book-entry form (each, a "Beneficial Owner") with respect to the following:

(i) the accuracy of the records of the Depository, any nominees of the Depository or any Bond Participant with respect to any ownership interest in the 2021 Bonds,

(ii) the delivery to any Bond Participant, any Beneficial Owner or any other person, other than the Depository, of any notice with respect to the 2021 Bonds, including any notice of redemption, or

(iii) the payment to any Bond Participant, any Beneficial Owner or any other person, other than the Depository, or any amount with respect to the 2021 Bonds. The Paying Agent and Registrar shall make payments with respect to the 2021 Bonds only to or upon the order of the Depository or its nominee, and all such payments shall be valid and effective fully to satisfy and discharge the obligations with respect to such bonds to the extent of the sum or sums so paid. No person other than the Depository shall receive an authenticated 2021 Bond.

(b) Upon receipt by the Paying Agent and Registrar of written notice from the Depository to the effect that the Depository is unable or unwilling to discharge its responsibilities, the Paying Agent and Registrar shall issue, transfer and exchange 2021 Bonds requested by the Depository in appropriate amounts. Whenever the Depository requests the Paying Agent and Registrar to do so, the Paying Agent and Registrar will cooperate with the Depository in taking appropriate action after reasonable notice (i) to arrange, with the prior written consent of the City, for a substitute depository willing and able upon reasonable and customary terms to maintain custody of the 2021 Bonds or (ii) to make available 2021 Bonds registered in whatever name or names the Beneficial Owners transferring or exchanging such 2021 Bonds shall designate.

(c) If the City determines that it is desirable that certificates representing the 2021 Bonds be delivered to the Bond Participants and/or Beneficial Owners of the 2021 Bonds and so notifies the Paying Agent and Registrar in writing, the Paying Agent and Registrar shall so notify the Depository, whereupon the Depository will notify the Bond Participants of the availability through the Depository of bond certificates representing the 2021 Bonds. In such event, the Paying Agent and Registrar shall issue, transfer and

exchange bond certificates representing the 2021 Bonds as requested by the Depository in appropriate amounts and in authorized denominations.

(d) Notwithstanding any other provision of this ordinance to the contrary, so long as any 2021 Bond is registered in the name of the Depository or any nominee thereof, all payments with respect to such 2021 Bond and all notices with respect to such 2021 Bond shall be made a given, respectively, to the Depository as provided in the Letter of Representations.

(e) Registered ownership of the 2021 Bonds may be transferred on the books of registration maintained by the Paying Agent and Registrar, and the 2021 Bonds may be delivered in physical form to the following:

(i) any successor securities depository or its nominee:

(ii) any person upon (a) the resignation of the Depository from its functions as depository or (b) termination of the use of the Depository pursuant to this Section.

(f) In the event of any partial redemption of a 2021 Bond unless and until such partially redeemed 2021 Bond has been replaced in accordance with the provisions of this ordinance, the books and records of the Paying Agent and Registrar shall govern and establish the principal amount of such 2021 Bond as is then outstanding and all of the 2021 Bonds issued to the Depository or its nominee shall contain a legend to such effect.

If for any reason the Depository resigns and is not replaced, the City shall immediately provide a supply of printed bond certificates for issuance upon the transfers from the Depository and subsequent transfers or in the event of partial redemption. In the event that such supply of certificates shall be insufficient to meet the requirements of the Paying Agent and Registrar for issuance of replacement 2021 Bonds upon transfer or partial redemption, the City agrees to order printed an additional supply of certificates and to direct their execution by manual or facsimile signature of its then duly qualified and acting Mayor and City Clerk of such City. In case any officer whose signature or facsimile thereof shall appear on any 2021 Bond shall cease to be such officer before the delivery of such 2021 Bond (including any bond certificates delivered to the Paying Agent and Registrar for issuance upon transfer or partial redemption), such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if such officer or officers had remained in office until the delivery of such 2021 Bond. The 2021 Bonds shall not be valid and binding on the City until authenticated by the Paying Agent and Registrar. The 2021 Bonds shall be delivered to the Paying Agent and Registrar for registration and authentication. Upon execution, registration and authentication of the 2021 Bonds, they shall be delivered to the City Treasurer, who is authorized to deliver them to the Underwriter upon receipt of the total stated principal amount of the 2021 Bonds, plus accrued interest thereon to date of payment for the 2021 Bonds, less Underwriter's discount in an amount determined in the Designation. The Underwriter shall have the right to direct the registration of the 2021 Bonds and the denominations thereof within each maturity, subject to the restrictions of this Ordinance. The City Clerk, acting on behalf of the City, shall make and certify a transcript of the proceedings of the governing body with respect to the 2021 Bonds, a copy of which shall be delivered to the Underwriter. The Underwriter and its agents, representatives and counsel (including the City's bond counsel) are hereby authorized to take such actions on behalf of the City as are necessary to effectuate the closing of the issuance and sale of the 2021 Bonds, including, without limitation, authorizing the release of the 2021 Bonds by the Depository at closing. The Authorized Officers, or each individually, are hereby authorized to execute and deliver the Bond Purchase Agreement, in the form deemed appropriate by such Authorized Officers, for and on behalf of the City and are further authorized

to do any and all things necessary and appropriate in connection with the issuance of the 2021 Bonds and the redemption of the Refunded Bonds.

Section 10. The revenues and earnings of the Sanitary Sewer System are hereby pledged and hypothecated for the payment of the Prior Bonds, the 2021 Bonds and any Additional Bonds as authorized by this Ordinance and interest on such Prior Bonds, the 2021 Bonds and any such Additional Bonds, and the City does hereby agree with the holders of said Prior Bonds, the 2021 Bonds and Additional Bonds as follows:

(a) SEWARD SANITARY SEWER FUND - The entire gross revenues and income derived from the operation of the Sanitary Sewer System shall be set aside as collected and deposited in a separate fund which has been previously ordered established (and which is hereby confirmed) designated as the "Seward Sanitary Sewer Fund." For purposes of allocating the monies in the Seward Sanitary Sewer Fund, the City shall maintain the following accounts (as previously established and by the terms of this ordinance hereby confirmed or directed to be established): (1) Operation and Maintenance Account; (2) Bond Payment Account; (3) reserve accounts established under the Prior Ordinances and the 2021 Debt Service Reserve Account and (4) Surplus Account.

(b) OPERATION AND MAINTENANCE ACCOUNT – Out of the Seward Sanitary Sewer Fund there shall be monthly credited into the Operation and Maintenance Account such amounts as the City shall from time to time determine to be necessary to pay the reasonable and necessary expenses of operating and maintaining the Sanitary Sewer System, and the City may withdraw funds credited to the Operation and Maintenance Account as necessary from time to time to pay such expenses.

(c) BOND PAYMENT ACCOUNT - Out of the Seward Sanitary Sewer Fund there shall be deposited monthly on or before the first day of each month, as described below, to the Bond Payment Account the following amounts (or such other amounts on such other dates as may be determined in the Designation):

(1) Beginning on the first day of the month immediately following the month in which the 2021 Bonds are issued and continuing the first day of each month thereafter so long as any of the 2021 Bonds herein authorized remain outstanding and unpaid, an amount not less than the amount which, if the same amount were deposited each month, would be sufficient to pay the interest becoming due on the 2021 Bonds on the next succeeding Interest Payment Date.

(2) Beginning on the first day of the month twelve months preceding the month in which the first principal payment is due and continuing the first day of each month thereafter so long as any of the 2021 Bonds herein authorized remain outstanding and unpaid, an amount equal to 1/12th of the next maturing principal payment for the 2021 Bonds.

(3) During the periods and in the amounts specified for the Prior Bonds in the Prior Ordinances.

The City Treasurer is hereby authorized and directed, without further authorization, to withdraw monies credited to the Bond Payment Account, or if the monies in such Account are insufficient, then from the 2021 Debt Service Reserve Account for the 2021 Bonds (or reserve accounts established under the Prior Ordinances for the appropriate series of Prior Bonds, or the appropriate debt service reserve account in the case of each issue of Additional Bonds) and next from the Surplus Account, an amount sufficient to pay, when due, the principal of and interest on the 2021 Bonds, the Prior Bonds and any Additional Bonds and to transfer such amounts to the Paying Agent and Registrar (or other paying agent for the Prior Bonds or Additional Bonds) at least five (5) days before each principal and interest payment date. Upon the issuance of any Additional Bonds pursuant to this ordinance appropriate additional credits to the Bond Payment Account shall be provided for sufficient to pay principal and interest on said Additional Bonds.

(d) 2021 DEBT SERVICE RESERVE ACCOUNT –Concurrently with the issuance of the 2021 Bonds (or in such other manner as may be determined in the Designation), the City agrees that it shall deposit to the 2021 Reserve Account from funds on hand or proceeds of the 2021 Bonds a sum determined in the Designation (which may be \$0.00) not greater than the least of (a) 10 percent of the stated principal amount of the original principal amount of the 2021 Bonds; (b) 125% of the average annual principal and interest requirements of the 2021 Bonds; or (c) the maximum annual principal and interest requirements of the 2021 Bonds, (the “Required Balance”). Such Required Balance shall be the amount required to be maintained as the required balance in said account, so long as the 2021 Bonds remain outstanding. Monies credited to the 2021 Debt Service Reserve Account may be withdrawn, as needed to provide funds to pay, when due, the principal and interest on the 2021 Bonds issued pursuant to this Ordinance, if the Bond Payment Account contains insufficient funds for that purpose, and the City Treasurer is hereby authorized and directed to make such withdrawal if and when needed. In the event of withdrawal from or deficiency in the 2021 Debt Service Reserve Account and/or reserve accounts created pursuant to the Prior Ordinances, monies available to be credited to restore such reserves shall be allocated between such reserve accounts pro rata in accordance with the respective outstanding principal amounts of the Prior Bonds and the 2021 Bonds. Upon the issuance of any Additional Bonds a separate debt service reserve account shall be established (in such amount as the Mayor and Council shall determine appropriate, including no such reserve, if deemed appropriate) and any such separate debt service reserve account shall have the right to share, in the event of drawings upon the 2021 Debt Service Reserve Account and/or reserve accounts set up for the Prior Bonds pursuant to the Prior Ordinances and such reserve account for Additional Bonds, in revenues available in the Seward Sanitary Sewer Fund upon a pro rata basis in accordance with the respective outstanding principal amounts of each such issue. Anything in this Subsection 10(d) to the contrary notwithstanding, the amount required to be maintained in the 2021 Debt Service Reserve Account with respect to the 2021 Bonds, in the reserve accounts created for the Prior Bonds pursuant to the Prior Ordinances or in any debt service reserve account for any issue of Additional Bonds shall not be required to exceed at any time the maximum amount permitted to be invested without yield restriction under Section 103(b) and 148 of the Internal Revenue Code of 1986, as amended, and applicable regulations of the United States Treasury Department.

(e) SURPLUS ACCOUNT - Monies in the Seward Sanitary Sewer Fund remaining after the credits required in the foregoing Subsections 10(b), 10(c), and 10(d) shall be credited to the Surplus Account. Monies in the Surplus Account may be used to make

up any deficiencies in the preceding Accounts, to retire any of the Prior Bonds, the 2021 Bonds or any Additional Bonds prior to their maturity, to pay principal of and interest on any junior lien indebtedness incurred with respect to the Sanitary Sewer System, to provide for replacements or improvements for the Sanitary Sewer System or to provide for any other lawful purposes of the City as determined upon by the Mayor and City Council.

The provisions of this section shall require the City to maintain a set of books and records in accordance with such accounting methods and procedures as are generally applicable to municipal utility enterprises, which books and records shall show credits to and expenditures from the several accounts required by this Section. Monies credited to the Seward Sanitary Sewer Fund or any of the Accounts therein as established by this Ordinance and the Prior Ordinances shall be deposited or invested separate and apart from other City funds. Except as specified below for the 2021 Debt Service Reserve Account, the reserve accounts created for the Prior Bonds pursuant to the Prior Ordinances and any reserve account for Additional Bonds, the City shall not be required to establish separate bank or investment accounts for the Accounts described in Subsections 10(b), 10(c), 10(d) and 10(e). Monies credited to the 2021 Debt Service Reserve Account or any reserve account for Additional Bonds (unless otherwise directed in their authorizing ordinance) shall, if maintained in a demand or time deposit account, be kept in a separate account and not commingled with other Sanitary Sewer System funds or accounts. If invested, monies credited to the 2021 Debt Service Reserve Account or any reserve account established for Additional Bonds may be commingled with other Sanitary Sewer System funds or accounts so long as the City maintains books and records clearly identifying the specific investments, or portions thereof, which belong to the 2021 Debt Service Reserve Account or reserve account for Additional Bonds. The terms of the Prior Ordinances shall continue to govern the investment of amounts in the debt service reserve accounts for the Prior Bonds.

Monies in any of the accounts except the 2021 Debt Service Reserve Account may be invested in investments permissible for a city of the first class. Monies in the 2021 Debt Service Reserve Account shall be invested in Deposit Securities. Monies invested from the 2021 Debt Service Reserve account shall be invested to mature in not more than five years. Investments held for the 2021 Debt Service Reserve Account will be valued at cost for purposes of determining compliance with the requirements of this Ordinance as to the amount required to be maintained in the 2021 Debt Service Reserve Account. Investment limitations and procedures for any debt service reserve account for Additional Bonds shall be established in the ordinance authorizing their issuance. Income from or profit realized from investments for any Account shall be credited to such Account until such Account contains any amount then required to be therein, and thereafter such income or profit shall be transferred to the Seward Sanitary Sewer Fund and treated as other revenues from the operation of the Sanitary Sewer System.

The pledge and hypothecation provided for the Prior Bonds, the 2021 Bonds and any Additional Bonds in this ordinance is intended to and shall provide for a first and prior pledge or lien upon and security interest in the revenues of the Sanitary Sewer System superior to any pledge, lien or security interest made or given with respect to any other indebtedness of the City as to its Sanitary Sewer System and is intended as a full exercise of the powers of the City provided for in Sections 18-1803 to 18-1805, R.R.S. Neb. 2012, as now or hereafter amended, with respect to the City's Sanitary Sewer System and the revenues and earnings thereof.

Section 11. So long as any of the Prior Bonds, the 2021 Bonds and any Additional Bonds issued pursuant to this ordinance shall remain outstanding and unpaid, the City covenants and agrees to establish, revise from time to time as necessary and collect such rates and charges for the sewer service furnished from the Sanitary Sewer System adequate to produce revenues and earnings sufficient at all times:

(a) to provide funds to pay, when due, the principal of and interest on the Prior Bonds, the 2021 Bonds and any Additional Bonds issued pursuant to the provisions of this Ordinance;

(b) to pay all proper and necessary costs of operation and maintenance of the Sanitary Sewer System and to pay for the necessary and proper repairs, replacements, enlargements, extensions, and improvements to the Sanitary Sewer System;

(c) to provide funds sufficient to make the credits into the accounts and at the times and in the amounts required by Section 10 of this ordinance and under the terms of the Prior Ordinances; and

(d) to maintain Net Revenues in each fiscal year adopted by the City for the Sanitary Sewer System in an amount not less than 1.25 times the total amount of principal paid or payable (exclusive of any principal redeemed prior to maturity other than principal redeemed in accordance with any scheduled or mandatory redemption) and interest falling due during such fiscal year on the Prior Bonds, the 2021 Bonds and any Additional Bonds.

Section 12. To provide funds for any purpose related to the Sanitary Sewer System, the City may issue Additional Bonds, except for Additional Bonds issued for refunding purposes which are governed by Section 13 of this Ordinance, payable from the revenues of the Sanitary Sewer System having equal priority and on a parity with the Prior Bonds, the 2021 Bonds and any Additional Bonds then outstanding, only upon compliance with the following conditions:

(a) Such Additional Bonds shall be issued only pursuant to an ordinance which shall provide for an increase in the monthly deposits into the Bond Payment Account in amounts sufficient to pay, when due, the principal of and interest on the Prior Bonds, the 2021 Bonds, any Additional Bonds then outstanding and such Additional Bonds and for any monthly credits to the debt service reserve accounts as may be required to be established with respect to any then-outstanding bonds and such Additional Bonds.

(b) The City shall have complied with one or the other of the two following requirements:

(1) The Net Revenues derived by the City from its Sanitary Sewer System for the fiscal year next preceding the issuance of the additional bond shall have been at least equal to 1.25 times the Average Annual Debt Service Requirements of the Prior Bonds, the 2021 Bonds and any Additional Bonds previously issued, all as then outstanding, and on the proposed Additional Bonds; or

(2) The City shall have received a projection made by a consulting engineer or firm of consulting engineers, recognized as having experience and expertise in municipal utility systems, projecting that the Net Revenues of the Sanitary Sewer System in each of the three full fiscal years after the issuance of such Additional Bonds will be at least equal to 1.25 times the Average Annual Debt Service Requirements of the Prior Bonds, the 2021 Bonds and any Additional Bonds previously issued, all as then outstanding, and the proposed Additional Bonds. In

making such projection, the consulting engineer shall use as a basis the Net Revenues of the Sanitary Sewer System during the last year for which an independent audit has been prepared and shall adjust such Net Revenues as follows: (A) to reflect changes in rates which have gone into effect since the beginning of the year for which the audit was made, (B) to reflect such engineer's estimate of the net increase over or net decrease under the Net Revenues of the Sanitary Sewer System for the year for which the audit was made by reason if: (i) changes of amounts payable under existing contracts for services, (ii) additional general income from sales to customers under existing rate schedules for various classes of customers or as such schedules may be revised under a program of changes which has been adopted by the Mayor and Council of the City, (iii) projected revisions in costs for labor, wages, salaries, machinery, equipment, supplies and other operational items, (iv) revisions in amount of service to be supplied and any related administrative or other costs associated with such increases due to increased supply from the acquisition of any new facility and (v) such other projections of revenues and expenses as the consulting engineer deems reasonable and proper. Annual debt service on any proposed Additional Bonds to be issued may be estimated by the consulting engineer, but no Additional Bonds shall be issued requiring any annual debt service payment in excess of the amount so estimated by the consulting engineer.

The City hereby covenants and agrees that so long as any of the Prior Bonds, the 2021 Bonds or any Additional Bonds are outstanding, it will not issue any bonds or notes payable from the revenues of the Sanitary Sewer System except in accordance with the provisions of this ordinance and the Prior Ordinances so long as the applicable Prior Bonds remain outstanding, provided, however, the City reserves the right to issue bonds or notes which are junior in lien to the Prior Bonds, the 2021 Bonds and any such Additional Bonds, with the principal and interest of such bonds or notes to be payable from monies deposited to the Surplus Account as provided in Subsection 10(e).

Section 13. The City may issue refunding bonds, which shall qualify as Additional Bonds of equal lien to refund any of the Prior Bonds, the 2021 Bonds or Additional Bonds then outstanding, provided that, if any such Prior Bonds, the 2021 Bonds or Additional Bonds are to remain outstanding after the issuance of such refunding bonds, the principal payments due in any calendar year in which those bonds which are to remain outstanding mature, or in any calendar year prior thereto, shall not be increased over the amount of such principal payments due in such calendar years immediately prior to such refunding. Refunding bonds issued in accordance with this paragraph of this Section 13 may be issued as Additional Bonds of equal lien without compliance with the conditions set forth in Subsection 12(b) of this ordinance.

The City may also issue refunding bonds which shall qualify as Additional Bonds of equal lien to refund any of the Prior Bonds, the 2021 Bonds or Additional Bonds then outstanding provided that if any Prior Bonds, 2021 Bonds or Additional Bonds then outstanding are to remain outstanding after the application of the proceeds of the refunding bonds to the payment of the bonds which are to be refunded, such issuance must comply with the Net Revenues test set forth in Subsection 12(b)(1) of this ordinance and, if the proceeds of such refunding bonds are not to be applied immediately to the satisfaction of the bonds which are to be refunded, then such refunding bonds must provide by their terms that they shall be junior in lien to all Prior Bonds, the 2021 Bonds and Additional Bonds outstanding at the time of issuance of such refunding bonds until the time of application of their proceeds to the satisfaction of the bonds

which are to be refunded. In computing Average Annual Debt Service Requirements to show compliance with said Net Revenues test for such refunding bonds, all payments of principal and interest due on such refunding bonds from the time of their issuance to the time of application of the proceeds of such refunding bonds to the satisfaction of the bonds which are to be refunded shall be excluded from such computation to the extent that such principal and interest are payable from sources other than the revenues of the Sanitary Sewer System (such as investment earnings on bond proceeds or bond proceeds themselves) or from monies in the Surplus Account and all payments of principal and interest due on the bonds which are to be refunded from and after the time of such application shall also be excluded. For purposes of this paragraph of this Section 13, the time of application of the proceeds of the refunding bonds to the satisfaction of the bonds which are to be refunded shall be the time of deposit with the paying agent for such bonds which are to be refunded pursuant to Section 10-126, R.R.S. Neb. 2012 (or any successor statutory provision thereto) or the time when such bonds which are to be refunded under the terms of their authorizing ordinance or ordinances are no longer deemed to be outstanding, whichever comes sooner.

Section 14. So long as any 2021 Bonds remain outstanding, the City hereby covenants and agrees as follows:

(a) The City will maintain the Sanitary Sewer System in good condition and will continuously operate the same in a reasonable and efficient manner, and the City will punctually perform all the duties with reference to said system required by the Constitution and statutes of the State of Nebraska, but this covenant shall not prevent the City from discontinuing the use and operation of all or any portion of the Sanitary Sewer System so long as the revenue derived from the City's ownership of the properties constituting the Sanitary Sewer System shall be sufficient to fulfill the City's obligations under Section 11 of this ordinance.

(b) The City will not grant any franchise or right to any person, firm or corporation to own or operate a utilities system or systems in competition with the Sanitary Sewer System.

(c) The City will maintain insurance on the property constituting the Sanitary Sewer System (other than such portions of said system as are not normally insured) against risks customarily carried by similar utilities, but including fire and extended coverage insurance in an amount which would enable the City to repair, restore or replace the property damaged to the extent necessary to make the Sanitary Sewer System operable in an efficient and proper manner to carry out the City's obligations under this ordinance. The Mayor and Council shall annually examine the amount of insurance carried with respect to the Sanitary Sewer System and shall evidence approval of such insurance by resolution. The proceeds of any such insurance received by the City shall be used to repair, replace or restore the property damaged or destroyed to the extent necessary to make the Sanitary Sewer System operable in an efficient and proper manner, and any amount of insurance proceeds not so used shall be credited to the Surplus Account. In the event of any such insured casualty loss, the City may advance funds to make temporary repairs or provide for an advance on costs of the permanent repair, restoration or replacement from the Operation and Maintenance Account and any such advances shall be repaid from insurance proceeds received.

(d) The City will keep proper books, records, and accounts separate from all other records and accounts in which complete and correct entries will be made of all transactions relating to the Sanitary Sewer System. This City will have its operating and financial statements relating to the Sanitary Sewer System audited annually by a

certified public account or firm of certified public accountants. The City will furnish to the original purchaser of the 2021 Bonds and to the original purchaser or purchasers of each series of Additional Bonds issued hereunder, within four months after the end of each fiscal year of the Sanitary Sewer System, a copy of the financial statements of the Sanitary Sewer System and the report thereon of the certified public accountants.

(e) The City shall cause each person handling any of the monies in the Seward Sanitary Sewer Fund to be bonded by an insurance company licensed to do business in Nebraska in an amount or amounts deemed sufficient by the Mayor and Council to cover the amount of money belonging to said system reasonably expected to be in the possession or control of any such person. The amount of such bond or bonds shall be fixed by the Mayor and Council and the costs thereof shall be paid as an operating and maintenance expense from the Operation and Maintenance Account.

Section 15. The City's obligations under this ordinance and the liens, pledges, covenants, and agreements of the City herein made or provided for, shall be fully discharged and satisfied as to the 2021 Bonds and any such bonds shall no longer be deemed outstanding hereunder if such bonds shall have been purchased and canceled by the City, or when payment of the principal of and interest thereon to the respective date of maturity or redemption (a) shall have been made or caused to be made in accordance with the terms thereof; or (b) shall have been provided for by depositing with the Paying Agent and Registrar or with another national or state bank having trust powers or trust company, in trust solely for such payment (i) sufficient money to make such payment and/or (ii) Deposit Securities in such amount and bearing interest at such rates and payable at such time or times and maturing or redeemable at stated fixed prices at the option of the holder as to principal at such time or times as will ensure the availability of sufficient money to make such payment; provided, however, that with respect to any 2021 Bonds to be paid prior to maturity, the City shall have duly given notice of redemption of such bonds as provided by law or made irrevocable provision for the giving of such notice. Any such money so deposited with a bank, trust company or the Paying Agent and Registrar, may be invested and reinvested in Deposit Securities at the direction of the City, and all interest and income from such Deposit Securities in the hands of such bank, trust company or Paying Agent and Registrar in excess of the amount required to pay principal of and interest on the bonds for which such monies were deposited, shall be paid over to the City as and when collected.

Section 16. The terms and provisions of this Ordinance do and shall constitute a contract between the City and the holder or holders of the 2021 Bonds and no changes, variations or alterations of any kind, except for changes necessary to cure any ambiguity, formal defect or omission, shall be made to this ordinance without the written consent of the holders of two-thirds (2/3rds) in principal amount of the 2021 Bonds then outstanding, provided, however, that neither the principal and interest to be paid upon any 2021 Bond nor the maturity date of any 2021 Bond shall be changed without the written consent of all holders of the 2021 Bonds then outstanding affected thereby. The holder of any 2021 Bond or 2021 Bonds may, either in law or in equity, by suit, action, mandamus or other proceeding, enforce or compel performance of any and all of the acts and duties required by this ordinance, and any court of competent jurisdiction may, after default in compliance with the terms of this ordinance on application of any such holder, appoint a receiver to take charge of the Sanitary Sewer System and operate the same and apply the earnings thereof to the payment of the principal of an interest on the Prior Bonds, the 2021 Bonds and any Additional Bonds then outstanding in accordance with the provisions of this Ordinance, the Prior Ordinances and any ordinance or ordinances authorizing Additional Bonds. Any and all actions brought by any registered owner or owners of the Prior Bonds, the 2021 Bonds or Additional Bonds shall be maintained for the equal and ratable benefit of all registered owners of the Prior Bonds, the 2021 Bonds and Additional Bonds outstanding and no registered owners of any of the Prior Bonds, the 2021 Bonds or

Additional Bonds shall have any right in any manner whatsoever by any action or proceedings to affect, disturb or prejudice the pledge created by this Ordinance and the Prior Ordinances.

Section 17. The Mayor, City Clerk and Treasurer of the City are hereby authorized to do all things and execute all such documents as may by them be deemed necessary and proper to complete the issuance and sale of the 2021 Bonds as contemplated by this ordinance. The Preliminary Official Statement in the form presented is hereby approved and deemed final as of its date under the terms of Reg. Sec. 240.15c2-12 of the Rules of the Securities and Exchange Commission and such officers or any one of them are further authorized to approve a final Official Statement on behalf of the City.

Section 18. The net sale proceeds of the 2021 Bonds required to redeem the Refunded Bonds (the "Redemption Proceeds"), along with any necessary funds of the City on hand, shall be applied to the payment and satisfaction of all of the principal of and the interest on the Refunded Bonds falling due prior to, and as called for redemption on, each respective Redemption Date. The remaining net principal proceeds of the 2021 Bonds shall be applied on order of the Mayor and Council to the payment of costs of improvements to the Sanitary Sewer System. Accrued interest received from the sale of the 2021 Bonds, if any, shall be applied to pay interest first falling due on the 2021 Bonds. Expenses of issuance of the 2021 Bonds may be paid from the proceeds of the 2021 Bonds. In order to satisfy the City's obligation on the Refunded Bonds, if determined necessary and appropriate by an Authorized Officer, such Redemption Proceeds, along with funds of the City on hand shall be set aside and held and invested in a special trust account which is hereby ordered established with such bank or trust company as determined by an Authorized Officer to act as escrow agent (the "Escrow Agent"). The Escrow Agent shall have custody and safekeeping of the funds and investments which are to be set aside for the payment of the Refunded Bonds. For purposes of governing such escrow account and the holding and application of such funds and investments, the City shall enter into a contract entitled "Escrow Agreement" with the Escrow Agent. The Authorized Officers, or each individually, are hereby authorized and directed to execute and deliver on behalf of the City said Escrow Agreement, including necessary counterparts, in substantially the form and content as presented to the meeting at which this resolution is adopted, but with such changes and modifications therein as to them seem necessary, desirable, or appropriate for and on behalf of the City. Said Authorized Officers are further authorized to approve the investments provided for in said Escrow Agreement, and to make any necessary subscriptions for United States Treasury Securities, State and Local Government Series, or to contract for the purchase of securities in the open market. Said proceeds shall be invested in obligations of the United States Government, direct or guaranteed, including United States Treasury Securities, State and Local Government Series. To the extent that such proceeds are held in a bank depository account, such deposits shall be insured by insurance of the Federal Deposit Insurance Corporation or, to the extent not fully insured, fully collateralized in the same manner as is required for deposit of public funds. Any investment from the proceeds of the 2021 Bonds herein authorized shall mature not later than each Redemption Date. As provided in said Escrow Agreement, the proceeds of the 2021 Bonds herein authorized and investment earnings thereon shall be applied to the payment of the principal of and interest on the Refunded Bonds as the same become due on and prior to each respective Redemption Date, and as called for redemption on each respective Redemption Date. The City agrees that on the date of original issue of the 2021 Bonds, or as soon thereafter as practicable, it shall deposit or otherwise have on hand with the Escrow Agent, from other available sources, funds sufficient after taking into consideration available proceeds of the 2021 Bonds and investment earnings to provide funds for all payments due on the Refunded Bonds on or before each respective Redemption Date, and as called for redemption on each Redemption Date.

Section 19. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. All ordinances, resolutions or orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 20. The City hereby covenants and agrees that it will make no use of the proceeds of the 2021 Bonds which would cause the 2021 Bonds to be arbitrage bonds within the meaning of Sections 103(b)(2) and 148 of the Internal Revenue Code of 1986, as amended (the “Code”) and further covenants to comply with said Sections 103(b)(2) and 148 and all applicable regulations thereunder throughout the term of said issue, including all requirements with respect to payment and reporting of rebates, if applicable. The City hereby covenants to take all action necessary to preserve the tax-exempt status of the interest on the 2021 Bonds for federal income tax purposes under the Code with respect to taxpayers generally. The City further agrees that it will not take any actions which would cause the 2021 Bonds to constitute “private activity bonds” within the meaning of Section 141 of the Code. The City hereby designates the 2021 Bonds as its “qualified tax-exempt obligations” pursuant to Section 265(b)(3)(B)(i)(III) of the Code and covenants and warrants that it does not reasonably expect to issue bonds or other obligations aggregating in principal amount more than \$10,000,000 during the calendar year or years in which the 2021 Bonds are issued (taking into consideration the exception for current refunding issues). The Mayor is hereby authorized to make, or cause to be made, any and all certifications deemed necessary in connection with the designation of the 2021 Bonds as “qualified tax-exempt obligations”, including “deemed designating” the 2021 Bonds.

Section 21. The City hereby (a) authorizes and directs that an Authorized Officer execute and deliver, on the date of issue of the 2021 Bonds, a continuing disclosure undertaking in accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission in such form as determined necessary and appropriate by such Authorized Officer (the “Continuing Disclosure Undertaking”) and (b) covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Undertaking. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Undertaking shall not be considered an event of default hereunder; however, any Participating Underwriter (as such term is defined in the Continuing Disclosure Undertaking) or any Beneficial Owner or any Registered Owner of a Bond (as such terms are defined in the Continuing Disclosure Undertaking) may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the City to comply with its obligations under this section, and under the Continuing Disclosure Undertaking. An Authorized Officer may appoint a Dissemination Agent for the 2021 Bonds in the Authorized Officer’s discretion.

Section 22. This ordinance shall be in force and take effect from and after its passage and approval according to law. This ordinance shall be published in pamphlet form.

PASSED AND APPROVED this _____ day of March, 2021.

ATTEST:

Joshua Eickmeier, Mayor

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

[SEAL]

RESOLUTION NO. 2021-

WHEREAS, the City of Seward, Nebraska has the authority to sell personal property owned by the City; and

WHEREAS, as outlined under Section 44-1.26 of the City Code, in order for the City to sell property having a value of \$5,000 or more, the City Council shall declare said property as surplus property and approve its disposal; and

WHEREAS, as outlined under Section 44-1.26 of the City Code, in order for the City to sell property having a value of \$5,000 or less, a listing of said property shall be posted; and

WHEREAS, the Governing Body determines that the City Administrator should act and that items should be sold and disposed of by the City of Seward; and

WHEREAS, the City of Seward, Nebraska has the following described property:

City of Seward - Surplus Property Items:

- (2) 2015 Nissan Leaf Vehicles
- HP Laserjet P400 Printer
- Sharp EL1197PIII Calculator
- Canon MP25 DV Calculator
- (2) Siemen's Desk Phones
- (3) Computer Keyboards
- HP 2140 Fax Machine
- (4) HP Computer Towers
- Dell E521 Tower
- Office Swivel Chair
- Bissel Vacuum
- (2) HP Monitors
- (2) Wooden Rocking Chairs
- Blue Floral Sofa
- Blue Recliner
- 42" Round - 29" Tall Oak Table

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

That the above described property be sold or destroyed by the City of Seward in accordance with the procedures set forth in Section 44-1.26 of the Seward City Code.

The Mayor declared the resolution adopted.

Dated this _____ day of _____, 2021

THE CITY OF SEWARD, NEBRASKA

ATTEST:

Joshua Eickmeier, Mayor

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

(SEAL)

JOB TITLE: CITY CLERK/HUMAN RESOURCES DIRECTOR (Salaried - Exempt)

ACCOUNTABILITY: Under the direction of the City Administrator and in compliance with State Statute and City Code.

JOB SUMMARY: Performs managerial work in municipal government; supervises and manages operations and personnel in the City Clerk Office; prepares and maintains official municipal records; conducts or reviews wage and benefit survey work and calculations; responsible for the administration of the City's personnel system; assists City Administrator with employee performance evaluations; performs the duties of Civil Service Secretary/Chief Examiner and Secretary to the Community Redevelopment Authority.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

Administrative: Plans, directs and supervises the daily operations of the City Clerk Office; performs and supervises the maintenance of official city documents and records including electronic records; develops and prepares Council and Committee meeting agendas and packets under the direction and assistance of the City Administrator; attends and records the minutes of meetings of the Mayor and Council; supervises the keeping of the agendas and minutes of all Board and Commission meetings; manages the Tax Increment Financing (TIF) files and records; exercises independent judgment concerning knowledge of the City's laws, regulations, and procedures; assists City Administrator in performing responsible administrative work in analyzing, controlling, recommending and implementing city policy; provides management assistance to Department Heads as requested, or in the absence of City Administrator; provides clerical support for the Mayor; performs duties as Secretary/Chief Examiner of the Civil Service Commission and Secretary to the Community Redevelopment Authority; coordinates insurance and liability claims filed by or against the City; coordinates workers compensation claims and Family Medical Leave Act (FMLA) documentation; coordinates with City office staff the City website and social media accounts; prepares budget for City Clerk Office and personnel; regular and reliable attendance; other duties as assigned.

Personnel Management /Development: Organizes and maintains personnel records for city employees; reviews and approves employee time cards for payroll processing; oversees use and maintains records of all employee leave requests; recommends updates to the City personnel policy and city code relating to personnel issues; coordinates and calculates comparability survey results for the city's classification and pay plan ordinance, shares changes with payroll department, and provides information to employees; communicates with employees regarding compensation, benefits and other facets of their employment; oversees the recruitment, hiring, training, career development, compensation and benefits, employee evaluations, employee relations, disciplinary and grievance issues, and ensures all employees and personnel policies are in compliance with federal, state, and in-house regulatory requirements and procedures; interprets and advises on employment legislation; develops and implements policies on a variety of workplace issues such as disciplinary procedures, absence management, working conditions, performance management and equal opportunities; works directly with legal counsel on employee matters.

Technical: Operates the computer and coordinates communication of the City's Information Technology (IT) needs with the consultants; operates copier, calculator, base radio, fax machine, and typewriter in daily activities.

ADDITIONAL DUTIES AND RESPONSIBILITIES:

Assists with information for utility rate studies; provides assistance with the yearly audit; assists and coordinates in-house management training activities; assists City Administrator in the management of the City's employee evaluation system; prepares reports for the Mayor, Council and City Administrator; works with insurance providers and pension plan providers; assists in administering city grants; updates the drug and alcohol testing program; checks names on petitions and other documents against official registration lists.

TRAINING AND EXPERIENCE: Graduation from high school or equivalent; five (5) years of progressively responsible supervisory experience; three years of experience with various computer programs and functions; Bachelor's Degree in Business Administration, Public Administration, Political Science or related field is desirable; or any equivalent combination of experience or training.

SKILLS/ABILITIES: Good oral and written communication skills required to effectively communicate on a daily basis with elected and appointed officials, City employees and the public; high degree of organization skills; ability to sit and/or stand for long periods of time; ability to learn and interpret rules, regulations, laws and ordinances; strong supervisory skills required; ability to work evenings or whenever meetings are scheduled; ability to attend meetings and/or conferences in town or out of town; ability to type from copy at a rate of 60 wpm.

Updated: 3/2021

ORDINANCE NO. 2021-

AN ORDINANCE TO PROVIDE FOR ANNUAL CLASSIFICATION OF OFFICERS AND EMPLOYEES OF THE CITY OF SEWARD, NEBRASKA; TO PROVIDE FOR A TITLE CHANGE FOR CITY CLERK/HUMAN RESOURCES DIRECTOR; TO PROVIDE FOR LONGEVITY PAY AND PAYMENT OF PART-TIME EMPLOYEES; TO PROVIDE FOR A DATE SUCH CLASSIFICATION AND PAY RANGES OF COMPENSATION SHALL BECOME EFFECTIVE; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. CLASSIFICATION, RANGES OF COMPENSATION. The classification of officers and employees of the City of Seward, Nebraska, pay grades and ranges of compensation for such classification are as follows:

2020-2021 SALARY SCHEDULE
PAY RANGE RATES

<u>POSITION</u>	(20)	CLERICAL (HOURLY)	
		<u>MINIMUM</u>	<u>MAXIMUM</u>
(A) CLERICAL (HOURLY)			
Account Clerk III		17.03	22.86
Utility Billing/Account Clerk		15.81	20.96
Administrative Assistant		14.57	19.80
Admin Assistant - Municipal Bldg		14.04	18.36
Library Assistant II/Social Media/IT		16.36	21.52
Library Assistant I/Community Outreach		12.50	14.60
Library Assistant I/Children's Services		11.90	14.60
Library Clerk I		10.11	12.60
Aging Services Commission Assistant		14.30	19.11
Golf Shop Seasonal Employee		9.94	12.06
(B) LABOR & TRADES (HOURLY)			
Civic Center Caretaker		9.91	11.59
Custodian		12.85	19.13
Electric Line Crew Chief		29.57	39.08
Electric Journeyman Lineman		27.45	36.96
Electric Lineman		25.06	31.73

Electric Service Technician	24.15	30.05
Electric Seasonal Groundman	18.92	22.31
Meter Maintenance Utility Worker	16.18	21.68
Assistant Public Properties Director	21.05	24.35
Public Properties Maintenance Worker	14.53	21.21
Street Division Foreman	22.19	28.66
Street Maintenance Worker III	17.19	23.14
Street Maintenance Worker II	15.74	21.14
Street Maintenance Worker I	14.50	19.15
Recycling Center Worker	10.14	14.57
Facility Maintenance Supervisor	22.83	30.63
WW Treatment/Sanitary System Operator	19.81	26.35
Senior Utility Maintenance Worker II	20.86	28.30
Utility Maintenance Worker II	19.75	26.98
Utility Maintenance Worker I	16.96	22.60
Water/Wastewater Seasonal Laborer	12.90	13.41
Summer Seasonal Laborer	12.90	13.41
Pool Manager	12.11	14.32
Assistant Pool Manager	10.46	12.40
Swim Program Coordinator	10.19	12.05
Lifeguard	9.91	11.01
Pool Office/Concession Work	9.91	11.01
Water Safety Instructor	9.91	11.01
Swim Lesson Aide	6.61	7.16

(C) PUBLIC SAFETY (HOURLY)

Police Sergeant	23.68	31.28
Police Officer II	20.86	27.72
Police Officer I	19.97	26.61
Administrative Secretary/Records Clerk	15.13	20.37
Community Service Officer	13.41	18.38

(D) SUPERVISORY, TECHNICAL & ADMINISTRATIVE (MONTHLY)

City Administrator	9,545	10,288
Chief of Police	6,147	7,541
City Engineer	6,040	8,053
Asst. Chief of Police	5,326	6,251

Electric Superintendent	5,491	7,253
Public Properties Director	5,155	6,410
Asst. Adm/Clk-Treas/Budget & HR Director	5,083	7,056
City Clerk/Human Resources Director	5,083	7,056
Water/Wastewater Director	4,887	7,261
Street Superintendent	4,711	5,952
Finance Director/Treasurer	5,125	6,773
Library Director	4,297	5,389
Deputy Clerk/Fin Director/Asst. Treasurer	4,293	5,250
Golf Course Grounds Superintendent	4,293	5,007
Building/Zoning/Code Enforcement Director	4,215	5,278
Assistant Recreation Director	3,001	3,904
Golf Shop Manager	3,001	3,905
Assistant Library Director	2,994	4,048
Civic Center Manager	2,994	3,455

Section 2. LONGEVITY PAY. Each employee, who is a full-time employee, will, for each two years of service to the City, receive five dollars (\$5.00) per month in addition to the established base pay in his classification as set forth in Section One of this ordinance.

Section 3. COMPENSATION PAYABLE BIWEEKLY. The compensation and salary fixed for the respective officers and employees of the City by this ordinance shall be paid biweekly.

Section 4. PART-TIME EMPLOYEES. Persons employed by the City on a part-time or occasional basis shall be paid on an hourly rate and at such time as shall be fixed by the Mayor and Council by motion.

Section 5. REPEAL. Any City of Seward ordinance, resolution, or employee handbook or part of any ordinance, resolution, or employee handbook of the City of Seward, Nebraska in conflict with this Ordinance is hereby repealed to the extent of such conflict.

Section 6. WHEN OPERATIVE. This ordinance shall be effective after its approval, passage and publication as required by law and the ordinances of the City.

Passed and approved this _____ day of _____, 2021.

ATTEST:

THE CITY OF SEWARD, NEBRASKA

 Bonnie Otte
 Assistant Administrator
 Clerk/Treasurer/
 Budget & Human Resources Director

 Joshua Eickmeier, Mayor

2020-2021 - TITLE CHANGE (EFFECTIVE MARCH 2, 2021)

POSITION	CLERICAL (HOURLY)								
	1	2	3	4	5	6	7	8	9
ACCOUNT CLERK III	17.03	17.76	18.48	19.21	19.94	20.67	21.40	22.13	22.86
UTILITY BILLING/ACCOUNT CLERK	15.81	16.45	17.09	17.74	18.38	19.03	19.67	20.31	20.96
ADMIN ASSISTANT	14.57	15.22	15.87	16.53	17.18	17.84	18.49	19.15	19.80
ADMIN ASSISTANT - MUNI BUILDING	14.04	14.58	15.12	15.66	16.20	16.74	17.28	17.82	18.36
LIBRARY ASSISTANT II/Social Media/IT	16.36	17.00	17.65	18.29	18.94	19.58	20.23	20.87	21.52
LIBRARY ASSISTANT I/Community Outreach	12.50	12.76	13.03	13.29	13.55	13.81	14.07	14.34	14.60
LIBRARY ASSISTANT I/Children's Services	11.90	12.24	12.57	12.91	13.25	13.59	13.92	14.26	14.60
LIBRARY CLERK I	10.11	10.42	10.73	11.04	11.35	11.66	11.98	12.29	12.60
AGING SERV. COMM. ASSISTANT	14.30	14.90	15.50	16.10	16.71	17.31	17.90	18.51	19.11
GOLF SHOP SEASONAL EMPLOYEE	9.94	10.21	10.47	10.74	11.00	11.26	11.53	11.79	12.06

POSITION	LABOR & TRADES (HOURLY)								
	1	2	3	4	5	6	7	8	9
CIVIC CENTER CARETAKER	9.91	10.12	10.33	10.54	10.75	10.96	11.17	11.38	11.59
CUSTODIAN	12.85	13.63	14.42	15.21	15.99	16.78	17.56	18.35	19.13
ELECTRIC LINE CREW CHIEF	29.57	30.75	31.95	33.13	34.33	35.51	36.70	37.89	39.08
ELECTRIC JOURNEYMAN LINEMAN	27.45	28.64	29.83	31.02	32.21	33.40	34.58	35.78	36.96
ELECTRIC LINEMAN	25.06	25.89	26.72	27.55	28.40	29.23	30.06	30.89	31.73
ELEC SERVICE TECHNICIAN	24.15	24.89	25.63	26.36	27.10	27.84	28.57	29.31	30.05
ELECTRIC SEASONAL GROUNDMAN	18.92	19.34	19.76	20.19	20.61	21.04	21.46	21.88	22.31
METER MAINTENANCE UTILITY WORKER	16.18	16.87	17.56	18.25	18.93	19.62	20.31	20.99	21.68
ASSIST. PUBLIC PROP. DIRECTOR	21.05	21.57	21.98	22.39	22.81	23.22	23.63	24.05	24.35
PUBLIC PROP. MAINTENANCE WORKER	14.53	15.37	16.20	17.04	17.87	18.71	19.54	20.37	21.21

LABOR & TRADES (HOURLY)

POSITION	1	2	3	4	5	6	7	8	9
STREET DIVISION FOREMAN	22.19	23.00	23.80	24.61	25.42	26.23	27.04	27.85	28.66
STREET MAINT. WORKER III	17.19	17.93	18.68	19.42	20.16	20.91	21.65	22.39	23.14
STREET MAINT. WORKER II	15.74	16.42	17.09	17.77	18.44	19.12	19.79	20.47	21.14
STREET MAINT. WORKER I	14.50	15.08	15.66	16.25	16.83	17.41	17.99	18.57	19.15
RECYCLING WORKER	10.14	10.69	11.25	11.80	12.35	12.91	13.46	14.01	14.57
FACILITY MAINTENANCE SUPERV	22.83	23.80	24.77	25.75	26.73	27.71	28.68	29.65	30.63
WW TREAT./SANITARY SYSTEM OPERATOR	19.81	20.63	21.45	22.26	23.08	23.90	24.71	25.53	26.35
SENIOR UTIL. MAINT. WORKER II	20.86	21.79	22.72	23.65	24.58	25.51	26.44	27.37	28.30
UTIL MAINT. WORKER II	19.75	20.65	21.55	22.46	23.37	24.27	25.17	26.08	26.98
UTIL MAINT. WORKER I	16.96	17.67	18.37	19.08	19.78	20.48	21.19	21.89	22.60
WATER/WASTEWATER SEASONAL LABORER	12.90	13.41							
SUMMER SEASONAL LABORER	12.90	13.41							
POOL MANAGER	12.11	12.39	12.67	12.94	13.22	13.49	13.77	14.04	14.32
ASST. POOL MANAGER	10.46	10.70	10.95	11.19	11.43	11.67	11.91	12.15	12.40
SWIM PROGRAM COORDINATOR	10.19	10.42	10.66	10.89	11.12	11.35	11.59	11.82	12.05
POOL LIFEGUARD	9.91	10.05	10.19	10.32	10.46	10.60	10.74	10.88	11.01
POOL OFFICE/CONCESSIONS	9.91	10.05	10.19	10.32	10.46	10.60	10.74	10.88	11.01
WATER SAFETY INSTR.	9.91	10.05	10.19	10.32	10.46	10.60	10.74	10.88	11.01
SWIM LESSON AIDE	6.61	6.68	6.75	6.81	6.88	6.95	7.02	7.09	7.16

POLICE (HOURLY)

POSITION	1	2	3	4	5	6	7	8	9
POLICE SERGEANT	23.68	24.63	25.58	26.53	27.48	28.43	29.38	30.33	31.28
POLICE OFFICER II	20.86	21.72	22.57	23.43	24.29	25.15	26.00	26.86	27.72
POLICE OFFICER I	19.97	20.80	21.63	22.46	23.29	24.12	24.95	25.78	26.61
ADM/SEC RECORDS CLK PD	15.13	15.78	16.44	17.09	17.75	18.41	19.06	19.72	20.37
COMMUNITY SERVICE OFFICER	13.41	14.03	14.65	15.27	15.89	16.51	17.14	17.76	18.38

SUPERVISORY, TECHNICAL, ADMINISTRATIVE (MONTHLY)

POSITION	1	2	3	4	5	6	7	8	9
CITY ADMINISTRATOR	9,545	9,638	9,730	9,823	9,916	10,009	10,102	10,195	10,288
CHIEF OF POLICE	6,147	6,321	6,495	6,670	6,844	7,018	7,192	7,366	7,541
CITY ENGINEER	6,040	6,291	6,544	6,795	7,047	7,298	7,550	7,802	8,053
ASST CHIEF OF POLICE	5,326	5,442	5,557	5,673	5,789	5,904	6,020	6,135	6,251
ELECTRIC SUPERINTENDENT	5,491	5,711	5,932	6,151	6,372	6,592	6,813	7,032	7,253
PUBLIC PROPERTIES DIRECTOR	5,155	5,311	5,468	5,625	5,782	5,939	6,096	6,253	6,410
CITY CLERK/HUMAN RESOURCES DIRECTOR	5,083	5,330	5,576	5,823	6,070	6,316	6,563	6,809	7,056
W/WWTW DIRECTOR	4,887	5,184	5,480	5,777	6,074	6,371	6,668	6,964	7,261
STREET SUPERINTENDENT	4,711	4,866	5,021	5,176	5,331	5,486	5,642	5,796	5,952
FINANCE DIRECTOR/TREASURER	5,125	5,331	5,537	5,743	5,949	6,154	6,360	6,566	6,773
LIBRARY DIRECTOR	4,297	4,434	4,570	4,707	4,843	4,980	5,116	5,252	5,389
DEPUTY CLK/FIN/ASST. TREAS.	4,293	4,413	4,532	4,652	4,771	4,891	5,010	5,130	5,250
GOLF COURSE GROUNDS SUPERINTENDENT	4,293	4,382	4,471	4,570	4,659	4,749	4,838	4,927	5,007
BLDG/ZONING/CODE ENFORCEMENT	4,215	4,348	4,481	4,614	4,746	4,879	5,012	5,145	5,278
ASSISTANT RECREATION DIRECTOR	3,001	3,113	3,226	3,339	3,452	3,565	3,678	3,791	3,904
GOLF SHOP MANAGER	3,001	3,114	3,227	3,339	3,452	3,565	3,678	3,792	3,905
ASST LIBRARY DIRECTOR	2,994	3,125	3,257	3,389	3,521	3,653	3,784	3,916	4,048
CIVIC CENTER MANAGER	2,994	3,051	3,109	3,166	3,224	3,283	3,340	3,398	3,455

ORDINANCE NO. 2021-

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF SEWARD, CHAPTER 51 ARTICLE 2 REDUCTION IN THE SPREAD OF THE NOVEL CORONAVIRUS (COVID-19); TO REPEAL SECTIONS 52.1.1 THRU 52.1.11 RELATING TO FACE COVERINGS; 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:

Section 1. That Chapter 51 Article 2, Sections 52.1.1 thru 52.1.11, of the Municipal Code of the City of Seward are hereby repealed.

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 _____ day of _____, 2021

CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

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

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 IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. The City Council has authority under Section 72-1.12 of the Seward Municipal Code to adopt ordinance(s) as may be necessary or expedient to promote the public health and safety and the general interests and welfare of its citizens.

Section 2. The City Council has determined it is in the best interest for the City to adopt the following additions to the Seward Municipal Code and finds it necessary in order to effectively prevent, limit, or slow the spread of the Novel Coronavirus (COVID-19) among the citizens of the City of Seward.

Section 3. That Chapter 51, Article II, Section 52.1.1 through Section 52.1.11 of the Seward Municipal Code are hereby created as follows:

Article II. Reduction in the Spread of the Novel Coronavirus (COVID-19)

§ 52-1.1. Legislative Findings and Intent

(1) The City Council hereby finds and declares that:

- (a) the Novel Coronavirus (COVID-19) has impacted and continues to dramatically impact the citizens of the City of Seward, Nebraska; and
- (b) exposure to COVID-19 presents a potential risk of death or serious long-term disability; the exposure is widespread and poses potential risk of harm, including death, to people in the general population of the City of Seward; there is a particular subset of the population that is more vulnerable to the threat and is thus at an increased risk; and the threat is from a novel infectious disease; and
- (c) the increase of the spread of COVID-19 cases in the City of Seward creates an unacceptable risk to the health, safety, and welfare of the citizens of the City of Seward; and
- (d) the wearing of face coverings by every individual while indoors in public places

in the City of Seward will likely reduce community transmissions of COVID-19, potentially resulting in fewer deaths, serious health complications, and aims to ease the strain on hospitals and other medical offices and facilities; and

- (e) the wearing of face coverings by every individual while indoors in public places in the City of Seward will aim to help keep businesses open and operating, encouraging economic growth and preventing prolonged economic harm; and
- (f) it is just and proper for the City Council to exercise its authority under the Seward Municipal Code and Nebraska statutes in furtherance of protecting the public health, safety, and welfare.

§ 52-1.2. Definitions.

For purposes of this Article, the following terms are defined as follows:

- (1) **Face Covering.** – A face covering is defined as a covering which, when worn properly, must cover the nose and mouth completely and can include a paper or disposable face mask, a cloth face mask, a scarf, a bandanna, a neck gaiter, or a religious face covering. Masks that incorporate a valve designed to facilitate easy exhaling, mesh masks, or masks with openings, holes, visible gaps in the design or material, or vents are not sufficient face coverings because they allow exhaled droplets to be released into the air.
- (2) **Premises That Are Open to the General Public.** – Premises that are open to the general public are broadly defined to include entities that employ or engage workers, including private-sector entities, public-sector entities, non-profit entities, regular commercial or business establishments, private clubs, religious centers or buildings, public transportation (including buses, taxis, ride-sharing vehicles, or vehicles used for business purposes), and any place which is generally open to the public, including educational institutions and daycare facilities.

§ 52-1.3. Individual Face Coverings Required.

All individuals age five (5) and older shall wear a face covering over their mouth and nose while indoors in a premises that is open to the general public except face coverings will not be required if the individual:

- (1) is seeking federal, state, county, or city governmental services;
- (2) is seated at a bar or restaurant to eat or drink, or while immediately consuming food or beverages;
- (3) is engaged in an occupation preventing the wearing of face covering;
- (4) is obtaining a service or purchasing goods or services that require the temporary removal of the face covering;
- (5) is asked to remove the face covering to verify an identity for lawful purposes;

- (6) cannot otherwise wear a face covering because of a medical condition, a mental health condition, or a disability that makes it unreasonable for the individual to wear a face covering.

Nothing in this section shall prohibit the owner or person in charge of a premises that is open to the general public from requiring an individual to wear a face covering during any of the circumstances enumerated above or from implementing a more restrictive face covering policy.

§ 52-1.4. Premises That Are Open to the Public; Duty to Require Facial Coverings.

Any individual or entity that maintains premises that are open to the general public shall require all individuals age five (5) and older to wear a face covering over their mouth and nose while indoors in said premises, face coverings will not be required if the individual:

- (1) is seeking federal, state, county, or city governmental services;
- (2) is seated at a bar or restaurant to eat or drink, or while immediately consuming food or beverages;
- (3) is engaged in an occupation preventing the wearing of face covering;
- (4) is obtaining a service or purchasing goods or services that require the temporary removal of the face covering;
- (5) is asked to remove the face covering to verify an identity for lawful purposes;
- (6) cannot otherwise wear a face covering because of a medical condition, a mental health condition, or a disability that makes it unreasonable for the individual to wear a face covering.

Nothing in this section shall prohibit the owner or person in charge of a premises that is open to the general public from requiring an individual to wear a face covering during any of the circumstances enumerated above or from implementing a more restrictive face covering policy.

§ 52-1.5. Notice of Face Covering Requirements.

Any individual or entity which maintains premises that are open to the general public, must post one or more signs that are visible to all persons—including workers, customers, and visitors—instructing them to wear face coverings as required by this Article.

§ 52-1.6. Exceptions.

The provisions of this Article shall not apply to:

- (1) Courts of law; public utilities or federal, state, county, or city operations; medical providers, facilities, including chiropractic care or pharmacies; congregate living centers

or facilities; group homes and residential drug and/or mental health treatment facilities; shelters; airport travel; election offices; polling places on an election day; or to residential dwelling units.

- (2) Children under the age of five (5).
- (3) Federal and state activities. Nothing in this Article shall be construed to limit, prohibit, or restrict in any way the operations of the federal or state government or the movement of federal or state officials in the city while acting in their official capacity, including federal and state judicial, legislative, and executive staff and personnel.
- (4) Individuals at their workplace when wearing a face covering would create a job hazard for the individual or others, as determined by federal, state, or local regulators or workplace safety and health standards and guidelines.
- (5) Individuals who are alone in an office, room, a vehicle, the cab of heavy equipment or machinery, an enclosed work area, or in a cubicle with walls that are higher than face level when minimum social distancing of six (6) feet or more is maintained.
- (6) Individuals who are officiating at a religious service.
- (7) Individuals communicating with other individuals who are deaf or hard of hearing or who have a disability, medical condition, or mental health condition that makes communication with that individual while wearing a face covering difficult, provided that minimum social distancing of six (6) feet or more is maintained to the extent possible between persons who are not members of the same household.
- (8) Individuals who are engaged in activities such as swimming or showering, where the face covering will get wet.
- (9) Individuals who are exercising in an indoor business or indoor space such as a gym or fitness center, while the level of exertion makes it difficult to wear a face covering, provided that minimum social distancing of six (6) feet or more is maintained at all times.
- (10) Public safety workers actively engaged in a public safety role, including but not limited to law enforcement personnel, fire fighters, or emergency medical personnel, in situations where wearing a face covering would seriously interfere in the performance of the individual's public safety responsibilities.
- (11) Participants in an athletic competition or practice, but only while they are playing the game, if the school or sponsoring organization does not require facial coverings. Spectators, coaches, and non-participants are required to wear facial coverings.
- (12) Employees and students of public or parochial schools and universities while such employees or students are on public or parochial school and university premises.

§ 52-1.7. Public Nuisance Declared.

Any individual or entity which maintains premises that are open to the general public who fails to comply with the requirements of Section 52-1.4, above, is hereby declared to be a nuisance and a danger to the public health, safety, and welfare.

§ 52-1.8. Application.

The provisions of this Article shall only apply to all persons and property within the corporate limits of the City of Seward.

§ 52-1.9. Penalty.

Except as otherwise provided herein, any person who violates the prohibitions or provisions of this Article shall be deemed guilty of a violation. The penalty for such violation shall be \$50 for any one offense, recoverable with costs, and in default of said payment the offender shall stand committed to the County Jail until such fine and costs are paid. Each period of 24 hours during or on which a violation occurs or continues shall be deemed a separate offense.

§ 52-1.10. Civil Abatement.

In addition to any other penalty sought or obtained under this Article or other applicable law, the City Attorney may institute injunctive or other appropriate civil proceedings necessary to obtain compliance with this Article or to abate any nuisance resulting from violations of this Article.

§ 52-1.11. Sunset Provision.

The requirements imposed by this Article shall expire and terminate at 11:59p.m. on January 6, 2021, unless otherwise extended by the City Council.

Section 4. Pamphlet Form; Publication, When Operative. This ordinance shall be published in pamphlet form and shall be in full force and effective on December 5, 2020, at 10:00am Central Time, after its passage, approval, and publication or posting as required by law and city ordinance.

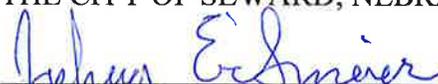
Passed and approved this 3rd day of December, 2020.

ATTEST:



Greg Butcher, City Administrator

THE CITY OF SEWARD, NEBRASKA



Joshua Eickmeier, Mayor



ORDINANCE NO. 2021-2

AN ORDINANCE TO AMEND ARTICLE II, SECTION 52.1.11, ENTITLED "REDUCTION IN THE SPREAD OF THE NOVEL CORONAVIRUS (COVID-19)", CHAPTER 51 OF THE SEWARD MUNICIPAL CODE; 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 IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. The City Council has authority under Section 72-1.12 of the Seward Municipal Code to adopt ordinance(s) as may be necessary or expedient to promote the public health and safety and the general interests and welfare of its citizens.

Section 2. The City Council has determined it is in the best interest for the City to amend the following sections to the Seward Municipal Code and finds it necessary to effectively prevent, limit, or slow the spread of the Novel Coronavirus (COVID-19) among the citizens of the City of Seward.

Section 3. That Chapter 51, Article II, Section 52.1.11 of the Seward Municipal Code is hereby amended as follows:

Article II. Reduction in the Spread of the Novel Coronavirus (COVID-19)

§ 52-1.11. Sunset Provision.

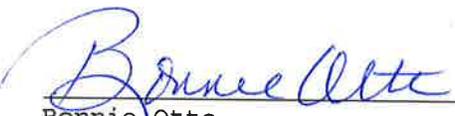
The requirements imposed by this Article shall expire and terminate at 11:59 p.m. on March 3, 2021, unless otherwise extended by the City Council.

Section 4. Pamphlet Form; Publication, When Operative. This ordinance shall be published in pamphlet form and shall be in full force and effective from after its passage, approval, and publication or posting as required by law and city ordinance.

Passed and approved this 5th day of January, 2021.

THE CITY OF SEWARD, NEBRASKA

ATTEST:


Bonnie Otte
Assistant City Administrator
Clerk-Treasurer
Budget & HR Director




Joshua Eickmeier, Mayor

(SEAL)

CITY ADMINISTRATORS REPORT – 3/2/2021

- 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 project, mostly idle till spring.
- Covid-19 response to inquiries and issues.
- Monitoring weekly Governor’s press conferences for updates and change to regulations.
- Worked with DTR Project close outs.
- Prepared LB 840 closing documents for application by Squire Ward’s Public House.
- Working on finalizing grants for Petsource/Rail Campus – EOP, SBDF, EDR.
- Worked on trail grant project letter for NDOT final supplemental.
- Reviewing legislative bills introduced in the Nebraska Legislature for City interests.
- Began annual recognition breakfasts with each department (in place of annual dinner).
- Dealt with and managed rolling blackout item with local businesses/entities/NPPD.
- Attended online funeral services for library employee Bonnie Etzold.
- Worked on a number of economic development projects with SCCDP.
- Assisted the E911 Board on the current director annual evaluation process.
- Assisted civic center with a number of items.

***City conducted research on hauler license fees for waste haulers in other communities. Of those whom responded we found that they either charge a per truck fee, \$25 in most municipalities, or a flat annual rate per hauler of between \$200 and \$1,000.

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

Police Department

- 4th of July Committee Meeting
- Working with Morrow & Associates on testing

Clerk’s Office

- New Hire Paperwork for Dan Cerny as the Wastewater Treatment/Sanitary System Operator.
- Updating Office Notes for City Clerk/HR Office
- Continue Process for Filling Asst Chief of Police/Captain
- Continue Process for Establishing Eligibility List for Police Sergeant

Water/Wastewater Department

- Replace battery backups for some of the wells.
- Finish up curb stop repairs and fill in excavated hole.
- Go over boiler operations and add coolant with service rep.
- Working on customer issues with freezing pipes starting to thaw.

Parks and Rec/Cemetery/Golf/Pool

- Snow removal
- Servicing Equipment for Golf, Cemetery and Public Properties.
- Still taking soccer registration and opened baseball and softball registration.
- Cemetery is painting inside their shop.

Electric Department

- Set 3 poles on well line circuit west of town.
- Replace downtown streetlights that are out.
- Finish lights in library.

- Configuration for new modules, frequency scan, coverage study and get a timeline from Aclara Meters.
- Set up SCADA at new rail sub.

Street Department

- Fill potholes
- Sign repair
- Shop work
- Equipment Repair

Library

- Computer lab work with Geneva tech finishing up Random Reads book group.
- In-person programs this week for story time.
- Closed Thursday morning for Etzold Funeral.

Building Inspection/Planning Department

- Continuing to research documentation for Rural Residential zoning map updates from past approved rezones.
- Work on 2018 code update.
- Updating applications and forms that have old statute designations to the current municipal code statute designations.
- Muni Remodel Update – Bill Anderson said they are looking to get started in the next couple weeks.
- Inspections and plan reviews.

Engineering

- Easements and utilities for N. Columbia/cemetery storm sewer.
- Develop RFQ and Facilities Plan Update for WWTP Upgrade.
- Article 40 Circulation Design for ULDO updates.
- NDOT Hwy 15 connected access documentation, storm sewer cost estimate, plat edits (Alpha Land Surveying) and signature, Design standards for Seward Rail Campus.

Finance Dept.

- Payroll, Time & Attendance – City Hall is currently testing this, we will try to push it out to the rest of the City this week.
- Payroll
- Audit Requests