



CITY OF SEWARD
City Council
Committee Meeting
Agenda

Monday, August 14, 2023

7:30 PM

Council Chambers at the Municipal Building

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, August 14, 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

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission 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 Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission 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

MINUTES

1. Consideration of Approval of Draft Minutes of July 10, 2023.

City of Seward Planning Commission

Minute Record

July 10, 2023

The City of Seward Planning Commission met in regular session at 7:30p.m. July 10, 2023, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Dan Ellis, Ron Wallman, Sue Bowen, Ron Niemoth, Scott Seevers, and Lacey Koch. Other Officials present: Building and Zoning Director, Tim Dworak, City Engineer, Mike Oneby, Water/Wastewater Director, Brandon Koll, and Administrative Assistant, Sara Van Cura.

Absent members were: Clarence Kotera, Russ Soucek, Jeremy Tonniges,

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of June 12, 2023.

Moved by Vice Chairperson Ellis; Seconded by Commission Member Niemoth to approve the minutes.

Aye: Ellis, Wallman, Bowen, Niemoth, Seevers, Koch,

Nay: None.

Absent: Kotera, Soucek, Tonniges. Motion carried.

1. Public Hearing 7:30pm: review a Summit Contracting application for a variance from City Code 325-3.3 and 325-3.4, mandatory hook-up to public sewers.

Chairperson Wallman opened the public hearing.

Dworak stated that Summit contracting is an agricultural contractor. They are building just west of Tenneco on Izaak Walton. They have asked to opt out for a mandatory hook-up for sewer even though they asked for annexation. The cost to run sewer from walker road to Izaak Walton is around \$100,000. To do a septic system is about \$30,000. We do allow them to opt out for economic feasibility. They have an NDEE approval. Met with staff, Brandon and Mike. This is a domestic service. They will have meetings with staff, bathrooms, break area, janitorial. They did not have a problem with Summit opting out. At this point there are no plans to run utilities along Izaak Walton Rd.

Commission Member Niemoth asked if they will be on a well.

Dworak stated that they have a 6-inch line for fire, so they will be on City water.

Commission Member Seevers inquired about the 100 feet requirement.

Dworak stated they are within the 100 feet, but we are looking at the economic feasibility.

Chairperson Wallman specified that their property is within the 100 feet but not the building site.

Oneby stated we would normally serve sewer down Izaak Walton Road. The closest to run it would be from the highway.

Commission Member Seevers asked if there is any precedence for what constitutes this exception.

Chairperson Wallman stated the Planning Commission doesn't typically do variances.

Jonathan Jank with the Seward County Chamber and Development Partnership showed a master plan. This is not a TIF site. This is a way to invest in the company.

Chairperson Wallman asked why they aren't putting the building closer to Walker Road.

Jank stated there would be a sizeable amount for pavement. They will have staging and other buildings farther south, but the north building will be for customers.

Chairperson Wallman suspended the public hearing.

Moved by Vice Chairperson Ellis to approve the Summit Contracting application for a variance from City Code 325-3.3 and 325-3.4, mandatory hook-up to public sewers; Seconded by Commission Member Koch.

Commission Member Niemoth asked if we need to add in some more documentation for the use of the sewer in case businesses change.

Brandon Koll, Water/Wastewater Director, stated the permit issued from NDEE, if they change any characteristics other than domestic, the permit becomes invalid.

Aye: Ellis, Wallman, Bowen, Niemoth, Seevers, Koch,

Nay: None.

Absent: Kotera, Soucek, Tonniges. Motion carried.

2. Public Hearing 7:30pm: review a text amendment to the City of Seward Unified Land Development Ordinance, Article 44 Administrative Procedures and Penalties; 410-44.3 D Conditional Use Permits Approval Process.

Chairperson Wallman opened the public hearing.

Dworak stated there are times when someone wishes to have a different use for their property and ask for a special or conditional use permit. They run with the lot or with the property owner. In the past, when we research conditional use permits, they're not documented. We looked at several communities, and some file with the County Clerk. Nothing will change as it's presented to the Planning Commission. This is a way for it to be documented when people go to the courthouse.

Chairperson Wallman suspended the public hearing.

Moved by Commission Member Seevers to approve a text amendment to the City of Seward Unified Land Development Ordinance, Article 44 Administrative Procedures and Penalties; 410-44.3 D Conditional Use Permits Approval Process; Seconded by Commission Member Koch.

Aye: Ellis, Wallman, Bowen, Niemoth, Seevers, Koch,

Nay: None.

Absent: Kotera, Soucek, Tonniges. Motion carried.

3. Administrative Item

4. Reports

5. Agenda Items

6. Upcoming Events

Meeting adjourned 7:53. PM.

Sara Van Cura
Administrative Assistant

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review the dedication of right-of-way, north of Waverly Road from 266th Rd to 280th Rd.

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>
ROW Dedication		City of Seward

<u>PC HEARING DATE</u>	<u>RELATED APPLICATIONS</u>	<u>PROPERTY ADDRESS, ZONING DISTRICT/USE</u>
August 14, 2023		PID 800227310, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Wake & Co, Inc.

East, AG, Agriculture – Virginia Hughes

South, R-1, Residential – Sharon Luebbe, Seward School District Middle School, Virginia Link, Lawrence & Bethany Geyer, Nathan & Tammy Klenke, Isaac & Christa Thorne, Roger & Theresa Montag, Jacob & Stacey Parr, Nicholas & Kristy Bauer

South, R-2. Residential – Halee Emerson, City of Seward

South, R-4, Cemetery – Seward Cemetery Association of Seward NE

West, AG, Agriculture – Andrew Eberspacher

BRIEF SUMMARY OF REQUEST:

An Ordinance to dedicate City of Seward property to Right-of-Way.



APPLICATION CONTACT

City of Seward

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches with the comprehensive plan.

ANALYSIS

This is dedication of City owned property on the north side of Waverly Road to Right-of-Way. Utilities currently occupy portions of this property already and the proposed bike trail initially planned for this stretch has been relocated to the south side of Waverly Road.

With the annexation of Wake & Co Addition, a sliver of this property would have needed to be dedicated to avoid the possibility of spot zoning. The decision was made to move forward with the dedication of the whole property to prepare it for future development.

APPROXIMATE LAND AREA:

2.46 acres or 107,157.6 square feet +/-

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 ON AND ASSUMED BEARING OF SOUTH 89 DEGREES 03 MINUTES 00 SECONDS EAST, A DISTANCE OF 69.49 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 25 SECONDS EAST, ALONG A LINE THAT IS 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 15 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 2,574.70 FEET TO A POINT; THENCE SOUTH 89 DEGREES 25 MINUTES 03 SECONDS EAST, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2,647.43 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 34 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 11.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 03 SECONDS WEST, ALONG A LINE THAT IS 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1292.30 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 57 SECONDS WEST A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 03 SECONDS WEST, ALONG A LINE THAT IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1355.03 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG A LINE THAT IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 544.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, A

DISTANCE OF 18 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 00 SECONDS WEST ALONG A LINE THAT IS 51.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF DISTANCE OF 2,029.89 FEET TO THE POINT OF BEGINNING. (PID 800227310)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

Return to:
City of Seward
PO BOX 38
Seward, NE 68434

ORDINANCE NO. 2023-

AN ORDINANCE TO DECLARE A PARCEL OF CITY OWNED PROPERTY LYING NORTH OF WAVERLY ROAD BETWEEN 266TH ROAD AND 280TH ROAD AS DEDICATED CITY RIGHT-OF-WAY. 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. **CITY RIGHT-OF-WAY DEDICATED**. The dedication of a portion of the South Half of Section 9, Township 11 North, Range 3 East of the 6th P.M., Seward County Nebraska, described is hereby declared as City Right-of-Way:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 ON AND ASSUMED BEARING OF SOUTH 89 DEGREES 03 MINTUES 00 SECONDS EAST, A DISTANCE OF 69.49 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 25 SECONDS EAST, ALONG A LINE THAT IS 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 15 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEWEST QUARTER, A DISTANCE OF 2,574.70 FEET TO A POINT; THENCE SOUTH 89 DEGREES 25 MINTUES 03 SECONDS EAST, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2,647.43 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 34 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 11.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINTUES 03 SECONDS WEST, ALONG A LINE THAT IS 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1292.30 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINTUES 57 SECONDS WEST A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 03 SECONDS WEST, ALONG A LINE THAT IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1355.03 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG A LINE THAT IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER,

A DISTANCE OF 544.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 18 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 00 SECONDS WEST ALONG A LINE THAT IS 51.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF DISTANCE OF 2,029.89 FEET TO THE POINT OF BEGINNING

Section 2. **Petition of Owner.** The declaration of said Right-of-Way is granted upon the petition of the City of Seward said declaration is deemed to be advantageous and in the best interest of the municipality.

Section 4. **Filing and Recording of Ordinance.** A certified copy of this ordinance shall be recorded in the office of the Register of Deeds.

Section 5. **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

2. Public Hearing 7:30pm: review a Preliminary and Final Plat of Wake & Co. Addition.

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>
Major Subdivision		Wake & Company, Inc./Max Wake

<u>PC HEARING DATE</u>	<u>RELATED APPLICATIONS</u>	<u>PROPERTY ADDRESS, ZONING DISTRICT/USE</u>
August 14, 2023	Annex and Rezone	PID 800037952, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Wake & Co, Inc.

East, AG, Agriculture – Wake & Co, Inc.

South, R-1, Urban Residential Single-Family – Sharon Luebbe, Seward School District Middle School

West, AG, Agriculture – Wake & Co, Inc.

BRIEF SUMMARY OF REQUEST:

A Major Subdivision preliminary and final plat review of Wake & Co Addition.



APPLICATION CONTACT

Max Wake, 402-643-3602

203 S 6th St, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches with the comprehensive plan.

ANALYSIS

The applicant, Max Wake and Wake and Company, LLC are providing the land for the construction of the Wellness Center. The subdivision will consist of 10.98 acres for the construction of the facility, parking and drainage retention and is located on the north side of Waverly Road. The property currently is outside the corporate limit of Seward. The applicant has submitted a voluntary annexation application request. Along with the Annexation, a rezone request from AG, Agricultural District to C-1, Community Commercial/Mixed Use District (High Density) when brought into the City.

The Subdivision will involve extending a new public boulevard named Eaton Drummer Boulevard and would require the extension of utilities along the boulevard.

A drainage study by JEO has been provided.

A public hearing notice was published, mailed to neighboring property owners, and the property was posted.

APPROXIMATE LAND AREA:

10.98 acres or 478,135.31 square feet +/-

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTH 66' RIGHT OF WAY LINE FOR WAVERLY ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 88°41'06"W A DISTANCE OF 460.70', TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID NORTH RIGHT OF WAY LINE, S 88°41'06"W 788.99'; THENCE NORTHERLY, N 0°00'00"E 245.79'; THENCE NORTHERLY, N 2°40'19"E 150.16'; THENCE NORTHERLY, N 0°00'00"E 71.99'; THENCE EASTERLY, N 90°00'00"E 66.00'; THENCE NORTHEASTERLY, N 46°00'11"E 278.82'; THENCE EASTERLY, N 88°41'06"E 500.31'; THENCE SOUTHERLY, S 1°18'54"E 655.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 478,135.31 SQUARE FEET OR 10.98 ACRES, MORE OR LESS. (PID 800037952)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



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: 8-7-23 Preliminary Plat Fee: \$400 + \$40 per Lot: _____ + Notification Fee: \$100 = Amount Due: \$500

Owner/Developer: Wake & Company, Inc. Address: 203 S. 6th St. 68434
Email: max.wake@jonesbank.com Phone: 402-643-3602
Legal Description: see attached Subdivision: Wake & Co. Addition
Project Engineer: Clark & Enersen Number of Lots: 1
Present Zoning: Ag Agriculture Requested Zoning: C-1 Commercial

Within City Limits Yes ___ No X NA ___
Adjacent to City Limits Yes X No ___ NA ___
Within 2 Mile Area Yes X No ___ NA ___
Annexation Requested Yes X No ___ NA ___
Subdivision Agreement Submitted Yes ___ No X NA ___
Performance Bond Required Yes ___ No ___ NA X

Signed by Developer: Wake & Co by Max T. Wake
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: _____ + Filing Fee: _____ = Amount Due: \$100

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

Developer Fee _____ Developer Fees - \$4 per foot
\$400 Per Lot : _____ of electrical line installation: _____

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 _____

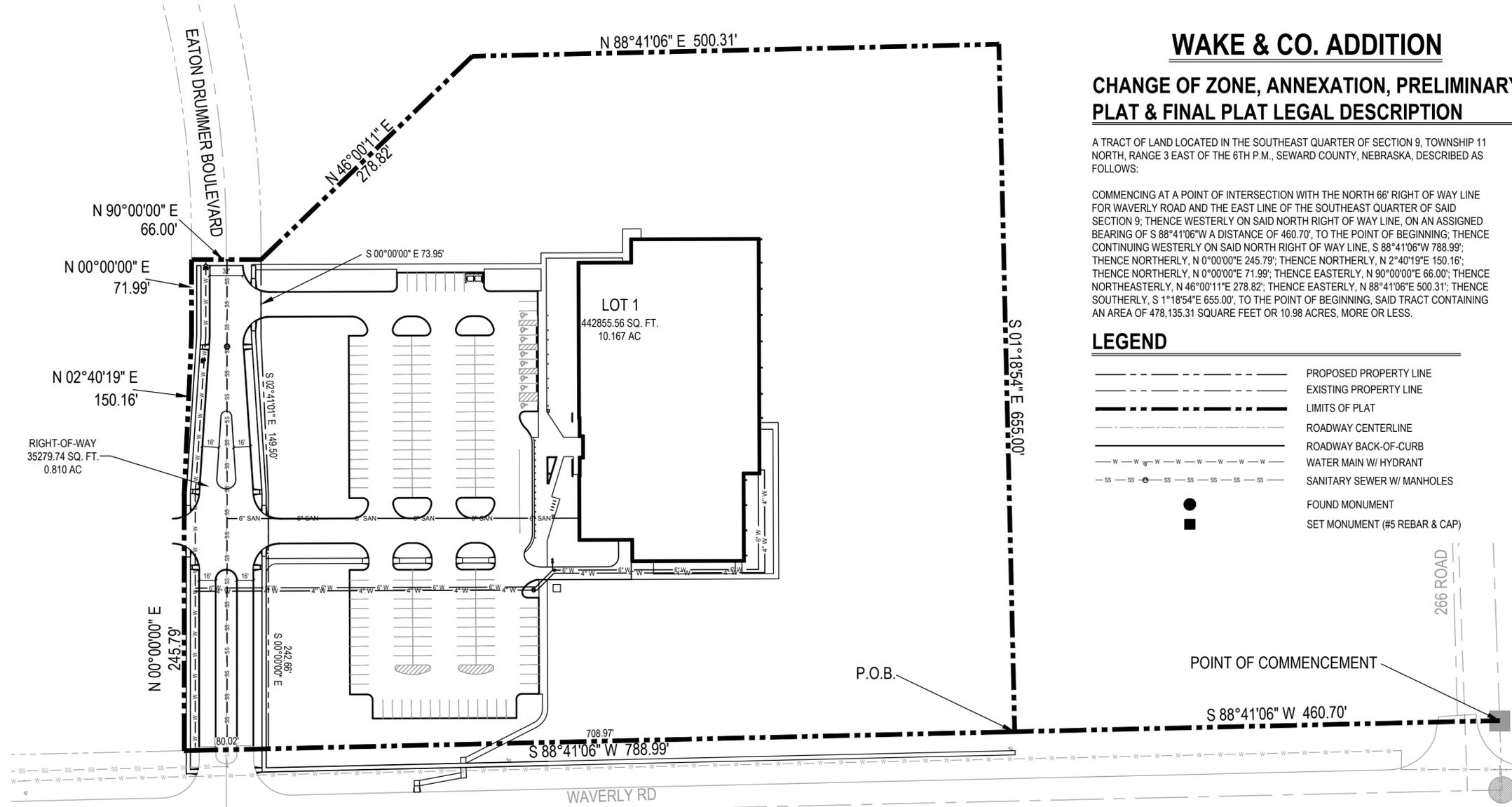
WAKE & CO. ADDITION CHANGE OF ZONE, ANNEXATION, PRELIMINARY PLAT & FINAL PLAT LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTH 66' RIGHT OF WAY LINE FOR WAVERLY ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 88°41'06" W A DISTANCE OF 460.70', TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID NORTH RIGHT OF WAY LINE, S 88°41'06" W 788.99'; THENCE NORTHERLY, N 0°00'00" E 245.79'; THENCE NORTHERLY, N 2°40'19" E 150.16'; THENCE NORTHERLY, N 0°00'00" E 71.99'; THENCE EASTERLY, N 90°00'00" E 66.00'; THENCE NORTHEASTERLY, N 46°00'11" E 278.82'; THENCE EASTERLY, N 88°41'06" E 500.31'; THENCE SOUTHERLY, S 1°18'54" E 655.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 478,135.31 SQUARE FEET OR 10.98 ACRES, MORE OR LESS.

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	LIMITS OF PLAT
	ROADWAY CENTERLINE
	ROADWAY BACK-OF-CURB
	WATER MAIN W/ HYDRANT
	SANITARY SEWER W/ MANHOLES
	FOUND MONUMENT
	SET MONUMENT (#5 REBAR & CAP)



Wake & Co. Addition

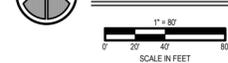
Seward, NE

CE No.: 404-001-21

August 4, 2023

Site Plan

SITE PLAN



VICINITY MAP

NO SCALE

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION:

THE FOREGOING PLAT "WAKE & CO. ADDITION" HAS BEEN SUBMITTED AND WAS APPROVED BY THE SEWARD PLANNING COMMISSION ON THIS _____ DAY OF _____, 2023

CHAIRPERSON _____
 SECRETARY OF PLANNING COMMISSION _____

APPROVAL OF THE CITY OF SEWARD ZONING ADMINISTRATION:

THE FOREGOING PLAT "WAKE & CO. ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD PLANNING COMMISSION ON THIS _____ DAY OF _____, 2023

SEWARD ZONING ADMINISTRATOR _____

APPROVAL OF THE SEWARD CITY COUNCIL:

THE FOREGOING PLAT "WAKE & CO. ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD CITY COUNCIL ON THIS _____ DAY OF _____, 2023

MAYOR _____
 ATTEST : CITY CLERK _____

OWNER/DEVELOPER

MAX WAKE
 WAKE & COMPANY INCORPORATED
 203 S. 6TH STREET
 SEWARD NE, 68434

ENGINEER & PREPARER

CLARK & ENERSEN
 1010 LINCOLN MALL
 SUITE 200
 LINCOLN, NE 68508
 COA NO. CA0029AE

ZONING INFORMATION:

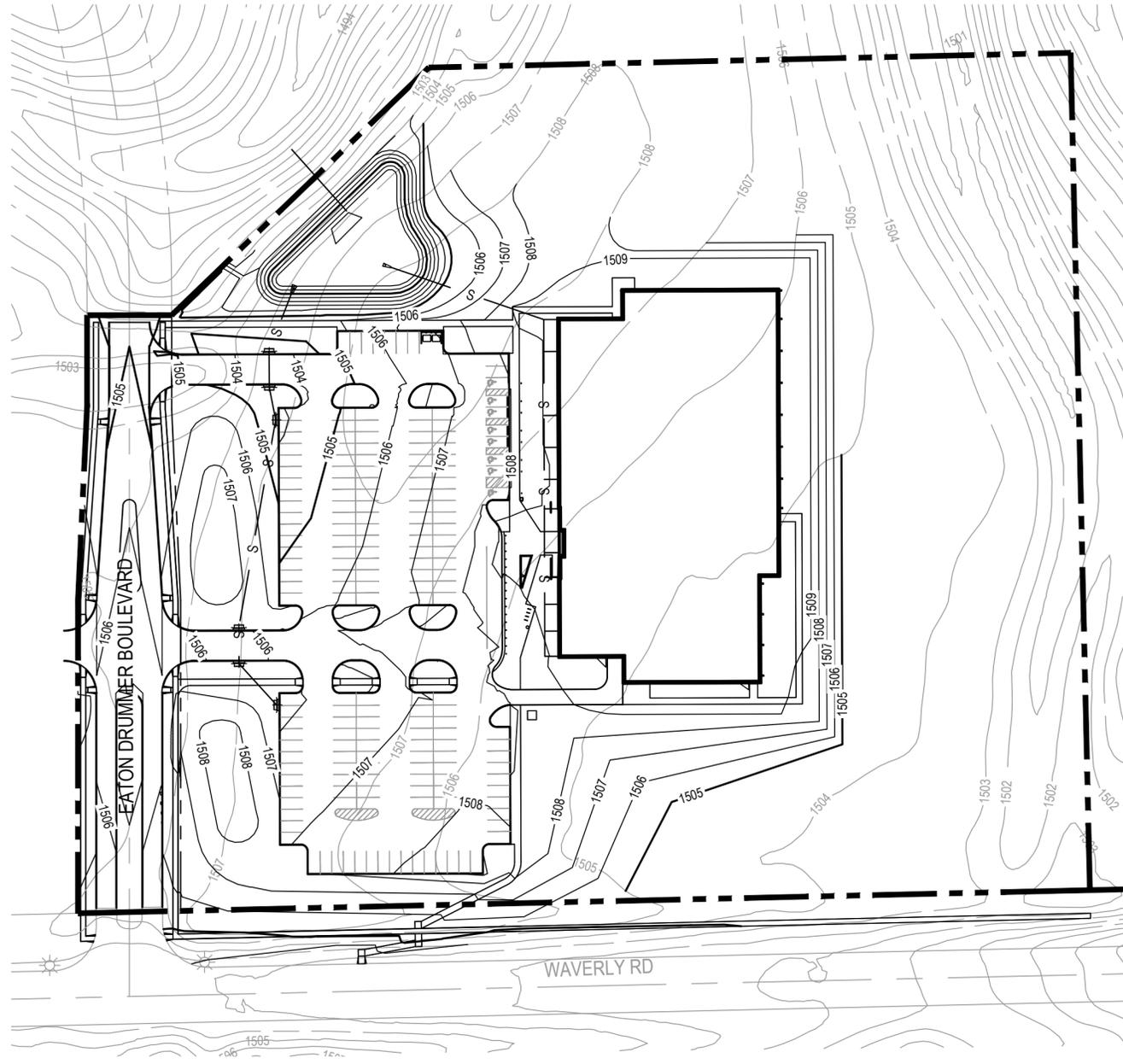
CURRENT ZONING OF SUBJECT TRACTS IS "AG - AGRICULTURAL".

PROPOSED ZONING OF SUBJECT TRACTS IS "C-1 - COMMERCIAL".

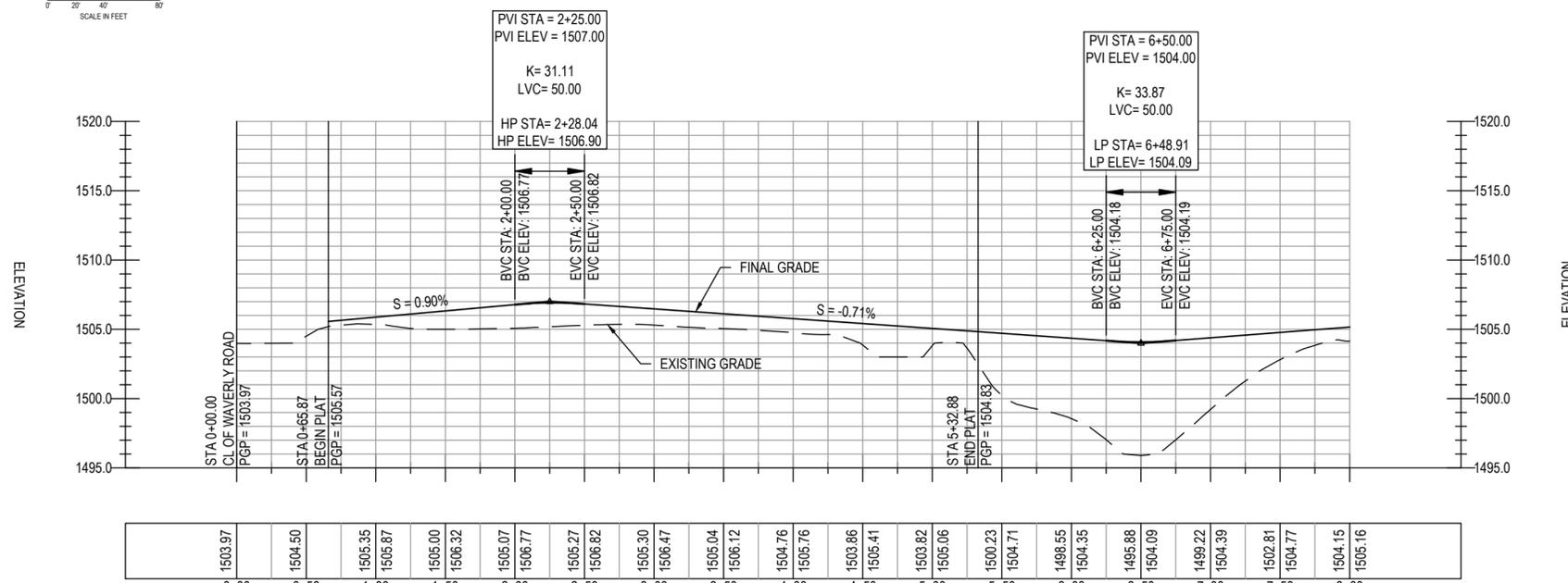
WAKE & CO. ADDITION

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- LIMITS OF PLAT
- ROADWAY CENTERLINE
- ROADWAY BACK-OF-CURB
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED STORM SEWER



GRADING & DRAINAGE PLAN



EATON DRUMMER BLVD PROFILE

SCALE: 1" = 80' H 1" = 8' V

1503.97	1504.50	1505.35	1505.87	1505.00	1506.32	1505.07	1506.77	1505.27	1506.82	1505.30	1506.47	1505.04	1506.12	1504.76	1505.76	1503.86	1505.41	1503.82	1505.06	1500.23	1504.71	1498.55	1504.35	1495.88	1504.09	1499.22	1504.39	1502.81	1504.77	1504.15	1505.16
0+00	0+50	1+00	1+50	2+00	2+50	3+00	3+50	4+00	4+50	5+00	5+50	6+00	6+50	7+00	7+50	8+00															

Wake & Co. Addition

Seward, NE

CE No.: 404-001-21

August 4, 2023



HYDROLOGY

Peak flows for the proposed development were calculated in Hydraflow Hydrographs. Drainage areas for existing conditions were determined using most recently available LiDAR information, and proposed drainage areas were determined using the proposed grading from the project site. Figure 1 depicts the location of these drainage areas.

Peak flow rates were estimated using NRCS curve number methodology and the proposed site design. Hydrologic soil group of the underlying soil type is comprised of primarily HSG B and C, determined by USDA-NRCS Web Soil Survey data. See Appendix A for hydrological soil data of the site. Existing curve numbers were estimated using straight row crops. Time of concentration (Tc) was estimated using TR-55 methodology, and a minimum Tc of 5 minutes was used as part of the analysis.

Design rainfall values were determined using NOAA Atlas 14 for the project area and are shown in Table 1.

Table 1 – Design Rainfall Values

Design Storm	Rainfall Depth (in)
2-yr	2.94
10-yr	4.37
100-yr	7.29

Existing Conditions

Pre-developed, there is 1 main discharge location, or impact point, on site. The existing impact point, DL-1, consists of onsite drainage only and encompasses the design site as a whole.

A depiction of existing conditions flow paths and drainage areas can be seen in Figure 1 on the following page. Table 2 provides a tabular summary of existing conditions hydrologic parameters and peak flow results. A minimum time of concentration of 5 minutes was used where needed.

Table 2 – Existing Peak Flow Rates

Name	Drainage Area (Acres)	Time of Concentration (Min)	Curve Number	Peak Flow (cfs)		
				2-Year	10-year	100-year
EDA-1	3.06	5.00	88.00	10.19	17.22	31.48

Figure 1 – Existing Drainage Areas





Proposed Conditions

The proposed grading routes the flow from the existing site towards the same outfall locations as the existing. The entire site will be routed to one proposed storage cell located on the Northwest side of the development. Site drainage areas for proposed conditions were delineated from the proposed grading plan, shown in Figure 2 below.

Proposed land use consists of the wellness center, parking and paved spaces, and open space. The impervious area is approximately 65-70 percent of the total developed area. The remaining open space consisting of grass lawn and landscaping areas are in good condition and results in proposed curve number values of 74 through 98 in the entire site.

A depiction of proposed conditions flow paths and drainage areas can be seen in Figure 2 on the following page. Table 3 provides a tabular summary of proposed conditions hydrologic parameters and peak flow results. A minimum time of concentration of 5 minutes was used where needed.

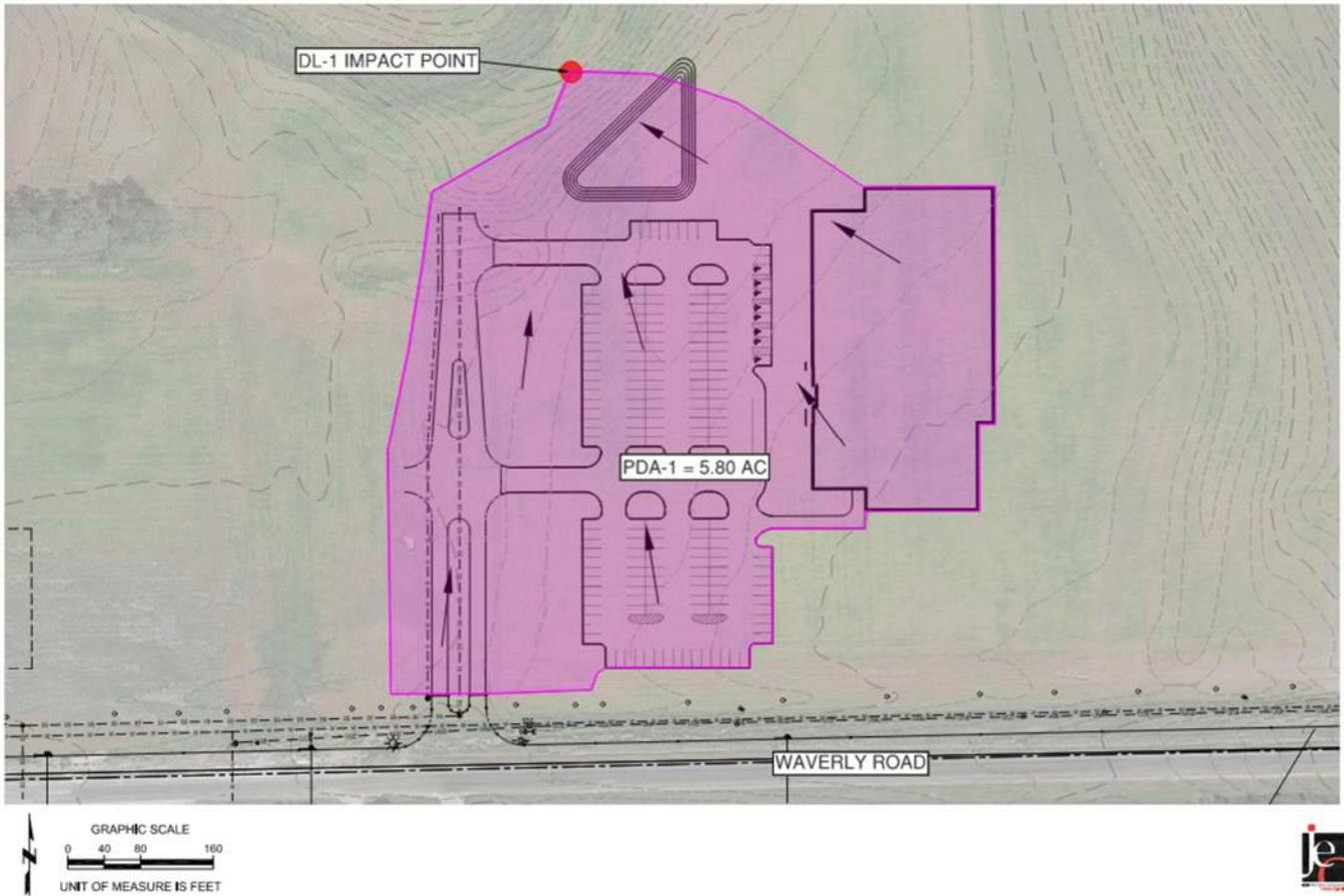
Table 3 – Proposed Peak Flow Rates

Name	Drainage Area (Acres)	Time of Concentration (Min)	Curve Number	Peak Flow (cfs)		
				2-Year	10-year	100-year
PDA-1	5.80	5.00	75.03	18.99	30.94	55.01

Note that the proposed peak flows for the total offsite flow nearly doubled existing conditions. The 10-year and 100-year peak flow for the entire site changed from 10.19 cfs to 18.99 cfs and 31.48 cfs to 55.01 cfs, respectively. Given the existing site conditions of straight row crops, there is minimal change overall in terms of curve numbers. However, due to the increase in area being drained, the runoff volume increased proportionally to that change. Given the increase in runoff values, limiting flows travelling offsite is still desired and necessary.

Based on these findings, detention is required on site. Details regarding detention performance are presented in the following section.

Figure 2 – Proposed Drainage Areas

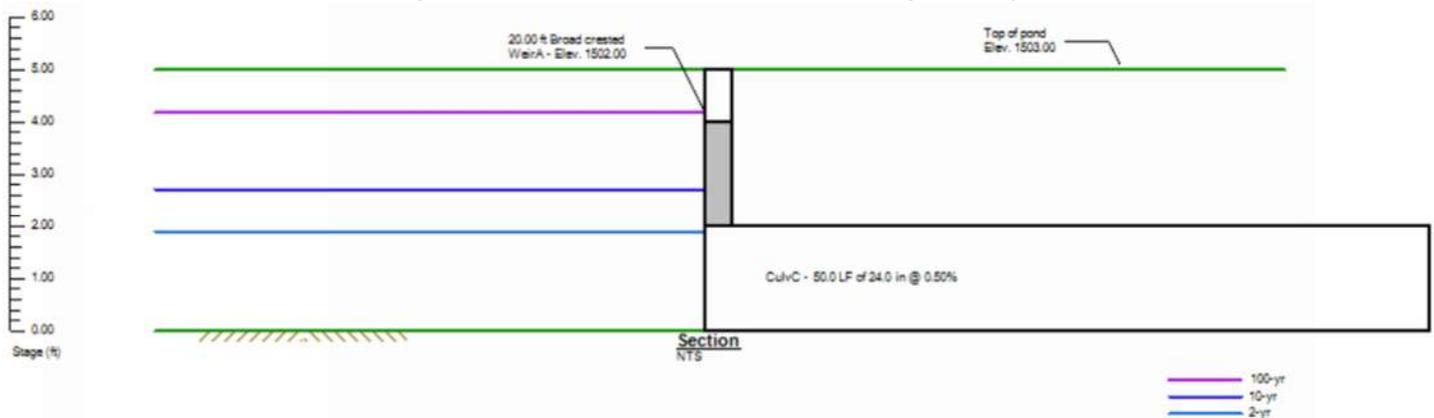


DETENTION/RETENTION MODELING

Based on the hydrologic analysis, storage is required on site. The location of the proposed storage facility is located along the Northwest portion of the site and is intended to provide peak flow attenuation required as part of the construction. As part of the design effort, the pond was sized and analyzed to see their impacts on the site. Stage vs Storage information was developed using the proposed site design surface. The stage storage curve for the detention facilities A is provided in Table 4.

The proposed detention and retention cell outlet was designed to maintain or reduce the existing flows based on the 2-year, 10-year, and 100-year peak flow rates. See Figure 3 below for the outlet structure profiles of storage facility A.

Figure 3 – Outlet Structure Profile for Storage Facility A



The stage discharge relationship for the storage needs was estimated using Hydraflow Hydrographs. Data from the proposed storage cells were taken from proposed surface grading. Storage cell routings were conducted using Hydraflow Hydrographs.

Table 4 – Detention Facility A Information

Facility Information		
Structure Type	Detention	
Outlet	Orifice and Weir	
Storage and Outflow Rating Curve		
Elevation	Storage (Acre-Ft)	Outflow (cfs)
1498.0	0.00	0.00
1499.0	0.13	4.342
1050.0	0.27	8.664
1051.0	0.45	19.37
1052.0	0.65	25.99
1053.0	0.88	82.25



Results of the routing through the detention are provided in Table 5 below. The overall outflow location comparisons between existing and proposed conditions can be seen in Table 6. In all cases, proposed peak outflows are less than existing peak flow rates.

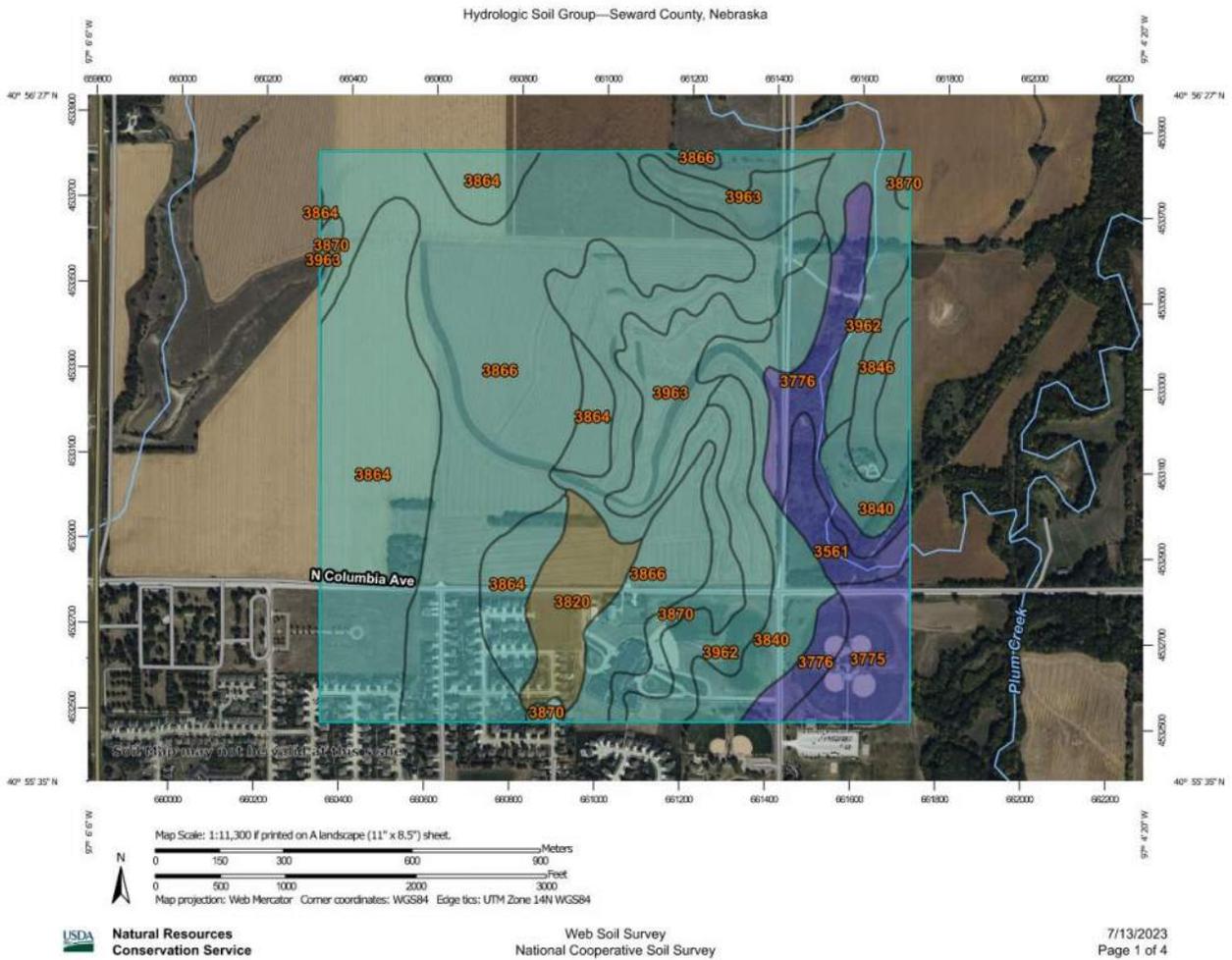
Table 5 - Proposed Storage A Performance

Design Storm	Target Outflow (cfs)	Peak Inflow (cfs)	Peak Outflow (cfs)	High Water Elevation (feet)
2-year	10.19	18.99	8.71	1499.90
10-Year	17.22	30.94	17.06	1500.72
100-Year	31.48	55.01	31.01	1502.18

Table 6 – Existing vs. Proposed Outflow Location Comparisons

Outflow Location	Design Storm	Existing Conditions Flow (cfs)	Proposed Conditions Flow (cfs)
Impact Point A	2-year	10.19	8.71
	10-Year	17.22	17.06
	100-Year	31.48	31.01

Appendix A – Hydrological Soil Data





Hydrologic Soil Group—Seward County, Nebraska

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none"> A A/D B B/D C C/D D Not rated or not available <p>Soil Rating Lines</p> <ul style="list-style-type: none"> A A/D B B/D C C/D D Not rated or not available <p>Soil Rating Points</p> <ul style="list-style-type: none"> A A/D B B/D 		<p>MAP INFORMATION</p> <p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Seward County, Nebraska Survey Area Data: Version 22, Sep 8, 2022</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Oct 2, 2022—Oct 3, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
<p>Water Features</p> <ul style="list-style-type: none"> Streams and Canals <p>Transportation</p> <ul style="list-style-type: none"> Rails Interstate Highways US Routes Major Roads Local Roads <p>Background</p> <ul style="list-style-type: none"> Aerial Photography 		



Hydrologic Soil Group—Seward County, Nebraska

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3561	Hobbs silt loam, occasionally flooded	B	9.7	2.1%
3775	Muir silt loam, rarely flooded	B	16.0	3.5%
3776	Muir silt loam, 1 to 3 percent slopes	B	24.2	5.3%
3820	Butler silt loam, 0 to 1 percent slopes	C/D	17.4	3.8%
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	C	41.0	8.9%
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	C	7.1	1.5%
3864	Hastings silt loam, 0 to 1 percent slopes	C	90.8	19.7%
3866	Hastings silt loam, 1 to 3 percent slopes	C	137.5	29.9%
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	C	51.9	11.3%
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	C	34.8	7.6%
3963	Hastings silty clay loam, 7 to 11 percent slopes, severely eroded	C	29.5	6.4%
Totals for Area of Interest			459.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

WAKE & CO ADDITION

FINAL PLAT

A MAJOR SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SEC. 9, T11N, R 3E, 6th P.M. SEWARD COUNTY, NEBRASKA

LEGAL DESCRIPTION

A MAJOR SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, SAID TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTH 66' RIGHT OF WAY LINE FOR WAVERLY ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 88°41'06"W A DISTANCE OF 460.70', TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID NORTH RIGHT OF WAY LINE, S 88°41'06"W 788.99'; THENCE NORTHERLY, N 0°00'00"E 245.79'; THENCE NORTHERLY, N 2°40'19"E 150.16'; THENCE NORTHERLY, N 0°00'00"E 71.99'; THENCE EASTERLY, N 90°00'00"E 66.00'; THENCE NORTHEASTERLY, N 46°00'11"E 278.82'; THENCE EASTERLY, N 88°41'06"E 500.31'; THENCE SOUTHERLY, S 1°18'54"E 655.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 478,135.31 SQUARE FEET OR 10.98 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, BILLY JOE KERR, 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. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOTS CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS ____th DAY OF _____, 2023.

BILLY JOE KERR, LS#483

OWNER'S CERTIFICATION

WAKE & COMPANY INCORPORATED, 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 "WAKE & CO ADDITION", CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

WITNESS OUR HAND THIS _____ DAY OF _____, 2023.

WAKE & COMPANY INCORPORATED

MAX WAKE, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

On this ____ day of _____, 2023, before me, the undersigned, a notary public, duly commissioned, qualified for residing in said county, personally came Max Wake, President of Wake & Company Incorporated, who is personally known to be the identical person whose names is affixed to the Owners Certificate of the foregoing plat and they acknowledges the same to be there voluntary act and deed.

My commission expires the _____ day of _____, 20____.

Notary Public

E 1/4 CORNER, SEC. 9-11-3
FOUND #5 BAR PER RECORD
1) MAG NAIL IN FENCE POST, NW-40.23'
2) MAG NAIL IN FIBER POST, SW-52.71'
3) MAG NAIL IN FIBER POST, SE-57.18'
4) #5 BAR, W-39.23'

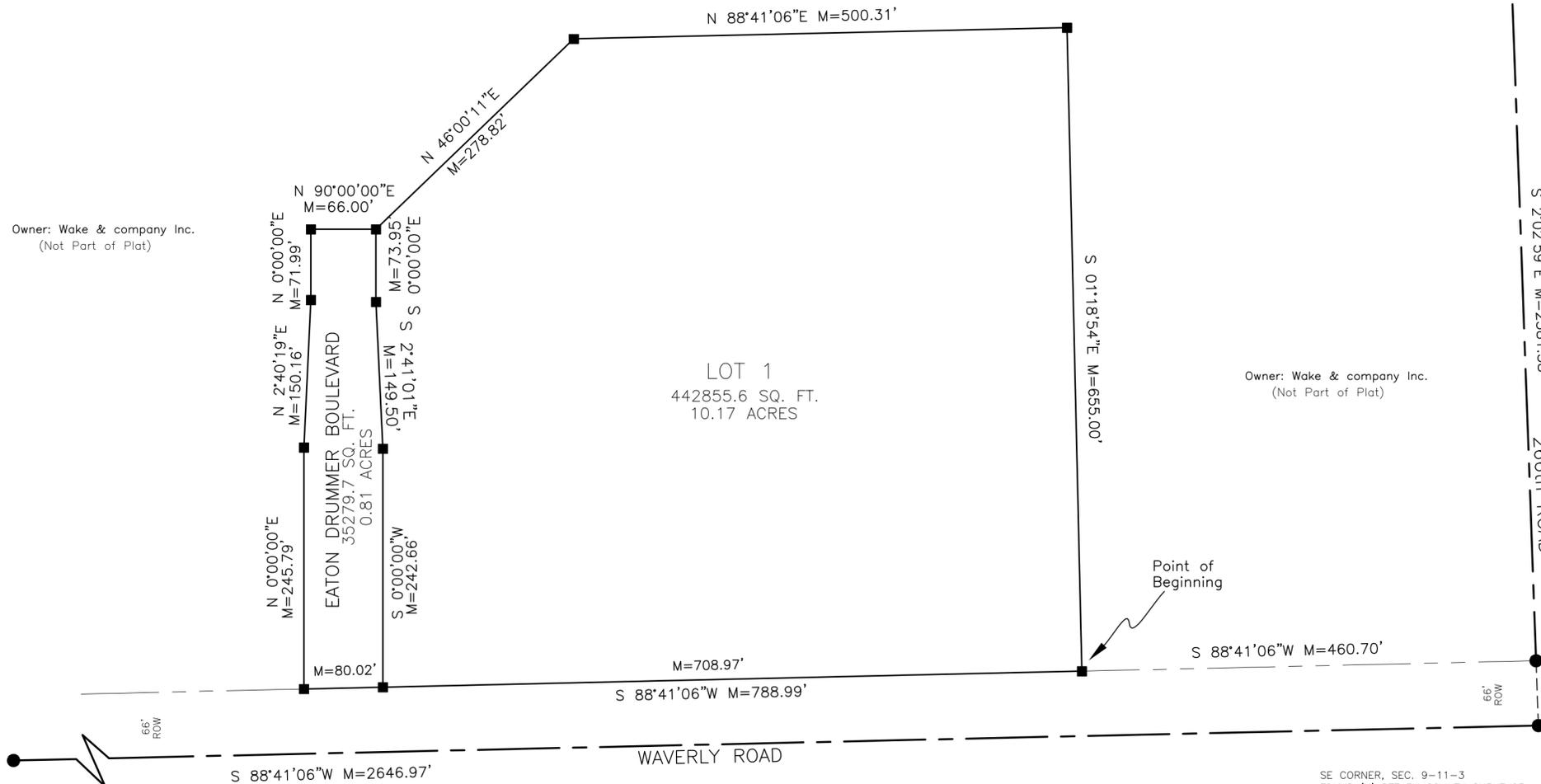
Owner: Wake & company Inc.
(Not Part of Plat)

Owner: Wake & company Inc.
(Not Part of Plat)

Owner: Wake & company Inc.
(Not Part of Plat)

S 1/4 CORNER, SEC. 9-11-3
FOUND 'X' SET BY COUNTY SURVEYOR
1) #5 BAR & CAP, N-66.00'
2) CENTER OF WATER VALVE, NE-46.45'
3) CENTER OF MANHOLE, NW-67.62'
4) #5 BAR, WSW-162.42'
5) 1" PIPE, SW-54.86'

SE CORNER, SEC. 9-11-3
FOUND 'X' SET BY COUNTY SURVEYOR
1) #5 BAR & CAP, N-66.00'
2) NAIL IN WEST SIDE PP, SE-59.24'
3) NAIL IN TELE PED, NE-68.35'
4) NAIL IN TELE PED, NW-80.77'



APPROVAL OF THE SEWARD CITY COUNCIL:

THE FOREGOING PLAT "WAKE & CO ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED

BY THE SEWARD CITY COUNCIL ON THIS ____ day of _____, 2023.

MAYOR

ATTEST: CITY CLERK

REGISTER OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE SEWARD COUNTY REGISTER OF DEEDS OFFICE.

DATE: _____ TIME: _____ IN DRAWER No. _____

INSTRUMENT No. _____ FEE: _____

REGISTER OF DEEDS

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION:

THE FOREGOING PLAT "WAKE & CO ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED

BY THE SEWARD PLANNING COMMISSION ON THIS ____ day of _____, 2023.

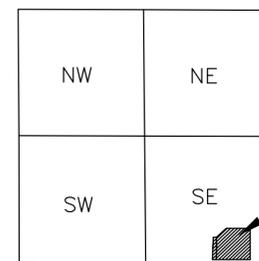
CHAIRPERSON

SECRETARY OF PLANNING COMMISSION

VICINITY MAP

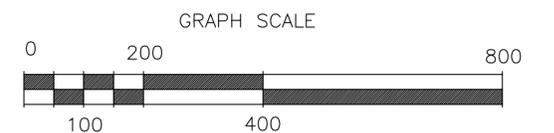
NOT TO SCALE

SCALE 1" = 100'



LEGEND

- = FOUND MONUMENT AS NOTED
- = SET MONUMENT (#5 REBAR & CAP)
- M = MEASURED DISTANCE



K & M LAND SURVEYING INC.

6811 SOUTHFORK CIRCLE, LINCOLN, NE 68516
PHONE (402) 476-3020 TEXT (402) 499-6580

SCALE: 1" = 200' DATE: 8-5-2023 PROJ. #2308020

Return To:
City of Seward
PO BOX 38
Seward, NE 68434

ORDINANCE NO. 2023-

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "WAKE & CO. ADDITION", A PLAT OF LAND LOCATED IN THE SE1/4 OF SECTION 9, 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:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTH 66' RIGHT OF WAY LINE FOR WAVERLY ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 88°41'06"W A DISTANCE OF 460.70', TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID NORTH RIGHT OF WAY LINE, S 88°41'06"W 788.99'; THENCE NORTHERLY, N 0°00'00"E 245.79'; THENCE NORTHERLY, N 2°40'19"E 150.16'; THENCE NORTHERLY, N 0°00'00"E 71.99'; THENCE EASTERLY, N 90°00'00"E 66.00'; THENCE NORTHEASTERLY, N 46°00'11"E 278.82'; THENCE EASTERLY, N 88°41'06"E 500.31'; THENCE SOUTHERLY, S 1°18'54"E 655.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 478,135.31 SQUARE FEET OR 10.98 ACRES, MORE OR LESS.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "WAKE & CO. ADDITION", 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

3. Public Hearing 7:30pm: review a rezone application Wake & Co. Addition from Ag Agricultural Districts to C-1 Community Commercial/Mixed Use District.

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		Wake & Company, Inc./Max Wake

<u>PC HEARING DATE</u>	<u>RELATED APPLICATIONS</u>	<u>PROPERTY ADDRESS, ZONING DISTRICT/USE</u>
August 14, 2023	Annex and Major Subdivision	PID 800037952, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Wake & Co, Inc.

East, AG, Agriculture – Wake & Co, Inc.

South, R-1, Urban Residential Single-Family – Sharon Luebbe, Seward School District Middle School

West, AG, Agriculture – Wake & Co, Inc.

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG, Agricultural District to C-1, Community Commercial/Mixed Use District (High Density).



APPLICATION CONTACT

Max Wake, 402-643-3602

203 S 6th St, Seward, NE 68434

COMPATIBLTY WITH THE COMPREHENSIVE PLAN

Use type matches with the comprehensive plan.

ANALYSIS

Applicant is requesting a rezone from AG, Agricultural District to C-1, Community Commercial/Mixed Use District (High Density). The property is currently an agricultural use. Per the Uniform Land Development Ordinance (ULDO) for the City of Seward, any property annexed into the corporate limits shall be zoned a zoning district that most nearly describes either its present use or the use proposed by Seward's Comprehensive Development Plan (§410-4.9). The property is bound by agricultural, civic and residential properties. The parcel meets zoning requirements of C-1 zoning.

The C-1 District accommodates commercial and office facilities that serve the needs of markets ranging from several neighborhoods to the overall region. While allowed commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics of some uses may have an impact on adjacent residential neighborhoods. C-1 Districts are most appropriate at intersections of collector and arterial streets, at the junction of several neighborhoods, along major commercial or mixed-use corridors, or at substantial commercial sub centers.

The C-1 District permits for residential uses as governed by the R-4 Urban Residential Multifamily District (High Density) which aligns with the Comp Plan.

A public hearing notice was published, mailed to neighboring property owners, and the property was posted.

APPROXIMATE LAND AREA:

10.98 acres or 478,135.31 square feet +/-

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTH 66' RIGHT OF WAY LINE FOR WAVERLY ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 88°41'06"W A DISTANCE OF 460.70', TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID NORTH RIGHT OF WAY LINE, S 88°41'06"W 788.99'; THENCE NORTHERLY, N 0°00'00"E 245.79'; THENCE NORTHERLY, N 2°40'19"E 150.16'; THENCE NORTHERLY, N 0°00'00"E 71.99'; THENCE EASTERLY, N 90°00'00"E 66.00'; THENCE NORTHEASTERLY, N 46°00'11"E 278.82'; THENCE EASTERLY, N 88°41'06"E 500.31'; THENCE SOUTHERLY, S 1°18'54"E 655.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 478,135.31 SQUARE FEET OR 10.98 ACRES, MORE OR LESS. (PID 800037952)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



PAID
9-8 CK

Request for Amendment to the Unified Land Development Ordinance

Date: 8-7-23 Application Fee: \$200 + Notification Fee: _____ + Filing Fee: _____ = Amount Due: \$200

Applicant: Wake & Company, Inc Address: 203 S. 6th St. Seward NE 68434

Phone: 402-643-3602 Email: max.wake@jonesbank.com

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

Legal Description: see attached

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

Change in zoning of the subject property from its present classification: AG - Agriculture
To the following proposed zoning classification: C-1 Commercial

Amend the text or district regulations as follows: _____

To permit the following improvement or use:

Wellness Center

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: Wake & Co by Max T. Wake

ORDINANCE NO. 2023-

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 C-1 COMMUNITY COMMERCIAL/MIXED USE DISTRICT; SPECIFICALLY, TRACTS OF LAND NORTH OF WAVERLY ROAD AND WEST OF 266TH 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 "C-1 Community Commercial/Mixed Use District" to wit:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTH 66' RIGHT OF WAY LINE FOR WAVERLY ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 88°41'06"W A DISTANCE OF 460.70', TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID NORTH RIGHT OF WAY LINE, S 88°41'06"W 788.99'; THENCE NORTHERLY, N 0°00'00"E 245.79'; THENCE NORTHERLY, N 2°40'19"E 150.16'; THENCE NORTHERLY, N 0°00'00"E 71.99'; THENCE EASTERLY, N 90°00'00"E 66.00'; THENCE NORTHEASTERLY, N 46°00'11"E 278.82'; THENCE EASTERLY, N 88°41'06"E 500.31'; THENCE SOUTHERLY, S 1°18'54"E 655.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 478,135.31 SQUARE FEET OR 10.98 ACRES, MORE OR LESS.

Section 2. USES PERMITTED. Uses permitted by the ordinance of the City of Seward, Nebraska for "C-1 Community Commercial/Mixed Use 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

4. PUBLIC HEARING 7:30pm: review a voluntary request for annexation of the dedicated right-of-way, north of Waverly Road from 266th Road to 280th Road, and Wake & Co. Addition.

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

FINAL ACTION?

DEVELOPER/OWNER

Annexation Request

City of Seward

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

August 14, 2023

PID 800227310, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Wake & Co, Inc.

East, AG, Agriculture – Virginia Hughes

South, R-1, Residential – Sharon Luebbe, Seward School District Middle School, Virginia Link, Lawrence & Bethany Geyer, Nathan & Tammy Klenke, Isaac & Christa Thorne, Roger & Theresa Montag, Jacob & Stacey Parr, Nicholas & Kristy Bauer

South, R-2. Residential – Halee Emerson, City of Seward

South, R-4, Cemetery – Seward Cemetery Association of Seward NE

West, AG, Agriculture – Andrew Eberspacher

BRIEF SUMMARY OF REQUEST:

A voluntary Annexation request of the City of Seward.



APPLICATION CONTACT

City of Seward

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches with the comprehensive plan.

ANALYSIS

Annexation of City owned property on the north side of Waverly Road.

APPROXIMATE LAND AREA:

2.46 acres or 107,157.6 square feet +/-

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 ON AND ASSUMED BEARING OF SOUTH 89 DEGREES 03 MINUTES 00 SECONDS EAST, A DISTANCE OF 69.49 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 25 SECONDS EAST, ALONG A LINE THAT IS 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 15 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 2,574.70 FEET TO A POINT; THENCE SOUTH 89 DEGREES 25 MINUTES 03 SECONDS EAST, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2,647.43 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 34 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 11.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 03 SECONDS WEST, ALONG A LINE THAT IS 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1292.30 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 57 SECONDS WEST A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 03 SECONDS WEST, ALONG A LINE THAT IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1355.03 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG A LINE THAT IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 544.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 18 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 00 SECONDS WEST ALONG A LINE THAT IS 51.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF DISTANCE OF 2,029.89 FEET TO THE POINT OF BEGINNING. (PID 800227310)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

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>
Annexation Request		Wake & Company, Inc/Max Wake
<u>PC HEARING DATE</u>	<u>RELATED APPLICATIONS</u>	<u>PROPERTY ADDRESS, ZONING DISTRICT/USE</u>
August 14, 2023	Major Subdivision and Rezone	PID 800037952, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Wake & Co, Inc.

East, AG, Agriculture – Wake & Co, Inc.

South, R-1, Urban Residential Single-Family – Sharon Luebbe, Seward School District Middle School

West, AG, Agriculture – Wake & Co, Inc.

BRIEF SUMMARY OF REQUEST:

A voluntary Annexation request of Wake & Co Addition by Max Wake..



APPLICATION CONTACT

Max Wake, 402-643-3602
203 S 6th St, Seward, NE 68434

COMPATIBLTY WITH THE COMPREHENSIVE PLAN

Use type matches with the comprehensive plan.

ANALYSIS

A voluntary Annex letter from Max Wake/Wake & Company, Inc. to be read at City Council for the Annexation of Wake & Co Addition.

APPROXIMATE LAND AREA:

10.98 acres or 478,135.31 square feet +/-

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTH 66' RIGHT OF WAY LINE FOR WAVERLY ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 88°41'06"W A DISTANCE OF 460.70', TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID NORTH RIGHT OF WAY LINE, S 88°41'06"W 788.99'; THENCE NORTHERLY, N 0°00'00"E 245.79'; THENCE NORTHERLY, N 2°40'19"E 150.16'; THENCE NORTHERLY, N 0°00'00"E 71.99'; THENCE EASTERLY, N 90°00'00"E 66.00'; THENCE NORTHEASTERLY, N 46°00'11"E 278.82'; THENCE EASTERLY, N 88°41'06"E 500.31'; THENCE SOUTHERLY, S 1°18'54"E 655.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 478,135.31 SQUARE FEET OR 10.98 ACRES, MORE OR LESS. (PID 800037952)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

August 4, 2023

Tim Dworak
Building/Zoning & Code Enforcement Director
City of Seward, Nebraska
142 N. 7th Street
Seward, NE 68434

RE: Wake & Co. Addition
Annexation Request

Dear Mr. Dworak:

As owner representative of Wake & Company, Incorporated I am requesting annexation for the parcel of land described on the attached preliminary plat exhibit that lies outside the current annexation limits. This includes an approximate 10.98 acre portion of Section 9, Township 11 North, Range 3 East that lies north of Waverly Road.

Please contact me if you have any questions or require additional information.

Sincerely,



Max Wake

Return to:
City of Seward
PO BOX 38
Seward, NE 68434

ORDINANCE NO. 2023-

AN ORDINANCE DECLARING THE ANNEXATION OF CERTAIN CONTIGUOUS AND ADJACENT TRACTS OF LAND, URBAN AND SUBURBAN IN CHARACTER, MORE SPECIFICALLY THE DEDICATED RIGHT-OF-WAY NORTH OF WAVERLY ROAD FROM 266TH ROAD TO 280TH RD, AND WAKE & CO. ADDITION TO THE CITY OF SEWARD, TO THE CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA, AND EXTENDING THE LIMITS THEREOF ACCORDINGLY; TO DESCRIBE THE REAL ESTATE TO BE ANNEXED AND ITS BOUNDARIES; 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. TERRITORY ANNEXED; DESCRIPTION. The following described property, having been petitioned for annexation by all of the property owners of said property, is annexed to the corporate limits of the City of Seward, as follows:

Parcel 1: A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 ON AND ASSUMED BEARING OF SOUTH 89 DEGREES 03 MINTUES 00 SECONDS EAST, A DISTANCE OF 69.49 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 25 SECONDS EAST, ALONG A LINE THAT IS 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 15 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 2,574.70 FEET TO A POINT; THENCE SOUTH 89 DEGREES 25 MINTUES 03 SECONDS EAST, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2,647.43 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 34 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 11.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINTUES 03 SECONDS WEST, ALONG A LINE THAT IS 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST

QUARTER, A DISTANCE OF 1292.30 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 57 SECONDS WEST A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 25 MINUTES 03 SECONDS WEST, ALONG A LINE THAT IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1355.03 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG A LINE THAT IS 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 544.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 18 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 00 SECONDS WEST ALONG A LINE THAT IS 51.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF DISTANCE OF 2,029.89 FEET TO THE POINT OF BEGINNING.

Parcel 2: A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE NORTH 66' RIGHT OF WAY LINE FOR WAVERLY ROAD AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY ON SAID NORTH RIGHT OF WAY LINE, ON AN ASSIGNED BEARING OF S 88°41'06"W A DISTANCE OF 460.70', TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ON SAID NORTH RIGHT OF WAY LINE, S 88°41'06"W 788.99'; THENCE NORTHERLY, N 0°00'00"E 245.79'; THENCE NORTHERLY, N 2°40'19"E 150.16'; THENCE NORTHERLY, N 0°00'00"E 71.99'; THENCE EASTERLY, N 90°00'00"E 66.00'; THENCE NORTHEASTERLY, N 46°00'11"E 278.82'; THENCE EASTERLY, N 88°41'06"E 500.31'; THENCE SOUTHERLY, S 1°18'54"E 655.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 478,135.31 SQUARE FEET OR 10.98 ACRES, MORE OR LESS, NOW KNOWN AS WAKE & CO. ADDITION.

Section 2. CORPORATE LIMITS EXTENDED. The corporate limits are hereby extended to include the territory described in Section 1 of this Ordinance as part of the corporate limits of the City of Seward, Nebraska, as the same is designated, and hereby shall be part of and annexed to the City of Seward, Seward County, Nebraska.

Section 3. FILING AND RECORDING. A certified copy of this Ordinance declaring such annexation under the Seal of the City of Seward, Nebraska, shall be filed with the office of the County Clerk of Seward County, Nebraska.

Section 4. BENEFITS TO INHABITANTS. The inhabitants of the above described territory as set forth in Section 1 of this Ordinance, annexed to the corporate limits of the City of Seward Nebraska, shall receive substantially the benefits of all other inhabitants of the City and such inhabitants shall be subject to the Ordinances and Regulations of the City of Seward, Nebraska.

Section 5. 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

**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

**FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR
ADMINISTRATIVE ACTION
ANNOUNCEMENT OF UPCOMING EVENTS
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