



**CITY OF SEWARD
City Council
Regular Meeting
Agenda**

Tuesday, June 20, 2023

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, June 20, 2023, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the 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 the meeting location beginning 30 minutes prior to the scheduled meeting time.

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

CONSENT AGENDA

1. City Codes Director Report

OPEN Property Maintenance Code Violation Report

					Updated 6-16-2023
Property Address	Violation Type	Deadline	Owner Information	Delivery Type	Status
2023					
434 S 2nd	Junk in the yard, travel trailers with doors open and windows knocked out	6/20/2023	Stephen Storjohn	Posted/Certified Mail	CSO Arena made contact in person regarding the vehicle in the ROW and the items in the yard. 6-15-23 Notice and orders was hand delivered and sent certified mail to remove junk items, storage container, and clear off the sidewalk
1288 Cottonwood	Dogs/Junk mowers, mattresses	7/7/2023	James Anderson	In Person	CSO Arena made contact with the owner. It was explained their daughter comes to visit and brings 2 dogs. The currently have 4 with one very old dog. The owner has until the 7th to clean up the junk lawn mowers and mattresses cleaned up
317 S 3rd St	Grass/Weeds	6/16/2023	Cottonwood Rentals	Phone	CSO Arena will make contact with the owner. A contractor has been using that lot for staging and there is currently rock and rebar laying in the grass. She has asked said contractor to remove it so her mowing company can come in and take care of the grass/weed.
746 N 4th	Grass/Weeds	6/9/2023	Emma Krause	Phone	COS Arena made contact with Reed Krause. He lives in North Platte and will be contracting a local company to mow. He has until 6-9-23. Reed Krause stated it will be mowed today 6-9-23. 6-13-23 verified it was mowed
1115 N Columbia	Protective treatment, decayed siding, soffits and fascias, decayed roof	5/30/2023	Lorri Canning 1115 N Columbia Seward NE 68434	Certified mail/Left on Front door	CSO Arena made contact via phone with the homeowner stating he left the letter on her front door, to read it, and then call the Building & Zoning Department with any questions A letter dated 5-23-31 refusing an inspection was received. A second notice was sent 6-9-23 for the structural issues and a notice to abate for the grass and weeds. 6-13-23 was the deadline for the abatement of grass. No progress has been made
1048 N 1st	Busted garage door, deck, trees, shrubs		Erich Helge 912 Country Club Dr Seward NE 68434	In Person	CSO Arena made 2nd contact Tuesday May 9th, property owner was out of town. Hot tub and trees will be removed weekend of May 13th. No comment on damaged garage door. CSO Shannon Arena contacted the property owner. Owner said he was working on it and would have it cleaned up weekend of May 6th. 6-7-23 some progress has been made.

CURRENT YEAR: May 2023

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	3	\$ 5,258.30	\$ 814,019.51
REMODEL/ADDIT.	14	\$ 1,546.20	\$ 393,771.13
ACCESSORY	15	\$ 713.42	\$ 52,437.75
RELOCATE	59	\$ 3,272.00	\$ 927,716.21
ELECTRIC			
PLUMBING	8	\$ 560.00	
MECHANICAL	6	\$ 1,175.00	
SEWER TAP	2	\$ 500.00	
WATER TAP	2	\$ 1,676.00	
TEMP. ELEC.	2	\$ 100.00	
ELECTRIC SER.	2	\$ 500.00	
TOTALS	113	\$ 15,300.92	\$ 2,187,944.60

LAST YEAR: May 2022

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	1	\$ 2,481.70	\$ 450,000.00
REMODEL/ADDIT.	9	\$ 4,282.70	\$ 2,133,587.00
ACCESSORY	14	\$ 654.67	\$ 41,190.00
RELOCATE	3	\$ 75.00	\$ 11,782.00
ELECTRIC		\$ -	\$ -
PLUMBING	10	\$ 1,188.00	\$ -
MECHANICAL	5	\$ 425.00	\$ -
SEWER TAP	1	\$ 250.00	\$ -
WATER TAP	1	\$ 838.00	\$ -
TEMP. ELEC.	1	\$ 50.00	\$ -
ELECTRIC SER.	1	\$ 200.00	\$ -
TOTALS	46	\$ 10,445.07	\$ 2,636,559.00

YEAR TO DATE January to December 2023

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	12	\$ 25,563.06	\$ 4,055,623.10
REMODEL/ADDIT.	85	\$ 11,838.14	\$ 3,321,410.77
ACCESSORY	50	\$ 3,471.50	\$ 224,034.06
RELOCATE	227	\$ 15,369.00	\$ 5,402,903.19
ELECTRIC		\$ -	\$ -
PLUMBING	45	\$ 3,625.00	\$ -
MECHANICAL	43	\$ 13,716.00	\$ -
SEWER TAP	11	\$ 2,750.00	\$ -
WATER TAP	11	\$ 9,218.00	\$ -
TEMP. ELEC.	9	\$ 450.00	\$ -
ELECTRIC SER.	11	\$ 2,300.00	\$ -
TOTALS	504	\$ 88,300.70	\$ 13,003,971.12

YEAR TO DATE January to December 2022

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	15	\$ 39,031.19	\$ 2,615,369.21
REMODEL/ADDIT.	33	\$ 76,699.91	\$ 2,079,810.78
ACCESSORY	68	\$ 4,373.37	\$ 570,609.07
RELOCATE	13	\$ 575.00	\$ 203,292.76
ELECTRIC		\$ -	\$ -
PLUMBING	61	\$ 5,363.00	\$ -
MECHANICAL	29	\$ 2,450.00	\$ -
SEWER TAP	14	\$ 3,500.00	\$ -
WATER TAP	14	\$ 12,959.00	\$ -
TEMP. ELEC.	8	\$ 400.00	\$ -
ELECTRIC SER.	14	\$ 3,600.00	\$ -
TOTALS	269	\$ 148,951.47	\$ 5,469,081.82

2. City Treasurer Report

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

Pledged Securities Detail
May 31, 2023

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Rate		Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledge Values		
		Moody	State					Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec
PLEDGEE: CITY OF SEWARD (02)										
AGEN	3130AJRQ4		1.000	177048011-1	Cont	6/25/2027				
FHLB	FHLB FIXED RATE NOTE				6/1/2023	6/25/2020	250,000.00	250,000.00	250,000.00	220,281.50
D02/02	AA+	Aaa			100.000	AFS	250,000.00	100.00%	230,078.39	1,083.33
AGEN	3130ANK82		0.750	178004394-1	Ann	8/26/2026				
FHLB	FHLB FIXED RATE NOTE				8/26/2023	8/26/2021	370,000.00	370,000.00	370,000.00	330,011.88
D02/02	AA+	Aaa			100.000	AFS	370,000.00	100.00%	330,196.53	732.29
CMO	3137AWU78		1.250	185157011-1		12/15/2027				
FHR	FHR 4145 AC					12/1/2012	1,500,000.00	1,500,000.00	50,752.71	48,280.72
D02/02						AFS	50,752.71	100.00%	50,602.18	52.87
CMO	3137B0NV2		1.500	185157163-1		9/15/2025				
FHR	FHR 4176 EC					3/1/2013	2,000,000.00	2,000,000.00	51,411.94	49,482.67
D02/02						AFS	51,411.94	100.00%	51,322.49	64.26
GNMA	36176W2B6		4.000	185168920-1		12/15/2026				
GNMA	GNMA POOL 778670					12/1/2011	560,000.00	560,000.00	28,384.48	28,556.70
D02/02						AFS	28,384.48	100.00%	28,999.32	94.61
GNMA	36179V3Q1		2.500	177018890-1		1/20/2036				
GNM2	GNMA2 POOL MA7107					1/1/2021	500,000.00	500,000.00	290,922.00	264,648.81
D02/02						AFS	290,922.00	100.00%	304,863.21	606.09
GNMA	3620A9QG9		3.500	185171527-1		9/15/2024				
GNMA	GNMA POOL 723255					9/1/2009	750,000.00	750,000.00	8,738.66	8,537.02
D02/02						AFS	8,738.66	100.00%	8,820.60	25.49
GNMA	3620ARB59		3.500	185171588-1		5/15/2025				
GNMA	GNMA POOL 737260					5/1/2010	1,000,000.00	1,000,000.00	21,895.35	21,036.40
D02/02						AFS	21,895.35	100.00%	22,080.75	63.86
MBS	3128MDW74		3.500	177039340-1		12/1/2028				
FGLM	FHLMC POOL G14970					12/1/2013	1,450,000.00	1,450,000.00	189,077.46	184,845.88
D02/02						AFS	189,077.46	100.00%	197,261.66	551.48
MBS	3128MEHL8		5.000	185145155-1		11/1/2024				
FGLM	FHLMC POOL G15435					5/1/2015	557,000.00	557,000.00	16.30	16.17
D02/02						AFS	16.30	100.00%	16.45	0.07

Report reflects information submitted to Stifel Bond Accounting by the customer. It is not intended to be used as the official record of safekeeping location and/or pledged holdings. See customer's Safekeeping Agent reports as needed.

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

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		Moody	State					Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS FGLM D02/02	3128MMLQ4 FHLMC POOL G18334	4.500		185145399-1		12/1/2024 12/1/2009 AFS	1,015,000.00 6,332.01	1,015,000.00 100.00%	6,332.01 6,381.90	6,255.23 23.75	6,255.23 6,278.98
MBS FGLM D02/02	3128PNBR8 FHLMC POOL J09948	4.000		185147186-1		7/1/2024 6/1/2009 AFS	1,300,000.00 5,910.75	1,300,000.00 100.00%	5,910.75 5,960.84	5,788.54 19.70	5,788.54 5,788.24
MBS FGLM D02/02	3128PQ4E8 FHLMC POOL J11721	4.500		185147195-1		2/1/2025 2/1/2010 AFS	1,200,000.00 8,557.54	1,200,000.00 100.00%	8,557.54 8,679.73	8,473.50 32.09	8,473.50 8,505.59
MBS FGLM D02/02	3128Q0GL5 FHLMC POOL J19203	4.000		185147609-1		5/1/2027 5/1/2012 AFS	425,000.00 21,419.67	425,000.00 100.00%	21,419.67 22,014.77	21,109.02 71.40	21,109.02 21,180.42
MBS FGLM D02/02	31329KRS5 FHLMC POOL ZA2297	3.000		177051131-1		4/1/2033 9/1/2018 AFS	1,000,000.00 193,916.44	1,000,000.00 100.00%	193,916.44 184,744.56	180,638.79 484.79	180,638.79 181,123.58
MBS FGLM D02/02	3132A8S34 FHLMC POOL ZS7738	2.500		177051143-1		1/1/2031 9/1/2018 AFS	860,000.00 220,781.22	860,000.00 100.00%	220,781.22 210,422.38	210,180.88 459.96	210,180.88 210,640.84
MBS FGLM D02/02	3132CWKP8 FHLMC POOL SB0302	3.000		177046215-1		4/1/2035 3/1/2020 AFS	810,000.00 389,433.13	810,000.00 100.00%	389,433.13 384,063.10	369,093.66 973.58	369,093.66 370,067.24
MBS FGLM D02/02	3132CWSD7 FHLMC POOL SB0516	2.500		178002051-1		4/1/2036 3/1/2021 AFS	500,000.00 371,218.63	500,000.00 100.00%	371,218.63 390,069.05	341,466.50 773.37	341,466.50 342,239.87
MBS FGLM D02/02	3132CWWM3 FHLMC POOL SB0620	3.500		177041150-1		8/1/2036 2/1/2022 AFS	400,000.00 336,260.38	400,000.00 100.00%	336,260.38 355,037.98	324,707.79 980.76	324,707.79 325,688.55
MBS FGLM D02/02	31335HYR8 FHLMC POOL C90720	5.500		185150298-1		10/1/2023 10/1/2003 AFS	3,250,000.00 1,838.88	3,250,000.00 100.00%	1,838.88 1,845.34	1,846.72 8.43	1,846.72 1,855.15
MBS FGLM D02/02	3133LPUE5 FHLMC POOL RD5081	1.500		177041020-1		3/1/2032 2/1/2022 AFS	500,000.00 419,082.75	500,000.00 100.00%	419,082.75 414,051.93	381,084.71 523.85	381,084.71 381,608.56

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		Moody	State					Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS FNMA D02/02	31371LQY8 FNMA POOL 255271	5.000		185155978-1		6/1/2024 5/1/2004 AFS	500,000.00 1,101.22	500,000.00 100.00%	1,101.22 1,099.98	1,102.68 4.59	1,102.68 1,107.27
MBS FNMA D02/02	31375HAP9 FNMA ARM POOL 334914	4.305		185156211-1		2/1/2026 1/1/1996 AFS	1,000,000.00 400.88	1,000,000.00 100.00%	400.88 401.60	399.51 1.44	399.51 400.95
MBS FNMA D02/02	3138AMK38 FNMA POOL AI7513	4.500		185159473-1		7/1/2026 7/1/2011 AFS	500,000.00 27,053.89	500,000.00 100.00%	27,053.89 27,600.46	26,833.73 101.45	26,833.73 26,935.18
MBS FNMA D02/02	3138EJLQ9 FNMA POOL AL2134	4.000		185159924-1		7/1/2027 7/1/2012 AFS	443,000.00 24,241.47	443,000.00 100.00%	24,241.47 24,840.81	23,845.63 80.80	23,845.63 23,926.43
MBS FNMA D02/02	3138EKRM9 FNMA POOL AL3191	3.500		185160071-1		2/1/2028 2/1/2013 AFS	500,000.00 33,432.61	500,000.00 100.00%	33,432.61 34,264.75	32,690.74 97.51	32,690.74 32,788.25
MBS FNMA D02/02	3138EKX75 FNMA POOL AL3401	5.500		177039339-1		2/1/2034 3/1/2013 AFS	2,000,000.00 282,867.20	2,000,000.00 100.00%	282,867.20 314,246.04	290,484.96 1,296.47	290,484.96 291,781.43
MBS FNMA D02/02	3138EKXJ9 FNMA POOL AL3380	5.500		177039338-1		1/1/2034 3/1/2013 AFS	2,000,000.00 223,440.36	2,000,000.00 100.00%	223,440.36 247,090.56	229,450.85 1,024.10	229,450.85 230,474.95
MBS FNMA D02/02	3138ELYF4 FNMA POOL AL4309	4.000		185160221-1		10/1/2028 10/1/2013 AFS	1,000,000.00 62,938.50	1,000,000.00 100.00%	62,938.50 64,734.17	61,728.08 209.80	61,728.08 61,937.88
MBS FNMA D02/02	3138EMCY5 FNMA POOL AL4586	4.000		185160242-1		2/1/2027 12/1/2013 AFS	575,000.00 23,495.10	575,000.00 100.00%	23,495.10 24,087.19	23,036.80 78.32	23,036.80 23,115.12
MBS FNMA D02/02	3138EMPD7 FNMA POOL AL4919	3.500		184006560-1		3/1/2029 2/1/2014 AFS	2,000,000.00 259,674.32	631,641.94 31.58%	82,010.60 85,566.26	79,799.48 239.20	79,799.48 80,038.68
MBS FNMA D02/02	3138EQ5H1 FNMA POOL AL8047	3.500		176002956-1		11/1/2030 1/1/2016 AFS	1,050,000.00 235,729.41	1,050,000.00 100.00%	235,729.41 248,658.89	225,510.80 687.54	225,510.80 226,198.34

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								Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS FNMA D02/02	3138WDU82 FNMA POOL AS4206	3.000		178000698-1		1/1/2030 12/1/2014 AFS	1,160,000.00 142,670.23	1,160,000.00 100.00%	142,670.23 148,331.42	136,681.88 356.68	136,681.88 137,038.56
MBS FNMA D02/02	3140FBGJ3 FNMA POOL BD3800	2.000		177051139-1		7/1/2031 7/1/2016 AFS	1,375,000.00 330,698.12	1,375,000.00 100.00%	330,698.12 313,198.42	300,262.93 551.16	300,262.93 300,814.09
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028	2.500		177039342-1		12/1/2029 3/1/2017 AFS	1,750,000.00 287,839.53	1,750,000.00 100.00%	287,839.53 294,303.34	266,923.55 599.67	266,923.55 267,523.22
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028	2.500		185164038-1		12/1/2029 3/1/2017 AFS	300,000.00 49,343.92	300,000.00 100.00%	49,343.92 49,494.01	45,758.32 102.80	45,758.32 45,861.12
MBS FNMA D02/02	3140QGJ99 FNMA POOL CA8387	2.500		177034617-1		12/1/2035 12/1/2020 AFS	500,000.00 351,212.88	500,000.00 100.00%	351,212.88 368,414.60	324,089.72 731.69	324,089.72 324,821.41
MBS FNMA D02/02	3140X9CH6 FNMA POOL FM5471	2.500		199000173-1		12/1/2035 12/1/2020 AFS	465,000.00 327,807.14	465,000.00 100.00%	327,807.14 343,271.14	302,512.62 682.93	302,512.62 303,195.55
MBS FNMA D02/02	3140X9LK9 FNMA POOL FM5729	3.000		177020855-1		1/1/2041 1/1/2021 AFS	500,000.00 280,815.82	500,000.00 100.00%	280,815.82 297,185.68	252,607.55 702.04	252,607.55 253,309.59
MBS FNMA D02/02	31412P2K6 FNMA POOL 931478	4.500		185164602-1		7/1/2024 6/1/2009 AFS	2,900,000.00 12,504.51	2,900,000.00 100.00%	12,504.51 12,615.35	12,392.13 46.89	12,392.13 12,439.02
MBS FNMA D02/02	31417SAL4 FNMA POOL AC5410	4.500		185165282-1		10/1/2024 10/1/2009 AFS	2,040,000.00 16,509.82	2,040,000.00 100.00%	16,509.82 16,697.00	16,033.69 61.91	16,033.69 16,095.60
MBS FNMA D02/02	31418AAC2 FNMA POOL MA0902	3.000		185165786-1		11/1/2026 10/1/2011 AFS	1,000,000.00 27,586.99	1,000,000.00 100.00%	27,586.99 27,788.91	25,918.18 68.97	25,918.18 25,987.15
MBS FNMA D02/02	31418AKN7 FNMA POOL MA1200	3.000		177011537-1		10/1/2032 9/1/2012 AFS	800,000.00 116,087.49	800,000.00 100.00%	116,087.49 121,685.29	111,761.29 290.22	111,761.29 112,051.51

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MBS FNMA D02/02	31418AVK1 FNMA POOL MA1517	3.000		177039341-1		7/1/2028 6/1/2013 AFS	1,000,000.00 128,353.42	1,000,000.00 100.00%	128,353.42 131,323.64	122,905.36 320.88	122,905.36 123,226.24
MBS FNMA D02/02	31418AYS1 FNMA POOL MA1620	2.500		185166625-1		10/1/2023 9/1/2013 AFS	587,000.00 2,491.62	587,000.00 100.00%	2,491.62 2,493.67	2,350.80 5.19	2,350.80 2,355.99
MBS FNMA D02/02	31418B5R3 FNMA POOL MA2655	4.000		177020853-1		6/1/2036 5/1/2016 AFS	410,000.00 92,173.94	410,000.00 100.00%	92,173.94 98,388.15	89,598.90 307.25	89,598.90 89,906.15
MBS FNMA D02/02	31418DRM6 FNMA POOL MA4091	2.000		177046216-1		8/1/2030 7/1/2020 AFS	610,000.00 275,324.62	610,000.00 100.00%	275,324.62 266,682.86	251,282.80 458.87	251,282.80 251,741.67
MBS FNMA D02/02	31418DT77 FNMA POOL MA4173	2.000		177023307-1		11/1/2030 10/1/2020 AFS	771,122.00 410,709.59	771,122.00 100.00%	410,709.59 422,923.18	374,837.81 684.52	374,837.81 375,522.33
MBS FNMA D02/02	31418DZ96 FNMA POOL MA4367	1.500		184010674-1		6/1/2031 5/1/2021 AFS	500,000.00 351,499.84	500,000.00 100.00%	351,499.84 357,804.08	318,442.49 439.37	318,442.49 318,881.86
MBS FNMA D02/02	31418EA83 FNMA POOL MA4530	1.500		177048016-1		2/1/2032 1/1/2022 AFS	179,142.00 147,344.33	167,163.35 93.31%	137,491.89 130,063.75	125,025.43 171.86	125,025.43 125,197.30
MUNI GO D02/02	25887CAZ1 DOUGLAS CNTY NEB S&I #540	2.250	NE	177039343-1	Cont 1/1/2027	1/1/2034 1/5/2022	120,000.00 120,000.00	120,000.00 100.00%	120,000.00 120,000.00	103,282.80 1,125.00	103,282.80 104,407.80
MUNI GO D02/02	259290EB6 DOUGLAS CNTY NE SAN & IMPT DIS	3.100	NE	185142828-1	Contin 6/1/2023	8/15/2030 6/15/2016	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 150,000.00	142,831.50 1,389.17	142,831.50 144,200.67
MUNI GO D02/02	259292CS7 DOUGLAS CNTY SAN IMPT DIST 427	2.700	NE	185142831-1	Contin 6/1/2023	11/15/2026 11/15/2017	280,000.00 280,000.00	280,000.00 100.00%	280,000.00 280,000.00	271,068.00 336.00	271,068.00 271,404.00
MUNI GO D02/02	259305DT4 DOUGLAS CNTY NEB S&I #499	2.500	NE	178003667-1	Cont 3/1/2027	3/1/2036 3/1/2022	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 150,000.00	122,899.50 937.50	122,899.50 123,837.00

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

Pledged Securities Detail
May 31, 2023

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Rate Moody	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledge Values		
								Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec
MUNI GO D02/02	25930TBJ6 DOUGLAS CNTY NEB SANI & #421	2.900	NE	184003054-1	Cont 5/15/2025 100.000	11/15/2036 5/19/2020 AFS	50,000.00 50,000.00	50,000.00 100.00%	50,000.00 48,262.00	48,262.00 48,326.44
MUNI GO D02/02	25931BEG7 DOUGLAS CNTY NEB SAN & IMPT DI	2.750	NE	184010678-1	Cont 5/1/2026 100.000	5/1/2035 5/3/2021 AFS	175,000.00 175,000.00	175,000.00 100.00%	175,000.00 150,253.25	150,253.25 150,654.29
MUNI GO D02/02	25931LCN2 DOUGLAS CNTY NE SAN & IMPT	2.700	NE	185142862-1	Cont 6/1/2023 100.000	11/15/2028 11/15/2016 AFS	170,000.00 170,000.00	170,000.00 100.00%	170,000.00 160,877.80	160,877.80 161,081.80
MUNI GO D02/02	25931VBN1 DOUGLAS CNTY NE SAN & IMPT	3.500	NE	185142866-1	Cont 6/1/2023 100.000	8/15/2032 7/27/2017 AFS	50,000.00 50,000.00	50,000.00 100.00%	50,000.00 46,022.00	46,022.00 46,537.28
MUNI GO D02/02	25931VCF7 DOUGLAS CNTY NEB SAN #471	2.350	NE	177020849-1	Cont 2/15/2026 100.000	8/15/2035 2/19/2021 AFS	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 82,963.00	82,963.00 83,654.94
MUNI GO D02/02	25933BEB6 DOUGLAS CNTY NEB SAN & IMPT DI	3.000	NE	184003099-1	Cont 5/15/2025 100.000	11/15/2035 5/19/2020 AFS	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 139,870.50	139,870.50 140,070.50
MUNI GO D02/02	25936RBY1 DOUGLAS CNTY NEB S&I #537	2.400	NE	177039345-1	Cont 1/15/2027 100.000	1/15/2039 1/21/2022 AFS	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 115,354.50	115,354.50 116,714.50
MUNI REV D02/02	373807CE4 GERING NEB COMBINED UTILS REV	1.850	NE	184010461-1	Cont 4/29/2026 100.000	12/15/2035 4/29/2021 AFS	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 83,770.00	83,770.00 84,623.06
MUNI GO D02/02	406036HN6 HALL CNTY NE SCD #2 GRAND IS	2.400	NE	185176896-1	Cont 6/1/2023 100.000	12/15/2024 2/9/2015 AFS	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 98,388.00	98,388.00 99,494.67
MUNI GMCP D02/02	497593DJ9 KIRKWOOD CMNTY COLLEGE IOWA CT AA	4.000	IA	177032959-1	Cont 6/1/2029 100.000	6/1/2034 3/23/2020 AFS	365,000.00 365,000.00	365,000.00 100.00%	365,000.00 421,705.24	379,749.65 387,049.65
MUNI GO D02/02	505318QS7 LA VISTA NE	2.650	NE	185179244-1	Cont 6/1/2023 100.000	11/15/2024 12/31/2014 AFS	115,000.00 115,000.00	115,000.00 100.00%	115,000.00 113,393.45	113,393.45 113,528.89

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

Pledged Securities Detail
May 31, 2023

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Rate		Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledge Values			
		Moody	State					Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MUNI REV D02/02	57973FDD8 MCCOOK NE PUBLIC PWR DIST	3.150	NE	185181069-1	Contin 6/1/2023 100.000	12/15/2030 8/9/2017 AFS	100,000.00 100,000.00	100.00%	100,000.00	98,345.00	98,345.00
MUNI GO D02/02	652810G22 NEWTON IOWA AA	3.000	IA	182011996-1	Cont 6/1/2029 100.000	6/1/2033 4/20/2022 AFS	185,000.00 185,000.00	100.00%	185,000.00	183,133.35	183,133.35
MUNI REV D02/02	71366VKE9 PERENNIAL PUB PWR DIST NEB ELE	1.800	NE	177020856-1	Cont 2/17/2026 100.000	12/15/2036 2/17/2021 AFS	210,000.00 210,000.00	100.00%	210,000.00	169,140.30	169,140.30
MUNI GO D02/02	80373YER3 SARPY CNTY NEB S&I #158	2.800	NE	182012079-1	Cont 4/15/2027 100.000	10/15/2035 4/19/2022 AFS	150,000.00 150,000.00	100.00%	150,000.00	126,780.00	126,780.00
MUNI GO D02/02	80376DCN7 SARPY CNTY NE SAN & IMPT DIST	3.250	NE	185187210-1	Contin 6/1/2023 100.000	10/15/2023 10/15/2012 AFS	200,000.00 200,000.00	100.00%	200,000.00	199,816.00	199,816.00
MUNI GO D02/02	80377BKT8 SARPY CNTY NEB S&I DIST #264	2.350	NE	184010680-1	Cont 5/3/2026 100.000	8/15/2034 5/3/2021 AFS	180,000.00 180,000.00	100.00%	180,000.00	155,833.20	155,833.20
MUNI GO D02/02	80377TBE2 SARPY CNTY NE SAN & IMPT DIST	2.800	NE	185187220-1	Contin 6/1/2023 100.000	11/15/2028 11/15/2016 AFS	85,000.00 85,000.00	100.00%	85,000.00	80,843.50	80,843.50
MUNI GO D02/02	80377TBF9 SARPY CNTY NE SAN & IMPT DIST	2.900	NE	185187221-1	Contin 6/1/2023 100.000	11/15/2029 11/15/2016 AFS	85,000.00 85,000.00	100.00%	85,000.00	81,538.80	81,538.80
MUNI GO D02/02	80378TEW8 SARPY CNTY NE SAN & IMPT DIST	3.850	NE	185187230-1	Contin 6/1/2023 100.000	10/15/2033 4/15/2018 AFS	85,000.00 85,000.00	100.00%	85,000.00	79,798.85	79,798.85
MUNI GO D02/02	80379AEF5 SARPY CNTY NEB SAN & IMPT #243	2.700	NE	177011631-1	Cont 8/15/2025 100.000	8/15/2038 8/19/2020 AFS	290,000.00 290,000.00	100.00%	290,000.00	227,563.00	227,563.00
MUNI GO D02/02	80379KEN6 SARPY CNTY NEB SAN & IMPT #272	2.300	NE	177018881-1	Cont 12/15/2025 100.000	12/15/2034 1/11/2021 AFS	50,000.00 50,000.00	100.00%	50,000.00	41,670.50	41,670.50
							50,000.00	100.00%	50,000.00	530.28	42,200.78

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

Pledged Securities Detail
May 31, 2023

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Moody	Rate	State	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledge Values			
									Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MUNI GO D02/02	810140LP6 SCOTTS BLUFF CNTY NEB		2.550	NE	182012068-1	Cont 4/21/2027 100.000	1/15/2034 4/21/2022 AFS	250,000.00 250,000.00	250,000.00 100.00%	250,000.00 250,000.00	231,220.00 2,408.33	231,220.00 233,628.33
MUNI GO D02/02	81847ELK0 SEWARD NE		2.350	NE	185187545-1	Contin 6/1/2023 100.000	12/15/2023 5/18/2012 AFS	95,000.00 95,000.00	95,000.00 100.00%	95,000.00 95,000.00	93,919.85 1,029.43	93,919.85 94,949.28
MUNI REV D02/02	818480BF1 SEWARD NEB ARPT AUTH		3.550	NE	185187553-1	Contin 6/1/2023 100.000	1/15/2024 9/1/2011 AFS	25,000.00 25,000.00	25,000.00 100.00%	25,000.00 25,000.00	25,003.00 335.28	25,003.00 25,338.28
MUNI REV D02/02	818483FG9 SEWARD NE ELEC REV		2.450	NE	185187557-1	Contin 6/1/2023 100.000	2/15/2028 6/15/2016 AFS	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 150,000.00	143,277.00 1,082.08	143,277.00 144,359.08
MUNI GO D02/02	886094CD1 THURSTON CNTY NEB		2.500	NE	184003102-1	Cont 5/28/2025 100.000	12/15/2035 5/28/2020 AFS	200,000.00 200,000.00	200,000.00 100.00%	200,000.00 197,489.92	169,882.00 2,305.56	169,882.00 172,187.56
TAX TAXGO D02/02	534239FX1 LINCOLN NEB AAA		3.000	NE	177045043-1		7/15/2026 8/20/2020 AFS	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 99,554.40	96,699.00 1,133.33	96,699.00 97,832.33
TAX TAXGO D02/02	61778RB78 MORRILL CNTY NEB SCH DIST #63 AA A3		1.937	NE	177020846-1	Cont 12/1/2025 100.000	12/1/2031 2/25/2021 AFS	210,000.00 210,000.00	210,000.00 100.00%	210,000.00 210,000.00	158,648.70 2,033.85	158,648.70 160,682.55
TAX TAXREV D02/02	68189TBA3 OMAHA NEB SPL OBLIG AA+ Aa3		6.400	NE	185184294-1		2/1/2026 3/25/2008 AFS	35,000.00 35,000.00	35,000.00 100.00%	35,000.00 35,000.00	35,050.40 746.67	35,050.40 35,797.07
TD CD D02/02	02007GXG3 ALLY BANK CD		3.450		177049980-1		8/4/2026 8/4/2022 AFS	245,000.00 245,000.00	245,000.00 100.00%	245,000.00 245,000.00	245,000.00 2,709.43	245,000.00 247,709.43
TD CD D02/02	02589AC42 AMERICAN EXPR NATL BK CD		2.650		182012070-1		4/6/2027 4/6/2022 AFS	245,000.00 245,000.00	245,000.00 100.00%	245,000.00 245,000.00	245,000.00 996.11	245,000.00 245,996.11
TD CD D02/02	89235MNH0 TOYOTA FINANCIAL SGS BK CD		3.200		177046219-1		5/17/2027 5/17/2022 AFS	245,000.00 245,000.00	245,000.00 100.00%	245,000.00 245,000.00	245,000.00 322.19	245,000.00 245,322.19

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

Pledged Securities Detail
May 31, 2023

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/Pl	CUSIP Description S&P	Rate		Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledge Values			
		Moody	State					Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
TRSY NOTE D02/02	91282CDQ1 U.S. TREASURY NOTE AA+		1.250	177038199-1		12/31/2026 12/31/2021 AFS	250,000.00 250,000.00	250,000.00 100.00%	250,000.00 249,745.33	227,890.63 1,312.15	227,890.63 229,202.78
CITY OF SEWARD								53,126,927.29	13,468,782.90 13,636,386.66	12,500,630.84 63,096.60	12,500,630.84 12,563,727.44

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Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 5/31/2023

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
803760FG7 COMM: COMMERCE BANK	AFS		SARPY CO SID #180-REF NE 37 12/15/37 12/28/23 @ 100.00	4.25		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	251,065.00
148006EZ8 COMM: COMMERCE BANK	AFS		CASS CO SD #1 NE 26 12/15/26	2.35		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	192,764.00
25933AFG6 COMM: COMMERCE BANK	AFS		DOUGLAS SID #492-REF NE 28 08/15/28	3.20		175,000.00 100.00%	175,000.00	175,000.00	175,000.00	168,414.75
80373YCT1 COMM: COMMERCE BANK	AFS		SARPY CO SID #158-REF NE 29 11/15/29	3.10		155,000.00 100.00%	155,000.00	155,000.00	155,000.00	154,263.75
486890X92 COMM: COMMERCE BANK	AFS		KEARNEY NE 30 10/15/30	2.60	A+	150,000.00 100.00%	150,000.00	150,000.00	150,000.00	147,888.00
0792124W3 COMM: COMMERCE BANK	AFS		BELLEVUE-REF NE 30 12/15/30	3.10		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	250,047.50
751265RA9 COMM: COMMERCE BANK	AFS		RALSTON-VEHICLE NE 32 06/01/32	3.70		300,000.00 100.00%	300,000.00	300,000.00	300,000.00	299,997.00
661615UB8 COMM: COMMERCE BANK	AFS		N PLATTE-REF NE 32 12/15/32	3.00	A	200,000.00 100.00%	200,000.00	200,000.00	200,314.14	195,836.00
698864HR9 COMM: COMMERCE BANK	AFS		PAPILLION MUNI FACS NE 33 12/15/33	3.00	Aa1	175,000.00 100.00%	175,000.00	175,000.00	175,997.89	162,919.75
818468BN9 COMM: COMMERCE BANK	AFS		SEWARD-REF NE 33 12/15/33	2.35	AA	400,000.00 100.00%	400,000.00	400,000.00	400,000.00	358,260.00
943776KA1 COMM: COMMERCE BANK	AFS		WAVERLY NE 34 06/01/34	2.95		335,000.00 100.00%	335,000.00	335,000.00	335,000.00	316,035.65
840372SX5 COMM: COMMERCE BANK	AFS		SOUTH SIOUX CITY-REF NE 36 08/01/36	2.20		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	156,960.00
25929PDW6 COMM: COMMERCE BANK	AFS		DOUGLAS SID #491-REF NE 36 09/15/36	2.60		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	154,846.00

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.

Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 5/31/2023

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Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
80378EDN2 COMM: COMMERCE BANK	AFS		SARPY SID #263-REF NE 36 09/15/36	3.80		260,000.00 100.00%	260,000.00	260,000.00	260,000.00	259,844.00
98676TCF8 COMM: COMMERCE BANK	AFS		YORK NE-B-REF NE 36 10/01/36	1.85		200,000.00 100.00%	200,000.00	200,000.00	198,831.10	150,078.00
23087RHC5 COMM: COMMERCE BANK	AFS		CUMING CO-B-REF NE 36 12/15/36	2.00		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	191,147.50
68905WFK3 COMM: COMMERCE BANK	AFS		OTOE CO NE SD #501-B NE 36 12/15/36	1.70	Aa3	200,000.00 100.00%	200,000.00	200,000.00	200,000.00	145,970.00
803787DT4 COMM: COMMERCE BANK	AFS		SARPY CO SD#46 NE 36 12/15/36	2.00	AA-	200,000.00 100.00%	200,000.00	200,000.00	202,056.48	154,028.00
80377XCV4 COMM: COMMERCE BANK	AFS		SARPY CO SID #190-REF NE 37 10/15/37	4.00		205,000.00 100.00%	205,000.00	205,000.00	205,000.00	205,270.60
25929RCY9 COMM: COMMERCE BANK	AFS		DOUGLAS CO SID #485 NE 38 05/15/38	2.65		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	153,338.00
25933VBY5 COMM: COMMERCE BANK	AFS		DOUGLAS CO SANTN 559 NE 38 06/15/38	4.10		165,000.00 100.00%	165,000.00	165,000.00	165,000.00	156,972.75
25932EDK2 COMM: COMMERCE BANK	AFS		DOUGLAS CO SID #438 NE 38 08/15/38	4.20		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	250,117.50
80373RDR9 COMM: COMMERCE BANK	AFS		SARPY CO DT #220-REF NE 38 08/15/38	4.05		170,000.00 100.00%	170,000.00	170,000.00	170,000.00	170,008.50
80387LAP3 COMM: COMMERCE BANK	AFS		SARPY CO SAN & IMP DT NE 38 08/15/38	2.75		290,000.00 100.00%	290,000.00	290,000.00	290,000.00	219,237.10
72778PCU5 COMM: COMMERCE BANK	AFS		PLATTE CO SD #5 NE 38 12/15/38	2.00	AA-	200,000.00 100.00%	200,000.00	200,000.00	200,405.46	147,070.00
80379KDH0 COMM: COMMERCE BANK	AFS		SARPY CO SID #272-REF NE 38 12/15/38	4.40		215,000.00 100.00%	215,000.00	215,000.00	215,000.00	215,277.35

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5/25/2023 9:40 AM - BLA / JNBT

BBA - Baker Bond Accounting ®

The Baker Group Software Solutions, Inc.

Pledges By Pledgee And Maturity

Pledged To: CITY TREASURER

As Of 5/31/2023

Jones Bank - Seward, NE

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
25934MCK3 COMM: COMMERCE BANK	AFS	DOUGLAS SID #531-REF NE 39 01/15/39	4.35	200,000.00 100.00%	200,000.00	200,000.00	200,000.00	200,008.00		
25936ECH6 COMM: COMMERCE BANK	AFS	DOUGLAS CO SID #561 NE 39 01/15/39	4.35	180,000.00 100.00%	180,000.00	180,000.00	180,000.00	179,249.40		
25930BEE3 COMM: COMMERCE BANK	AFS	DOUGLAS CO SID #504 NE 39 08/15/39	3.40	215,000.00 100.00%	215,000.00	215,000.00	215,000.00	186,142.70		
25931EGP9 COMM: COMMERCE BANK	AFS	DOUGLAS CO SAN #503 NE 39 08/15/39	2.65	225,000.00 100.00%	225,000.00	225,000.00	225,000.00	167,053.50		
80373XBC1 COMM: COMMERCE BANK	AFS	SARPY CO SAN & IMPT NE 39 08/15/39	2.60	200,000.00 100.00%	200,000.00	200,000.00	200,000.00	148,000.00		
80373YDV5 COMM: COMMERCE BANK	AFS	SARPY CO SID#158-REF NE 39 08/15/39	2.95	190,000.00 100.00%	190,000.00	190,000.00	190,000.00	145,887.70		
25931BEJ1 COMM: COMMERCE BANK	AFS	DOUGLAS SID #507-REF NE 40 05/01/40	3.15	185,000.00 100.00%	185,000.00	185,000.00	185,000.00	138,355.95		
25933VDM9 COMM: COMMERCE BANK	AFS	DOUGLAS CO SD #559 NE 40 05/15/40	3.40	175,000.00 100.00%	175,000.00	175,000.00	175,000.00	152,083.75		
25933EEG9 COMM: COMMERCE BANK	AFS	DOUGLAS CO SAN & IMPT NE 40 11/15/40	3.15	190,000.00 100.00%	190,000.00	190,000.00	190,000.00	148,595.20		
80388MBJ3 COMM: COMMERCE BANK	AFS	SARPY CNTY SANITATION NE 40 12/15/40	4.00	240,000.00 100.00%	240,000.00	240,000.00	240,000.00	234,849.60		
617775EV9 COMM: COMMERCE BANK	AFS	MORRILL CO NE 41 06/15/41	2.25	240,000.00 100.00%	240,000.00	240,000.00	240,000.00	172,980.00		
25936EDY8 COMM: COMMERCE BANK	AFS	DOUGLAS CO SID #561 NE 41 07/15/41	2.90	235,000.00 100.00%	235,000.00	235,000.00	235,000.00	173,869.45		
25939LDA1 COMM: COMMERCE BANK	AFS	DOUGLAS CO SID #567 NE 41 07/15/41	2.75	200,000.00 100.00%	200,000.00	200,000.00	200,000.00	144,828.00		

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.

Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 5/31/2023

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Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
25930LDN2 COMM: COMMERCE BANK	AFS		DOUGLAS CO SAN #530 NE 41 08/15/41	2.85		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	145,084.00
80379QBT3 COMM: COMMERCE BANK	AFS		SARPY CO NE SAN-REF NE 41 08/15/41	2.75		255,000.00 100.00%	255,000.00	255,000.00	255,000.00	187,404.60
80387LAS7 COMM: COMMERCE BANK	AFS		SARPY CO SAN & IMP DT NE 41 08/15/41	2.90		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	147,176.00
25938MDE2 COMM: COMMERCE BANK	AFS		DOUGLAS CO SAN & IMPT NE 41 09/01/41	2.80		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	143,160.00
25933EFW3 COMM: COMMERCE BANK	AFS		DOUGLAS CO NE SAN-B NE 41 09/15/41	2.85		235,000.00 100.00%	235,000.00	235,000.00	235,000.00	173,256.10
25939HCU7 COMM: COMMERCE BANK	AFS		DOUGLAS CO SID#563 NE 41 11/15/41	2.85		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	147,228.00
119483EL5 COMM: COMMERCE BANK	AFS		BUFFALO CO SD #0009 NE 41 12/15/41	2.00	A1	200,000.00 100.00%	200,000.00	200,000.00	193,986.10	137,996.00
259327W42 COMM: COMMERCE BANK	AFS		DOUGLAS CO SD #17 NE 41 12/15/41	4.00	AA	250,000.00 100.00%	250,000.00	250,000.00	260,658.73	252,840.00
25932XDN4 COMM: COMMERCE BANK	AFS		DOUGLAS CO NE SID-REF NE 41 12/15/41	2.75		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	185,190.00
25940KAS4 COMM: COMMERCE BANK	AFS		SID DOUGLAS #596-REF NE 41 12/15/41	2.75		275,000.00 100.00%	275,000.00	275,000.00	275,000.00	203,062.75
808290FV7 COMM: COMMERCE BANK	AFS		SCHUYLER NE 42 03/15/42	2.75		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	193,840.00
80376KBN2 COMM: COMMERCE BANK	AFS		SARPY CO SID #334 NE 42 05/15/42	3.70		215,000.00 100.00%	215,000.00	215,000.00	215,000.00	181,890.00
25932XEH6 COMM: COMMERCE BANK	AFS		DOUGLAS CO SID #524 NE 42 09/15/42	4.65		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	240,597.50

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.

5/25/2023 9:40 AM - BLA / JNBT

BBA - Baker Bond Accounting®

The Baker Group Software Solutions, Inc.

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 5/31/2023

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Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
25929MEM4 COMM: COMMERCE BANK	AFS		DOUGLAS CO SID #405-R NE 42 11/15/42	3.55		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	208,410.00
25931EGT1 COMM: COMMERCE BANK	AFS		DOUGLAS CO SAN & IMPT NE 42 11/15/42	5.25		300,000.00 100.00%	300,000.00	300,000.00	300,000.00	305,205.00
25937XCT7 COMM: COMMERCE BANK	AFS		DOUGLAS CO SAN#570 NE 42 11/15/42	5.05		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	240,813.60
25939HDQ5 COMM: COMMERCE BANK	AFS		DOUGLAS CO SAN #563 NE 42 11/15/42	5.15		190,000.00 100.00%	190,000.00	190,000.00	190,000.00	190,792.30
006058DK4 COMM: COMMERCE BANK	AFS		ADAMS CO NE 42 12/15/42	4.00	AA-	300,000.00 100.00%	300,000.00	300,000.00	311,651.16	303,651.00
122873AR3 COMM: COMMERCE BANK	AFS		BURT CO SCH DT#0020 NE 42 12/15/42	4.38	A2	250,000.00 100.00%	250,000.00	250,000.00	245,979.73	250,132.50
98636PBT6 COMM: COMMERCE BANK	AFS		YORK CO SCH DT#96 NE 42 12/15/42	4.50	Aa3	250,000.00 100.00%	250,000.00	250,000.00	254,691.23	252,530.00
3132DMPY5 COMM: COMMERCE BANK	AFS		FRLMC 30YR 03/01/50	3.50	SD0439	1,000,000.00 100.00%	1,000,000.00	594,894.40	651,280.97	549,450.20
60 Securities Pledged To: 1010 - CITY TREASURER							14,230,000.00	13,824,894.40	13,900,852.99	12,059,269.50

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3. Claims & Payables Reports

CLAIMS LIST

6-20-23

COUNCIL MEETING

Abbreviations: BE, Benefits; BU, Building Upkeep; CI, Capital Improvements; DO, Donations; EQ, Equipment; EX, Expense; FA, Fixed Asset; GS, Gas; GU, Ground Upkeep; IT, Technology; IV, Inventory; MA, Maintenance; MC, Miscellaneous; MH, Merchandise; MI, Mileage; ML, Meals; MS, Memberships; OI, Oil; OP, Operations; PO, Postage; PU, Publications; RE, Repairs; RI, Reimbursement; SA, Salaries, SE, Services; SL, Sales; ST, Sales Tax; SU, Supplies; TG, Training; TO, Tools; TR, Transfer; UN, Uniforms; UT, Utilities.

All Copy Products Inc	MA	95.73
ADE	GU	250.00
Aging Partners	MA	337.50
AKRS Equipment Inc	RE	62.49
Amazon Business	SU	282.24
American Fence Co Lincoln	GU	158.00
Anderson Brock	SE	200.00
Aqua-Chem Inc	MA	986.80
ARPS	CI	8,223.76
Austin Terrence (TJ)	SE	95.00
Badger Meter	MS	1,415.31
Baker & Taylor	SU	2,488.48
Berner Quin	SE	90.00
Berner Todd	SE	90.00
Bizco Technologies	IT	7,669.47
Black Hills Energy	UT	509.82
Blades Group	SU	1,302.00
Blue Valley Pest Control	BU	100.00
Buss Janice	RI	40.00
Callaway Golf	MH	2,370.45
Capital Business-Cheyenne	MA	210.36
Carlson Mitchell	SE	145.00
Cash-Wa Distributing Co	SU	439.00
Chemsearch	OI	246.90
City Seward Library Petty	PO	117.62
City Seward Merchant Serv	SE	4,125.52
City Seward Payroll Accou	SA	407,326.04
City Seward Perpetual Fd	SL	750.00
Clark Enersen Partners	FA	2,574.12
Commonwealth Electric Co	SE	427.00
Consolidated Electric	OP	9,539.94
Constellation Newenergy	UT	348.57
Control Services Inc	RE	2,294.15
Cornerstone Baseball	MS	375.00
Croan Sheldon	SE	60.00
Cuttin It Close Lawncare	GU	1,510.00
Diamond Vogel Paint	SU	65.00
Ditch Witch Undercon	RE	732.35
Donohoe Dave	SE	145.00

Eakes Office Solutions	SU	29.98
Exchange Bank	FA	3,300.00
Farmers Coop Seward	GS	13,859.73
Fast Mart	GS	18.18
Ficken Nate	SE	300.00
Frihauf Lauren	SE	400.00
Gardiner Carter	SE	95.00
Garland Youth Sports	SU	201.89
Gehring Construction	CI	80,083.25
Great Plains Communicatio	SE	490.00
H O A	OP	9,124.60
H&S Plumb Heat & Air Inc	MA	800.00
Hallsted Jennarae	SE	95.00
Hartman Farms Inc	CI	33,597.08
Hauder Alex	RI	73.48
Hawkins Inc	SU	1,996.44
Helmink Printing/Grph Inc	SU	140.00
Hibbert Lovely	SE	140.00
Hobson Automotive & Tire	RE	360.99
Holmes Nick	SE	670.00
Home Depot Pro	SU	39.85
Hornung's	MH	115.39
Husak Brad	SE	75.00
Husker Electric Supply Co	TO	45.15
Hydraulic Equipment	RE	283.28
JEO Consulting Group	FA	14,210.00
Jeppesen Ron	MC	800.00
Johnson Bros Of Nebraska	SU	235.52
Jones Automotive	SU	55.48
Jones Farms Inc	CI	1,000.00
K & Z Distributing	SU	1,085.65
Last Mile Network Consult	IT	90.00
League Ne Mun-Utilities	TG	4,020.00
Lieb Ken & Nancy	CI	1,200.00
Lincoln Windustrial Co	RE	208.13
Lincoln Winwater Works	TO	209.63
M C 2 Inc	OP	6,936.45
Maxwell John	SE	145.00
Menards North	BU	151.93
Menards South	BU	37.99
Meyer Automotive	RE	260.77
Michl Bob	SE	145.00
Mid-American Benefits Inc	BE	4,493.09
Midwest Auto Parts	SU	11.92
Midwest Automotive Inc	SE	150.00
Midwest Laboratories Inc	MA	1,492.26
Midwest Service & Sales	SU	350.00
Midwest Storage Solutions	SE	1,650.00
Midwest Turf & Irrigation	RE	316.73
Miller & Associates	CI	312.50

Municipal Supply Omaha	RE	2,578.20
Nebraska Fire Marshal	BU	223.00
Nebraska Golf Association	MS	345.00
Nebraska Municipal Power	MA	500.00
Nebraska Pub Pow-Desmoine	UT	470,539.87
Nebraska Star Beef Co LLC	SU	64.80
Nebraska Treasurer	OP	19.52
Norris Public Power Distr	UT	884.20
One Call Concepts Inc	SE	417.76
One Source Background Che	SE	164.45
O'Reilly Automotive Inc	RE	543.99
Orscheln Farm & Home	GU	1,007.80
Pac 'N' Save Discount Foo	ML	3,770.87
Parr Ryler	SE	95.00
Pepsi-Cola Of Lincoln	SU	586.87
PLB Inc	MS	300.00
Quality Brands Of Lincoln	SU	1,838.58
Quill Corp	SU	325.93
Radar Road Tec	OP	140.00
Republic National	SU	844.00
Resco	IV	64,166.00
Riverside Portables Llc	SE	365.00
Sampson Construction Co	BU	16,966.53
Schemmer Architects Engin	CI	3,930.00
Seward County Clerk/Reg D	SE	28.25
Seward County Ema	SU	3.00
Seward County Independent	PU	2,347.11
Seward County Treasurer	SE	19,433.67
Seward Lumber & Home Cent	SU	398.22
Seward Public Schools	MC	525.00
Seward Wind LLC	UT	37,168.99
Southern Glazer's of NE	SU	2,418.09
Spickelmier & Son Inc	SE	11,140.00
Sports Express	SU	7,205.15
St P J Supply Inc	SU	96.89
State Distributing Co	SU	696.05
Summit Fire Protection	BU	3,301.50
Sveeggen Conner	SE	195.00
The Sprinkler Guy	SE	117.55
Transunion Risk	SE	75.00
Trimax Mowing Systems	RE	160.17
U S Postal Service	MS	178.00
Uline	SU	113.62
Uribe Refuse Services Inc	SE	120.00
Verizon Wireless	SE	367.31
Visa - Pinnacle Bank		488.15
Accucut	SU	203.45
Hail Varsity	MS	29.99
NextLink	SE	115.00
Sam's Club	SU	120.72

Techsoup	SU	3.00	
Zoom	MS	15.99	
Voehl Cindy	MI		16.38
Webben Cody	SE		145.00
Westerholt Tanner	SE		145.00
White Cap	CI		1,859.84
Windstream Nebraska Inc	SE		1,768.75
Woods & Aitken LLP	SE		422.50
York Equipment	RE		4,850.40
Zimmerman Kelby	SE		200.00
	CLAIMS TOTAL		\$1,310,702.92

4. Police Department Report



City of Seward Police Department

Monthly Statistics May 2023

Service Calls	593
Accidents	7
Arrests	7
Citations	41
Warnings	80
Parking Tickets	12

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

5. Draft Minutes of June 6, 2023, City Council Meeting

June 6, 2023

The Seward City Council met at 7:00 p.m. on Tuesday, June 6, 2023, with Mayor Joshua Eickmeier presiding and City Clerk Derek Bargmann recording the proceedings. Upon roll call, the following Councilmembers were present: Megan Kahler, Jessica Kolterman, Karl Miller, John Singleton, Matt Stryson, Tatum Tonniges, Rich Wergin. Councilmembers Absent: Jonathon Wilken. Other officials present: City Administrator Greg Butcher, Connor Madsen (representing City Attorney Hoffschneider's office), City Engineer Mike Oneby, Building/Zoning & Code Enf. Director Tim Dworak, and Chief of Police Brian Peters.

Notice of the meeting was given in advance thereof, and Mayor Eickmeier announced that a copy of the Open Meetings Act and tonight's agenda is posted in the meeting room and is accessible to members of the public. Mayor Eickmeier led those in attendance in the Pledge of Allegiance.

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 Report (totaling \$824,143.11)
2. Seward County Chamber & Development Partnership Report
3. Draft Minutes of May 16, 2023, Council Meeting

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.
Nay: None. Absent: Wilken. Motion carried.

ADMINISTRATIVE ITEMS

1. CONSIDERATION OF A REQUEST FROM PIVO'S TAVERN, LLC, FOR THE APPROVAL OF SPECIAL DESIGNATED LIQUOR LICENSE APPLICATION FOR AN EVENT AT HARVEST HALL ON JUNE 24, 2023

City Clerk Bargmann noted the applicant had not previously applied for a special designated liquor license (SDL). As per Council Policy Statement 2020-001 (10/20/2020), a first-time applicant must achieve the Council's approval before a City representative can sign the application.

Councilmember Singleton moved, seconded by Councilmember Kahler, to approve Pivo's Tavern, LLC, application for a special designated liquor license for an event to be held on June 24, 2023 at Harvest Hall.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.
Nay: None. Absent: Wilken. Motion carried.

2. ITEMS RELATED TO THE PARK AVENUE-BRADFORD STREET STORM SEWER IMPROVEMENTS PROJECT

City Engineer Oneby noted that as per Council approval at the May 2nd meeting, the construction contracts for General Excavating are presented for consideration and acceptance. In addition to the construction contracts, a professional services agreement is proposed to provide construction oversight and quality control services for the storm sewer projects for the not-to-exceed amounts identified. Though the date of substantial completion is listed as 7/1/24, the project is expected to be underway in July and completed by the end of 2023.

A. CONSIDERATION OF A CONSTRUCTION CONTRACT WITH GENERAL EXCAVATING FOR THE BRADFORD STREET – 6TH TO 10TH STREET STORM SEWER IMPROVEMENTS PROJECT AND AUTHORIZATION FOR MAYOR TO SIGN ALL DOCUMENTS

Councilmember Kolterman moved, seconded by Councilmember Tonniges, to approve the construction contract with General Excavating for the Bradford Street Storm Sewer Improvements Project as presented.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.
Nay: None. Absent: Wilken. Motion carried.

B. CONSIDERATION OF A CONSTRUCTION CONTRACT WITH GENERAL EXCAVATING FOR THE PARK AVENUE STORM SEWER IMPROVEMENTS PROJECT AND AUTHORIZATION FOR MAYOR TO SIGN ALL DOCUMENTS

Councilmember Stryson moved, seconded by Councilmember Singleton, to approve the construction contract with General Excavating for the Park Avenue Storm Sewer Improvements Project as presented.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.
Nay: None. Absent: Wilken. Motion carried.

June 6, 2023

C. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$110,307.00 WITH THE SCHEMMER ASSOCIATES FOR CONSTRUCTION ENGINEERING SERVICES FOR THE BRADFORD STREET – 6TH TO 10TH STREET STORM SEWER IMPROVEMENTS PROJECT AND AUTHORIZATION FOR MAYOR TO SIGN ALL DOCUMENTS

Councilmember Miller moved, seconded by Councilmember Tonniges, to approve the professional services agreement for construction engineering services with The Schemmer Associates for the Bradford Street Storm Sewer Improvements Project as presented.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.

Nay: None. Absent: Wilken. Motion carried.

D. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$182,420.00 WITH THE SCHEMMER ASSOCIATES FOR CONSTRUCTION ENGINEERING SERVICES FOR THE PARK AVENUE STORM SEWER IMPROVEMENTS PROJECT AND AUTHORIZATION FOR MAYOR TO SIGN ALL DOCUMENTS

Councilmember Miller moved, seconded by Councilmember Singleton, to approve the professional services agreement for construction engineering services with The Schemmer Associates for the Park Avenue Storm Sewer Improvements Project as presented.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.

Nay: None. Absent: Wilken. Motion carried.

3. CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$98,278.19 WITH THE SCHEMMER ASSOCIATES FOR DESIGN SERVICES FOR LINDELL AVE RECONSTRUCTION PROJECT

City Engineer Oneby described the proposed services as design for the Lindell Avenue reconstruction project, specifically between the E Jackson – E Seward cross streets. He noted the expected costs are more elevated than they would expect due to complexity in design considering street width, sidewalk placements, and drainage issues because of the slope and curve of the road. Councilmember Stryson inquired if the project was expected to impact E Seward Street as it is currently constructed. Mr. Oneby noted it should have minimal impacts on the street; however, if E Seward Street was widened it may involve slight alteration (approx. 10-20 feet) to Lindell Ave to accommodate. Councilmember Singleton queried about project start date. Construction is expected to begin spring 2024.

Councilmember Wergin moved, seconded by Councilmember Miller, to approve the professional services agreement for design services with The Schemmer Associates for the Lindell Ave Reconstruction Project as presented.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.

Nay: None. Absent: Wilken. Motion carried.

4. CONSIDERATION OF ROOFING REPLACEMENTS RFP RECOMMENDATION AND AUTHORIZATION TO AWARD WHITE CASTLE ROOFING

City Administrator Butcher described the process leading to the recommendation, which started as a result of the June 14, 2022, hailstorm and included the approval of the RFP issuance at the May 2, 2023, meeting. The selection team—consisting of City Clerk Bargmann, Public Properties Director Core, and Building/Zoning & Code Enforcement Director Dworak—underwent multiple rounds of review to ensure bids were consistent with each other and understanding of each property was communicated. The City received four bids by the close date, and following a request for supplements, ended up with three bids for consideration. After thorough consideration, the selection team recommended the award of White Castle Roofing as they were lowest bidder throughout the process. Mr. Butcher noted that statutorily, the City must award the lowest bidder unless there was a reason to discredit their qualifications—City Administration had found no reason not to award White Castle Roofing.

Steve Kuehl, representative from White Castle Roofing, thanked the City for the consideration and expressed excitement in working to complete the project.

Steve Conner, representative from Conner Roofing, opined it was a difficult project to bid because insurance missed several items of which they took into consideration on their bid. He urged the Council to consider postponing the vote until more information was known by contractors for the bidding process.

Mayor Eickmeier had reviewed the process and opined that he felt City officials had taken a painstaking and fair process for all interested bidders. He reiterated that the City must award the lowest bidder statutorily.

Councilmember Singleton moved, seconded by Councilmember Kolterman, to approve the recommendation to award White Castle Roofing for the Roof Replacements Project.

Aye: Kahler, Kolterman, Miller, Singleton, Tonniges, Wergin.

Nay: Stryson. Absent: Wilken. Motion carried.

June 6, 2023

5. ROUTINE UPDATE TO THE CITY ENGINEER JOB DESCRIPTION

City Clerk Bargmann identified the change as a routine update to the City Engineer’s job description which had not been updated in over five years. City Administration strives to closely review and update descriptions within five years or less and gain Council approval of the changes if it is an appointed official.

Councilmember Miller moved, seconded by Councilmember Wergin, to approve the updated job description for the City Engineer as presented.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.

Nay: None. Absent: Wilken. Motion carried.

6. CONSIDERATION OF A RESOLUTION SETTING A FEE FOR JUNK DEALERS AS PER CITY CODE CHAPTER 271-1.3

City Administrator Butcher relayed the impetus for this fee review resulted from a complaint received regarding a resident operating a junk business. Upon review with City Administration and Community Service Officer Arena, it was determined the City had not established a fee as identified in City Code. As such, City Administration is recommending the adoption of a fee and will establish an application process. Should the referenced resident seek to pursue this permit, they will need to follow the zoning rules.

Councilmember Singleton introduced **Resolution 2023-7**, to establish a fee for junk dealers as per City Code Chapter 271-1.3. Councilmember Kolterman moved, seconded by Councilmember Stryson, to approve Resolution 2023-7.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.

Nay: None. Absent: Wilken. Motion carried.

7. UPDATE ON THE WELLNESS CENTER

City Administrator Butcher communicated the final design docs will be submitted to Sampson Construction. The Committee is also reviewing finishes to the property. Joel Brase, Executive Director of the Wellness Center, will be joining the City full-time on June 26th. A presentation of the design is expected at the June 20th meeting.

CITY ADMINISTRATOR’S REPORT

Councilmember Wergin moved, seconded by Councilmember Kolterman, that City Administrator Butcher’s report of June 6, 2023, be accepted.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.

Nay: None. Absent: Wilken. Motion carried.

UPCOMING EVENTS

June 9th – Bike Ride Across Nebraska (BRAN) in Seward

STRATEGY SESSION

1. STRATEGY SESSION WITH CITY ATTORNEY TO PROVIDE NEGOTIATION GUIDANCE CONCERNING REAL ESTATE INTERESTS AT THE SEWARD RAIL CAMPUS

Councilmember Miller moved, seconded by Councilmember Kolterman, that the Council enter a closed session with the Mayor, City Administrator, City Attorney representative (Connor Madsen), City Clerk, and Jonathan Jank, President and CEO of Seward County Chamber & Development Partnership (SCCDP) for the protection of the public interest and to discuss current real estate interests and to provide the City Attorney with negotiating guidance for a period not to exceed 30 minutes.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.

Nay: None. Absent: Wilken. Motion carried.

Mayor Eickmeier stated the Council has voted to go into closed session at 8:29 p.m. for the protection of the public interest and to discuss real estate interests and to provide the City Attorney with negotiating guidance.

At 8:45 p.m., the closed session ended, and the following Councilmembers reconvened to regular session: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin. Mayor Eickmeier announced that no formal action was taken during the executive session.

MOTION TO ADJOURN

Councilmember Wergin moved, seconded by Councilmember Singleton, that the June 6, 2023, City Council Meeting be adjourned.

Aye: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin.

June 6, 2023

Nay: None. Absent: Wilken.

Adjourned approximately 8:45 p.m.

Motion carried.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Derek Bargmann
City Clerk

6. Mayor's Appointments to Boards and Commissions:
 - A. Re-Appointment of Jon Wilken to the Community Redevelopment Authority (CRA) for a 5-Year Term
 - B. Re-Appointment of Jeff Volzke to the Cemetery Board for a 3-Year Term
 - C. Re-Appointment of Mark Suhr and Sandy Wright to the Civic Center Commission for a 3-Year Term
 - D. Re-Appointment of Kregg Einspahr and Kenneth Schmieding to the Tree Board for a 3-Year Term
 - E. Re-Appointment of Dr. Dan Ellis, Lacey Koch, Ron Niemoth, and Russell Soucek to the Planning Commission for a 3-Year Term
 - F. Re-Appointment of Mike Hecker to the Civil Service Commission for a 5-Year Term
 - G. Appointment of Clark Koehler (replaces Pat Coldiron) to the Cemetery Board for Remainder of Term

PUBLIC HEARINGS

1. Public Hearing - 7:00 PM - Consideration of a Special Use Permit for 116 S Columbia Ave to Allow Construction of an Accessory Building in Excess of 900 Square Feet - Building/Zoning & Code Enf. Director Dworak



PAID
5-11-23 CM

Application for Special Use Permit

Applications shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting.
City Planning Commission meets the 2nd Monday of each month.

Instructions:

1. Fill out the application form completely. Use additional sheets if needed.
2. Filing Fee is \$200. Notification Fee is \$100. Amount Due is \$300 payable to the City of Seward.
3. Contact the City of Seward Building & Zoning Director for questions.
4. Submit a list of property owners within 300 feet, prepared by a certified abstractor.

Permit No. CU23-02

Date : 5/11/23

Applicants Name : Tom Matzke

Applicants Address: 116 S Columbia Ave, Seward NE 68434

Phone Number: (402) 430-9096

Email: tmatzke@neb.rr.com

Present use of Property: Residential

Requested use of Property : _____

Present Zoning: R-3

Legal Description: Seward 21-11-3, NW 1/4 SE 1/4 TL 38; .56 acres

Provisions of the Zoning Regulations you are seeking for this permit:

The maximum size of a detached accessory building for a single-family detached residential use in R-1, R-2, R-3, R-4 and R-M Districts shall not exceed 900 square feet for lots less than one (1) acre.

Number of Years for Permit (5 yrs, 10 yrs, etc): _____

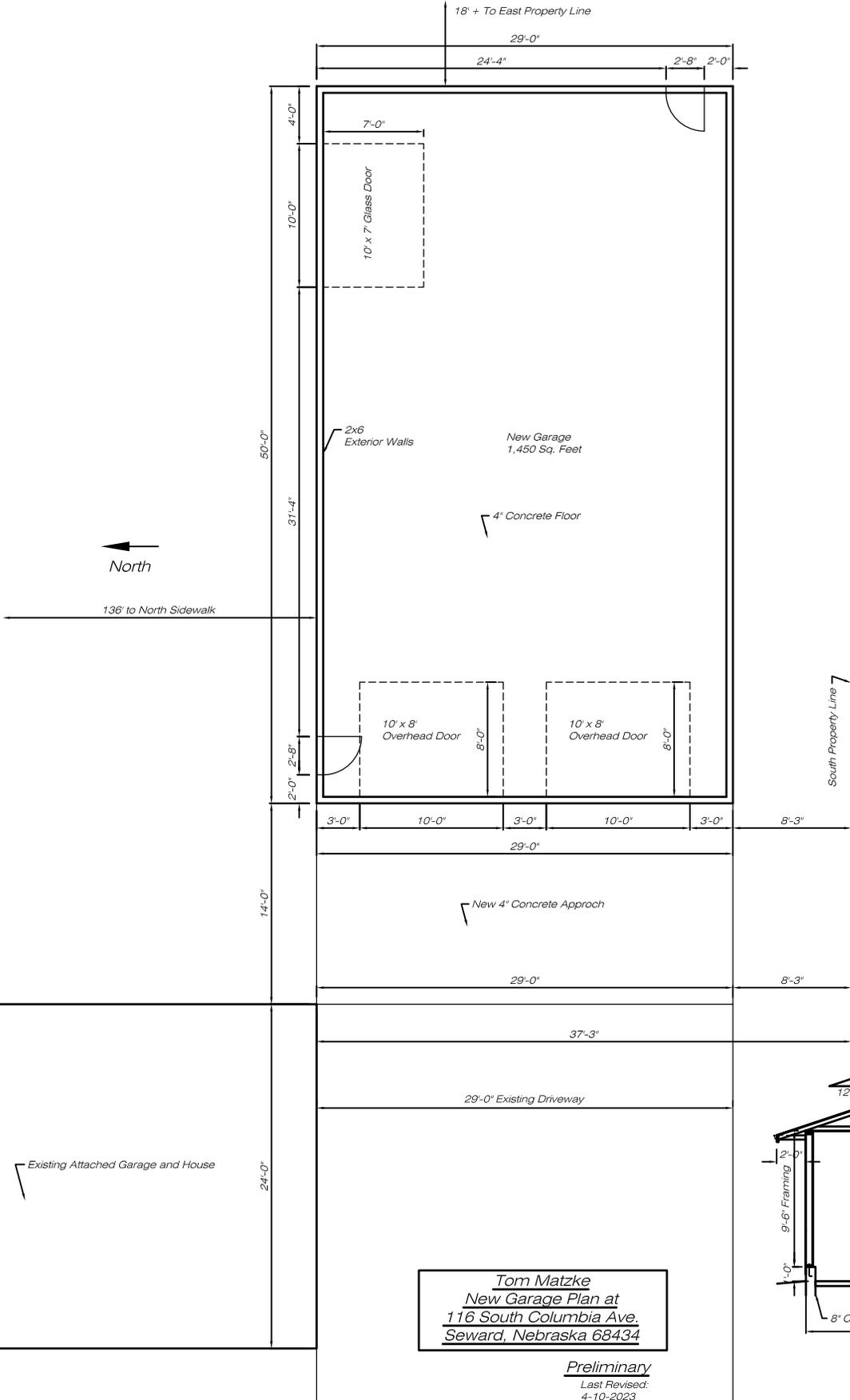
Explain in detail what you propose to do: Construct detached garage with a sq ft of 1,450 (29" x 50") and siding with brick trim to match house and asphalt shingles.

Adjoining Property Use: North: Street/R-3 South: Commerical/R-3

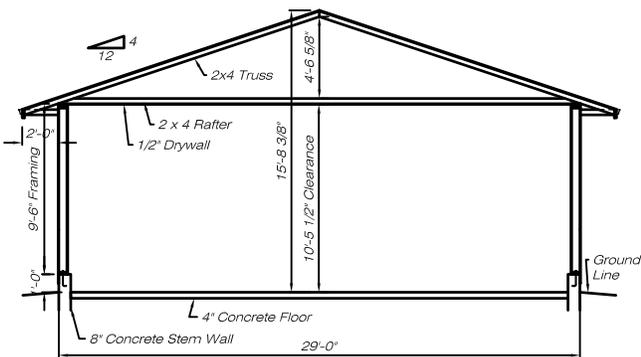
West: Street/Commercial/R-3 East: R-3

This authorize the City of Seward Planning and Zoning Director to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation. The Director may be accompanied by members the City of Seward Planning Commission or Seward City Council.

Applicant Signature: [Handwritten Signature]



Matzke New Garage Floor Plan
Scale: 1/4" = 1'-0"



Garage Cross Section
Scale: 1/4" = 1'-0"

Tom Matzke
New Garage Plan at
116 South Columbia Ave.
Seward, Nebraska 68434

Preliminary
Last Revised:
4-10-2023



City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

APPLICATION TYPE

Special Use permit

FINAL ACTION?

DEVELOPER/OWNER

Tom Matzke

PC HEARING DATE

June 12, 2023

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

116 S Columbia Ave, R-3, Residential

ADJACENT ZONING DISTRICTS/USE:

North, R-3, Residential – Bruce Endorf, Steven & Mary Haas

East, R-3, Residential – Lute & Jodi Brees

South, R-3, Civic – Nebraska District of Lutheran Church MO Synod

West, R-3, Residential – Charles & Janet Matzke

BRIEF SUMMARY OF REQUEST

To construct an accessory building/garage in excess of 900 square feet.



APPLICATION CONTACT

Tom Matzke, 402-430-9096

116 S Columbia Ave, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan.

ANALYSIS

Mr. Matzke wishes to construct a 1450 square foot accessory building/garage. The proposed location of the accessory structure meets zoning setbacks for R-3. The minimum 20% rear yard square footage requirement is 4876 sf. The available rear yard square footage is approximately 11,800 sf. Subtracting 900 sf for the pool and 1450 sf for the proposed accessory building, there remains approximately 9450 sf in the rear yard. The current ordinance §410-32.5 Accessory buildings and garages, limits the maximum size to 900 square feet on lots of less than one acre. The ordinance also allows for a conditional use permit to exceed this maximum as subject to requirements of this section.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

0.56 acres or 24382 square feet +/-

LEGAL DESCRIPTION:

Tax Lot 38, a subdivision in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section Twenty-one (21), Township Eleven (11) North, Range Three (3), East of the 6th P.M., City of Seward, Seward County, Nebraska.

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

CONDITIONS OF APPROVAL – SPECIAL USE PERMIT # CU23-02

As provided by the City of Seward Unified Land Development Ordinance, Article 44 Administrative Procedures and Penalties, section 410-44.3 Conditional Use Permits, this approval permits the USE OF AN ACCESSORY STRUCTURE IN EXCESS OF 900 SQUARE FEET.

SITE SPECIFIC CONDITIONS:

- 1.
- 2.

STANDARD CONDITIONS:

- 1.

2. Public Hearing - 7:00 PM - Consideration of an Ordinance Re-Zoning Property Identified as Ringler 1st Addition from 'AG - Agricultural District' to 'RR - Rural Residential District' - Building/Zoning & Code Enf. Director Dworak

ORDINANCE NO. 2023-11

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 ALVO RD AND WEST OF 294TH 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 IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. PROPERTY REZONED. The following described property located within Extra Territorial Jurisdiction of the City of Seward, Nebraska is hereby rezoned from "AG Agricultural District", to "RR Rural Residential District" to wit:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M. SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH, ON THE WEST LINE OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N00°00'10"W, FOR A DISTANCE OF 811.02'; THENCE N89°59'50"E, FOR A DISTANCE OF 128.63'; THENCE S01°11'56"W, FOR A DISTANCE OF 73.29'; THENCE S35°18'39"E, FOR A DISTANCE OF 133.88'; THENCE S34°30'36"E, FOR A DISTANCE OF 168.32'; THENCE S42°39'15"E FOR A DISTANCE OF 192.82'; THENCE S51°59'38"E FOR A DISTANCE OF 227.23'; THENCE S00°06'19"W FOR A DISTANCE OF 214.25' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE N89°25'11"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 609.13' TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 7.25 ACRES, MORE OR LESS ALSO KNOWN AS RINGLER 1ST ADDITION.

Section 2. USES PERMITTED. Uses permitted by the ordinance of the City of Seward, Nebraska for "Rural Residential District" are hereby and herein authorized for said area and land described in Section 1 of this ordinance.

Section 3. ZONING MAP AMENDED. The official map of the City of Seward, Nebraska is amended, and it is ordered that the above described land shall now be shown as "RR Rural Residential District."

Section 4. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication or posting as provided by law and city ordinance.

Passed and approved this _____ day of _____, 2023.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk



Request for Amendment to the Unified Land Development Ordinance

\$300.00

Date: 4-10-23 Application Fee: \$200 + Notification Fee: 100 + Filing Fee: _____ = Amount Due: \$200

Applicant: Robert Ringle Address: 1349 Ridge Run Seward NE 68434

Phone: 402 641 5048 Email: robringler86@gmail.com

I wish to _____ Build _____ Alter Buildings/ Structures _____ Change the Use of Land or Structures _____ Premise Address: 3006 Alvo Rd Seward

Legal Description: SE 1/4 Sec 30 Twn 11 N Range 3E

The following change in the Unified Land Development ordinance is hereby requested:

Change in zoning of the subject property from its present classification: AG
To the following proposed zoning classification: Rural Residential

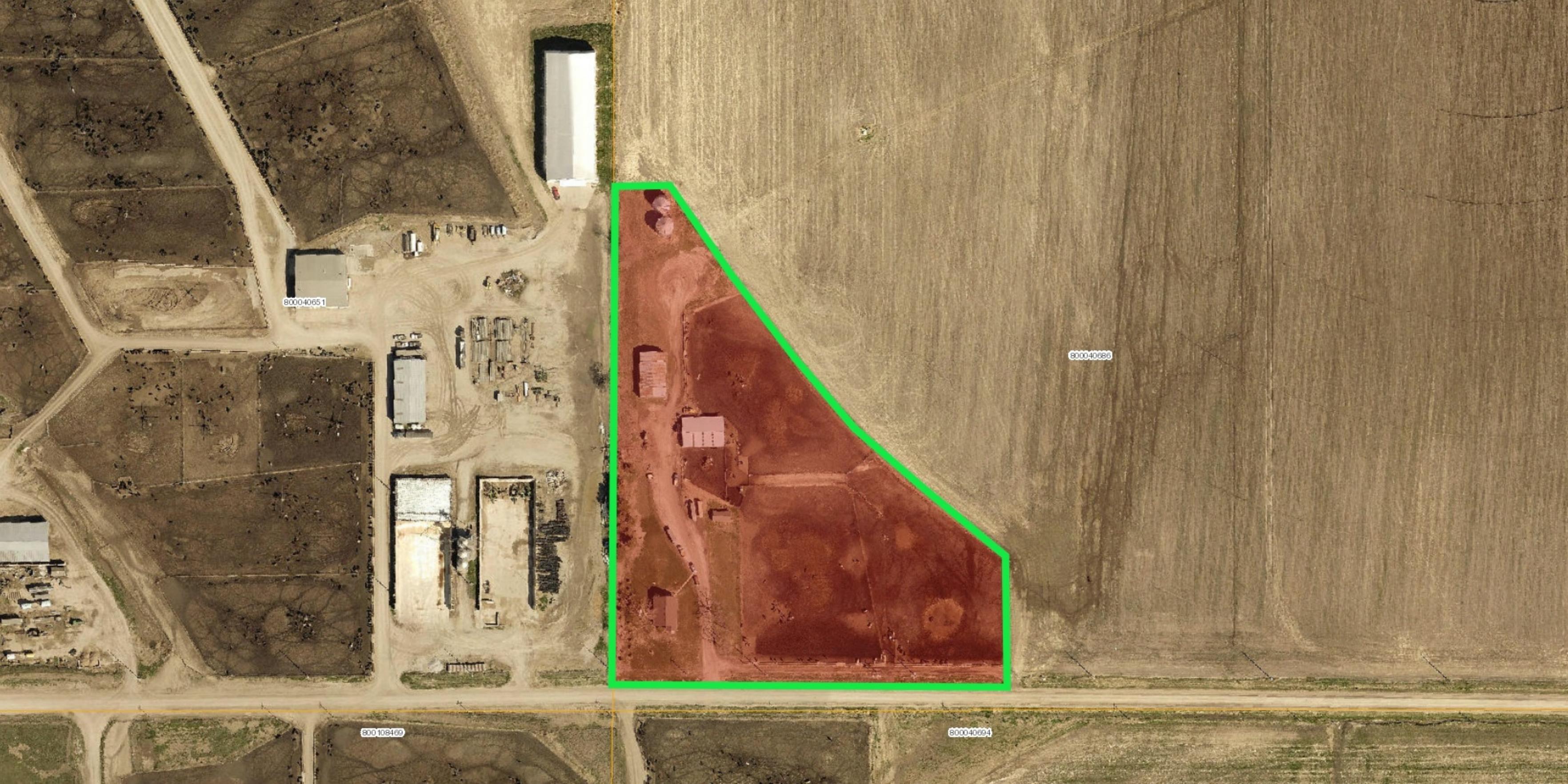
NA Amend the text or district regulations as follows: _____

NA To permit the following improvement or use: _____

The applicant shall furnish a plat of the area containing the property for which a zoning change is sought and including all the lots within 300 feet of the property lines of the subject property. The plat shall show existing and proposed zoning.

I certify that the above information and that required by section _____ of the _____ Unified Land Development Ordinance, as submitted herewith, is, to the best of my knowledge, true and accurate.

Applicate Signature: Robert S. Ringle



800040651

800040686

800108460

800040694

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Rezone Application

FINAL ACTION?

DEVELOPER/OWNER

Robert Ringler

PC HEARING DATE

June 12, 2023

RELATED APPLICATIONS

Minor Plat

PROPERTY ADDRESS, ZONING DISTRICT/USE

3006 Alvo Rd – AG - Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG – Realty Income Properties 18 LLC (Box Factory), ZKE LLC (Tom Matzke), GN Enterprises INC (Neal Hentzen)

East, AG – Dennis & Lodeen Koranda

South, AG – TTDA Nebraska Partnership (Tom Briggs)

West, AG – Briggs Cattle Company INC

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District) for purposes of conforming to reduced lot size requirements.



APPLICATION CONTACT

Robert Ringler, 402-641-5048

1349 Ridge Run, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The plat complies with ULDO 410-38.3 requirements for a Minor plat and the Comprehensive Plan.

ANALYSIS

Applicant is requesting a 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.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

315810 sq. ft. or 7.25 acres +/-

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M. SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH, ON THE WEST LINE OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N00°00'10"W, FOR A DISTANCE OF 811.02'; THENCE N89°59'50"E, FOR A DISTANCE OF 128.63'; THENCE S01°11'56"W, FOR A DISTANCE OF 73.29'; THENCE S35°18'39"E, FOR A DISTANCE OF 133.88'; THENCE S34°30'36"E, FOR A DISTANCE OF 168.32'; THENCE S42°39'15"E FOR A DISTANCE OF 192.82'; THENCE S51°59'38"E FOR A DISTANCE OF 227.23'; THENCE S00°06'19"W FOR A DISTANCE OF 214.25' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE N89°25'11"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 609.13' TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 7.25 ACRES, MORE OR LESS. PID 800040686

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

3. Public Hearing - 7:00 PM - Consideration of an Ordinance Approving the Preliminary and Final Plat of Hendrix Compound Subdivision - Building/Zoning & Code Enf.
Director Dworak

Return To: Derek Bargmann
City of Seward
Seward, NE 68434

ORDINANCE NO. 2023-12

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "HENDRIX COMPOUND SUBDIVISION", A PLAT OF LAND LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., 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.

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

Section 1. Plat and Dedication Approved. The Plat and dedication of the following described real estate is hereby approved:

REFERRING TO THE NORTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "HENDRIX COMPOUND SUBDIVISION", City of Seward, Seward County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

Section 4. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of _____, 2023.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Derek Bargmann
City Clerk



City of Seward Planning Commission
Major Subdivision Application

Application shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting. City Planning Commission meets the 2nd Monday of each Month.

Date: 4/26/23 Preliminary Plat Fee: \$400 + \$40 per Lot: 120 + Notification Fee: \$100 = Amount Due: \$500

Owner/Developer: ALYSSA HENDRIX Address: 456 S. COLUMBIA
 Email: hendrix.alyssa@gmail.com Phone: 402.641.3798
 Legal Description: #B2, within mans. lot 1, 2, 3, & 1/2 4 Subdivision: Hendrix Compound
 Project Engineer: Derek Keen Hossom - Allen Number of Lots: 3
 Present Zoning: R3 & R4 Requested Zoning: yes

Within City Limits	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Adjacent to City Limits	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Within 2 Mile Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Annexation Requested	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Subdivision Agreement Submitted	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Performance Bond Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>

Signed by Developer: [Signature]

Preliminary Plat Review

Staff Review

Electric Dept
 Street Dept
 Police Dept
 Park/Rec Dept

Agency Review

Cable TV
 Gas Co
 Phone Co
 School Board
 County P.C.

Final Plat Fee: \$100 + \$10 per Lot: 30 + Filing Fee: 28 = Amount Due: \$100

Aid to Construction for Electric Department per Resolution No. 2015-25

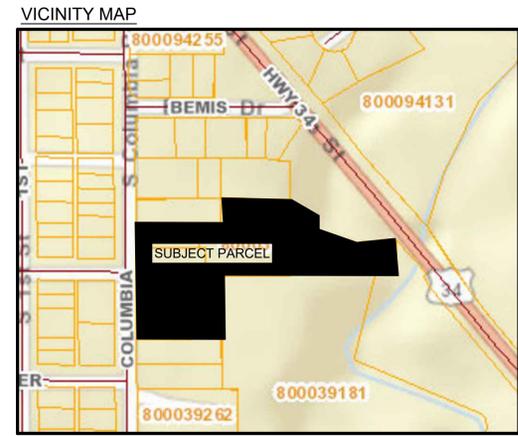
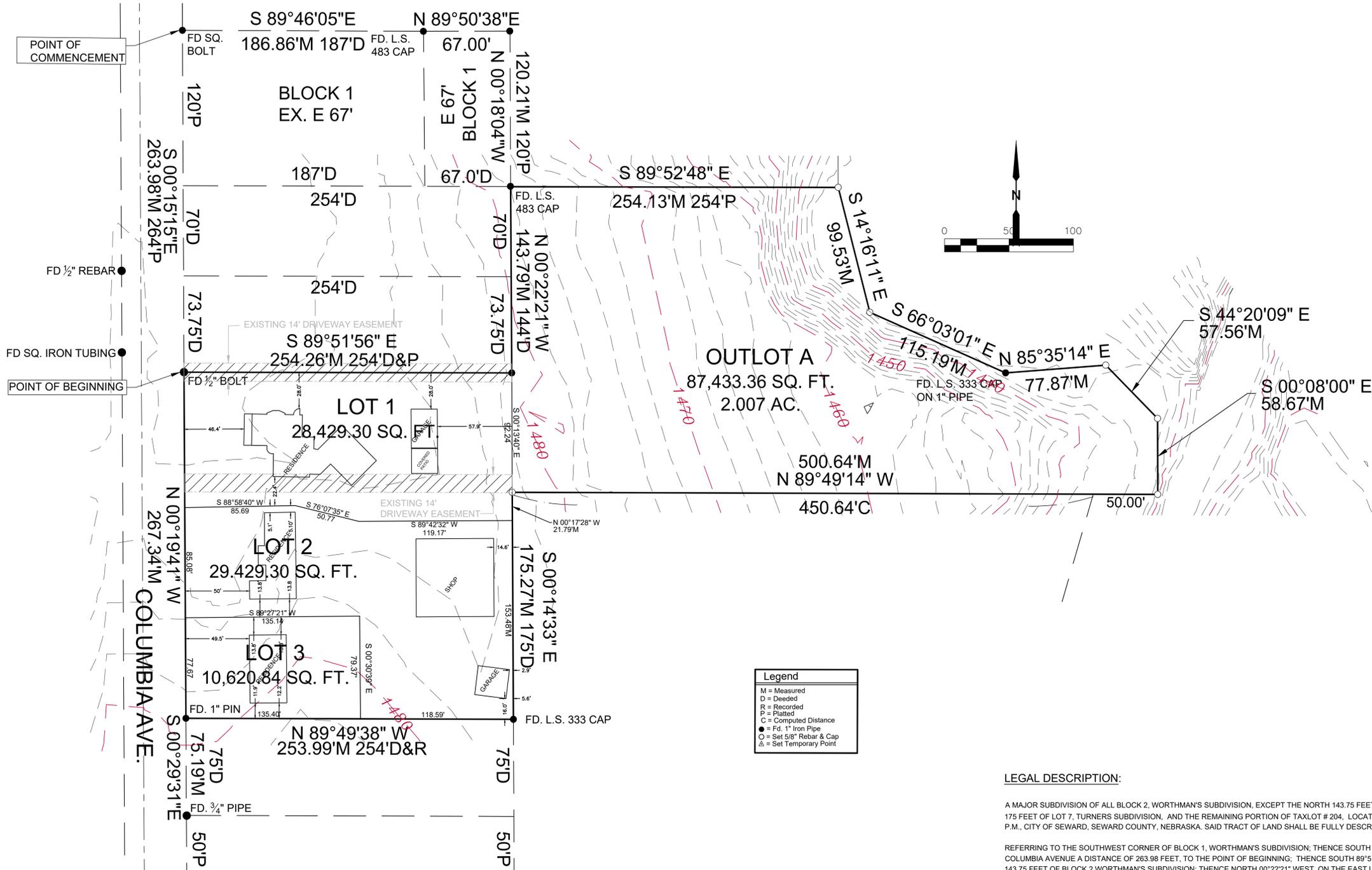
Developer Fee N/A Developer Fees - \$4 per foot of electrical line installation: N/A

Neighborhood Park Dedication/Fees In Lieu Of (City of Seward Unified Land Development Ord. 410-41.5) See ULDO Article 41, Public Improvements & Infrastructure, 410-41.5 Section B, Parks and Reservations, to determine land or cash donation: _____

Total Amount Due: \$600.00

Date Action Taken: Planning Commission _____ City Council _____

778.00



OWNERS/DEVELOPERS:
 CAREY F. AND ALYSSA N. HENDRIX
 KACH 528 LLC.
 KACH 508 LLC.
 134 N. 6TH ST.
 SEWARD, NE 68434
 PH. 402-641-3798

SURVEYOR & PREPARER:
 ALLEN SURVEYING SERVICES LLC.
 6412 KEARNEY AVE.
 LINCOLN, NE 68507
 (402) 466-4366

ZONING INFORMATION:

CURRENT ZONING:
 R-3, AND R-4

PROPOSED ZONING: R-4

SETBACKS'
 FRONT YARD = 25 FEET
 SIDE YARD = 5 FEET
 STREET SIDE YARD = 25 FEET
 REAR YARD = 20% OF LOT DEPTH

Legend	
M	= Measured
D	= Deeded
R	= Recorded
P	= Platted
C	= Computed Distance
●	= Fd. 1" Iron Pipe
○	= Set 5/8" Rebar & Cap
△	= Set Temporary Point

LEGAL DESCRIPTION:

A MAJOR SUBDIVISION OF ALL BLOCK 2, WORTHMAN'S SUBDIVISION, EXCEPT THE NORTH 143.75 FEET THEREOF, LOTS 1 THRU 3 AND THE NORTH ONE HALF OF LOT 4, ALONG WITH THE NORTH 175 FEET OF LOT 7, TURNERS SUBDIVISION, AND THE REMAINING PORTION OF TAXLOT # 204, LOCATED IN THE SOUTHEAST ¼ OF SECTION 21 TOWNSHIP 11 NORTH RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA. SAID TRACT OF LAND SHALL BE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

REFERRING TO THE SOUTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, DEREK A. BEENBLOSSOM HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SIGNED THIS 24TH DAY OF MAY, 2023.

Derek A. Beenblossom
 DEREK A. BEENBLOSSOM L.S. #570

APPROVAL OF THE SEWARD PLANNING COMMISSION:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION THIS ____ DAY OF _____, 2023.

CHAIRPERSON _____ SECRETARY OF PLANNING COMMISSION _____

APPROVAL OF THE CITY OF SEWARD ZONING ADMINISTRATION:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD ZONING ADMINISTRATION, THIS ____ DAY OF _____, 2023.

CHAIRPERSON _____ SECRETARY OF PLANNING COMMISSION _____

APPROVAL OF SEWARD CITY COUNCIL:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED AND APPROVED BY THE SEWARD CITY COUNCIL THIS ____ DAY OF _____, 2023.

ATTEST:
 MAYOR _____ ATTEST: CITY CLERK _____

ALLEN SURVEYING SERVICES LLC
 6412 Kearney Ave.
 Lincoln, NE 68507
 402-466-4366

HENDRIX COMPOUND SUBDIVISION PRELIMINARY PLAT

A MAJOR SUBDIVISION OF ALL BLOCK 2, WORTHMAN'S SUBDIVISION, EXCEPT THE NORTH 143.75 FEET THEREOF, LOTS 1 THRU 3 AND THE NORTH ONE HALF OF LOT 4, ALONG WITH THE NORTH 175 FEET OF LOT 7, TURNERS SUBDIVISION, AND THE REMAINING PORTION OF TAXLOT # 204, LOCATED IN THE SOUTHEAST ¼ OF SECTION 21 TOWNSHIP 11 NORTH RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY

LEGAL DESCRIPTION:

A MAJOR SUBDIVISION OF ALL BLOCK 2, WORTHMAN'S SUBDIVISION, EXCEPT THE NORTH 143.75 FEET THEREOF, LOTS 1 THRU 3 AND THE NORTH ONE HALF OF LOT 4., ALONG WITH THE NORTH 175 FEET OF LOT 7, TURNERS SUBDIVISION, AND THE REMAINING PORTION OF TAXLOT # 204, LOCATED IN THE SOUTHEAST ¼ OF SECTION 21 TOWNSHIP 11 NORTH RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA. SAID TRACT OF LAND SHALL BE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

REFERRING TO THE SOUTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, DEREK A. BEENBLOSSOM HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SIGNED THIS 6TH DAY OF JUNE, 2023.

Derek A. Beenblossom
DEREK A. BEENBLOSSOM L.S. #570



OWNERSHIP CERTIFICATE:

WE CAREY F. AND ALYSSA N. HENDRIX, HUSBAND AND WIFE, AND DEREK A. BEENBLOSSOM, HENDRIX MANAGING MEMBER OF KACH 526 LLC, AND KACH 508 LLC., OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS PLAT SHALL BE KNOWN AS "HENDRIX COMPOUND SUBDIVISION", CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

WITNESS MY HAND THIS _____ DAY OF _____, 2023

_____ CAREY F. HENDRIX	_____ ALYSSA N. HENDRIX
_____ KACH 526 LLC ALYSSA N. HENDRIX MANAGING MEMBER	_____ KACH 508 LLC. ALYSSA N. HENDRIX MANAGING MEMBER

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)) SS
COUNTY OF SEWARD)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED CAREY F. AND ALYSSA N. HENDRIX, AND SEPARATELY AND SEVERALLY ACKNOWLEDGE THIS EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY:

STATE OF NEBRASKA)) SS
COUNTY OF SEWARD)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED ALYSSA N. HENDRIX, MANAGING MEMBER OF KACH 526 LLC. A NEBRASKA LIMITED LIABILITY COMPANY AND KACH 508 LLC, A LIMITED LIABILITY COMPANY, AND SEPARATELY AND SEVERALLY ACKNOWLEDGE THIS EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC

APPROVAL OF THE SEWARD PLANNING COMMISSION:

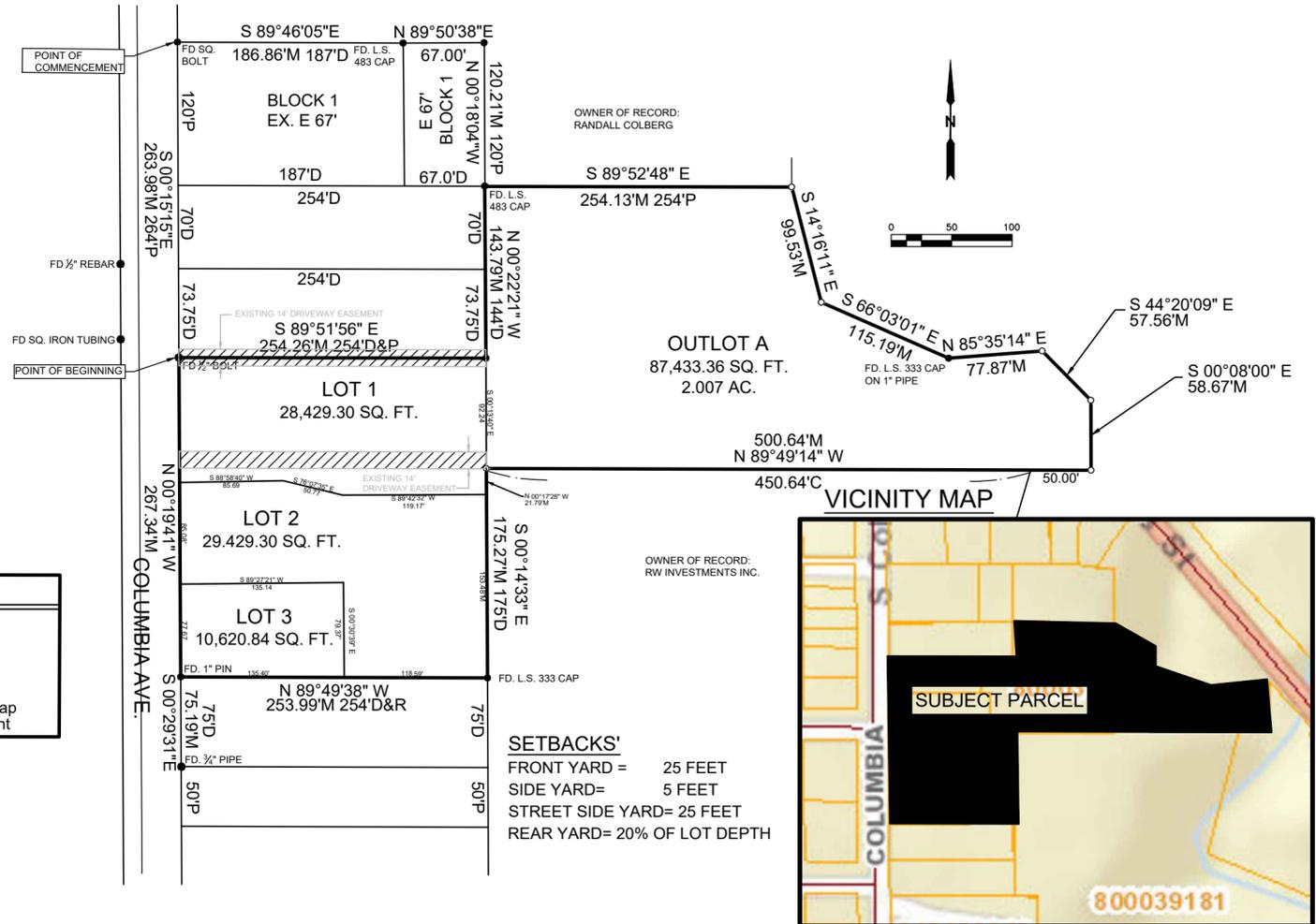
THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION THIS ____ DAY OF _____, 2023.

CHAIRPERSON

SECRETARY OF PLANNING COMMISSION

HENDRIX COMPOUND SUBDIVISION FINAL PLAT

A MAJOR SUBDIVISION OF ALL BLOCK 2, WORTHMAN'S SUBDIVISION, EXCEPT THE NORTH 143.75 FEET THEREOF, LOTS 1 THRU 3 AND THE NORTH ONE HALF OF LOT 4., ALONG WITH THE NORTH 175 FEET OF LOT 7, TURNERS SUBDIVISION, AND THE REMAINING PORTION OF TAXLOT # 204, LOCATED IN THE SOUTHEAST ¼ OF SECTION 21 TOWNSHIP 11 NORTH RANGE 3 EAST, OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY



APPROVAL OF THE SEWARD PLANNING COMMISSION:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION THIS ____ DAY OF _____, 2023.

CHAIRPERSON

SECRETARY OF PLANNING COMMISSION

APPROVAL OF SEWARD CITY COUNCIL:

THIS PLAT OF "HENDRIX COMPOUND SUBDIVISION" HAS BEEN SUBMITTED AND APPROVED BY THE SEWARD CITY COUNCIL THIS ____ DAY OF _____, 2023.

MAYOR

CITY CLERK

REGISTER OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN SEWARD COUNTY REGISTER OF DEEDS OFFICE.
DATE: _____ TIME _____ IN DRAWER _____

INST. NO. _____ FEE _____

REGISTER OF DEEDS

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Major Subdivision Application

FINAL ACTION?

DEVELOPER/OWNER

Alyssa Hendrix

PC HEARING DATE

June 12, 2023

RELATED APPLICATIONS

Re-Zone

PROPERTY ADDRESS, ZONING DISTRICT/USE

456 S Columbia, R-3, Residential
508 S Columbia Ave, R-4, Residential
526 S Columbia Ave, R-4, Residential

ADJACENT ZONING DISTRICTS/USE:

North, R-3, Residential – Kevin and Mary Wadas, Randal Colberg

East, C/OS – City of Seward (Parade of Flags)

South, R-4, Residential – Kay Herrold, R W Investments INC

West, R-4, Residential – Randall Colberg, Richard & Kelly Wergin

BRIEF SUMMARY OF REQUEST:

A Major Subdivision preliminary and final plat review of Hendrix Compound Subdivision



APPLICATION CONTACT

Alyssa Hendrix, 402-641-3798

456 S Columbia Ave, Seward NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan

ANALYSIS

Alyssa contacted the staff about doing an administrative replat for the properties owned by Hendrix and Kach LLC's. Because of the number of lots involved and difficulty tracing back through multiple plats dating back 100 plus years, staff felt it needed to be cleaned up with a major subdivision plat. In accordance with ULDO Article 38 Subdivision Approvals and Procedures the Major Subdivision Procedure is implemented here to clean up the overlapping subdivisions and boundaries.

In addition, an accessory building is sitting on a lot with no principal structure attached to the lot (§ 410-32.5, D,(5) No accessory building shall be built upon any lot until construction of the principal building has begun).

The newly platted lots meet the minimum requirements for lots in an R-3 and R-4 residential zone. The subject properties are currently served by City utilities and streets and do not require the extension of utilities and streets.

The notice of this Public Hearing was published in the paper, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

3.567 acres or 155,381.88 sf +/-

LEGAL DESCRIPTION:

REFERRING TO THE NORTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS. (PID's 800092988, 800039289, 800093011, 800094794, 800094808).

Prepared by

Tim Dworak

4. Public Hearing - 7:00 PM - Consideration of an Ordinance Re-Zoning Property Identified as Hendrix Compound Subdivision from 'R-3 - Urban Residential Mixed-Density District' to 'R-4 - Urban Residential Multifamily District' - Building/Zoning & Code Enf. Director Dworak

ORDINANCE NO. 2023-13

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA NOW ZONED R-3 URBAN RESIDENTIAL MIXED-DENSITY DISTRICT, TO R-4 URBAN RESIDENTIAL MULTIFAMILY DISTRICT; SPECIFICALLY, TRACTS OF LAND EAST OF COLUMBIA AVENUE AND SOUTH OF BEMIS DRIVE; 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 IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. PROPERTY REZONED. The following described property located within the corporate limits of the City of Seward, Nebraska is hereby rezoned from "R-3 Urban Residential Mixed Density District to R-4 Urban Residential Multifamily District" to wit:

REFERRING TO THE NORTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS. EXCEPT LOTS 1-3, THE NORTH HALF OF LOT 4, AND THE NORTH 175 FEET OF LOT SEVEN, ALL IN TURNERS SUBDIVISION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA.

Section 2. USES PERMITTED . Uses permitted by the ordinances of the City of Seward, Nebraska for "R-4 Urban Residential Mixed Density District" are hereby and herein authorized for said area and land described in Section 1 of this ordinance.

Section 3. ZONING MAP AMENDED. The official map of the City of Seward, Nebraska is amended and it is ordered that the above described land shall now be shown as "Highway Commercial District."

Section 4. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication or posting as provided by law and city ordinance.

Passed and approved this _____ day of _____, 2023.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk



Request for Amendment to the Unified Land Development Ordinance

Date: 4/26/23 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: _____ = Amount Due: \$300

Applicant: Alyssa Hendrix Address: 4576 S. Columbia

Phone: 402.641.3798 Email: _____

I wish to Build Alter Buildings/ Structures Change the Use of Land or Structures Premise Address: _____

Legal Description: _____

The following change in the Unified Land Development ordinance is hereby requested:

Change in zoning of the subject property from its present classification: R3
To the following proposed zoning classification: R4

Amend the text or district regulations as follows: _____

To permit the following improvement or use: _____

The applicant shall furnish a plat of the area containing the property for which a zoning change is sought and including all the lots within 300 feet of the property lines of the subject property. The plat shall show existing and proposed zoning.

I certify that the above information and that required by section _____ of the _____ Unified Land Development Ordinance, as submitted herewith, is, to the best of my knowledge, true and accurate.

Applicate Signature:

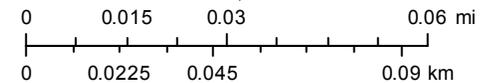


June 9, 2023
12:52 PM

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

1:1,803

- Streets
- Parcels
- Subdivisions



City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report
Tim Dworak, Building/Zoning &
Code Enforcement Director
402-643-2928 opt 3 opt 1

<u>APPLICATION TYPE</u>	<u>FINAL ACTION?</u>	<u>DEVELOPER/OWNER</u>
Rezone Application		Alyssa Hendrix

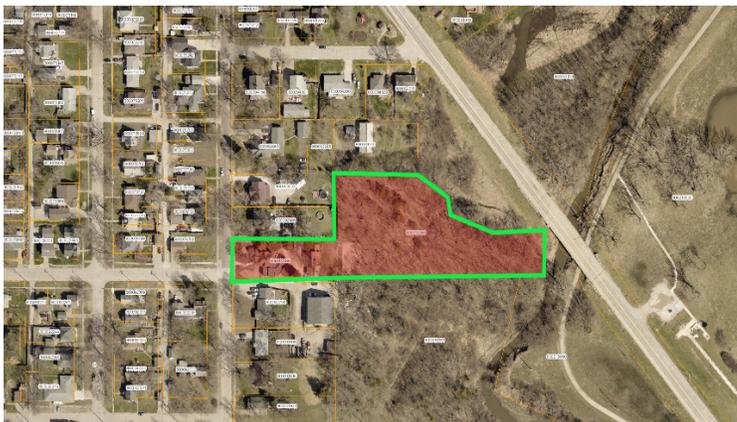
<u>PC HEARING DATE</u>	<u>RELATED APPLICATIONS</u>	<u>PROPERTY ADDRESS, ZONING DISTRICT/USE</u>
June 12, 2023	Major Subdivision Preliminary Final Plat	456 S Columbia, R-3, Residential

ADJACENT ZONING DISTRICTS/USE:

- North, R-3, Residential – Kevin and Mary Wadas, Randal Colberg
- East, C/OS – City of Seward (Parade of Flags)
- South, R-4, Residential – Kay Herrold, R W Investments INC
- West, R-4, Residential – Randall Colberg

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from R-3 Urban Residential Mixed Density District to R-4 Urban Residential Multifamily District (High-Density).



APPLICATION CONTACT

Alyssa Hendrix, 402-641-3798
456 S Columbia Ave, Seward NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan

ANALYSIS

The applicant is requesting a rezone from R-3 Urban Residential Mixed Density District to R-4 Urban Residential Multifamily District (High-Density). The property is currently a residential property use. The property is bound by R-3 residential to the north and R-4 residential properties to the south and west. The parcels meet zoning requirements of R-4 zoning. The re-zone is in conjunction with a major subdivision plat and needs to be unified in zoning distinction. After review by City staff it was determined that R-4 was an acceptable zoning for these parcels.

The notice of this Public Hearing was published in the paper, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

3.567 acres or 155,381.88 sf +/-

LEGAL DESCRIPTION:

REFERRING TO THE NORTHWEST CORNER OF BLOCK 1, WORTHMAN'S SUBDIVISION; THENCE SOUTH 00°15'15" EAST, (A SEWARD COUNTY L.D.P. BEARING) ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE A DISTANCE OF 263.98 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 89°51'56" EAST, A DISTANCE OF 254.26 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 143.75 FEET OF BLOCK 2 WORTHMAN'S SUBDIVISION; THENCE NORTH 00°22'21" WEST, ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 143.79 FEET; THENCE SOUTH 89°52'48" EAST, A DISTANCE OF 254.13 FEET; THENCE SOUTH 14°16'11" EAST, A DISTANCE OF 99.53 FEET; THENCE SOUTH 66°03'01" EAST, A DISTANCE OF 115.19 FEET; THENCE NORTH 85°35'14" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 44°20'09" EAST, A DISTANCE OF 57.56 FEET; THENCE SOUTH 00°08'00" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 89°49'14" WEST, A DISTANCE OF 500.64 FEET, TO THE NORTHEAST CORNER OF LOT 7, TURNER'S SUBDIVISION; THENCE SOUTH 00°14'33" EAST, ON THE EAST LINE OF SAID TURNER'S SUBDIVISION, A DISTANCE OF 175.27 FEET; THENCE NORTH 89°49'38" WEST, ON THE SOUTH LINE OF THE NORTH ONE HALF OF LOT 4, TURNER'S SUBDIVISION, A DISTANCE OF 253.99 FEET, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF COLUMBIA AVENUE; THENCE NORTH 00°19'41" WEST, ON SAID EAST RIGHT OF WAY, A DISTANCE OF 267.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 155,381.88 SQUARE FEET OR 3.567 ACRES MORE OR LESS. EXCEPT LOTS 1-3, THE NORTH HALF OF LOT 4, AND THE NORTH 175 FEET OF LOT SEVEN, ALL IN TURNERS SUBDIVISION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA. (PID's 800092988, 800093011, 800039289)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

ADMINISTRATIVE ITEMS

1. Consideration of a Request from the Seward County Chamber & Development Partnership (SCCDP) for the Sale and Consumption of Alcoholic Beverages at the Seward Bandshell on September 24, 2023 - City Clerk Bargmann

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

Seward County Chamber & Development Partnership
Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

Civic Center, 1616 Bradford St. Seward, NE 68434
Retail Liquor License Address or Non-Profit Business Address

EIN: 81-1616743
Retail License Number or Non-Profit Federal ID #

Consecutive Dates only
Event Date(s): 9/24/23

Event Start Time(s): 3pm

Event End Time(s): 7pm

Alternate Date: N/A

Alternate Location Building & Address: N/A

Event Building Name: Seward Bandshell

Event Street Address/City: 140 N. 5th St. Seward, NE 68434

Indoor area to be licensed in length & width: X

Outdoor area to be licensed in length & width: 110 X 110 (Diagram Form #109 must be attached)

Type of Event: Cocktail Hour Estimate # of attendees: 150

Type of alcohol to be served: Beer X Wine X Distilled Spirits X
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Donna Hendrickson Event Contact Phone Number: 402-643-4189

Event Contact Email: donna@cultivatesewardcounty.com

*Signature Authorized Representative: Jonathan Jank Printed Name Jonathan Jank

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license
*Non-Profit Organization – Must be signed by a Corporate Officer

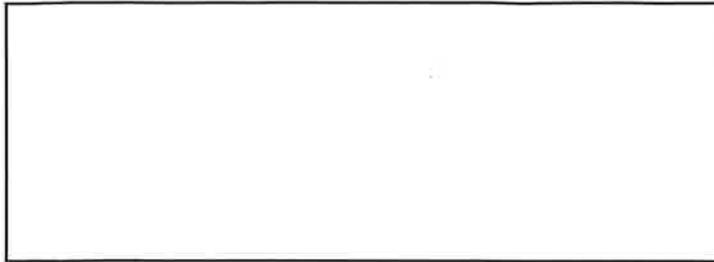
Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves
the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature Date

**APPLICATION FOR SPECIAL DESIGNATED LICENSE
Non-Profit Applicants ONLY**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814



This page is required to be completed by Non-Profit applicants only.

**Application for Special Designated License
Under Nebraska Liquor Control Act
Affidavit of Non-Profit Status**

I HEREBY DECLARE THAT THE CORPORATION MAKING APPLICATION FOR A SPECIAL DESIGNATED LICENSE UNDER THE NEBRASKA LIQUOR CONTROL ACT IS EITHER A MUNICIPAL CORPORATION, A FINE ARTS MUSEUM INCORPORATED AS A NONPROFIT CORPORATION, A RELIGIOUS NONPROFIT CORPORATION WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES, A POLITICAL ORGANIZATION WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES, OR ANY OTHER NONPROFIT CORPORATION, THE PURPOSE OF WHICH IS FRATERNAL, CHARITABLE, OR PUBLIC SERVICE AND WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES AS PER §53-124.11(1).

AS SIGNATORY I CONSENT TO THE RELEASE OF ANY DOCUMENTS SUPPORTING THIS DECLARATION AND ANY DOCUMENTS SUPPORTING THIS DECLARATION WILL BE PROVIDED TO THE NEBRASKA LIQUOR CONTROL COMMISSION, THE NEBRASKA STATE PATROL OR ANY AGENT OF THE LIQUOR CONTROL COMMISSION IMMEDIATELY UPON DEMAND. I ALSO CONSENT TO THE INVESTIGATION OF THIS CORPORATE ENTITY TO DETERMINE IT'S NONPROFIT STATUS.

I AGREE TO WAIVE ANY RIGHTS OR CAUSES OF ACTION AGAINST THE NEBRASKA LIQUOR CONTROL COMMISSION, THE NEBRASKA STATE PATROL OR ANY PARTY RELEASING INFORMATION TO THE AFOREMENTIONED PARTIES.

Seward County Chamber & Development Partnership
NAME OF CORPORATION

81-1666743
FEDERAL ID NUMBER

Jonathan Jankov President & CEO
SIGNATURE OF TITLE OF CORPORATE OFFICERS

THE ABOVE INDIVIDUAL STATES THAT THE STATEMENT ABOVE IS TRUE AND CORRECT: IF ANY FALSE STATEMENT IS MADE ON THIS APPLICATION, THE APPLICANT SHALL BE DEEMED GUILTY OF PERJURY AND SUBJECT TO PENALTIES PROVIDED BY LAW. (SEC. §53-131.01) NEBRASKA LIQUOR CONTROL ACT

SUBSCRIBED IN MY PRESENCE AND SWORN TO BEFORE ME THIS 19th DAY OF May, 2023.

Jennifer A Thoreson
NOTARY PUBLIC SIGNATURE & SEAL



2. Consideration of an Ordinance to Amend the 'Finance Director/Treasurer' Pay Line -
City Administrator Butcher

ORDINANCE NO. 2023-14

AN ORDINANCE TO PROVIDE FOR ANNUAL CLASSIFICATION OF OFFICERS AND EMPLOYEES OF THE CITY OF SEWARD, NEBRASKA; 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:

2022-2023 SALARY SCHEDULE
PAY RANGE RATES

<u>POSITION</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
(A) CLERICAL (HOURLY)		
Payroll Clerk	19.43	26.25
Utility Billing/Account Clerk	17.26	24.26
Administrative Assistant	16.71	23.54
Admin Assistant - Municipal Bldg	15.83	21.57
Library Assistant II/Social Media/IT	17.86	23.50
Library Assistant I	13.65	15.94
Library Clerk	11.04	13.76
Aging Services Commission Assistant	16.65	23.94
Clubhouse Short Order Cook	14.00	22.00
Golf Shop Seasonal Employee	10.86	13.17
(B) LABOR & TRADES (HOURLY)		
Civic Center Assistant	10.83	12.65
Custodian	14.03	20.90
Electric Line Crew Chief	42.29	52.67
Electric Journeyman Lineman	37.36	50.36
Electric Lineman	37.36	50.36

Electric Seasonal Groundman	20.66	24.36
Meter Maintenance Utility Worker	19.11	25.12
Utilities Locator	18.52	34.65
Assistant Public Properties Director	22.98	28.94
Public Properties Maintenance Worker	16.39	24.21
Street Foreman	25.01	32.35
Street Maintenance Worker III	20.18	26.46
Street Maintenance Worker II	18.00	24.28
Street Maintenance Worker I	17.45	21.82
Burn Site Assistant	11.08	15.91
Recycling Center Worker	11.08	15.91
Facility Maintenance Supervisor	25.98	34.50
WW Treatment/Sanitary System Operator	21.63	28.77
Senior Utility Maintenance Worker II	23.82	32.03
Utility Maintenance Worker II	22.58	30.98
Utility Maintenance Worker I	20.48	27.30
Summer Seasonal Laborer	14.09	14.65
Pool Manager	13.22	15.63
Assistant Pool Manager	11.42	13.55
Swim Program Coordinator	11.13	13.16
Lifeguard	10.83	12.02
Pool Office/Concession Work	10.83	12.02
Water Safety Instructor	10.83	12.02
Water Safety Instructor Aide	7.21	7.82

(C) PUBLIC SAFETY (HOURLY)

Police Sergeant	28.35	37.09
Police Officer II	27.22	33.22
Police Officer I	25.03	31.15
Administrative Secretary/Records Clerk	17.47	24.02
Community Service Officer	15.23	21.55

(D) SUPERVISORY, TECHNICAL & ADMINISTRATIVE (MONTHLY)

City Administrator	10,556	12,740
Chief of Police	6,894	8,605
City Engineer	6,596	8,794
Police Captain	5,999	7,185

Electric Superintendent	7,730	9,653
Public Properties Director	5,629	6,999
City Clerk/Human Resources Director	5,550	7,705
Water/Wastewater Director	5,336	7,929
Street Superintendent	5,507	7,046
Finance Director/Treasurer	7,107	9,100
Library Director	4,881	6,056
Deputy Treasurer	4,688	5,733
Golf Course Grounds Superintendent	4,688	5,467
Building/Zoning/Code Enforcement Director	4,779	5,962
Executive Director Wellness Center	4,688	5,467
Assistant Recreation Director	3,407	5,016
Golf Shop Manager	3,277	4,264
Assistant Library Director	3,270	4,421
Civic Center Manager	3,469	3,844

Section 2. LONGEVITY PAY. Each employee, who has completed their introductory period, will, for each year of service to the City, receive three dollars and forty-seven cents (\$3.47) per month if classified as exempt, or two cents (\$0.02) per hour if classified as non-exempt. This pay will be in addition to the established base pay in their 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 20th day of June, 2023.

ATTEST:

THE CITY OF SEWARD, NEBRASKA

Derek Bargmann
City Clerk

Joshua Eickmeier, Mayor

2022-2023 (EFFECTIVE 1ST FULL PAY PERIOD FOLLOWING OCTOBER 1, 2022)

CLERICAL (HOURLY)

POSITION	1	2	3	4	5	6	7	8	9
PAYROLL CLERK	19.43	20.28	21.13	21.98	22.84	23.69	24.54	25.40	26.25
UTIL BILLING/ACCOUNT CLERK	17.26	18.14	19.01	19.88	20.76	21.63	22.51	23.38	24.26
ADMIN ASSISTANT	16.71	17.56	18.41	19.27	20.12	20.98	21.83	22.69	23.54
ADMIN ASSISTANT - MUNI BUILDING	15.83	16.55	17.27	17.98	18.70	19.42	20.13	20.85	21.57
LIBRARY ASSISTANT II/Social Media/IT	17.86	18.57	19.27	19.97	20.68	21.38	22.09	22.79	23.50
LIBRARY ASSISTANT I	13.65	13.94	14.22	14.51	14.79	15.08	15.37	15.65	15.94
LIBRARY CLERK	11.04	11.38	11.72	12.06	12.40	12.74	13.08	13.42	13.76
AGING SERV. COMM. ASSISTANT	16.65	17.56	18.47	19.39	20.30	21.21	22.12	23.03	23.94
CLUBHOUSE SHORT ORDER COOK	14.00	15.00	16.00	17.00	18.00	19.00	20.00	21.00	22.00
GOLF SHOP SEASONAL EMPLOYEE	10.86	11.15	11.43	11.72	12.01	12.30	12.59	12.88	13.17

LABOR & TRADES (HOURLY)

POSITION	1	2	3	4	5	6	7	8	9
CIVIC CENTER ASSISTANT	10.83	11.05	11.28	11.51	11.74	11.97	12.20	12.42	12.65
CUSTODIAN	14.03	14.89	15.74	16.60	17.46	18.32	19.18	20.04	20.90
ELECTRIC LINE CREW CHIEF	42.29	43.59	44.88	46.18	47.48	48.78	50.08	51.37	52.67
ELECTRIC JOURNEYMAN LINEMAN	37.36	39.18	41.00	42.82	44.64	46.46	48.28	50.11	50.36
ELECTRIC LINEMAN	37.36	39.18	41.00	42.82	44.64	46.46	48.28	50.11	50.36
ELECTRIC SEASONAL GROUNDMAN	20.66	21.13	21.59	22.05	22.51	22.97	23.44	23.90	24.36
METER MAINTENANCE UTILITY WORKER	19.11	19.86	20.61	21.36	22.11	22.86	23.61	24.37	25.12
UTILITIES LOCATOR	18.52	20.54	22.55	24.57	26.59	28.60	30.62	32.63	34.65
ASSIST. PUBLIC PROP. DIRECTOR	22.98	23.73	24.47	25.22	25.96	26.71	27.45	28.19	28.94
PUBLIC PROP. MAINTENANCE WORKER	16.39	17.37	18.35	19.32	20.30	21.28	22.26	23.24	24.21

LABOR & TRADES (HOURLY)

POSITION	1	2	3	4	5	6	7	8	9
STREET FOREMAN	25.01	25.93	26.85	27.76	28.68	29.60	30.52	31.43	32.35
STREET MAINT. WORKER III	20.18	20.97	21.75	22.54	23.32	24.11	24.89	25.68	26.46
STREET MAINT. WORKER II	18.00	18.78	19.57	20.35	21.14	21.92	22.71	23.49	24.28
STREET MAINT. WORKER I	17.45	18.00	18.54	19.09	19.64	20.18	20.73	21.27	21.82
RECYCLING WORKER	11.08	11.68	12.29	12.89	13.49	14.10	14.70	15.30	15.91
BURN SITE ASSISTANT	11.08	11.68	12.29	12.89	13.49	14.10	14.70	15.30	15.91
FACILITY MAINTENANCE SUPERV	25.98	27.04	28.11	29.17	30.24	31.31	32.37	33.44	34.50
WW TRMT / SANITARY SYS OPER	21.63	22.52	23.42	24.31	25.20	26.09	26.99	27.88	28.77
SENIOR UTIL. MAINT. WORKER II	23.82	24.85	25.87	26.90	27.92	28.95	29.97	31.00	32.03
UTIL MAINT. WORKER II	22.58	23.63	24.68	25.73	26.78	27.83	28.88	29.93	30.98
UTIL MAINT. WORKER I	20.48	21.33	22.18	23.03	23.89	24.74	25.59	26.45	27.30

SUMMER SEASONAL LABORER	14.09	14.65							
POOL MANAGER	13.22	13.52	13.82	14.13	14.43	14.73	15.03	15.33	15.63
ASST. POOL MANAGER	11.42	11.69	11.95	12.22	12.48	12.75	13.01	13.28	13.55
SWIM PROGRAM COORDINATOR	11.13	11.38	11.64	11.89	12.14	12.40	12.65	12.90	13.16
POOL LIFEGUARD	10.83	10.98	11.12	11.27	11.42	11.57	11.72	11.87	12.02
POOL OFFICE/CONCESSIONS	10.83	10.98	11.12	11.27	11.42	11.57	11.72	11.87	12.02
WATER SAFETY INSTR.	10.83	10.98	11.12	11.27	11.42	11.57	11.72	11.87	12.02
WATER SAFETY INSTR. AIDE	7.21	7.29	7.37	7.44	7.52	7.59	7.67	7.75	7.82

POLICE (HOURLY)

POSITION	1	2	3	4	5	6	7	8	9
POLICE SERGEANT	28.35	29.44	30.53	31.63	32.72	33.81	34.90	35.99	37.09
POLICE OFFICER II	27.22	27.97	28.72	29.47	30.22	30.97	31.72	32.47	33.22
POLICE OFFICER I	25.03	25.80	26.56	27.33	28.09	28.86	29.62	30.39	31.15
ADM/SEC RECORDS CLK PD	17.47	18.29	19.11	19.93	20.75	21.57	22.39	23.21	24.02
COMMUNITY SERVICE OFFICER	15.23	16.02	16.81	17.60	18.39	19.18	19.97	20.76	21.55

SUPERVISORY, TECHNICAL, ADMINISTRATIVE (MONTHLY)

POSITION	1	2	3	4	5	6	7	8	9
CITY ADMINISTRATOR	10,556	10,829	11,102	11,375	11,648	11,921	12,194	12,467	12,740
CHIEF OF POLICE	6,894	7,108	7,322	7,536	7,750	7,963	8,177	8,391	8,605
CITY ENGINEER	6,596	6,871	7,146	7,420	7,695	7,970	8,244	8,519	8,794
POLICE CAPTAIN	5,999	6,147	6,295	6,444	6,592	6,740	6,889	7,037	7,185
ELECTRIC SUPERINTENDENT	7,730	7,970	8,210	8,451	8,691	8,932	9,172	9,413	9,653
PUBLIC PROPERTIES DIRECTOR	5,629	5,800	5,972	6,143	6,314	6,485	6,657	6,828	6,999
CITY CLERK/HR DIRECTOR	5,550	5,820	6,089	6,358	6,628	6,897	7,166	7,436	7,705
W/WWTW DIRECTOR	5,336	5,660	5,984	6,308	6,632	6,956	7,280	7,604	7,929
STREET SUPERINTENDENT	5,507	5,700	5,892	6,084	6,276	6,469	6,661	6,853	7,046
<u>FINANCE DIRECTOR/TREASURER</u>	<u>7,107</u>	<u>7,356</u>	<u>7,605</u>	<u>7,854</u>	<u>8,103</u>	<u>8,352</u>	<u>8,602</u>	<u>8,851</u>	<u>9,100</u>
LIBRARY DIRECTOR	4,881	5,028	5,175	5,322	5,469	5,616	5,763	5,910	6,056
DEPUTY TREASURER	4,688	4,819	4,949	5,080	5,211	5,341	5,472	5,602	5,733
GOLF COURSE GROUNDS SUPERINTENDENT	4,688	4,786	4,883	4,980	5,078	5,175	5,273	5,370	5,467
BLDG/ZONING/CODE ENFORCEMENT	4,779	4,926	5,074	5,222	5,370	5,518	5,666	5,814	5,962
EXECUTIVE DIRECTOR WELLNESS CENTER	4,688	4,786	4,883	4,980	5,078	5,175	5,273	5,370	5,467
ASSISTANT RECREATION DIRECTOR	3,407	3,608	3,809	4,010	4,212	4,413	4,614	4,815	5,016
GOLF SHOP MANAGER	3,277	3,400	3,524	3,647	3,771	3,894	4,017	4,141	4,264
ASST LIBRARY DIRECTOR	3,270	3,414	3,557	3,701	3,845	3,989	4,133	4,277	4,421
CIVIC CENTER MANAGER	3,469	3,516	3,563	3,610	3,657	3,703	3,750	3,797	3,844

3. Award Community Development Block Grant (CDBG) Downtown Revitalization Program (21DTR011) Forgivable Loans - City Administrator Butcher
 - A. Deiren & Cynthia Wang, 625 Seward Street - \$13,848.75 (75% of Project)



City of Seward
537 Main Street
Seward NE 68434
Phone: 402-643-2928

received
4/15/22
10:09 am
GB

Downtown Revitalization 2022 Application

Seward Facade Improvement/Commercial Rehabilitation Program

(Attach additional pages to provide additional information.)

*****Completed applications shall be hand delivered to Derek Bargmann, Seward City Clerk, 537 Main Street, Seward, NE 68434, at 10:00am Friday, April 15, 2022. DO NOT MAIL APPLICATIONS OR EMAIL. THEY ARE FIRST COME FIRST SERVE FOR 2022!!!!*****

Applicant Name: Deiren Wang & Cynthia Wang
Applicant's Phone Number: 402-560-2306 or 402-560-2145
Applicant's Email Address: cwang.unl@gmail.com
Business Name: J&CO salon
Property Owner: Deiren Wang & Cynthia Wang
Property Address: 625 Seward ST. Seward, NE 68434
Property Legal Description: Seward original Town Block 10 TLS 34-35

Type of façade improvement planned (see Design Guidelines)

Restoration Renovation Replacement Reconstruction

Structural alterations: _____

Cosmetic alterations (i.e. moldings): storefront renovation

Painting (approximate sq. ft. area): _____

Interior Improvements: _____

Specify other work (i.e. awnings): _____

Total cost of project: \$18,465.00

DTR Project Funds Amount requested: \$ 13,848.75

Release and Hold Harmless Agreement

Release executed on this 15th day of April, 2022,
by (Property Owner) Deiren Wang, Cynthia Wang and
(Business owner if applicable) Jess Anderson, of
(Street Address) 625 Seward, City of Seward, State
of Nebraska, referred to as Releaser(s).

In consideration of being granted monies for restoration, modifications, or other physical changes to the property located at the above address, the Releaser(s), understands that they are solely responsible for providing their own contractors, paying their contractors, to assure that those contractors are fully insured and licensed, and have obtained all necessary permits in accordance with all pertinent regulations. The Releaser(s) waives, releases, discharges, and agrees to indemnify the City of Seward (or entities under the City's umbrella), for loss or damage, and claims or damages therefore, on account of any work that has been performed in accordance with City or State guidelines.

Releaser(s) agrees that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Nebraska and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect.

Releaser's obligation and duties hereunder shall in no manner be limited or restricted by the maintaining of any insurance coverage related to the above referenced event.

This release contains the entire agreement between the parties to this agreement and the terms of this release are contractual and are not a mere recital.



Signature of Property Owner
Deiren Wang owner
Cynthia Wang owner
Printed Name & Title of Property Owner



Signature of Business owner (if applicable)
Jess Anderson
Printed Name & Title of Business Owner

3/8/2022
Date

03/08/2022
Date

Nitz and Son
Storefront and Door Repair

1301 Frances
Goehner NE, 68364

PHONE: (402) 540-1661
Insured

Date: 3/7/2022
RE: J and Company

WE PROPOSE TO FURNISH MATERIALS AND LABOR FOR THE FOLLOWING:

Removal of old storefront and installation of new 2" x 4 1/2" thermally broke center glaze storefront. Same color as the storefront at Dragon Palace. This also includes the stretch of window above the actual storefront.

Includes:

- Sales tax
- Narrow stile door with top, bottom and intermediate pivot
- Standard locking hardware with push/pull.
- Clear 1" insulated glass with low-e
- Demo and disposal of old glass and framing.

Excludes

- Any Testing
- Cleaning and protection of glass or aluminum

Base Bid **\$18,465.00**

Respectfully Submitted,



Michael C. Nitz
Glass Edge of Lincoln

(Page 1 of 1)

I hereby submit the attached plans, specifications and color samples for the proposed project, and understand that these must be approved by the City of Seward. No work may begin until I have received written notice to proceed from the City of Seward. I further understand that the project must be completed by April 24, 2024. Grant funds will not be paid until the project is commenced. If the City has not received correspondence in that time frame, the funds will be reallocated. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion. If changed before the end of five (5) years, I agree to pay back the funded amount.



Signature of Property Owner

Deiren Wang owner

Cynthia Wang owner

Printed Name & Title of Property Owner



Signature of Business Owner (if applicable)

Jess Anderson

Printed Name & Title of Business Owner

3/8/2022

Date

03/08/2022

Date

Attestation of U.S. Citizenship

For the purpose of complying with Neb.Rev.Stat. §§4-108 through 4-114, I attest as follows:

I am a citizen of the United States

-OR-

I am a qualified alien under the Federal Immigration and Nationality Act, my immigration status and alien number are as follows:

_____, and I agree to provide a copy of my USCIS documentation upon request.

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete and accurate and I understand that this information may be used to verify my lawful presence in the United States.

Cynthia
Printed Name:
Deiren

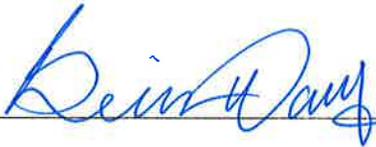
wang
Wang

First

Middle

Last

Signature:

Date:

03/08/22



Lincoln Glass, Inc.
PO Box 22069 Lincoln, NE 68542
(402) 475-6785

Date: 5/20/22

To: J & Co. Salon

ATTN: Cynthia Wang

Project: Storefront Entrance Replacements – 625 Seward St. Seward, NE

Scope of work included in bid:

-Lincoln Glass to furnish and install Manko Window Systems storefront door, frame and windows. Specifically, (1) 3-5 x 7-0 medium stile door with continuous hinge, std. locks, std. push/pull, threshold, sweep and closer. Storefront framing to be Manko Window Systems 2450 series, 2" x 4 1/2", center plane, outside glazed, screwspline framing. Installed in predetermined configurations. See elevation drawings for dimensions. (Door Lead Time 10-12 weeks)

****Customer responsible for taking awning down prior to installations and putting back up when installations are complete****

- Aluminum Finish: Bronze Anodized

- Glass to be: 1" Clear Tempered Insulated Units

-Lincoln Glass to caulk entire perimeter of frames with caulking that matches storefront system.

Furnished and Installed: \$20,508.03

Removal of existing doors/frames: Included

Exclusions:

- Final cleaning of glass and aluminum.
- Field testing of any kind.
- Hardware for doors of any kind unless specifically noted above.
- Drywall/Paint Repair
- Trim Replacement/Installation
- Wood Framed Openings/Opening Framing Preparation
- **Electrical wiring of any kind if applicable.**
- **Secured Access/Card Reader/Fob Access, etc.**
- **Furnishing, installation, or caulking of any wood or hollow metal frames.**
- **Signage/tint/film**

Thank You.

Zach Bloebaum

Lincoln Glass, Inc.

(402) 475 6785

By accepting this proposal, the undersigned agrees to submit payment equal to half of the total proposed amount. The undersigned further understands that no materials or labor will be provided for the above referenced job until the payment has been received. Payment for the remaining amount of the proposal will be due upon substantial completion of Lincoln Glass' scope of work. Completion status to be determined by Lincoln Glass and final payment is due within 30 days of completion.

Customer Signature _____

Date _____

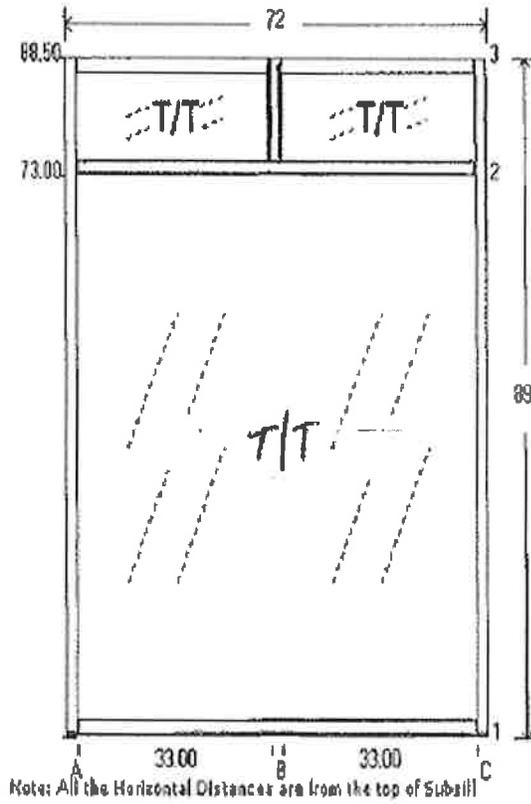
VOID AFTER 30 DAYS

Elevation: A03

Qty: 2

Series: 2450CG

Finish: Bronze

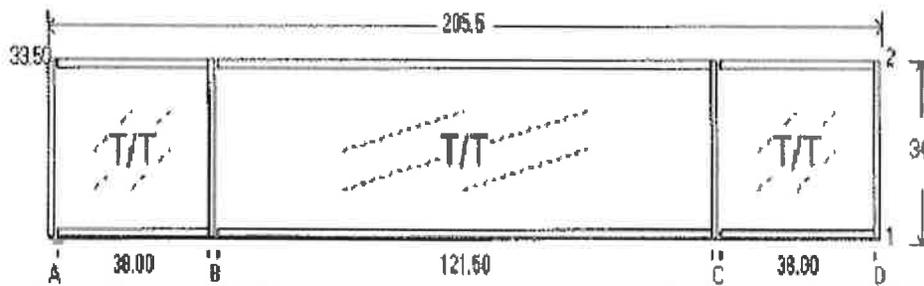


Elevation: A04

Qty: 1

Series: 2450CG

Finish: Bronze

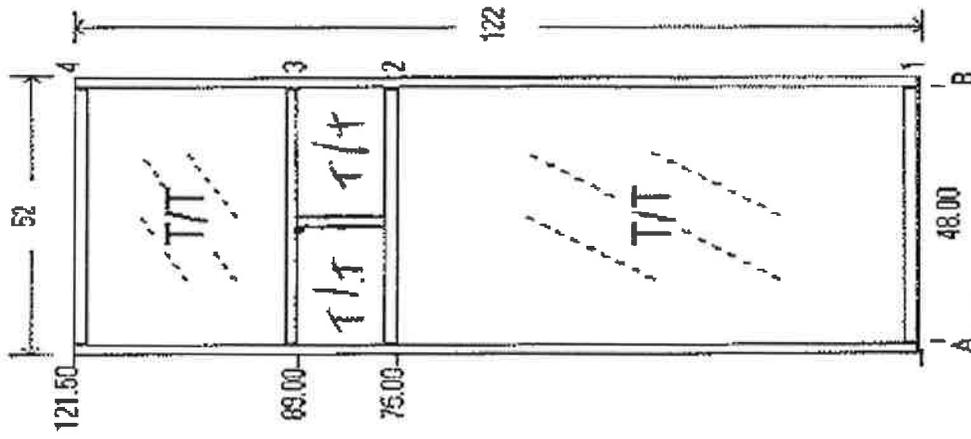


Elevation: A05

Qty: 1

Series: 2450CG

Finish: Bronze



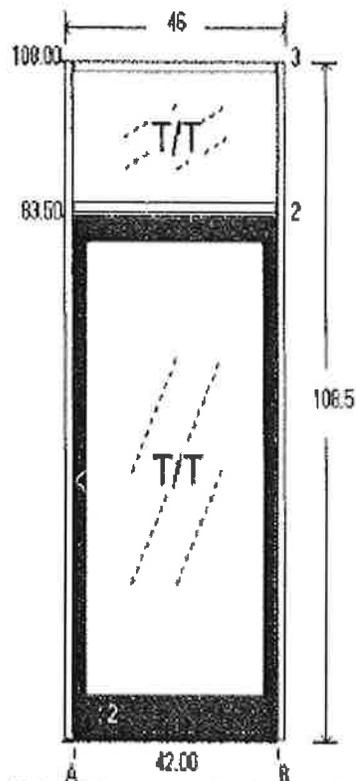
Note: All the Horizontal Distances are from the top of Sub-sill

Elevation: A01

Qty: 1

Series: 2450CG

Finish: Bronze



Door Series: 135
Frame Series: 1450T

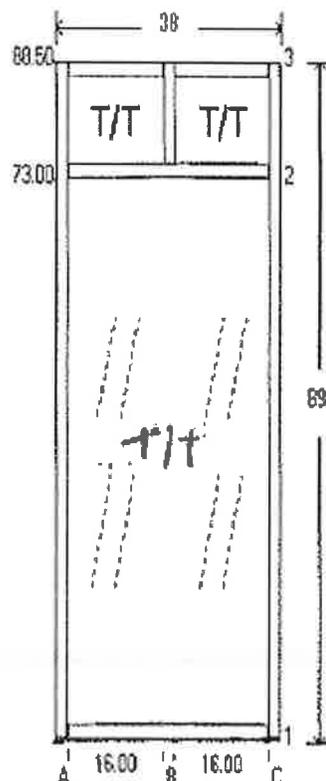
Note: All the Horizontal Distances are from the top of Sub sill

Elevation: A02

Qty: 2

Series: 2450CG

Finish: Bronze



Note: All the Horizontal Distances are from the top of Sub sill

April 27, 2022

to be completely occupied by a commercial tenant and open to the public.
Moved by Johnson, Seconded by Underwood, that the application be recommended to the City Council for denial.

Aye: Beck, Coldiron, Johnson, Owens, Tonniges, Sagehorn, Miller, Underwood.

Nay: None.

Absent: None. Motion carried.

15. 625 Seward Street – Wang: A general review and discussion of the project took place. The application only included one bid, made reference to changes that may be of concern to SHPO, and did not include drawings of repairs/replacements or photos of the current state of the property. It was requested that the project be sent back for an additional quote and the needed items. The project will retain its current position in the order of application filings. Once more detail is received the Committee will make a final disposition of qualifying costs.

16. 139 S. 6th Street – Marroquin: A general review and discussion of the project took place. City Administrator Butcher noted that both quotes included references to windows on the backside of the building in the alley. These would not be qualifying costs.

Moved by Sagehorn, Seconded by Tonniges, that the application be recommended to the City Council for approval minus the west alley facing windows.

Aye: Beck, Coldiron, Johnson, Owens, Tonniges, Sagehorn, Miller, Underwood.

Nay: None

Absent: None. Motion carried.

17. 146 S. 6th Street – Neutral Grounds: A general review and discussion of the project took place. There was not a second quote for the carpet and related items. It was noted that carpet may not be historically accurate, and thus wouldn't be replaced anyway. Moved by Tonniges, Seconded by Owens, that the application be recommended to the City Council for approval, less the items related to the carpet removal and replacement for \$509.90.

Aye: Beck, Coldiron, Johnson, Owens, Tonniges, Sagehorn, Miller, Underwood.

Nay: None

Absent: None. Motion carried.

4. CONSIDERATION OF FUNDING ADDITIONAL DTR GRANTS WITH LB 940 FUNDS TO COVER ALL PROJECTS

A general discussion was had with the Committee and they were ok with specific LB 840 applications coming forward to cover any qualifying DTR applicant that was not funded should all DTR funds be expended. Administration will bring forward appropriate applications at a later date, should they be needed.

5. MOTION TO ADJOURN

The meeting was adjourned at 7:25 p.m. in a motion by Owens, seconded by Underwood.

Aye: Beck, Coldiron, Johnson, Owens, Tonniges, Sagehorn, Miller, Underwood.

Nay: None

Absent: None. Motion carried.

4. Compilation Engagement Letter with AMGL for the Preparation of the Budget in the Form Prescribed by the State of Nebraska Budget Act for Fiscal Year 2023-2024 - City Administrator Butcher

June 2, 2023

CLIENT'S COPY

Honorable Mayor and City Council
City of Seward
P.O. Box 38
537 Main St.
Seward, NE 68434

We are pleased to confirm our acceptance and our understanding of the services we are to provide for the City of Seward.

You have requested that we prepare the forecast of the City of Seward, which comprises the budget form (historical information – modified cash basis for the year ended September 30, 2022, the estimated information – modified cash basis for the year ending September 30, 2023, and the accompanying budgeted information – modified cash basis for the year ending September 30, 2024), and the related summaries of significant assumptions (forecast) in the form prescribed by the State of Nebraska Budget Act, and perform a compilation engagement with respect to the forecast.

A forecast presents, to the best of management's knowledge and belief, the City of Seward's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

Our Responsibilities

The objective of our engagement is to—

- 1) prepare the forecast in accordance with the guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants (AICPA) based on information provided by you, and
- 2) apply accounting and financial reporting expertise to assist you in the presentation of the forecast without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the forecast in order for it to be in accordance with guidelines for presentation of a forecast established by the AICPA.

We will conduct our compilation engagement in accordance with Statements on Standards for Accounting and Review Services (SSARS) promulgated by the Accounting and Review Services Committee of the AICPA and comply with the AICPA's *Code of Professional Conduct*, including the ethical principles of integrity, objectivity, professional competence, and due care.

We are not required to, and will not, verify the accuracy or completeness of the information you will provide to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion nor provide any assurance on the forecast.

SHAREHOLDERS:

Robert D. Almquist
Phillip D. Maltzahn
Marcy J. Luth
Heidi A. Ashby
Christine R. Shenk
Michael E. Hoback
Joseph P. Stump
Kyle R. Overturf
Tracy A. Cannon

1203 W 2nd Street
P.O. Box 1407
Grand Island, NE 68802
P 308-381-1810
F 308-381-4824
EMAIL cpa@gicpas.com

Our engagement cannot be relied upon to identify or disclose any misstatements in the forecast, including those caused by fraud or error, or to identify or disclose any wrongdoing within the City or noncompliance with laws and regulations.

We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Your Responsibilities

The engagement to be performed is conducted on the basis that you acknowledge and understand that our role is to prepare the forecast in accordance with guidelines for presentation of a forecast established by the AICPA and assist you in the presentation of the forecast in accordance with guidelines for presentation of a forecast established by the AICPA. You have the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARS:

- 1) The selection of accounting principles to be applied in the preparation of the forecast.
- 2) The preparation and presentation of the forecast in accordance with guidelines for presentation of a forecast established by the AICPA and the inclusion of all informative disclosures that are appropriate for the forecast under those guidelines.
- 3) The design, implementation, and maintenance of internal control relevant to the preparation and presentation of the forecast that is free from material misstatement whether due to fraud or error.
- 4) The prevention and detection of fraud.
- 5) To ensure that the City of Seward complies with the laws and regulations applicable to its activities.
- 6) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement.
- 7) To provide us with—
 - Access to all information of which you are aware is relevant to the preparation and presentation of the forecast, such as records, documentation, and other matters.
 - Additional information that we may request from you for the purpose of the compilation engagement.
 - Unrestricted access to persons within the City of Seward of whom we determine it is necessary to make inquiries.

You are also responsible for all management decisions and responsibilities and for designating an individual with suitable skills, knowledge, and experience to oversee our preparation of your forecast. You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

Our Report

As part of our engagement, we will issue a report that will state that we did not examine or review the forecast, and that, accordingly, we do not express an opinion, a conclusion, nor provide any

assurance on it. It will also state that (1) the forecasted results may not be achieved as there will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and these differences may be material; and (2) we have no responsibility to update the report for events and circumstances occurring after the date of the report. Our report will disclose that the City of Seward's management has elected to omit substantially all of the disclosures required by guidelines for presentation of a forecast established by the AICPA. If the omitted disclosures were to be included in the forecast, they might influence the user's conclusions about the City's forecasted balance sheet, statements of income, retained earnings, and cash flows. Accordingly, the forecast is not designed for those who are not informed about such matters.

There may be circumstances in which the report differs from the expected form and content.

You agree to include our compilation report in any document containing the forecast that indicates that we have performed a compilation engagement on the forecast and, prior to inclusion of the report, to ask our permission to do so.

Other Relevant Information

Tracy A. Cannon, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

This assignment will be undertaken at our regular rate of \$170 per hour, inclusive of any out-of-pocket expenses, not to exceed \$3,850. Billings for our services will be rendered approximately every four weeks, and payment is due within 30 days of the invoice date. This engagement does not include any services not specifically included in this letter. Additional services that you may request will be subject to arrangements made at the time requested.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney's fees, resulting from management's knowing misrepresentations to us.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you acknowledge and agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

AMGL, P.C.



Marcy J. Luth, CPA

ml/dkk/19377

Enclosure

Honorable Mayor and City Council
City of Seward
June 2, 2023
Page 4

The foregoing letter fully describes the services required and is accepted by us.

CITY OF SEWARD

Signature

Title

Date

5. Update on the Wellness Center - City Administrator Butcher
CITY ADMINISTRATOR'S REPORT

CITY ADMINISTRATORS REPORT – 6/20/23

- Monitoring a number of street projects on East Seward (construction), design on East Hillcrest, and drainage near Park Street & Bradford Street (contracts), Karol Kay box culvert.
- Water Tower project underway, coordinating with 4th of July, working on final paint design.
- Assisting City Attorney with a number of real estate items and related matters.
- Assisted with Civic Center items and issues, working with Commission on Building Design and Rules and Regulations.
- Reviewed additional DTR items and worked with applicants on needed documents.
- Continued to work with RDG Planning to complete blight study.
- Met with BVH, Sampson and Wellness Center Committee on design updates. Reviewed updated estimate for the building from Sampson, reviewed weight and cardio room layout, met with gym systems vendor, reupped City Sourcewell account, reviewed interior designs. Coordinated with new Executive Director Brase regarding items and computer.
- Continued 2023 comparability study with staff.
- Worked on a potential project for the Seward Rail Campus.
- Continued process to replace Finance Director.
- Gathered documents for SCCDP/Langworthy trust civil case related to the Civic Center.
- Reviewed items for the FY 2023-2024 budget.
- Assisting with payroll, claims, and TIF payments while we are without a finance director.
- Met with County Clerk on upcoming potential LB 840 reauthorization vote.
- Reviewed a number of code violations with the Code Enforcement officer and staff.
- Assisted the Mayor with a number of reappointments to boards and commissions.
- Met with Councilmembers to review updated design ideas for the Seward Wellness Center.
- Met with structural engineer to review portions of the pool and design elements.
- Met with the 4th of July Committee and City Department Heads to review plans for upcoming event.

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

Police Department

- City 4th of July meeting, Thursday at 3pm.
- Accepting police officer applications.

City Clerk/Human Resources/City Hall

- Finishing up setups for 2023 Seasonals.
- Set up Council facilities tour for Friday, June 30th; itinerary released.
- Garbage service quote request sending early this week and response by 6/29.
- Annual July 4th meeting this Thursday at 3pm.
- Sent drafts to Personnel, Finance, Audit Committee and to Dept. Heads by the end of the month.

Water/Wastewater Department

- Prep for Sanitary Survey next week.
- Hwy 34 trunk sewer.
- July 4th Meeting, Thursday at 3pm.
- 2nd Street Lift Station Pump.

Parks and Rec/Cemetery/Golf/Pool

- 4th of July meeting on Thursday at 3pm.
- Irrigation maintenance.
- Mowing and spraying weeds.
- Staining shelters and signs.

Civic Center

- Regular meetings.
- Design meeting with Clark Enersen 6/15/23.
- Reviewing rules and regulations.
- Discovery Responses to civil case between City, SCCDP and Langworthy Trust.

Electric Department

- Install streetlights on E. Seward.
- Follow up on ALLO installations.
- Lay in primary wire and secondary on Prairie View.
- Install 3 phase switch on E. Seward.

Street Department

- Paint streets.
- Push up burn pile.
- Install signs.
- Mow ROW.
- Start street repair on Meadow Lane.

Library

- Still waiting on some electrical work to be finished to complete the room organization.
- Gutter and light work on exterior of library, still from hail damage, and City dealing with shingle issue (group repair).
- Continue weeding – non-fiction almost done, fiction just started.

Building Inspection/Planning Department

- Planning Commission: Ringler minor plat and rezone, Hendrix major plat and rezone, Matzke special use permit (bldg. over 900sf), 1 & 6 roads plan.
- Review we have everything we need to complete the subdivision for Prairieview.
- Final inspection of the Concordia Music Building set for Wednesday, June 14 and State Fire Marshall set for June 15.
- Ken Lieb and Dave Jones have both signed the easement agreements, filed and waiting for return copy from clerk.

Engineering

- One and Six – FY 2024 presented to Planning Commission on June 12.
- Concrete work ongoing, completion est. July 2 on Karol Kaye Box Culvert.
- Windstream installing on 100-pr cable, excavation delayed, 24 in. trunk sewer starting this week, 10” water main extension complete easement documentation and payment on E. Seward Street (County).
- Site work begins this week, installation of piers, execute agreements with Iseler, radio antenna, send communication tenant agreements to City Attorney.

Finance Dept.

- Budget meetings with all Departments and City Administrator.
- Nick’s last day was 5/12/23.

**FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR ADMINISTRATIVE
ACTION
ANNOUNCEMENT OF UPCOMING EVENTS
STRATEGY SESSION**

1. Strategy Session with City Attorney Regarding Real Estate Interests at Seward Rail Campus - City Attorney Hoffschneider

MOTION TO ADJOURN

I, Derek Bargmann, the duly appointed qualified and acting 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 Municipal Building, Seward County Courthouse, Seward Memorial Library and CityofSewardNE.gov

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

Derek Bargmann, City Clerk

Date