



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

Tuesday, September 19, 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, September 19, 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

CURRENT YEAR: August 2023

LAST YEAR: August 2022

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	1	\$ 3,611.61	\$ 422,881.08
REMODEL/ADDIT.	14	\$ 2,377.20	\$ 669,021.67
ACCESSORY	14	\$ 254.62	\$ 11,647.25
RELOCATE	49	\$ 1,800.00	\$ 532,046.48
ELECTRIC			
PLUMBING	19	\$ 1,040.00	
MECHANICAL	4	\$ 632.00	
SEWER TAP	2	\$ 500.00	
TEMP. WATER	2	\$ 240.00	
WATER TAP	2	\$ 1,676.00	
TEMP. ELEC.	1	\$ 50.00	
ELECTRIC SER.	2	\$ 400.00	
TOTALS	110	\$ 12,581.43	\$ 1,635,596.48

Permits	Qty.	Permit Fee	Valuation
NEW CONST.	1	\$ 8,134.00	\$ 3,400,000.00
REMODEL/ADDIT.	21	\$ 3,149.05	\$ 732,029.23
ACCESSORY	19	\$ 5,564.72	\$ 2,257,111.36
RELOCATE	294	\$ 15,567.00	\$ 3,984,875.18
ELECTRIC	0		\$ -
PLUMBING	18	\$ 4,798.00	-
MECHANICAL	4	\$ 632.00	\$ -
SEWER TAP	1	\$ 250.00	\$ -
TEMP. WATER	0	\$ -	
WATER TAP	1	\$ 1,216.25	\$ -
TEMP. ELEC.	1	\$ 50.00	\$ -
ELECTRIC SER.	2	\$ 800.00	\$ -
TOTALS	362	\$ 40,161.02	\$ 10,374,015.77

YEAR TO DATE January to December 2023

YEAR TO DATE January to December 2022

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	18	\$ 40,157.47	\$5,998,008.61
REMODEL/ADDIT.	133	\$ 17,492.34	\$ 4,749,427.14
ACCESSORY	101	\$ 14,135.47	\$ 279,721.56
RELOCATE	379	\$ 22,705.00	\$ 7,288,617.10
ELECTRIC		\$ -	\$ -
PLUMBING	103	\$ 6,935.00	\$ -
MECHANICAL	76	\$ 17,800.00	\$ -
SEWER TAP	18	\$ 4,500.00	\$ -
TEMP. WATER	2	\$ 240.00	
WATER TAP	18	\$ 19,405.00	\$ -
TEMP. ELEC.	15	\$ 750.00	\$ -
ELECTRIC SER.	18	\$ 3,700.00	\$ -
TOTALS	881	\$ 147,820.28	\$ 18,315,774.41

Permits	Qty.	Permit Fee	Valuation
NEW CONST.	17	\$ 48,461.44	\$ 9,576,434.34
REMODEL/ADDIT.	94	\$ 84,033.01	\$ 56,060,698.30
ACCESSORY	113	\$ 15,272.25	\$ 2,740,158.37
RELOCATE	508	\$ 26,320.00	\$ 7,618,589.91
ELECTRIC			\$ -
PLUMBING	106	\$ 12,797.00	\$ -
MECHANICAL	55	\$ 7,385.00	\$ -
SEWER TAP	15	\$ 4,250.00	\$ -
TEMP. WATER	0	\$ -	
WATER TAP	15	\$ 17,194.25	\$ -
TEMP. ELEC.	9	\$ 900.00	\$ -
ELECTRIC SER.	17	\$ 7,380.00	\$ -
TOTALS	949	\$ 223,992.95	\$ 75,995,880.92

OPEN Property Maintenance Code Violation Report

					Updated 9-12-2023
Property Address	Violation Type	Deadline	Owner Information	Delivery Type	Status
2023					
149 N 1st	Grass/Weeds	9/19/2023	Steve Butler/Tison Dixon		
429 S Columbia	Weeds	7/8/2023	Christopher Yates 8630 Oakmont Dr Lincoln, NE 68526	Certified letter, Posted notice on property	Certified Letter mailed to last known address. City has mowed previously and invoice went uncollected and turned over to collections. CSO Arena will post 5 day mowing nuisance letter.
437 S 6th Street	Weeds, trash, litter	7/4/2023	Verlin Miller	In Person to tenant/Certified Mail	CSO Arena spoke with the tenants. Mr. Miller spoke with CSO Arena in response to the letter. The property was mowed and cleared of weeds and brush, debris was removed.
406 N 7th St	Weeds	7/4/2023	Wess & Shannon Robotham	Posted/Certified Mail	CSO Arena posted the notice of violations
545 N 6th	Weeds	7/20/2023	Mark Smith	Posted/Certified Mail	Codes Dir. Dworak verified site was mowed.
		7/4/2023			Joe Smith (son) called, Mark is ill so Joe will mow and clear brush this week by Thursday 7-13
					CSO Arena posted the notice of violations
937 Elm St	Weeds and Litter	7/4/2023	Kelvin and Theresa Bick	In Person/Certified Mail	Sherdon called the office needing an extension, CSO Arena will inspect the property Tuesday 7-11 for progress.
					CSO Arena made contact with Kelvin, property owner, and informed him of the violations.
923 Elm St	Weeds and Litter	7/4/2023	Sherdon Bick	Posted/Certified Mail	CSO Arena made contact with the son Kelvin who resides at the residence.
530 N 5th St	Trash, litter, junk, weeds	7/11/2023	Jeremy & Nicole Martin	Phone Call/Posted/Cert ified Mail	CSO Arena verified site was cleaned and mowed
		7/4/2023			Jeremy called the office and requested an extension until Tuesday 7-11, CSO Arena will verify completion Tuesday
					CSO Arena made contact via phone with Jeremy Martin. He is aware of the situation. He is out of town till the 3rd.

OPEN Property Maintenance Code Violation Report

434 S 2nd	Junk in the yard, travel trailers with doors open and windows knocked out	8/8/2023	Stephen Storjohn	Posted/Certified Mail	CSO Arena cited Storjohn. Storjohn missed his court date. He was arrested and released. Hearing date of September 20th was set. 9-11-23 received a phone call from Chief Peters that the County Attorney will not be prosecuting Storjohn any longer.
		7/11/2023			Staff met with City Attorney Hoffschneider Tuesday 7-11. Wishes to wait to see outcome of the August 8 hearing. CSO Arena and an SPD Officer will issue a nuisance citation every Friday.
		6/20/2023			Staff met with the County Attorney to begin prosecution of a nuisance violation and to begin abatement. County Attorney suggested we meet with the City Attorney to start civil proceedings. Meeting Tuesday 7-11.
					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. Notice and orders deadline was 6-20-23 at 11:00 a.m. No progress has been made. 6-21-23 Storjohn was cited by CSO Arena and towed the camper that was in the ROW.
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

OPEN Property Maintenance Code Violation Report

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. We received another complaint on 6-19. He will have till the 21st to to get it done.
530 N 5th St	Trash, Junk left at property		Jeremy & Nicole Martin	Phone Call	Shannon Arena, CSO made contact. The owner said he would clean it up over the weekend. Officer Arena, checked back on Monday and there was small things. Everything is now cleaned up.
716 N 7th St	Fire damage, weeds, vehicles, decayed roof, decayed cellar entrance	4/10/2023	Dennis & Willa Taylor	Mail/In Person by PD	5-2-23 Exterior fire damage has been repaired and clean up in the yard continues. Cellar door is still in the works.
					4-6-23 Willa Taylor delivered a work timeline for repair of the structure. Exterior wall fire damage repair has been weathertightened, Roof is being replaced week of 4-10-23, the cellar door enclosure is being ordered, Fast Freddy Plumbing will be repairing the plumbing issues, the excess vehicles have been removed from the property and clean up remains on going.

OPEN Property Maintenance Code Violation Report

					Police Chief Peters and Building Director Dworak met with Dennis and Willa Taylor and discussed the situation. A 60 day notice for yard clean up and construction action plan was delivered. Upon follow up inspection, vehicles have been removed, a full dumpster was in the driveway and clean up had begun
716 N 7th	Vehicles, weeds	1/26/2023	Dennis & Willa Taylor	Letter	Shannon Arena, CS+F6:F31O has verified the vehicles, weeds, and the water service has not been turned back on

2. City Treasurer Report

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

Pledged Securities Detail
August 31, 2023

H231
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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
PLEDGEE: CITY OF SEWARD (02)											
AGEN FHLB D02/02	3130AJRQ4 FHLB FIXED RATE NOTE AA+	1.000 Aaa		177048011-1	Cont 9/1/2023 100.000	6/25/2027 6/25/2020 AFS	250,000.00 250,000.00	250,000.00 100.00%	250,000.00 231,231.30	216,498.50 458.33	216,498.50 216,956.83
AGEN FHLB D02/02	3130ANK82 FHLB FIXED RATE NOTE AA+	0.750 Aaa		178004394-1	Ann 8/26/2024 100.000	8/26/2026 8/26/2021 AFS	370,000.00 370,000.00	370,000.00 100.00%	370,000.00 333,080.88	325,998.49 38.54	325,998.49 326,037.03
CMO FHR D02/02	3137AWU78 FHR 4145 AC	1.250		185157011-1		12/15/2027 12/1/2012 AFS	1,500,000.00 43,825.02	1,500,000.00 100.00%	43,825.02 43,712.96	41,813.84 45.65	41,813.84 41,859.49
CMO FHR D02/02	3137B0NV2 FHR 4176 EC	1.500		185157163-1		9/15/2025 3/1/2013 AFS	2,000,000.00 44,316.00	2,000,000.00 100.00%	44,316.00 44,248.10	42,677.60 55.40	42,677.60 42,733.00
GNMA GNMA D02/02	36176W2B6 GNMA POOL 778670	4.000		185168920-1		12/15/2026 12/1/2011 AFS	560,000.00 26,420.64	560,000.00 100.00%	26,420.64 26,952.51	25,737.70 88.07	25,737.70 25,825.77
GNMA GNM2 D02/02	36179V3Q1 GNMA2 POOL MA7107	2.500		177018890-1		1/20/2036 1/1/2021 AFS	500,000.00 279,906.86	500,000.00 100.00%	279,906.86 293,054.84	247,659.62 583.14	247,659.62 248,242.76
GNMA GNMA D02/02	3620A9QG9 GNMA POOL 723255	3.500		185171527-1		9/15/2024 9/1/2009 AFS	750,000.00 6,197.06	750,000.00 100.00%	6,197.06 6,243.90	6,000.65 18.07	6,000.65 6,018.72
GNMA GNMA D02/02	3620ARB59 GNMA POOL 737260	3.500		185171588-1		5/15/2025 5/1/2010 AFS	1,000,000.00 16,571.40	1,000,000.00 100.00%	16,571.40 16,693.78	15,635.94 48.33	15,635.94 15,684.27
MBS FGLM D02/02	3128MDW74 FHLMC POOL G14970	3.500		177039340-1		12/1/2028 12/1/2013 AFS	1,450,000.00 173,665.98	1,450,000.00 100.00%	173,665.98 180,841.41	166,526.58 506.53	166,526.58 167,033.11
MBS FGLM D02/02	3128MEHL8 FHLMC POOL G15435	5.000		185145155-1		11/1/2024 5/1/2015 AFS	557,000.00 10.38	557,000.00 100.00%	10.38 10.46	10.24 0.04	10.24 10.28

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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 4,910.08	1,015,000.00 100.00%	4,910.08 4,942.32	4,772.04 18.41	4,772.04 4,790.45
MBS FGLM D02/02	3128PNBR8 FHLMC POOL J09948	4.000		185147186-1		7/1/2024 6/1/2009 AFS	1,300,000.00 3,750.93	1,300,000.00 100.00%	3,750.93 3,775.38	3,688.17 12.50	3,688.17 3,700.67
MBS FGLM D02/02	3128PQ4E8 FHLMC POOL J11721	4.500		185147195-1		2/1/2025 2/1/2010 AFS	1,200,000.00 6,940.38	1,200,000.00 100.00%	6,940.38 7,024.61	6,864.42 26.03	6,864.42 6,890.45
MBS FGLM D02/02	3128Q0GL5 FHLMC POOL J19203	4.000		185147609-1		5/1/2027 5/1/2012 AFS	425,000.00 19,281.20	425,000.00 100.00%	19,281.20 19,782.69	18,865.33 64.27	18,865.33 18,929.60
MBS FGLM D02/02	31329KRS5 FHLMC POOL ZA2297	3.000		177051131-1		4/1/2033 9/1/2018 AFS	1,000,000.00 186,403.76	1,000,000.00 100.00%	186,403.76 177,811.36	172,651.70 466.01	172,651.70 173,117.71
MBS FGLM D02/02	3132A8S34 FHLMC POOL ZS7738	2.500		177051143-1		1/1/2031 9/1/2018 AFS	860,000.00 206,993.80	860,000.00 100.00%	206,993.80 197,602.02	191,559.21 431.24	191,559.21 191,990.45
MBS FGLM D02/02	3132CWKP8 FHLMC POOL SB0302	3.000		177046215-1		4/1/2035 3/1/2020 AFS	810,000.00 371,927.58	810,000.00 100.00%	371,927.58 366,907.29	344,673.63 929.82	344,673.63 345,603.45
MBS FGLM D02/02	3132CWSD7 FHLMC POOL SB0516	2.500		178002051-1		4/1/2036 3/1/2021 AFS	500,000.00 358,522.37	500,000.00 100.00%	358,522.37 376,373.42	322,427.13 746.92	322,427.13 323,174.05
MBS FGLM D02/02	3132CWM3 FHLMC POOL SB0620	3.500		177041150-1		8/1/2036 2/1/2022 AFS	400,000.00 316,834.28	400,000.00 100.00%	316,834.28 334,191.14	299,275.72 924.10	299,275.72 300,199.82
MBS FGLM D02/02	31335HYR8 FHLMC POOL C90720	5.500		185150298-1		10/1/2023 10/1/2003 AFS	3,250,000.00 466.80	3,250,000.00 100.00%	466.80 467.21	463.39 2.14	463.39 465.53
MBS FGLM D02/02	3133LPUE5 FHLMC POOL RD5081	1.500		177041020-1		3/1/2032 2/1/2022 AFS	500,000.00 403,044.17	500,000.00 100.00%	403,044.17 398,344.12	358,505.64 503.81	358,505.64 359,009.45

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

Pledged Securities Detail
August 31, 2023

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SGrp STyp Loc/PI	CUSIP Description S&P	Moody	Rate	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
MBS FNMA D02/02	31371LQY8 FNMA POOL 255271		5.000	185155978-1		6/1/2024 5/1/2004 AFS	500,000.00 749.85	500,000.00 100.00%	749.85 749.22	757.88 3.12	757.88 761.00
MBS FNMA D02/02	31375HAP9 FNMA ARM POOL 334914		4.309	185156211-1		2/1/2026 1/1/1996 AFS	1,000,000.00 349.84	1,000,000.00 100.00%	349.84 350.41	345.90 1.26	345.90 347.16
MBS FNMA D02/02	3138AMK38 FNMA POOL AI7513		4.500	185159473-1		7/1/2026 7/1/2011 AFS	500,000.00 24,232.82	500,000.00 100.00%	24,232.82 24,682.71	23,867.89 90.87	23,867.89 23,958.76
MBS FNMA D02/02	3138EJLQ9 FNMA POOL AL2134		4.000	185159924-1		7/1/2027 7/1/2012 AFS	443,000.00 21,985.45	443,000.00 100.00%	21,985.45 22,495.74	21,510.94 73.28	21,510.94 21,584.22
MBS FNMA D02/02	3138EKRM9 FNMA POOL AL3191		3.500	185160071-1		2/1/2028 2/1/2013 AFS	500,000.00 29,684.53	500,000.00 100.00%	29,684.53 30,383.79	28,140.89 86.58	28,140.89 28,227.47
MBS FNMA D02/02	3138EKX75 FNMA POOL AL3401		5.500	177039339-1		2/1/2034 3/1/2013 AFS	2,000,000.00 269,120.56	2,000,000.00 100.00%	269,120.56 298,274.76	271,675.55 1,233.47	271,675.55 272,909.02
MBS FNMA D02/02	3138EKXJ9 FNMA POOL AL3380		5.500	177039338-1		1/1/2034 3/1/2013 AFS	2,000,000.00 207,722.78	2,000,000.00 100.00%	207,722.78 229,189.98	209,688.89 952.06	209,688.89 210,640.95
MBS FNMA D02/02	3138ELYF4 FNMA POOL AL4309		4.000	185160221-1		10/1/2028 10/1/2013 AFS	1,000,000.00 57,695.21	1,000,000.00 100.00%	57,695.21 59,264.12	56,517.01 192.32	56,517.01 56,709.33
MBS FNMA D02/02	3138EMCY5 FNMA POOL AL4586		4.000	185160242-1		2/1/2027 12/1/2013 AFS	575,000.00 20,052.42	575,000.00 100.00%	20,052.42 20,523.30	19,676.03 66.84	19,676.03 19,742.87
MBS FNMA D02/02	3138EMPD7 FNMA POOL AL4919		3.500	184006560-1		3/1/2029 2/1/2014 AFS	2,000,000.00 239,220.42	631,641.94 31.58%	75,550.83 78,684.00	72,511.33 220.36	72,511.33 72,731.69
MBS FNMA D02/02	3138EQ5H1 FNMA POOL AL8047		3.500	176002956-1		11/1/2030 1/1/2016 AFS	1,050,000.00 217,846.20	1,050,000.00 100.00%	217,846.20 229,392.04	203,569.31 635.38	203,569.31 204,204.69

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Investment Portfolio (1)

Pledged Securities Detail
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		Moody	State					Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS	3138WDU82		3.000	178000698-1		1/1/2030					
FNMA	FNMA POOL AS4206					12/1/2014	1,160,000.00	1,160,000.00	134,376.48	124,941.30	124,941.30
D02/02						AFS	134,376.48	100.00%	139,506.09	335.94	125,277.24
MBS	3140FBGJ3		2.000	177051139-1		7/1/2031					
FNMA	FNMA POOL BD3800					7/1/2016	1,375,000.00	1,375,000.00	311,029.91	278,981.36	278,981.36
D02/02						AFS	311,029.91	100.00%	295,080.04	518.38	279,499.74
MBS	3140J5EA3		2.500	177039342-1		12/1/2029					
FNMA	FNMA POOL BM1028					3/1/2017	1,750,000.00	1,750,000.00	268,986.15	241,164.99	241,164.99
D02/02						AFS	268,986.15	100.00%	274,794.26	560.39	241,725.38
MBS	3140J5EA3		2.500	185164038-1		12/1/2029					
FNMA	FNMA POOL BM1028					3/1/2017	300,000.00	300,000.00	46,111.91	41,342.57	41,342.57
D02/02						AFS	46,111.91	100.00%	46,246.77	96.07	41,438.64
MBS	3140QGJ99		2.500	177034617-1		12/1/2035					
FNMA	FNMA POOL CA8387					12/1/2020	500,000.00	500,000.00	339,232.63	303,747.57	303,747.57
D02/02						AFS	339,232.63	100.00%	355,515.28	706.73	304,454.30
MBS	3140X9CH6		2.500	199000173-1		12/1/2035					
FNMA	FNMA POOL FM5471					12/1/2020	465,000.00	465,000.00	316,588.03	283,484.13	283,484.13
D02/02						AFS	316,588.03	100.00%	331,224.09	659.56	284,143.69
MBS	3140X9LK9		3.000	177020855-1		1/1/2041					
FNMA	FNMA POOL FM5729					1/1/2021	500,000.00	500,000.00	274,212.40	240,333.46	240,333.46
D02/02						AFS	274,212.40	100.00%	289,970.04	685.53	241,018.99
MBS	31412P2K6		4.500	185164602-1		7/1/2024					
FNMA	FNMA POOL 931478					6/1/2009	2,900,000.00	2,900,000.00	8,739.50	8,628.77	8,628.77
D02/02						AFS	8,739.50	100.00%	8,799.09	32.77	8,661.54
MBS	31417SAL4		4.500	185165282-1		10/1/2024					
FNMA	FNMA POOL AC5410					10/1/2009	2,040,000.00	2,040,000.00	12,340.51	12,184.61	12,184.61
D02/02						AFS	12,340.51	100.00%	12,454.19	46.28	12,230.89
MBS	31418AAC2		3.000	185165786-1		11/1/2026					
FNMA	FNMA POOL MA0902					10/1/2011	1,000,000.00	1,000,000.00	23,828.18	21,807.00	21,807.00
D02/02						AFS	23,828.18	100.00%	23,989.83	59.57	21,866.57
MBS	31418AKN7		3.000	177011537-1		10/1/2032					
FNMA	FNMA POOL MA1200					9/1/2012	800,000.00	800,000.00	110,569.86	100,428.74	100,428.74
D02/02						AFS	110,569.86	100.00%	115,758.78	276.42	100,705.16

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

Pledged Securities Detail
August 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
MBS FNMA D02/02	31418AVK1 FNMA POOL MA1517		3.000		177039341-1		7/1/2028 6/1/2013	1,000,000.00 116,342.82	1,000,000.00 100.00%	116,342.82 118,902.70	109,413.07 290.86	109,413.07 109,703.93
MBS FNMA D02/02	31418AYS1 FNMA POOL MA1620		2.500		185166625-1		10/1/2023 9/1/2013	587,000.00 341.54	587,000.00 100.00%	341.54 341.61	315.67 0.71	315.67 316.38
MBS FNMA D02/02	31418B5R3 FNMA POOL MA2655		4.000		177020853-1		6/1/2036 5/1/2016	410,000.00 88,970.16	410,000.00 100.00%	88,970.16 94,853.03	85,979.59 296.57	85,979.59 86,276.16
MBS FNMA D02/02	31418DRM6 FNMA POOL MA4091		2.000		177046216-1		8/1/2030 7/1/2020	610,000.00 259,404.87	610,000.00 100.00%	259,404.87 251,546.82	234,176.18 432.34	234,176.18 234,608.52
MBS FNMA D02/02	31418DT77 FNMA POOL MA4173		2.000		177023307-1		11/1/2030 10/1/2020	771,122.00 386,126.22	771,122.00 100.00%	386,126.22 397,221.70	348,584.71 643.54	348,584.71 349,228.25
MBS FNMA D02/02	31418DZ96 FNMA POOL MA4367		1.500		184010674-1		6/1/2031 5/1/2021	500,000.00 335,248.58	500,000.00 100.00%	335,248.58 341,073.45	298,239.11 419.06	298,239.11 298,658.17
MBS FNMA D02/02	31418EA83 FNMA POOL MA4530		1.500		177048016-1		2/1/2032 1/1/2022	179,142.00 141,457.32	167,163.35 93.31%	131,998.52 125,072.87	117,415.53 165.00	117,415.53 117,580.52
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	120,000.00 100.000	120,000.00 100.00%	120,000.00 120,000.00	101,037.60 450.00	101,037.60 101,487.60
MUNI GO D02/02	258290EB6 DOUGLAS CNTY NE SAN & IMPT DIS		3.100	NE	185142828-1	Contin 9/1/2023	8/15/2030 6/15/2016	150,000.00 100.000	150,000.00 100.00%	150,000.00 150,000.00	140,835.00 206.67	140,835.00 141,041.67
MUNI GO D02/02	259292CS7 DOUGLAS CNTY SAN IMPT DIST 427		2.700	NE	185142831-1	Contin 9/1/2023	11/15/2026 11/15/2017	280,000.00 100.000	280,000.00 100.00%	280,000.00 280,000.00	270,863.60 2,226.00	270,863.60 273,089.60
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	150,000.00 100.000	150,000.00 100.00%	150,000.00 150,000.00	122,046.00 1,875.00	122,046.00 123,921.00

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

Pledged Securities Detail
August 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	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	25930TBJ6 DOUGLAS CNTY NEB SANI & #421	2.900	NE	184003054-1	Cont 5/15/2025	11/15/2036 5/19/2020	50,000.00 50,000.00	50,000.00 100.00%	50,000.00 50,000.00	47,767.00 426.94	47,767.00 48,193.94
MUNI GO D02/02	25931BEG7 DOUGLAS CNTY NEB SAN & IMPT DI	2.750	NE	184010678-1	Cont 5/1/2026	5/1/2035 5/3/2021	175,000.00 175,000.00	175,000.00 100.00%	175,000.00 175,000.00	147,288.75 1,604.17	147,288.75 148,892.92
MUNI GO D02/02	25931LCN2 DOUGLAS CNTY NE SAN & IMPT	2.700	NE	185142862-1	Contin 9/1/2023	11/15/2028 11/15/2016	170,000.00 170,000.00	170,000.00 100.00%	170,000.00 170,000.00	159,893.50 1,351.50	159,893.50 161,245.00
MUNI GO D02/02	25931VBN1 DOUGLAS CNTY NE SAN & IMPT	3.500	NE	185142866-1	Contin 9/1/2023	8/15/2032 7/27/2017	50,000.00 50,000.00	50,000.00 100.00%	50,000.00 50,000.00	45,768.00 77.78	45,768.00 45,845.78
MUNI GO D02/02	25931VCF7 DOUGLAS CNTY NEB SAN #471	2.350	NE	177020849-1	Cont 2/15/2026	8/15/2035 2/19/2021	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 100,000.00	82,407.00 104.44	82,407.00 82,511.44
MUNI GO D02/02	25933BEB6 DOUGLAS CNTY NEB SAN & IMPT DI	3.000	NE	184003099-1	Cont 5/15/2025	11/15/2035 5/19/2020	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 150,000.00	138,633.00 1,325.00	138,633.00 139,958.00
MUNI GO D02/02	25936RBY1 DOUGLAS CNTY NEB S&I #537	2.400	NE	177039345-1	Cont 1/15/2027	1/15/2039 1/21/2022	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 150,000.00	112,957.50 460.00	112,957.50 113,417.50
MUNI REV D02/02	37380CE4 GERING NEB COMBINED UTILS REV	1.850	NE	184010461-1	Cont 4/29/2026	12/15/2035 4/29/2021	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 100,000.00	82,239.00 390.56	82,239.00 82,629.56
MUNI GO D02/02	406036HN6 HALL CNTY NE SCD #2 GRAND IS	2.400	NE	185176896-1	Contin 9/1/2023	12/15/2024 2/9/2015	100,000.00 100,000.00	100,000.00 100.00%	100,000.00 100,000.00	98,617.00 506.67	98,617.00 99,123.67
MUNI GMCP D02/02	497593DJ9 KIRKWOOD CMNTY COLLEGE IOWA CT AA	4.000	IA	177032959-1	Cont 6/1/2029	6/1/2034 3/23/2020	365,000.00 365,000.00	365,000.00 100.00%	365,000.00 419,423.59	374,811.20 3,650.00	374,811.20 378,461.20
MUNI GO D02/02	505318QS7 LA VISTA NE	2.650	NE	185179244-1	Contin 9/1/2023	11/15/2024 12/31/2014	115,000.00 115,000.00	115,000.00 100.00%	115,000.00 115,000.00	113,641.85 897.32	113,641.85 114,539.17

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

Pledged Securities Detail
August 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	Market Value Collateral Value
MUNI REV D02/02	57973FDD8 MCCOOK NE PUBLIC PWR DIST	3.150	NE	185181069-1	Cont 9/1/2023 100,000	12/15/2030 8/9/2017 AFS	100,000.00 100,000.00	100,000.00 100.00%	100,000.00	96,731.00 665.00	96,731.00 97,396.00
MUNI GO D02/02	652810G22 NEWTON IOWA	3.000	IA	182011996-1	Cont 6/1/2029 100,000	6/1/2033 4/20/2022 AFS	185,000.00 185,000.00	185,000.00 100.00%	185,000.00 189,920.53	179,416.70 1,387.50	179,416.70 180,804.20
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	210,000.00 100.00%	210,000.00	167,808.90 798.00	167,808.90 168,606.90
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	150,000.00 100.00%	150,000.00	125,178.00 1,586.67	125,178.00 126,764.67
MUNI GO D02/02	80376DCN7 SARPY CNTY NE SAN & IMPT DIST	3.250	NE	185187210-1	Cont 9/1/2023 100,000	10/15/2023 10/15/2012 AFS	200,000.00 200,000.00	200,000.00 100.00%	200,000.00	199,880.00 2,455.56	199,880.00 202,335.56
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	180,000.00 100.00%	180,000.00	152,276.40 188.00	152,276.40 152,464.40
MUNI GO D02/02	80377TBE2 SARPY CNTY NE SAN & IMPT DIST	2.800	NE	185187220-1	Cont 9/1/2023 100,000	11/15/2028 11/15/2016 AFS	85,000.00 85,000.00	85,000.00 100.00%	85,000.00	80,331.80 700.78	80,331.80 81,032.58
MUNI GO D02/02	80377TBF9 SARPY CNTY NE SAN & IMPT DIST	2.900	NE	185187221-1	Cont 9/1/2023 100,000	11/15/2029 11/15/2016 AFS	85,000.00 85,000.00	85,000.00 100.00%	85,000.00	80,689.65 725.81	80,689.65 81,415.46
MUNI GO D02/02	80378TEW8 SARPY CNTY NE SAN & IMPT DIST	3.850	NE	185187230-1	Cont 9/1/2023 100,000	10/15/2033 4/15/2018 AFS	85,000.00 85,000.00	85,000.00 100.00%	85,000.00	79,245.50 1,236.28	79,245.50 80,481.78
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	290,000.00 100.00%	290,000.00	223,073.80 348.00	223,073.80 223,421.80
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	50,000.00 100.00%	50,000.00	40,796.50 242.78	40,796.50 41,039.28

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

Pledged Securities Detail
August 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 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%	250,000.00 225,822.50	814.58 225,822.50	225,822.50 226,637.08
MUNI GO D02/02	81847ELK0 SEWARD NE	2.350	NE	185187545-1	Contin 9/1/2023 100.000	12/15/2023 5/18/2012 AFS	95,000.00 95,000.00	95,000.00 100.00%	95,000.00 94,458.50	471.31 94,458.50	94,929.81 94,929.81
MUNI REV D02/02	818480BF1 SEWARD NEB ARPT AUTH	3.550	NE	185187553-1	Contin 9/1/2023 100.000	1/15/2024 9/1/2011 AFS	25,000.00 25,000.00	25,000.00 100.00%	25,000.00 24,995.75	113.40 24,995.75	24,995.75 24,995.75
MUNI REV D02/02	818483FG9 SEWARD NE ELEC REV	2.450	NE	185187557-1	Contin 9/1/2023 100.000	2/15/2028 6/15/2016 AFS	150,000.00 150,000.00	150,000.00 100.00%	150,000.00 142,669.50	163.33 142,669.50	142,832.83 142,832.83
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%	200,000.00 197,529.57	1,055.56 1,055.56	166,844.00 167,899.56
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 99,588.28	95,601.00 383.33	95,601.00 95,984.33
TAX TAXGO D02/02	61778RBT8 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	161,028.00 1,016.93	161,028.00 162,044.93
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	35,140.70 186.67	35,140.70 35,327.37
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	245,000.00 648.41	245,000.00 245,648.41
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 2,832.58	245,000.00 247,832.58
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 2,298.30	245,000.00 247,298.30

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

Pledged Securities Detail
August 31, 2023

Report Sequence: sgrp, CUSIP, Ticket

SGrp	CUSIP	Rate	Ticket-P#	Call Type	Maturity Dt	Total Face	Pledge Values				
							Pledged Face	Par Value	Carrying Value		
STyp	Description	Moody	State	Next Call Dt	Issue Dt	Total Par	% of Total	Book Value	Interest Rec	Market Value	
Loc/PI	S&P			Call Price	Intent					Collateral Value	
TRSY	91282CDQ1	1.250	177038199-1		12/31/2026						
NOTE	U.S. TREASURY NOTE				12/31/2021	250,000.00	250,000.00	250,000.00	224,218.75	224,218.75	
D02/02	AA+	Aaa			AFS	250,000.00	100.00%	249,762.34	534.99	224,753.74	
CITY OF SEWARD											
							53,126,927.29	13,074,427.45	11,941,748.47	11,941,748.47	
								13,230,856.73	51,954.42	11,993,702.89	

CASH IN BANK = \$8,120,500.10

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Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 8/31/2023

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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
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	250,662.50
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	194,346.00
25932KCL7 COMM: COMMERCE BANK	AFS		DOUGLAS SID #404-REF NE 27 08/15/27	1.75		225,000.00 100.00%	225,000.00	225,000.00	225,000.00	214,031.25
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	167,991.25
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	149,058.85
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	144,969.00
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	241,860.00
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	300,114.00
25932WDR7 COMM: COMMERCE BANK	AFS		DOUGLAS CO #517 NE 32 08/15/32	2.70		235,000.00 100.00%	235,000.00	235,000.00	235,000.00	212,306.05
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	200,228.41	195,044.00
80378TEW8 COMM: COMMERCE BANK	AFS		SARPY SID #257-REF NE 33 10/15/33	3.85		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	233,627.50
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	175,783.57	160,895.00
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	359,288.00

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

8/25/2023 9:37 AM - BLA / JNBT

Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 8/31/2023

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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
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	309,918.55
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	171,422.00
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	152,736.00
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	236,961.40
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	198,851.12	156,444.00
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	190,447.50
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	153,238.00
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	201,888.93	162,578.00
25938WBX0 COMM: COMMERCE BANK	AFS	DOUGLAS CO SID #562 NE 37 06/01/37		3.85		320,000.00 100.00%	320,000.00	320,000.00	320,000.00	278,608.00
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	185,617.25
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	161,700.00
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	148,203.00
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	250,442.50

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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
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	162,710.40
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	224,813.80
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	200,356.03	157,526.00
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	198,778.25
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	182,804.00
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	164,523.60
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	179,165.95
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	169,139.25
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	153,418.00
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	168,682.00
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	145,539.50
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	161,467.25
25930LDG7 COMM: COMMERCE BANK	AFS		DOUGLAS CO NE SID#530 NE 40 09/15/40	3.00		150,000.00 100.00%	150,000.00	150,000.00	150,000.00	114,243.00

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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
COMM: COMMERCE BANK	25933EEG9	AFS	DOUGLAS CO SAN & IMPT NE 4C 11/15/40	3.15		190,000.00 100.00%	190,000.00	190,000.00	190,000.00	163,381.00
COMM: COMMERCE BANK	80388MBJ3	AFS	SARPY CNTY SANITATION NE 4C 12/15/40	4.00		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	195,753.60
COMM: COMMERCE BANK	617775EV9	AFS	MORRILL CO NE 41 06/15/41	2.25		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	178,725.60
COMM: COMMERCE BANK	25936EDY8	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	178,701.05
COMM: COMMERCE BANK	25939LDA1	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	131,772.00
COMM: COMMERCE BANK	25930LDN2	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	149,074.00
COMM: COMMERCE BANK	80379QBT3	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	188,962.65
COMM: COMMERCE BANK	80387LAS7	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	148,978.00
COMM: COMMERCE BANK	25938MDE2	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	141,458.00
COMM: COMMERCE BANK	25933EFW3	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	155,468.95
COMM: COMMERCE BANK	25939HCU7	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	148,354.00
COMM: COMMERCE BANK	119483EL5	AFS	BUFFALO CO SD #0009 NE 41 12/15/41	2.00	A1	200,000.00 100.00%	200,000.00	200,000.00	194,059.64	137,750.00
COMM: COMMERCE BANK	259327W42	AFS	DOUGLAS CO SD #17 NE 41 12/15/41	4.00	AA	250,000.00 100.00%	250,000.00	250,000.00	259,992.28	251,160.00

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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
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	189,027.50
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	177,927.75
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	186,832.50
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	179,658.30
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	234,147.50
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	183,235.00
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	299,976.00
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	239,688.00
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	189,754.90
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	310,937.80	289,518.00
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	246,007.07	245,792.50
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	254,418.24	250,732.50
80387HCA3 COMM: COMMERCE BANK	AFS		SARPY CO SID #304 NE 43 05/15/43	5.00		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	184,682.00

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Pledges By Pledgee And Maturity



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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
COMM: COMMERCE BANK	3132DMPY5	AFS	FRLMC 30YR		SD0439		1,000,000.00 100.00%	1,000,000.00	589,375.16	644,921.69	523,453.55
66 Securities Pledged To: 1010 - CITY TREASURER								15,610,000.00	15,199,375.16	15,272,444.78	13,109,285.45

CASH IN BANK = \$12,378.550.96

TREASURER'S REPORT	MONTH OF:	AUG 2023				
VARIANCE AT: 92%						
	REVENUE	CURRENT YTD		UNRECEIPTED	PREVIOUS YTD	DIFFERENCE
DEPARTMENT	BUDGET	REVENUE	VARIANCE	BALANCE	REVENUE	B/W BUDGET YEARS
ELECTRIC	11,259,500	10,816,609	96%	442,891	10,376,441	440,168
ELEC BOND PYMT						
WATER	2,335,000	2,198,324	94%	136,676	2,696,527	(498,203)
WATER BOND PYMTS						
WATER SINKING FUND	20,000	20,000	100%	- 0 -	20,000	- 0 -
WASTEWATER TREATMENT	2,129,700	1,968,382	92%	161,318	1,759,577	208,805
WWTW BOND PYMT						
WWTW SINKING FUND	285,000	285,000	100%	- 0 -	15,000	270,000
TOTAL BUSINESS-TYPE FUNDS	16,029,200	15,288,316	95%	740,884	14,867,545	420,771
GENERAL REVENUES	4,603,723	4,318,063	94%	285,660	3,475,857	842,206
LEGAL	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
POLICE	48,100	5,198	11%	42,902	70,715	(65,517)
E911	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
POLICE EQUITABLE SHARING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
STREET	3,694,727	3,773,219	102%	(78,492)	2,598,208	1,175,011
STREET STP FUNDS	182,592	202,915	111%	(20,323)	188,126	14,789
DEBT SERVICE	849,726	874,794	103%	(25,068)	885,180	(10,386)
RAIL CAMPUS	- 0 -	3,000	0%	(3,000)	248,815	(245,815)
CDBG ECON. DEV. LOAN FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG DOWNTOWN REVITAL GRANT	335,000	137,806	41%	197,194	20,698	117,108
BLDGS & GRDS (CITY HALL)	36,000	33,000	92%	3,000	48,358	(15,358)
LEVEE ACCREDITATION	146,250	- 0 -	0%	146,250	- 0 -	- 0 -
CIVIC CENTER	304,708	143,508	47%	161,200	156,467	(12,959)
LIBRARY	49,787	91,638	184%	(41,851)	266,562	(174,924)
PUBLIC PROPERTIES	27,250	36,345	133%	(9,095)	96,713	(60,368)
CEMETERY	50,000	78,375	157%	(28,375)	66,425	11,950
GOLF COURSE	338,300	455,534	135%	(117,234)	408,091	47,443
NEW PARK DEVELOPMENT	80	690	862%	(610)	98	592
NEW CEMETERY DEVELOPMENT	250	2,074	829%	(1,824)	295	1,779
GUTHMAN TRUST - REGULAR	400	463	116%	(63)	285	178
GUTHMAN TRUST - PAVING	30	219	731%	(189)	31	188
PERPETUAL CARE - PRINCIPAL	8,000	10,200	128%	(2,200)	10,350	(150)
PERPETUAL CARE - INTEREST	320	2,798	874%	(2,478)	378	2,420
BLDGS & GRDS (OTHER)	- 0 -	- 0 -	0%	- 0 -	7,559	(7,559)
BUILDING INSPECTION	82,750	136,986	166%	(54,236)	196,716	(59,730)
FIRE	530,000	169,208	32%	360,792	2,376	166,832
FIRE EQUIPMENT SINKING FUND	62,300	59,598	96%	2,702	17,945	41,653
TREE BOARD	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
PLANNING COMMISSION	5,100	4,759	93%	341	46,214	(41,455)
ENGINEER	118,143	- 0 -	0%	- 0 -	- 0 -	- 0 -
DOWDING POOL	81,000	78,816	97%	2,184	119,371	(40,555)
CONCESSION STAND	900	900	100%	- 0 -	900	- 0 -
SWIMMING LESSONS	16,000	15,114	94%	886	15,280	(166)
RECREATION	37,550	44,849	119%	(7,299)	35,408	9,441
SPORTS COMPLEX LIGHTS	50	426	853%	(376)	61	365
SENIOR CENTER	80,500	69,139	86%	11,361	111,280	(42,141)
SENIOR SHUTTLE	4,569	4,048	89%	521	3,291	757
RECYCLING	4,000	525	13%	3,475	9,424	(8,899)
WELLNESS CENTER	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
ECONOMIC DEVELOPMENT (LB840)	284,799	248,625	87%	36,174	232,872	15,753
CAPITAL IMPROVEMENTS FUND	18,890,000	406,398	2%	18,483,602	- 0 -	406,398
TAX INCREMENT FINANCING	687,206	568,190	83%	119,016	527,659	40,531
TOTAL GOVERNMENTAL FUNDS	31,560,110	11,977,421	38%	19,464,546	9,868,008	2,109,413
	(UNAUDITED)					

TREASURER'S REPORT	MONTH OF: AUG 2023					
VARIANCE AT: 92%						
	EXPENDITURES	CURRENT YTD		UNEXPENDED	PREVIOUS YTD	DIFFERENCE
DEPARTMENT	BUDGET	EXPENDITURES	VARIANCE	BALANCE	EXPENDITURES	B/W BUDGET YEARS
ELECTRIC	12,851,033	9,537,846	74%	3,313,187	8,910,997	626,849
ELEC BOND PYMT	496,408	496,408	100%	1	494,905	1,503
WATER	5,352,181	3,264,396	61%	2,087,785	1,450,454	1,813,942
WATER BOND PYMTS	330,473	330,472	100%	1	329,284	1,188
WATER SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
WASTEWATER TREATMENT	2,567,932	2,475,816	96%	92,116	1,490,822	984,994
WWTW BOND PYMT	294,463	294,463	100%	1	290,258	4,205
WWTW SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
TOTAL BUSINESS-TYPE FUNDS	21,892,490	16,399,400	75%	5,493,090	12,966,720	3,432,680
GENERAL EXPENSES	2,785,801	2,672,985	96%	112,816	1,167,061	1,505,924
LEGAL	72,852	59,634	82%	13,218	63,376	(3,742)
POLICE	1,757,394	1,456,119	83%	301,275	1,285,728	170,391
E911	233,204	213,770	92%	19,434	175,442	38,328
POLICE EQUITABLE SHARING	- 0 -	- 0 -	0%	- 0 -	6,770	(6,770)
STREET	5,335,795	2,742,956	51%	2,592,839	2,284,300	458,656
STREET STP FUNDS	182,589	190,480	104%	(7,891)	154,462	36,018
DEBT SERVICE	1,047,926	987,599	94%	60,327	1,012,778	(25,179)
RAIL CAMPUS	35,500	28,146	79%	7,354	12,341	15,805
CDBG ECON. DEV. LOAN FUND	- 0 -	- 0 -	0%	- 0 -	27	(27)
CDBG-DOWNTOWN REVITAL GRANT	335,000	137,806	41%	197,194	20,698	117,108
BLDGS & GRDS (CITY HALL)	23,826	15,844	66%	7,982	24,531	(8,687)
LEVEE ACCREDITATION	195,000	14,896	8%	180,104	- 0 -	14,896
CIVIC CENTER	304,708	241,210	79%	63,498	131,925	109,285
LIBRARY	571,336	725,652	127%	(154,316)	498,954	226,698
PUBLIC PROPERTIES	581,757	514,203	88%	67,554	416,452	97,751
CEMETERY	256,210	204,479	80%	51,731	176,278	28,201
GOLF COURSE	554,926	519,090	94%	35,836	487,593	31,497
NEW PARK DEVELOPMENT	100	79	0%	21	195	(116)
NEW CEMETERY DEVELOPMENT	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
GUTHMAN TRUST - REGULAR	145	- 0 -	0%	145	145	(145)
GUTHMAN TRUST - PAVING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
PERPETUAL CARE - PRINCIPAL	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
PERPETUAL CARE - INTEREST	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
BLDGS & GRDS (OTHER)	11,050	3,107	28%	7,943	10,715	(7,608)
BUILDING INSPECTION	111,406	77,923	70%	33,483	79,765	(1,842)
FIRE	775,879	231,115	30%	544,764	106,092	125,023
FIRE EQUIPMENT SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
TREE BOARD	12,550	812	6%	11,738	585	227
PLANNING COMMISSION	23,828	16,451	69%	7,377	19,977	(3,526)
ENGINEER	157,522	132,977	84%	- 0 -	134,729	(1,752)
DOWDING POOL	266,515	254,155	95%	12,360	238,045	16,110
CONCESSION STAND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
SWIMMING LESSONS	9,036	9,734	108%	(698)	10,139	(405)
RECREATION	363,259	390,326	107%	(27,067)	284,583	105,743
SPORTS COMPLEX LIGHTS	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
SENIOR CENTER	219,128	150,922	69%	68,206	149,870	1,052
SENIOR SHUTTLE	4,569	3,514	77%	1,055	4,520	(1,006)
RECYCLING	113,675	25,491	22%	88,184	19,356	6,135
WELLNESS CENTER	24,281	25,850	106%	(1,569)	- 0 -	25,850
ECONOMIC DEVELOPMENT LB840	284,799	125,000	44%	159,799	105,455	19,545
CAPITAL IMPROVEMENTS FUND	18,890,000	20	0%	18,889,980	- 0 -	20
TAX INCREMENT FINANCING	696,706	520,721	75%	175,985	535,973	(15,252)
TOTAL GOVERNMENTAL FUNDS	36,238,272	12,693,068	35%	23,520,659	9,618,860	3,074,208
(UNAUDITED)						

3. Claims & Payables Reports

CLAIMS LIST

9-19-23

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.

Advantage Archives LLC	SE	525.00
AKRS Equipment Inc	RE	1,436.83
Allegiant Utility Service	FA	1.91
Amazon Business	SU	308.09
APMS Inc	FA	22,000.00
Badger Meter	SE	233.75
Baker & Taylor	SU	5,911.30
Baker Becky J	MI	220.41
Beaver Hardware	RE	176.96
Birkels Rock And Gravel	FA	9,150.40
Bizco Technologies	IT	1,170.04
Black Diamond Auto Detail	SE	170.00
Black Hills Energy	UT	1,935.79
Border States Industries	SU	25,729.73
Bottle Rocket Brewing	SU	54.00
Callaway Golf	MH	119.76
Campbell Cleaning	SE	350.00
Capital Business-Cheyenne	MA	425.85
Cash-Wa Distributing Co	SU	361.35
City Seward Buildings/Gr	RI	3,000.00
City Seward Library Petty	PO	98.17
City Seward Merchant Serv	SE	4,021.87
City Seward Payroll Accou	SA	195,652.82
City Seward Perpetual Fd	SL	600.00
Clark Enersen Partners	FA	6,343.85
Conell Tony	SE	80.00
Control Services Inc	BU	1,062.65
Cummins Sales & Service	RE	118.67
Custom Products Corp	SU	765.43
Cuttin It Close Lawncare	GU	775.00
Ehlers Electronics	GU	7.75
Electronic Contracting Co	MS	81.00
Emergency Medical Product	EQ	423.95
Faller Landscape	SU	1,680.00
Farmers Coop Seward	GS	12,127.86

Fast Mart	GS	47.41
Fyr-Tek	RE	1,690.88
Galls LLC	UN	193.06
Game Time	EQ	3,235.16
Gerhold Concrete Co Inc	CI	11,925.95
Great Plains Communicatio	SE	490.00
H&S Plumb Heat & Air Inc	BU	998.80
Hach Company	SU	281.16
Hauder Alex	RI	146.54
Herpolsheimer's Inc	RE	803.56
Hilder Implement Inc	RE	97.02
Hobson Automotive & Tire	RE	692.80
Hornung's	MH	398.93
Husker Electric Supply Co	IV	4,120.52
Johnson Craig	SE	1,667.00
Last Mile Network Consult	IT	90.00
Lee's Refrigeration	BU	265.00
Lincoln Winwater Works	IV	1,037.73
Matheson Tri-Gas Inc	OP	218.15
Mid-American Benefits Inc	BE	746.29
Midwest Auto Parts	RE	370.91
Midwest Laboratories Inc	MA	1,908.41
Midwest Storage Solutions	SU	99.25
Midwest Turf & Irrigation	RE	991.45
Miller Nathan	SE	80.00
Municipal Supply Omaha	RE	944.86
N S A/P O A N Conference	TG	340.00
Nebraska Equipment Inc	RE	605.06
Nebraska Golf & Turf	EX	1,380.00
Nebraska Revenue	MC	25.00
Nebraska Treasurer	OP	12.20
Nebraska Treasurer-Unclai	MC	642.60
Nifco Mechanical Systems	BU	200.00
Norris Public Power Distr	UT	1,830.20
O C L C Inc	MS	655.28
Olsson	CI	5,434.59
One Call Concepts Inc	SE	210.72
One Source Background Che	SE	38.00
O'Reilly Automotive Inc	RE	33.97
Pac 'N' Save Discount Foo	ML	4,230.46
Payne Sherri	MI	17.03
Pitney Bowes Inc	SU	132.79
Quality Brands Of Lincoln	SU	757.60
Regulatory Software Srvcs	MS	948.00
Resco	FA	509,817.73

Riverside Portables LLC	SE	365.00
Rolfsmeier Logan	BU	160.00
Rumery Lawn & Landscape	SE	2,105.11
Sampson Construction Co	BU	884.00
Schranz Jacquelyn	MI	66.16
Seward Co Chamber/Develop	OP	210.41
Seward County Clerk/Reg D	SE	22.00
Seward County EMA	SU	6.00
Seward County Independent	PU	980.42
Seward County Treasurer	SE	19,433.67
Seward Electronics	BU	31.98
Seward Lumber & Home Cent	SU	750.35
Seward Public Schools	MC	362.36
Seward Volunteer Fire Dep	TR	15,000.00
Seward Wind LLC	UT	24,933.99
Sinclair Hille	SE	2,736.11
Soukup Rich	SE	80.00
Southeast Library System	TG	130.00
Sparetime Lounge & Grill	ML	1,060.00
Sports Express	UN	432.65
State Distributing Co	SU	352.14
Total Tool Supply Inc	SU	852.52
Tractor Supply	OI	490.42
Transunion Risk	SE	75.00
Vancura Brad	SE	80.00
Verizon Wireless	SE	500.43
Visa - Pinnacle Bank		2,896.34
AirTame	SU	664.00
ARSL	MS	75.00
Brodart	SU	29.57
Dominos	ML	213.29
Gotprint.com	SU	243.07
Hail Varsity-Refund	MS	-21.20
Menards	BU	386.29
NextLink	SE	115.00
NLA	MS	150.00
Sam's Club	SU	392.35
Square Terminal	SE	267.68
TechSoup	SE	3.00
Walmart	SU	362.30
Zoom	MS	15.99
Voehl Cindy	MI	16.38
Wesco Distribution Inc	IV	37,707.35
Windstream Nebraska Inc	SE	1,943.32
Zimco Supply Co	MA	135.52

CLAIMS TOTAL

\$972,771.89

4. Police Department Report



City of Seward Police Department

Monthly Statistics August 2023

Service Calls	686
Accidents	7
Arrests	21
Citations	35
Warnings	97
Parking Tickets	26

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

5. Draft Minutes of September 5, 2023, City Council Meeting

September 5, 2023

The Seward City Council met at 7:00 p.m. on Tuesday, September 5, 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, John Singleton, Matt Stryson, Tatum Tonniges, Rich Wergin, Jonathon Wilken. Councilmembers Absent: Karl Miller. Other officials present: City Administrator Greg Butcher, City Attorney Kelly Hoffschneider, Finance Director/Treasurer Cydnee Golden, City Engineer Mike Oneby, 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 Stryson.

1. Claims & Payables Report (totaling \$717,597.92)
2. Seward County Chamber & Development Partnership Report
3. Draft Minutes of August 15, 2023, Council Meeting

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

ADMINISTRATIVE ITEMS

1. CONSIDERATION OF AN ORDINANCE FOR VOLUNTARY REQUESTS FOR ANNEXATION, WAKE & CO ADDITION; DEDICATED RIGHT-OF-WAY NORTH OF WAVERLY ROAD FROM 266TH TO 280TH ROAD (SECOND READING)

Mayor Eickmeier completed the second reading of the ordinance. The item will be read for a third time and considered at the September 19th meeting.

2. CONSIDERATION OF A REQUEST FROM BOTTLE ROCKET BREWING, LLC FOR THE APPROVAL OF SPECIAL DESIGNATED LICENSE APPLICATION FOR AN EVENT AT 230 S 5TH STREET ON SEPTEMBER 22, 2023

City Clerk Bargmann noted the address of the event will be held at 211 S 4th Street instead, which had not previously been approved for a special designated liquor license.

Councilmember Stryson moved, seconded by Councilmember Singleton, to approve a special designated liquor license for Bottle Rocket Brewing, LLC at 211 S 4th Street for an event held on September 22, 2023.

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

3. PRESENTATION OF THE PROPOSED FY2023-2024 BUDGET

City Administrator Butcher informed of the following schedule for adoption of the budget:

- September 19th: Updated budget and follow-up on requests placed by Council.
- September 20th: 'Truth in Taxation' Joint Public Hearing—proposed property tax ask will increase by more than 2%.
- September 26th: Public Hearing and consideration to adopt budget.

Mr. Butcher then proceeded to present the proposed budget as currently situated. He noted that the current draft shows the general fund running at a deficit of \$675,000; therefore, a Capital Improvements Project (CIP) list has been developed to identify projects for cost savings and a balanced budget. The items are considered non-essential for City operation. The objective of a balanced budget will be maintaining general fund cash reserves. Mayor Eickmeier stated his intent to propose no change to the levy, which would keep the City as one of the lowest in the state. The Council was asked to review and consider the CIP list for the September 19th meeting.

A. CONSIDERATION OF QUOTES FROM ALTEC FOR CAPITAL ASSETS WITHIN THE ELECTRIC DEPARTMENT TO BE INCLUDED IN FUTURE BUDGET YEARS

As requested at the August 1st meeting, City Attorney Hoffschneider had completed a review to determine if the current Council to incur these capital costs and now feels comfortable with Council action.

Councilmember Kolterman moved, seconded by Councilmember Wergin, to approve the Altec quotes and place order for capital assets within the Electric Department as presented.

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

September 5, 2023

Nay: None. Absent: Miller, Stryson (out of room at time of vote). Motion carried.

B. MOTIONS ON RECOMMENDED BUDGET AMENDMENTS

No motions were placed.

4. CONSIDERATION AND APPROVAL OF BID DOCUMENTS FOR THE IZAAK WALTON – HWY 15 STREET RECONSTRUCTION PROJECT AND AUTHORIZE THE CITY TO SEEK CONSTRUCTION BIDS

City Engineer Oneby noted the project plans had been completed by The Schemmer Associates, and therefore, for ready for construction bidding. The proposed bid date is October 4th with Council approval to follow.

Councilmember Kolterman moved, seconded by Councilmember Stryson, to approve the bid documents for the Izaak Walton – Hwy 15 Reconstruction Project and authorize the City to seek construction bids.

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

Nay: None. Absent: Miller. Motion carried.

5. UPDATE ON THE WELLNESS CENTER

Mr. Butcher indicated the building plan had been received and was being prepared for final approval. The construction bid documents will be released after approval and a groundbreaking may be held in September.

CITY ADMINISTRATOR’S REPORT

Councilmember Wergin moved, seconded by Councilmember Stryson, that the City Administrator’s report of September 5, 2023, be accepted.

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

Nay: None. Absent: Miller. Motion carried.

STRATEGY SESSION

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

Councilmember Kolterman moved, seconded by Councilmember Stryson, that the Council enter a closed session with the Mayor, City Administrator, City Attorney, and City Clerk for the protection of the public interest and to discuss current real estate interests at the Seward Rail Campus and to provide the City Attorney with negotiating guidance for a period not to exceed 30 minutes.

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

Nay: None. Absent: Miller. Motion carried.

Mayor Eickmeier stated the Council has voted to go into closed session at 8:51 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 9:12 p.m., the closed session ended, and the following Councilmembers reconvened to regular session: Kahler, Kolterman, Singleton, Stryson, Tonniges, Wergin, Wilken. 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 September 5, 2023, City Council Meeting be adjourned.

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

Nay: None. Absent: Miller. Motion carried.

Adjourned approximately 9:12 p.m.

THE CITY OF SEWARD, NEBRASKA

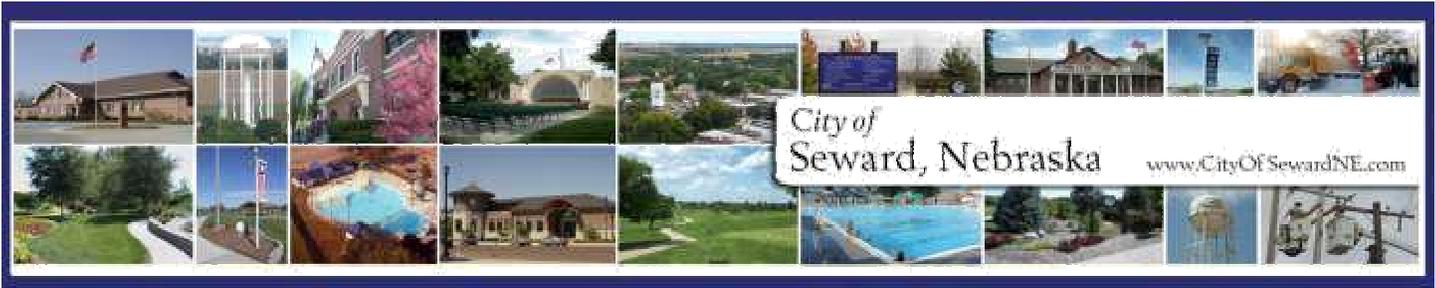
Joshua Eickmeier, Mayor

Derek Bargmann, City Clerk

6. Mayor's Appointments to Boards and Commissions:
 - A. Appoint Jaden Volzke to the Seward Volunteer Fire Department Roster

PUBLIC HEARINGS

1. Public Hearing - 7:00 PM - Tax Increment Financing (TIF) Application by the Seward County Chamber & Development Partnership (SCCDP) - TIF Attorney Willis
 - A. Presentation and Review of TIF Application



CITY OF SEWARD COMMUNITY REDEVELOPMENT AUTHORITY

537 Main Street
PO BOX 38
Seward, NE 68434
402-643-2928
CityofSewardNE.gov

Tax Increment Financing Package & Application Documents

March 2017

CITY OF SEWARD

TAX INCREMENT FINANCING PROGRAM OVERVIEW

Tax Increment Financing, or TIF, is a tool to assist in financing redevelopment projects in designated blighted and substandard areas of the city. The City of Seward issues bonds or a promissory note to finance any approved public improvements associated with a redevelopment project. The property taxes generated from the increased valuation of the development are then captured for a period of up to 15 years to repay the public investment.

The purpose of TIF is to help communities undertake redevelopment activities for urban renewal and municipal growth. TIF allows a city to pay for the public improvements that are part of a private redevelopment project. TIF is not a grant and it is not a primary funding source for a redevelopment project, but does provide an incentive for private development that will increase the tax base of the Seward community and create additional jobs.

✓ REDEVELOPMENT AREA

All TIF projects must occur within a redevelopment area that has been declared blighted and substandard by the City of Seward. The City of Seward has established a redevelopment area based upon a blight study that was completed in July of 2010. Please contact the Seward City Administrator or Seward County Economic Development Executive Director with your proposed property location to determine redevelopment verification & eligibility.

✓ PROJECT ELIGIBILITY

To be eligible for TIF, a proposed redevelopment project must be located in a designated redevelopment area in the City of Seward. TIF can be used to pay for eligible public improvements, which may include:

- Site Acquisition & Demolition
- Site Preparation – Landscaping
- HVAC Efficiency Systems
- Facade Improvement Upgrades
- Installation or Construction of Public
- Improvements Consisting of:
 - Streets & Utilities Extensions
 - Public Spaces- Green Space- Art Work
 - Public Facilities
 - Uses Listed In Q&A Section of Package
 - Or For Other Uses In Accordance With An Approved Redevelopment Plan

Additionally, in order to use TIF, the City must perform a cost-benefit analysis of the project and determine that the costs and benefits of the project are in the long-term best interest of the City and the project would not be economically feasible without the use of TIF.

✓ COMMUNITY REDEVELOPMENT AUTHORITY OR COMMUNITY DEVELOPMENT AGENCY

The Community Redevelopment Authority of the City of Seward ("CRA") is responsible for carrying out the redevelopment activities for the City. The CRA is instrumental in the TIF process. The CRA evaluates each TIF application and recommends redevelopment projects to the City. It also enters into approved redevelopment contracts with the redeveloper to establish the rights and obligations of the parties and the details of the TIF bond.

✓ TIF PROCESS CHECKLIST:

- Meeting with the City of Seward and developer's to review TIF process & determine initial eligibility of proposed TIF project
- Determine if prospective project is within the City's redevelopment area
- Determination of eligible publicly owned improvements
- Developer submits completed TIF application to Seward City Administrator's office with application fee
- Initial project analysis is completed by City of Seward TIF legal counsel
- Initial redevelopment project data for plan completed by City of Seward's TIF counsel
- Community Redevelopment Authority (CRA) reviews applications & selects projects
- CRA Board gives City Council 30-day notice before entering into redevelopment contract
- Redevelopment plan is amended to include the proposed & approved project by TIF counsel
- Certified notices of public hearings sent to Seward county taxing entities
- Public hearing scheduled & published for future City Planning Commission meeting
- Public hearing conducted at the City Planning Commission meeting to amend redevelopment plan & adopt project
- City of Seward's TIF legal counsel prepares final redevelopment plan amendments, required resolutions & ordinances
- Public hearing scheduled & published for future Seward City Council meeting
- Public hearing conducted at the Seward City Council meeting to amend redevelopment plan & adopt project
- Developer and CRA negotiate and sign redevelopment agreement setting forth the rights & obligations for the specific project
- TIF bond/note is rate circulated & issued
- The redevelopment project is completed & the additional tax revenue created by TIF project is collected and used to pay off the TIF bond/note debt obligation & then property returns to normal re-tax distribution process.

✓ **TIF APPLICATION PROCESS**

The applicant shall complete a fully legible City application request for TIF that is attached to this application package. The completed application document will be signed, dated and submitted to the Seward City Administrator or Seward County Economic Development Director for procession and future eligibility analysis.

- Application Fee: a nonrefundable application fee equal to the lesser of: (a) one percent of the requested TIF indebtedness; or (2) One Thousand Dollars and No/100 shall be submitted with the application. Fee applied toward 3% administrative fee collected at closing.

✓ **TIF FINANCING PROJECT EXAMPLE**

This demonstrates how TIF works with a hypothetical project. In this example, the developer owns a lot valued at \$10,000 located in the redevelopment area.

The developer is going to construct a building on the property such that the valuation of the property after the project will be \$250,000.

The annual TIF available for 15 years would be approximately \$4,933:

	Valuation	Taxes
Pre-project:	\$ 10,000	\$ 205
Completed Project:	\$250,000	\$5,138
Difference (Increment):	\$240,000	\$4,933

Assuming that a developer can borrow at a 6% interest rate, the TIF revenue, collected for 15 years could pay off a \$47,910 loan in this example:

Present Value Calculation Case Example

Year	TIF
1	\$ 4,933
2	\$ 4,933
3	\$ 4,933
4	\$ 4,933
5	\$ 4,933
6	\$ 4,933
7	\$ 4,933
8	\$ 4,933
9	\$ 4,933
10	\$ 4,933
11	\$ 4,933
12	\$ 4,933
13	\$ 4,933
14	\$ 4,933
15	<u>\$ 4,933</u>
Total	\$73,995

Present Value of \$73,995
@ 6% = \$47,910

TIF QUESTIONS AND ANSWERS

Q) What is a substandard & blighted area?

A) An area that has been declared substandard and blighted in accordance with the Nebraska State Statutes. It is defined as one where conditions are present that may have a detrimental effect on public health, safety, morals, or welfare of the neighborhood.

Q) What can a substandard area contain?

A) The area may have inadequate infrastructure, conditions which endanger life and property by fire or other causes, dilapidated buildings, inadequate parking, congestion, and economically or socially unacceptable land uses.

Q) How was the redevelopment area created?

A) The redevelopment area was created in a study completed for the City of Seward by an independent Nebraska planning, architecture and urban design firm in July of 2010.

Q) What is the Geography of the Redevelopment Area?

A) The study considers the presence of substandard conditions or blight in the city of Seward pursuant to the requirements of the Nebraska Revised Statutes. A total of 468.8 acres are included in the TIF Redevelopment Area as of July 2010. Included in this application packet is a current redevelopment area map and TIF application projects must be in the shaded/designated areas.

Q) How does TIF work?

A) TIF is the use of new real property tax dollars created as the result of a commercial project to help support the financing of the project. TIF allows the use of the new property taxes generated by the increased value of the property to be paid on the TIF bond retirement. The taxes are redirected for the benefit of the project for a period of 15 years. Property taxes on the original value of the property continue to be paid to local taxing entities.

Q) What types of projects are eligible?

A) In other Nebraska TIF projects, it has been used to provide public improvements for economic development incentives for industrial and manufacturing entities, rental housing projects, upgrades of buildings and public facilities in downtown areas, purchase of land for redevelopment activities, update of business and recreational facilities, and other development enhancing activities. The City of Seward's CRA encourages and evaluates TIF projects based upon their positive impacts on neighborhoods and the community in general.

Q) How do you qualify for TIF?

A) Applicants/developers must fully complete a TIF application request and submit to the City of Seward Administrator's office with the application fee. Refer to the TIF Process Checklist on the previous page for full TIF process descriptions and requirements. The application must receive a recommendation for approval from the CRA.

Tax-Increment Financing Application

CITY OF SEWARD, NEBRASKA
COMMUNITY REDEVELOPMENT AUTHORITY (CRA)
537 MAIN STREET – P.O. BOX 38 – SEWARD, NE 68434-0038
(Return to City Administrator's Office)

PROJECT SCOPE: (PLEASE PRINT OR TYPE ALL INFORMATION)

1. Applicant Information

Seward County Chamber & Development Partnership
Business Name

Jonathan Jank
Contact Person for Applicant

616 Bradford St., Seward, NE 68434
Street Address

616 Bradford St., Seward, NE 68434
Mailing Address

(402) 643-4189
Telephone

(402) 570-8020
Alternate Telephone

N/A
Fax

jonathan@cultivatesewardcounty.com
Email

501(c)(6) Nonprofit
Business Structure: (e.g. corporation, limited liability company, etc.; also identify the state of organization):

N/A
Owners

2. Project Description

- a. What type of business does this project involve (i.e. industrial, commercial, residential, etc.)
 - i. If the project involves housing, please give a description of intended tenants, type of household (families/elderly/etc.), income levels, impact on the schools and/or community, etc.:
 - ii. If the project involves retail business, please give a description of the retail business, how the community would benefit from this retail business, the impact on similar existing retail businesses, etc.:
 - iii. If the project involves industry, please give a description of the type of industry, impact on the environment, impact on the community, similar existing industries in town, etc.:
- b. What is the estimated number of new jobs this project will create?
- c. What is the pay scale and benefits package for these positions?

3. Proposed Project Site:

Please provide the address, legal description, current owner. If the current owner is not the applicant, identify whether the project site is under contract, option, etc.:

4. Physical Description of the Proposed Project:

Building square footage, size of property, description of building materials, etc. (Attach site plan, if available)

5. Land Use:

- a. If property is to be subdivided, show division planned (attach copy of the plat):
- b. Current Zoning of the property:
- c. Is the proposed project a permitted use on the property? What permits would be required?
- d. Please describe any other relevant information relating to zoning, permitting, or similar land use issues:

6. Estimated Project Costs:

- a. Land Acquisition, if applicable: \$0
- b. Site Development (itemize):
 - i. Demolition: \$4,000
 - ii. Grading: \$5,000
 - iii. Site Preparation \$1,500
 - iv. Other (explain): \$0
- c. Building Construction Cost: \$260,579
- d. Other Site Improvements (explain) \$0
- e. Equipment: \$0
- f. Architectural and Engineering Fees: \$10,000
- g. Legal Fees: \$0
- h. Financing Costs: \$0
- i. Broker Costs, if any: \$0
- j. Contingencies: \$30,000
- k. Other (explain): \$0
- Total:** \$311,079

7. Please attach the following documentation:

- a. Construction Pro Forma.
- b. Annual Income and Expense Pro Forma (with appropriate schedules).
- c. Applicant's Corporate/Business Annual Financial Statements for the last three years.
- d. Business Plan for the proposed project.

8. Estimated Tax Increment:

- a. Total estimated assessed valuation of Real Property at completion (please also describe how you arrived at this value; e.g., discussions with County Assessor, based on previous construction projects, etc.):
- b. Latest property valuation before construction (from Property Tax Statement):
- c. Estimated increase in real estate valuation:
- d. Estimated new real estate tax generated annually:

9. Proposed Source of Financing:

- a. Equity
- b. Bank loan (please provide conditional approval or commitment letters, if applicable):
- c. Tax Increment Financing:
- d. Other (please describe):

10. Name and address of architect, engineer, and general contractor:

11. Project construction schedule:

- a. Construction start date: Fall 2023
- b. Construction completion date: Spring 2024
- c. If project is phased:
Year _____ / _____ %
Complete Year _____ / _____ %
Complete

12. Municipal reference (if applicable). Please name any other municipality wherein the applicant, or other corporations the applicant has been involved with, has completed development within the last five years:

13. Amount of TIF request: \$43,149.66

14. Application Fee Paid: \$1,000.00

(Note: If the Application is approved, the applicant is not entitled to receive the requested TIF amount. The actual amount of the TIF Indebtedness will vary depending on multiple factors including without limitation lender interest rates, identification of eligible expenditures, and additional information identified in the redevelopment project approval process. However, as a general estimate for this application, request no more than ten (10) times the amount identified in section 8(d) of this application.

15. Describe eligible costs for which tax increment financing will be used.

Please provide a detailed breakdown of proposed eligible uses and costs of each use, including any available bids or cost estimates for such work (include attachment if necessary):

16. Statement of necessity for use of tax increment financing (include attachment if necessary):

- a. Is your project economically feasible as designed without tax increment financing? If no, please indicate how tax increment financing is necessary for the economic feasibility of your project.
- b. Would you locate your project in the redevelopment area without Tax Increment Financing? Explain.

17. List any other long term public benefits your project will bring to the City, or any other information relevant to this application.

“Applicant”

By: 

Name: Jonathan Jank

Title: President & CEO

City of Seward

Tax Increment Financing Application

1. Applicant Information

See TIF application for details.

2. Project Description

a. The Seward County Chamber & Development Partnership (SCCDP) owns a 12,000 sq. ft. commercial building at 1313 285th in Seward, Nebraska. The north half (Suite 1) of the building is currently being leased to the Nebraska Department of Health and Human Services (DHHS). Suite 3 is being leased to Goodwill Industries. Suite 2 (2,200 sq. ft.) and Suite 4 (2,000 sq. ft.) are being leased to Little Cubs Daycare, a new child care center that will begin operations at the end of 2023. Little Cubs Daycare's space will be renovated to meet DHHS licensed child care standards.

iii. Seward County is in great need of additional child care capacity. In collaboration with the Nebraska Children and Families Foundation and their Communities for Kids initiative, SCCDP has documented Seward County's child care service gap to be approximately 189 children, surpassing the county's current licensed capacity by 31 percent. These 189 children, ages zero to five, have no available spot for them in our existing licensed facilities in the county. Our providers are either at capacity or do not have the workforce necessary to serve more families. According to the Center for American Progress, Seward County is classified as a "child care desert" (<https://www.americanprogress.org/series/child-care-deserts/>). Without child care, small towns across Nebraska are finding it difficult to attract new people, especially young people, to their communities. Seward County needs these individuals to fill local jobs and support our businesses.

b. At full capacity, Little Cubs Daycare will create 11 full-time jobs (director, assistant director, teachers) and 9 part-time jobs (teachers, kitchen aides, etc.).

c. The pay scale will be competitive to the local child care industry and will include a benefits package for staff. Depending on position and experience, pay will range from \$13-\$25 per hour. Benefits include discounted child care, vision insurance, dental insurance, life insurance, short term disability (can be used for maternity leave), retirement plans + employer match, accrued paid time off, and holiday pay.

3. Proposed Project Site

The property address is 1313 285th St., Seward, NE 68434. The legal description of the property is "LOT C, ADMINISTRATIVE REPLAT OF SOUTH CREST 4TH ADDITION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA." The current owner of the property is the Seward County Chamber & Development Partnership.

4. Physical Description of the Proposed Project

Attached is a floor plan of the building at 1313 285th. The building is 12,000 sq. ft. and sits on 1.5 acres. Renovations to Suites 2 and 4 will include new LVT flooring, updated bathrooms and toilet fixtures, updated kitchen and cabinets, new windows, lighting, drywall, HVAC system, and updated electrical and alarm system. Attached are the architectural drawings of suites 2 and 4 for Little Cubs Daycare. A large, fenced outdoor play area will be constructed on the south side of the building. Additionally, parking stalls will be added to the north and a new ingress/egress will be added to the north side of the parking lot. Attached is an aerial photo demonstrating the outdoor site improvements.

5. Land Use

- a. The property is not intended to be subdivided.
- b. The property is located in Seward city limits and is zoned I-1, Limited Industrial District.
- c. The Little Cubs Daycare project is a permitted use of the property. Little Cubs Daycare will have to pass inspections from DHHS, fire marshal, and City of Seward prior to opening and operating.
- d. N/A

6. Estimated Project Costs

See TIF application for details.

7. Please Attach the Following Documentation

- a. See attached for construction pro forma documents (Anderson quotes, ARPA grant application).
- b. See attached for annual income and expense pro forma document.
- c. See attached for annual financial statements (SCCDP Form 990) for the last three years.
- d. See attached for the business plan and lease agreement for the proposed project.

8. Estimated Tax Increment

See attached for a TIF estimate for the project.

- a. The total estimated assessed valuation of real property at completion is \$970,329 according to Marilyn Hladky, Seward County Assessor.
- b. The latest property valuation before construction is \$777,483.
- c. The estimated increase in real estate valuation is \$192,846.
- d. The estimated new real estate tax generated annually is \$3,309.25.

9. Proposed Source of Financing

As owner/landlord at 1313 285th, SCCDP will fund the parking lot extension and addition of the new, paved ingress/egress entrance off of 285th using TIF and a loan from Cattle Bank & Trust to cover any additional costs. See attached for a letter from Cattle Bank & Trust expressing willingness to finance the TIF bond and gap financing for the project. Little Cubs Daycare will utilize grants from the Department of Health and Human Services (ARPA Grant and Business and Child Care Partnerships Grant) and equity to fund the interior renovations and outdoor play area.

10. Name and address of architect, engineer, and general contractor

The architect is Walford Drafting & Design, located at 1109 RD 17, York, NE 68467. There is no engineer involved in the project. The general contractor is Anderson Construction, located at 1604 253rd Dr, Seward, NE 68434.

11. Project Construction Schedule

See TIF application for details.

12. Municipal Reference

Little Cubs Daycare has expanded in York, Nebraska within the last five years.

13. Amount of TIF Request

See TIF application for details.

14. Application Fee Paid

See TIF application for details.

15. Describe eligible costs for which tax increment financing will be used.

Tax Increment Financing will be used to help pay for the parking lot expansion and addition of a new ingress and egress to the site.

16. Statement of necessity for use of tax increment financing (include attachment if necessary)

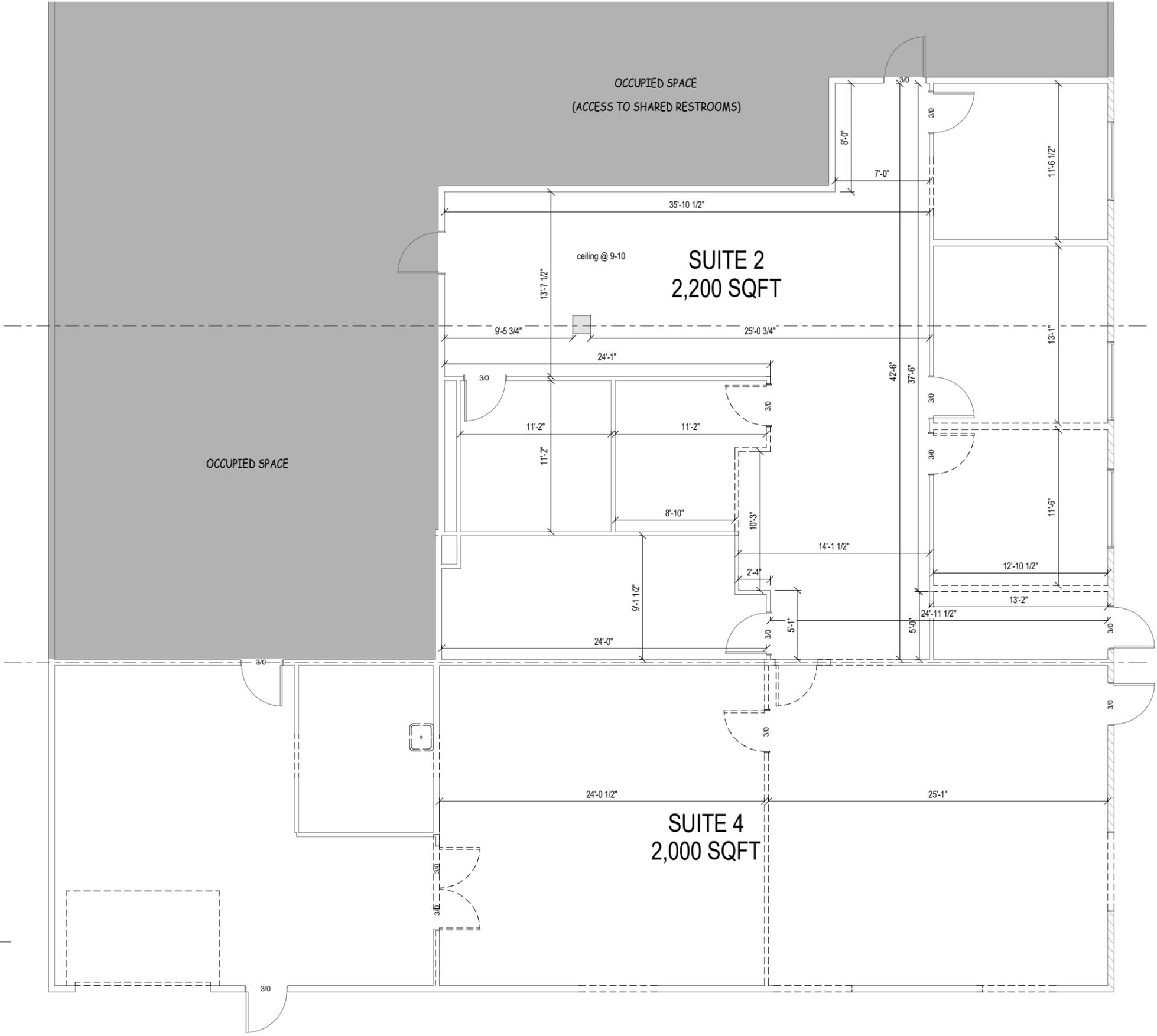
- a. No, the project is not economically feasible as designed without tax increment financing. The Seward County Chamber & Development Partnership and Little Cubs Daycare do not have the capacity to pay for the parking lot expansion and ingress/egress without the use of TIF.
- b. No, the extension of the parking lot and addition of the ingress/egress would not occur in the redevelopment area without TIF. This project will facilitate safer traffic flow in and out of Little Cubs Daycare and support the other two tenants in the building as well. Particularly during drop-off and pick-up times for Little Cubs Daycare, the additional ingress/egress will increase the safety of the site as parents and children walk to and from their vehicles.

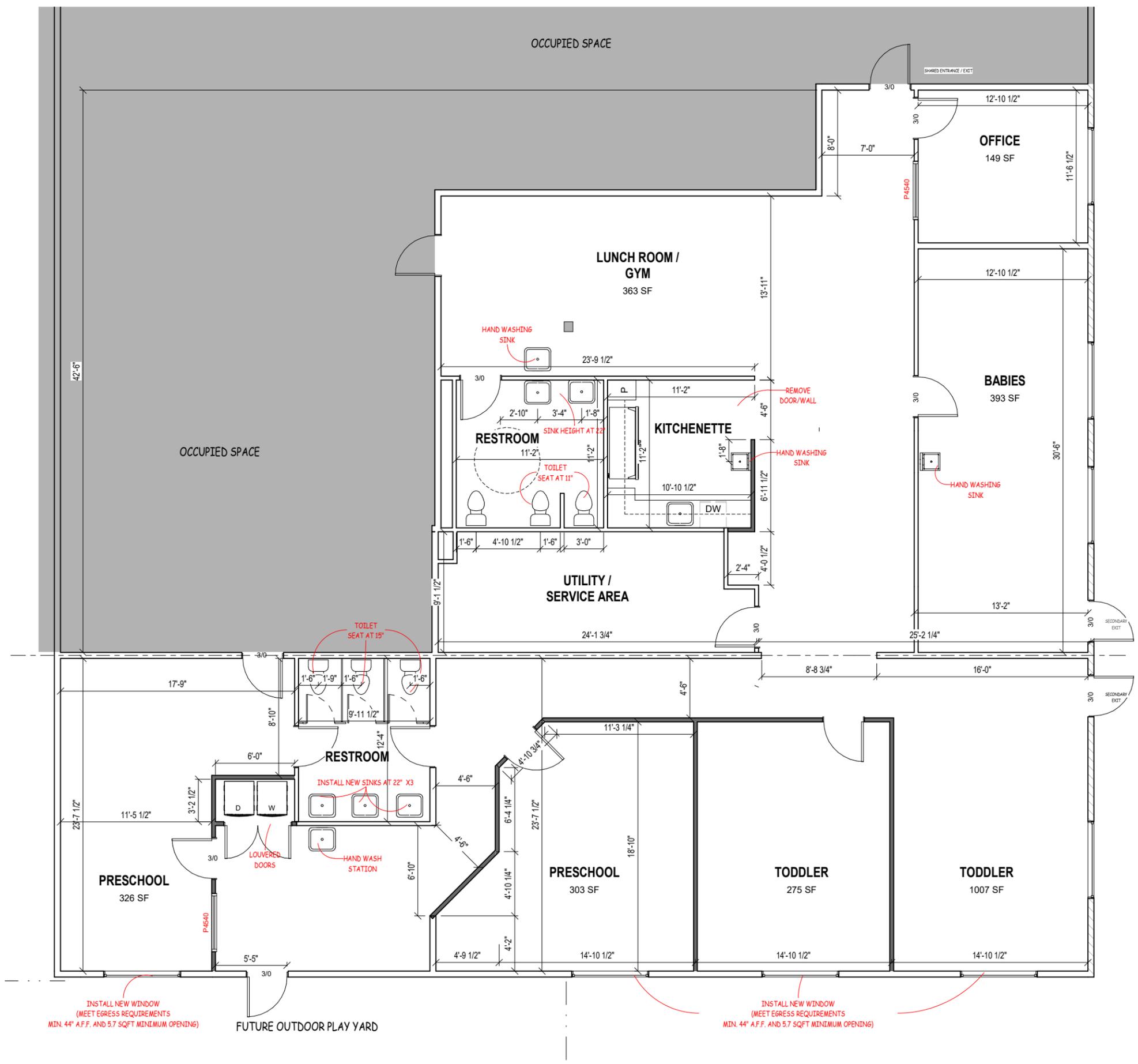
17. List any other long term public benefits your project will bring to the City, or any other information relevant to this application.

A fully-occupied building at 1313 285th means new jobs in the community along with serving critical needs of the local workforce through the services of DHHS, Goodwill Industries, and Little Cubs Daycare. This TIF project increasing parking lot capacity and facilitating safer traffic flow through the additional ingress/egress entrance supports these existing businesses now and in the future.



① DEMO / EXISTING FLOOR PLAN
 1/4" = 1'-0"

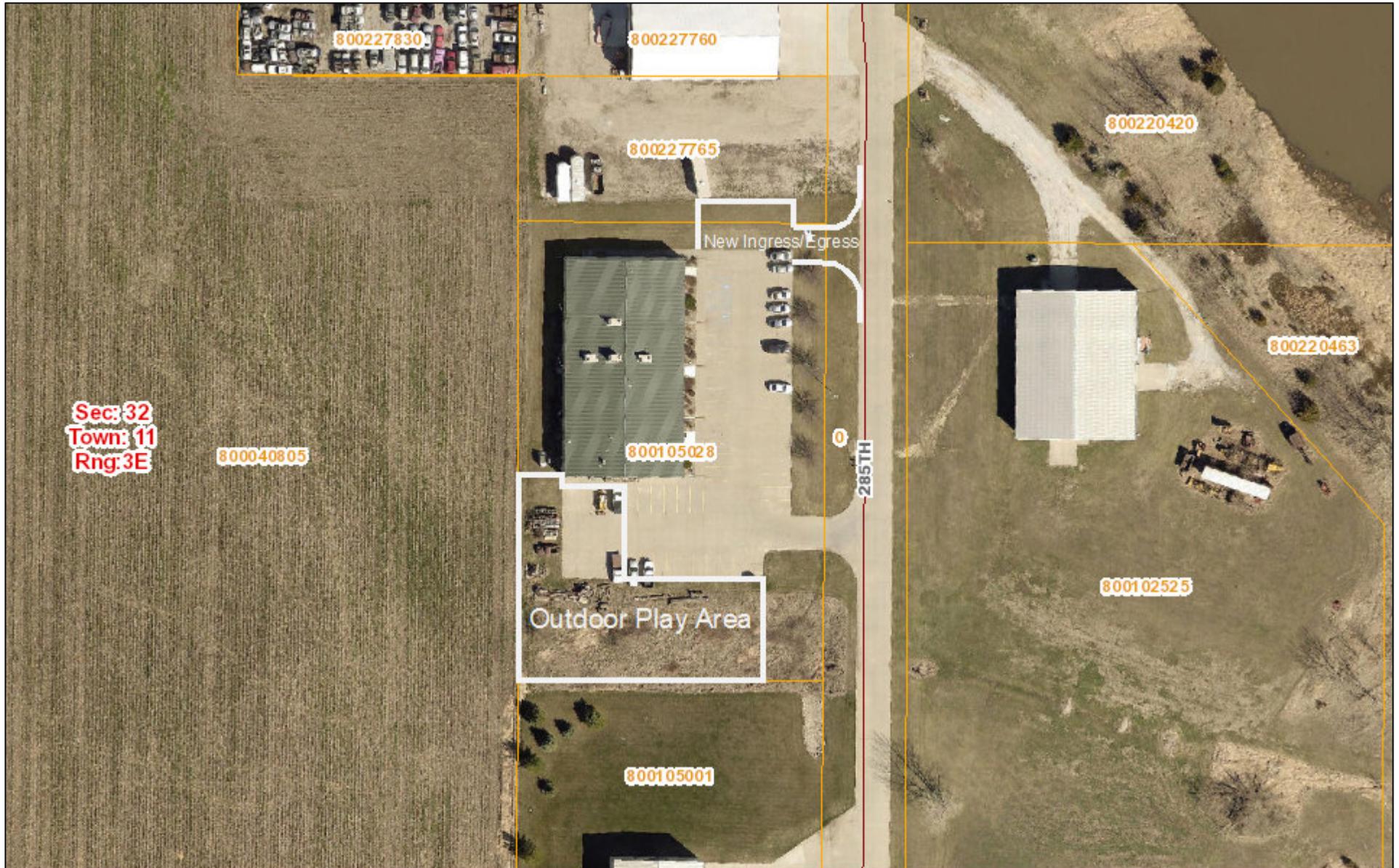




1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"

FENCE FENCE

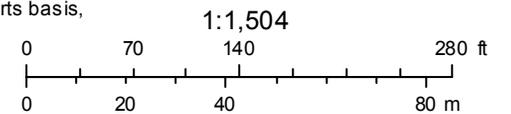
1313 285th Improvements



July 7, 2023

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.

-  Roads
-  Parcels
-  Sections



Anderson Construction

1604 253 Drive
Seward, NE 68434

Estimate

Date	Estimate #
3/17/2023	815

Name / Address
Little Cubs Daycare Carlee Carter

			Project
Description	Qty	Cost	Total
Preliminary Estimate---No plans or deminsions at this time---Scope of work/includes-Move walls and add to make rooms larger-Add to height of existing walls-Drywall tape and finish-trim as needed-New bathroom(handicap accessable) per code requirements-includes all plumbing and sinks,urinals,toilets-all bath hardware as needed. Allowance for new kitchen dinnette-Cut in 4 new exterior windows,set and trimed-2 new glass in existing entry doors-All electrical,lights,fixtures and alarms required--All HVAC and ductwork required for new rooms and areas -Allowance for new drop suspended ceiling and pads-Allowance for all new flooring as required-Allowance for new parking area(concrete pad) and approach . Allowance for landscaping.--All painting,staining and finishes as required for occupancy. All permits,supervision,materials.builders risk, and sub-contracting have been taken into consideration.	1	311,079.00	311,079.00
Total			\$311,079.00

Customer Signature _____

Anderson Construction

1604 253 Drive
Seward, NE 68434

Estimate

Date	Estimate #
7/20/2023	846

Name / Address
Seward County Chamber & Development 616 Bradford st. Seward, NE. 68434

Project

Description	Qty	Cost	Total
Updated additional parking and driveway	2,000	10.00	20,000.00
Total			\$20,000.00

Customer Signature _____

Child Care Capacity Building Project Goals/Tas

"This project is made possible by funding the Nebraska Department of Health and Human Services received through Nebraska from the federal Coronavirus State Fiscal Recovery Fund pursuant to the federal American

Instructions: Please list goals/tasks associated with project(s) listed in proposal related to child care capacity estimated timeline for each goal/task to begin and be completed. List resources needed or already secured for relating to the overall project(s). Specify ARPA funds requested per goal/task and any additional funds the c

Goal/Task - what is going to be done or worked on	Timeline - estimated beginning and completion dates of goal/task (must be between July 1, 2023 - June 30, 2024)	Resources Secured or Needed for goal/task
Example: Blueprints drawn up for additional room at center	July 3, 2023 - June 31, 2024	Architect is secured, ready to begin drawings
Example: Purchasing materials such as cribs, educational toys, baby gate, highchairs, books, nap mats, outdoor play toys, and yard fence for new Family Home I license	February 15, 2024 - February 28, 2024	Need to make list of specific items and order from Lakeshore
Walford Designs-Schematic Proposal Drawings	July 1, 2023—July 3, 2023	Taking my ideas for the space and creating it into a design
Get Architect to draw, rework, and stamp of approval for drawings	July 3, 2023—July 7, 2023	Architect is secured, drawings to be finalized
Contractors obtain all permits, plans and code requirements	July 3, 2023—July 7, 2023	All work is done up to code and all permits obtained
Contractors take on work based off of Architect’s plans—room 1	July 7, 2023—January 5, 2024	Room #1—Demo as needed, reframe, add height on existing walls, drywall, insulation, paint, trim
Contractors start room 2	July 7, 2023—January 5, 2024	Room #2—Extend walls, frame, drywall, insulate, paint, trim
Contractors add bathroom and renovate current bathroom	July 7, 2023—January 5, 2024	Bathroom renovations—cut and trench floor, frame, drywall, insulate, paint, add stools, sinks, and all finishings
Contractors renovate space to make into a useable kitchen	July 7, 2023—January 5, 2024	Kitchen renovations—cabinets, countertops, paint, trim
Contractors add in drop ceilings throughout space	October 1, 2023—January 5, 2024	Drop ceilings to make space more comfortable and cost efficient
Contractors begin all flooring surfaces throughout space	November 1, 2023-January 5, 2024	Different flooring laid through out new space to accommodate eating areas, play areas, and bathroom areas
Contractors add in new egress windows	July 7, 2023—January 5, 2024	Windows added to meet egress requirements for child care center
Contractors will add in two commercial doors	July 7, 2023—January 5, 2024	Doors to meet fire code and provide additional exits

Goals, Timeline & Funds Request

Nebraska Legislative Bill 1014: appropriation of funds allocated to the State of Nebraska
American Rescue Plan Act of 2021, 42 U.S.C. 802."

expansion. Tie each goal/task to ARPA requested funds amount(s). Identify
for each goal/task. Describe expected outcomes that are tied to the goal/task
community, entity and/or provider will be putting into this/these project(s).

Expected Outcome of goal/task	ARPA Funds Request for goal/task	Community, Entity, and/or Provider Project Funds toward goal/task
Blueprints ready for contractor by end of January, 2023	\$ 8,000.00	\$2,000.00
All materials will arrive by beginning of March 2024, Family Home I will be licensed and open by June 30, 2024	\$ 11,000.00	\$ 1,000.00
Better understanding of what we can do with the space	\$ -	\$ 600.00
Get approved design for contractors	\$ 4,000.00	\$ 6,000.00
Work is completed properly and up to code	\$ 1,500.00	\$ 1,500.00
Complete work based off of the plan to create licensed child care center	\$ 5,000.00	\$ 13,100.00
Make room usable space for child care center	\$ 4,000.00	\$ 5,650.00
Complete renovation and addition to bathroom space to meet the toilet/sink requirement for number of children in child care center	\$ 11,000.00	\$ 10,348.00
Complete kitchen with all necessary hook ups	\$ 5,000.00	\$ 7,000.00
Completed look to space with addition to drop ceilings	\$ 14,000.00	\$ 10,200.00
Necessary flooring complete— carpet in some areas, laminate or other hard surface in other areas of spills or food	\$ 30,000.00	\$ 1,500.00
Egress windows to make rooms usable for children by adding in a secondary fire escape route	\$ 2,500.00	\$ 5,500.00
Doors for child care center daily use	\$ 1,500.00	\$ 1,500.00

Yearly Projected Income & Expense

Income: \$642,000 – at full capacity all parent pay or state pay tuition

Expense: High estimate, \$578,280 – expenses include: payroll, rent/utilities, internet, insurance, van expense, food & supplies expense

Additional Information

Little Cubs Daycare & Learning Center in Seward, Nebraska is being financially backed by grant money and owner's equity, if needed.

Pay scale for employees at Little Cubs is from \$13-\$25 per hour, depending on position and experience. Little Cubs intends to employ 11 full time and 9 part time employees, that include one director, 9 full time teachers, one float or assistant director, and 9 part time teachers.

We also offer benefits that include: discounted child care, vision insurance, dental insurance, life insurance, short term disability (can be used for maternity leave), retirement plans + employer match, accrued paid time off and holiday pay.

Contractor:

Anderson Construction

Mitch Anderson – 402-641-4187

1604 253 Drive, Seward, NE 68434

Little Cubs Daycare & Learning Center

Seward, NE

Who we are: Our mission is to provide high quality and developmentally appropriate child care that encourages educational experiences by promoting social, emotional, physical, and cognitive development, specializing in ages six weeks to nine years old.

Why we strive: Within Seward County, there is a measurable shortage of quality, affordable childcare. By opening a new location of Little Cubs Daycare & Learning Center within Seward County, we will provide a safe, excellent experience projected for 65 children that will allow parents to go to work while knowing their child is within safe hands and in an environment that aids in their overall development. By opening in Seward at 1313 285th Street, we will be able to serve the Seward County area in a convenient location. We will be open from 6am to 6pm and can adjust those hours as necessary to accommodate working families.

Revenue: Little Cubs Learning Center is currently operating in York, Nebraska. The cities and counties of both York and Seward are comparable in size, population, and income. Using market data research including necessity, demand, and pricing from nearby communities, we can provide a weekly childcare cost that is fair, affordable, and covers operational costs. Our income is provided by parents seeking care for their children.

Marketing: Most of our new clients are referred through word-of-mouth. However, Little Cubs Daycare is active on social media such as Facebook. We also have a website in progress. In addition, our 15-passenger van will advertise Little Cubs around the communities.

Competition: The City of Seward has several in-home daycares as well as other child care centers available, but the need for child care within this area has still not been met. Not only will we receive clients because of need, but we also have an impeccable reputation in the neighboring community of York as a child care center that provides excellent learning opportunities and a safe environment. One huge perk we offer is preschool transportation to and from our own child care center as well as other centers to preschools in town. Our affordable pricing and easy payment methods make Little Cubs a convenient choice.

Metrics: With the enrollment of just 35 children, we can cover the operational costs associated with running a daycare center in Seward County within the location we have selected. This number is almost half of our maximum allowed, which should be 65 children. With the current need for quality child care, we anticipate we will have the minimum number of children enrolled by December 2023 and maximum enrollment achieved by May 2024.

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT ("Agreement") is made and entered into effective as of this 15 day of June, 2023 (the "Effective Date"), between SEWARD COUNTY CHAMBER & DEVELOPMENT PARTNERSHIP, a Nebraska nonprofit corporation (the "Landlord") and LITTLE CUBS DAYCARE, LLC a Nebraska corporation (the "Tenant"). Landlord and Tenant are sometimes individually referred to herein as a "Party" and collectively as the "Parties."

WHEREAS, Landlord owns a parcel of real estate in Seward County, Nebraska, improved with a building, parking lot, and other exterior grounds, and located at 1313 285th Road, Seward, Nebraska (the "Property"); and

WHEREAS, Tenant desires to lease a suite within an area of the building on the Property, which area is described as "Suites 2 & 4" and highlighted in yellow and blue, all as further depicted on **Exhibit A** attached hereto and incorporated herein except the utilities closet located on the southwest side of Suite 2 (the particular office space being referred to herein as the "Premises"); and

WHEREAS, the Parties also desire to provide for the shared use of a portion of the Property referred to herein as the "Common Area"; and

WHEREAS, Landlord desires to lease the Premises to Tenant and provide for use of the Common Areas, and Tenant desires to lease the Premises from the Landlord, in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the Parties hereto agree as follows:

1. Description of the Premises.

(a) Premises. Landlord hereby leases the Premises to Tenant. Tenant shall have exclusive use of the Premises for the purposes set forth herein. In addition, Tenant shall have the nonexclusive use of the Common Area (consisting of a shared bathroom and a hallway), which shall be shared with Landlord and/or other tenants of Landlord; provided that Tenant shall have sufficient access and use of the Common Area to the extent reasonably necessary to support the operation of Tenant's business in the Premises. Tenant shall also have nonexclusive use of the parking areas on the Property.

(b) Leasehold Improvements and Alterations. Tenant may not make any additional improvements or alterations to the Premises without first submitting plans and specifications detailing such proposed improvements or alterations to Landlord and securing Landlord's prior written consent. Tenant shall pay all costs of such improvements and alterations, shall provide evidence of such payment to Landlord upon request, and shall indemnify and hold Landlord harmless from any costs, liens, or damages arising from Tenant undertaking or otherwise commissioning such improvements or alterations. All work shall be performed by a contractor approved by Landlord (which approval shall not be unreasonably withheld), and shall be subject to, and must comply with, the terms and requirements of Section 6(d) hereof.

(c) Condition; No Warranties. Tenant accepts the Premises in its "as is" condition. Tenant's taking possession of the Premises shall be conclusive evidence of Tenant's acceptance thereof in good order and satisfactory condition. Tenant agrees that no representations, statements, or warranties, expressed or implied, have been made by or on behalf of Landlord respecting the condition of the Premises or the use that may be made of the Premises. Tenant further agrees that no promises to alter, decorate, repair or improve the Premises, either before or after the execution hereof, have been made by Landlord or its agents

or representatives to Tenant unless the same are expressly contained herein or made a part hereof. In no event shall Landlord be liable for any defect in such Premises or for any limitation on its use.

2. Term. The initial term of this Agreement shall be sixty (60) months, commencing on the 1st day of July 2023 ("Commencement Date"), and ending on June 30, 2028 (the "Initial Term"). Upon expiration of the Initial Term or any extension term thereafter, this Agreement shall automatically be extended for an additional period of five (5) years until either Party hereto provides ninety (90) days advance written notice of its intent to terminate this Agreement. The period from the Commencement Date to the effective date of termination is referred to herein as the "Term."

3. Rent; Late Charges.

(a) Rent. On or before the Commencement Date, and continuing on or before the 1st day of each month thereafter during the Term, Tenant shall pay to Landlord as rent, at such address as Landlord may from time to time designate in writing, the sum of Three Thousand and Five Hundred and No/100 Dollars (\$3,500.00) per month. After Initial Term, rent will increase 5% to \$3,675 per month for an additional period of five (5) years unless ninety (90) days advance written notice is given.

(b) Late Charge; Interest. In the event any rent payment due hereunder is not paid within five (5) days after the due date, then without limitation of Landlord's other rights and remedies, Landlord may impose a late charge with respect to such past-due payment in an amount equal to Fifty and No/100 Dollars (\$50.00) per day until the past due amount is paid in full. In addition, any sums due hereunder which are not paid within thirty (30) days of the due date thereof shall accrue interest at the rate of twelve percent (12%) per annum until paid.

(c) Security Deposit. Simultaneous with the execution of this Agreement, Tenant shall deposit with Landlord the sum of Three Thousand and Five Hundred and No/100 Dollars (\$3,500.00) as security for the full and faithful performance of Tenant's obligation under this Agreement (the "Security Deposit"). If Tenant should be in default of any of its payment obligations under this Agreement, Landlord may apply all or a part of the Security Deposit for the payment of any sum in default or for the payment of any amount which Landlord expended by reason of such default. If any portion of the Security Deposit is so applied, Tenant shall, within five (5) days after written demand thereof, deposit with Landlord an amount sufficient to restore the security deposit to its original amount. If Tenant performs all of its respective covenants and agreements in this Agreement, the Security Deposit, or the portion thereof not previously applied pursuant to the provisions of this Agreement, together with an itemized statement, shall be returned to Tenant without interests, no later than thirty (30) days after the expiration of the Term, or any renewal or extension thereof.

4. Use of Premises and the Property. Tenant shall use and occupy the Premises solely for purposes of office and administration related to the primary operation of Tenant's business, and other related purposes. Tenant shall not use the Premises for any other use or purpose without the prior written consent of Landlord, which shall not be unreasonably withheld.

5. Responsibilities.

(a) Real Estate Taxes. Landlord shall pay all real estate taxes and general and special assessments on the Property which are levied or assessed for the period during the Term before the same become delinquent.

(b) Personal Property Taxes. Tenant shall pay, prior to delinquency, any and all taxes and assessments levied or assessed during the Term upon or against all of Tenant's furniture, fixtures, signs and equipment and any other personal property installed or located within the Premises.

(c) Utilities. Landlord shall pay all utility charges attributable to the Property, including electricity, gas, water, sewer, and garbage. Tenant shall be responsible for setting up and paying all charges for Internet access, telephone and cable or satellite television services, security system, and cleaning services provided to the Premises.

(d) Insurance.

(i) Liability Insurance. During the Term, Tenant shall carry and maintain, at Tenant's cost and expense, commercial general liability insurance with liability limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the general aggregate, for any and all liability of the Tenant with respect to the Premises. Landlord shall be named as an Additional Insured with Subrogation Waiver on such policies, and Tenant shall deliver evidence of such coverage, in substantially the same form as shown on **Exhibit B** attached hereto to Landlord upon request. Landlord shall not be liable for any damage, loss, or injury to the person, property, improvements or effects of Tenant or any of its members, managers, employees, agents, business invitees, or other customers, who may claim to be injured or damaged while in, on, or about the Premises.

(ii) Hazard Insurance. Landlord shall carry and maintain, at Landlord's cost and expense, building property coverage insurance in standard policies in an amount equal to the insurable value of the Property, but not including Tenant's personal property and improvements located at the Premises. Tenant shall, at Tenant's cost and expense, maintain property insurance coverage on Tenant's personal property and improvements located at the Premises from time to time. Tenant shall use every reasonable precaution against fire and other damage.

(e) Personal Property. Tenant shall be solely responsible for risk of loss with respect to all personal property, signs and leasehold improvements of Tenant which may be on or about the Premises.

(f) Maintenance. Landlord shall be responsible for maintaining and repairing the Premises and the Property, including the Common Area, interior/exterior walls, ceilings, roofs, doors and glass, and all fixtures and equipment serving the Property (including heating, ventilating, air-conditioning and other equipment, plumbing, fixtures, etc.). Tenant shall immediately notify Landlord of the need for any repairs or defects related to the Premises. Tenant shall be responsible for minor maintenance and repairs and light bulb replacement in the Premises and shall at all times keep the Premises in clean and orderly condition, free and clear of all debris and obstructions.

(g) Security. Tenant shall securely lock all doors and accesses and secure all utilities on the Premises (as applicable) before leaving the Premises unattended, and Tenant shall promptly reimburse Landlord for any damage resulting from the failure of Tenant to secure the Premises as herein provided.

(h) Maintenance of Grounds; Snow and Ice Removal. Landlord, at Landlord's expense, shall maintain the exterior grounds of the Property, including any areas serving as ingress and egress to the Premises, and the Common Area, so that it is neat and well-kept in appearance and shall keep sidewalks and parking lots of the Property free and clear of ice and snow.

6. Restrictions on Tenant.

(a) Signs. Tenant, at Tenant's expense, shall have the right to erect and maintain on the Property and Premises ordinary and customary signs relating to Tenant's permitted use of the Premises. At the expiration of the Term, Tenant must remove any signs erected during the Term, and any damage to the

Property caused by such removal shall be promptly repaired by Tenant. Tenant shall be solely responsible for the cost to construct, maintain, remove, and repair any signs or damage resulting therefrom.

(b) Unlawful Use. Tenant shall not make or permit any use of the Premises or Property in violation of any law, ordinance or governmental or municipal regulation or order, or which may be dangerous to persons or property; or do or permit to be done any act or thing which will invalidate or be in conflict with fire or other insurance policies covering the Property or its operation.

(c) Hazardous Materials and Usage. Tenant shall not use, store, handle, dispose of, generate, or transport to or from the Premises any flammable explosives, radioactive materials, hazardous wastes, toxic substances or related materials, including, without limitation, any substances defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials" or "toxic substances" except in accordance with any applicable laws, ordinances or regulations.

(d) Alterations and Improvements. In the event Tenant makes any improvements or alterations to the Premises as permitted under Section 1(b) above, all work done by Tenant shall be performed in full compliance with all laws, rules, orders, ordinances, directions, regulations and requirements of law and Landlord's insurance companies. All alterations, additions and improvements to the Premises by Landlord or Tenant shall become part of the realty and shall belong to Landlord at the expiration or earlier termination of the Term, except that any trade fixtures, furnishings, equipment, signs and personal property which are installed and paid for by Tenant, shall remain the property of Tenant and may be removed by Tenant during the Term; provided Tenant repairs any damage caused by the removal of such items.

(e) Waste and Nuisance. Tenant shall not commit or permit any waste of the Premises nor any public or private nuisance on the Premises or Property, including unreasonable noise or breach of peace that disturbs neighbors or the general public.

(f) Vacating Premises. Tenant shall not vacate or abandon the Premises at any time during the Term; and if Tenant shall abandon, vacate or surrender the Property, or be dispossessed by process of law, or otherwise, any personal property belonging to Tenant and left on the Property shall be deemed to be abandoned, at the option of Landlord.

7. Rights Reserved to Landlord. Upon providing twenty-four (24) hours advance notice to Tenant, Landlord shall have the right to (i) enter the Premises for purposes of accessing the utility room for the Property and (ii) enter and inspect the Premises and to make, at its own expense, any necessary repairs, alterations, additions and improvements, structural or otherwise; provided such work shall not be carried on in such manner as to deny Tenant the reasonable use of the Premises; and such improvements, alterations or additions shall not materially change the general appearance, location, or area of the Premises. In the event of an emergency requiring immediate action for preservation of the Property or Tenant's carrying on of an illegal activity within the Premises, Landlord may enter the Premises without notice. Landlord shall have the right to carry keys to the Premises.

8. Casualty Loss. If the Property is destroyed or damaged by fire or other casualty so as to render the Premises unsuitable for occupancy in the reasonable discretion of Landlord, and Landlord shall elect not to reconstruct or repair the Property or Premises (as the case may be) in its sole discretion, Tenant may terminate this Agreement by giving written notice to the Landlord of such termination within 60 days after such destruction or damage, which termination shall be effective as of the date of such destruction or damage. If Landlord shall elect to reconstruct or repair the Property, Landlord shall perform such reconstruction or repair at the expense of Landlord, with reasonable promptness, and in the event that Landlord fails to complete such reconstruction or repair within 120 days after such destruction or damage, Tenant may terminate this Agreement by giving written notice to Landlord of such termination within 10

days after the date of the expiration of the 120 day period, which termination shall be effective as of the date of the expiration of the 120 day period. In the event of the termination of this Agreement at any time subsequent to the date to such destruction or damage, the rent shall be prorated on a daily basis and be paid or rebated, as the case may be, to the date of such termination.

9. Condemnation. If all or a substantial portion of the Property shall be taken or condemned for any public use or purpose, so as to render the Premises unsuitable for occupancy, this Agreement shall terminate on the date when possession shall be required for such use or purpose, and the rent shall be prorated to the date of such termination, without apportionment of the award for such taking or condemnation, which shall belong exclusively to Landlord.

10. Assignment. Tenant shall not assign this Agreement, nor allow any transfer of or lien upon Tenant's interest in this Agreement by operation of law, nor sublet any portion of the Premises, nor permit the use of any portion of the Premises by anyone other than Tenant and the employees, agents and business invitees of Tenant, without obtaining the prior written consent of Landlord, provided, however that Tenant may, without the consent of Landlord, sublet or make the Premises available for use by an affiliate or subsidiary of Tenant provided that Tenant shall remain primarily liable on the Agreement.

11. Default. Each of the following acts and omissions shall constitute a default and a breach of this Agreement:

(a) The failure of Tenant to pay the rent or any other monetary obligation of Tenant hereunder for a period of three (3) business days after such amount(s) shall have become due.

(b) The failure of Tenant to comply with any other provision of this Agreement for a period of thirty (30) days after receipt of written notice of such failure.

(c) Voluntary or involuntary bankruptcy, assignment for benefit of creditors, reorganization or rearrangement under the Bankruptcy Act, receivership, dissolution or the commencement of any action or proceeding for dissolution or liquidation of Tenant or any other similar action or proceeding whether instituted by or against Tenant.

(d) Vacation or abandonment of the Premises by Tenant for a minimum continuous period of thirty (30) or more days.

12. Remedies. Upon a default by Tenant, Landlord shall be entitled to all remedies at law or in equity arising from such default. Landlord may re-enter and recover possession of the Premises as if the Premises were forcibly detained, and Tenant waives any demand for possession of the Premises and any exemptions granted to Tenant by law. If Landlord elects to re-enter and recover possession of the Premises, Landlord may, at the election of Landlord, either terminate this Agreement or relet the Premises on such terms and conditions as Landlord may determine. Upon reletting the Premises, rent received by Landlord shall be applied in the following order:

(a) To the costs of such reletting, including brokerage fees, and attorney's fees incurred by Landlord for such re-entry and recovery of possession of the Premises;

(b) To any sums due, other than rent, from Tenant to Landlord;

(c) To rent and additional rent due and unpaid;

(d) To future rent to become due hereunder.

If the rent received by Landlord shall be insufficient to satisfy the current obligations of Tenant to Landlord, the deficiency shall be computed and billed by Landlord to Tenant monthly and shall be paid by Tenant on or before the tenth day of the month following receipt of the billing. Notwithstanding any election by Landlord, Landlord may, at any time subsequent to the default of Tenant, terminate this Agreement by giving written notice of such termination to Tenant. If Tenant fails to pay, when due, any rents, taxes, assessments, utility charges or other charges on the Premises which might be the responsibility of Tenant hereunder, then Landlord at its sole option shall have the right to pay the same. If paid by Landlord, said amount shall be considered as additional rent due from Tenant to Landlord, and said sum shall be immediately due and payable.

13. Termination. Upon the termination of this Agreement, Tenant shall:

(a) Return all keys and deliver possession of the Premises to Landlord in broom clean and as good condition as at the commencement of the term, ordinary wear and tear and damage by fire or other unavoidable casualty excepted;

(b) Leave undisturbed on the Premises all improvements and non-trade fixtures, which shall be deemed to be the property of Landlord;

(c) Remove from the Premises all trade fixtures and other personal property of Tenant, and Tenant shall, at Tenant's expense, repair any significant damage to the Premises arising from the removal of such trade fixtures or personal property; and

(d) During the last three (3) months of the Term, Landlord shall have the right to place "for rent" signs at the Premises.

14. Miscellaneous.

(a) Notices. All notices required to be given hereunder shall be in writing, and, if intended for Landlord, shall be served upon any of the offices of Landlord or its agent, or shall be mailed by registered or certified mail, postage prepaid, or recognized overnight courier service to the address indicated below; or if intended for Tenant, shall be served upon Tenant or one of the officers or other authorized representative of Tenant personally, or shall be mailed by registered or certified mail, postage prepaid, or recognized overnight courier service, to the address indicated below. Either party shall have the right to change its mailing address by notice being served, by registered or certified mail, of such change.

Landlord's Mailing Address:
Seward County Chamber & Development Partnership
Attn: Jonathan Jank, President & CEO
616 Bradford Street
Seward, NE 68434

Tenant's Mailing Address:
Little Cubs Daycare, LLC
Attn: Carlee Carter
419 N. Grant Ave.
York, NE 68467

(b) No Waiver. No waiver by Landlord of a default by Tenant shall be implied and no express waiver shall extend to any default other than that specified therein and then only for the period and to the

extent specifically stated. The failure of Landlord to insist upon strict performance by Tenant of any of the covenants, conditions and agreements of this Agreement shall not be deemed a waiver of any of the Landlord's rights or remedies and shall not be deemed a waiver of any subsequent breach or default by Tenant of any covenant, condition or term of this Agreement. No surrender of the Premises shall be affected by Landlord's acceptance of rental or by any other means whatsoever unless the same is evidenced by Landlord's written acceptance of such as a surrender.

(c) Entire Agreement. This Agreement contains the entire agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the parties hereto. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and permitted assigns.

(d) Governing Law; Severability. This Agreement shall be governed by and construed in accordance with the laws of the state of Nebraska. If any clause or provision hereof should be determined to be illegal, invalid, or unenforceable, then and in that event, it is the express intention of the parties hereto that the remainder of this Agreement shall not be affected thereby; and it is also the express intention of the parties hereto that in lieu of each clause or provision of this Agreement which may be determined to be illegal, invalid, or unenforceable, there may be added as a part of this Agreement a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

(e) Relationship. It is expressly understood that Landlord shall not be construed or held to be a partner or associate of Tenant in the conduct of its business; it being expressly understood that the relationship between the parties hereto is and shall remain at all times that of landlord and tenant.

(f) Time of the Essence. Time is of the essence in the performance of each and every provision of this Lease.

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement effective as of the date first above written.

Landlord:

SEWARD COUNTY CHAMBER & DEVELOPMENT PARTNERSHIP

By: Jonathan Jank
Jonathan Jank, President & CEO

Tenant:

LITTLE CUBS DAYCARE, LLC

By: Carlee Carter
Carlee Carter, Authorized Signer

Exhibit A



Exhibit B

[Insurance Certificate to be Inserted by the Parties]

4839-5133-9467, v. 1

Little Cubs Daycare TIF

TIF Calculation Based on Marilyn Hladky's Email from Tuesday, July 11, 2023

Assumptions:

Tax Levy (2022)	1.716009
Number of Years	15

Property Valuation:

	Assessed Value	Estimated Taxes
Pre-Project	\$777,483.00	\$13,341.68
Completed Project	\$970,329.00	\$16,650.93
Difference	\$192,846.00	\$3,309.25

TIF Calculations:

	TIF Developer Bond	TIF Note from Lender
Annual TIF Amount	\$3,309.25	\$3,309.25
15 Year TIF	\$49,638.82	\$33,092.55
3% Admin. Fee	\$1,489.16	\$992.78
Approx. Costs of Issuance	\$5,000.00	\$5,000.00
Total:	\$43,149.66	\$27,099.77

Cattle

— BANK & TRUST —

July 19, 2023

Mr. Jonathan Jank, President
Seward County Chamber & Development Partnership
616 Bradford St.
Seward, NE 68434

RE: SCCDP/Little Cubs Daycare and TIF

Jonathan,

The Cattle Bank & Trust is prepared to finance the TIF Bonds in association with the Little Cubs Daycare project. Furthermore, the Bank will also provide GAP financing for project costs that exceeds available funding through these bonds.

Please do not hesitate to call or email if additional information is needed.

Regards,


Duane Miner, EVP



MAIN BANK
104 South 5th St.
Seward, NE 68434
402.643.3636
Fax: 402.643.3099

MOTOR BANK
405 North 5th St.
Seward, NE 68434
402.643.4545

FALLBROOK
6550 Merchant Drive
Lincoln, NE 68521
402.420.7400
Fax: 402.328.2374

SOUTHWEST LINCOLN
1404 Pine Lake Road
Lincoln, NE 68512
402.434.7400
Fax: 402.434.7405



**PLANNING COMMISSION
CITY OF SEWARD, NEBRASKA**

RESOLUTION # 2023-01

(Amendment to Redevelopment Plan – SCCDP Redevelopment Project)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEWARD, NEBRASKA, MAKING A RECOMMENDATION TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD AND THE CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA, WITH RESPECT TO THE AMENDMENT OF THE REDEVELOPMENT PLAN FOR THE CITY OF SEWARD, NEBRASKA, INCLUDING THE SCCDP REDEVELOPMENT PROJECT.

RECITALS

A. The Community Redevelopment Authority of the City of Seward, Nebraska (“CRA”) has submitted the question of whether the Redevelopment Plan for the City of Seward, a copy of which is on file and available for public inspection with the City Clerk (the “Redevelopment Plan”), should be amended to include a project for the redevelopment of certain real property in the Redevelopment Area identified in the said amendment (“Project Site”). A copy of said amendment to the Redevelopment Plan is on file and available for public inspection with the City Clerk (the “Amendment”).

B. Notice of public hearing regarding the question of whether the Redevelopment Plan should be recommended to the City Council and ultimately be adopted and approved by the City was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

C. On September 11, 2023, the Planning Commission held a public hearing relating to the question of whether the Amendment to the Redevelopment Plan should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

D. The Planning Commission has reviewed the Amendment to the Redevelopment Plan and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found and recommended by the Planning Commission of the City of Seward, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.

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

FINAL ACTION?

DEVELOPER/OWNER

Tax - Increment Financing Application

SCCDP

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT

Monday September 11, 2023

1313 285th – I-1 Limited Industrial District

ADJACENT ZONING DISTRICTS/USE:

North, I-1, Industrial – Red Restoration

South, I-1, Industrial – Laminated Woods Systems

East, I-1, Industrial – Geis Steel Tech Inc

West, I-1, Industrial – GN Enterprises Inc

BRIEF SUMMARY OF REQUEST

SCCDP wishes to remodel an existing building for the use of a Daycare.



APPLICATION CONTACT

Jonathan Jank, P#402-643-4189, A# 402-570-8020

616 Bradford St, Seward, NE 68434

ANALYSIS

The TIF application has been reviewed. Andrew Willis will be on hand to review the redevelopment plan and agreement.

APPROXIMATE LAND AREA:

1.5 acres or 65,340 square feet +/-

LEGAL DESCRIPTION:

LOT C, ADMINISTRATIVE REPLAT OF SOUTH CREST 4TH ADDITION, CITY OF SEWARD, SEWARD COUNTY, NEBRASKA.

Prepared by

Tim Dworak

City of Seward Building-Zoning-Code Enforcement Director

B. Presentation and Review of Redevelopment Plan Amendment and Cost Benefit Analysis

**AMENDMENT TO THE REDEVELOPMENT PLAN
OF THE CITY OF SEWARD, NEBRASKA**

(SCCDP REDEVELOPMENT PROJECT)

The City of Seward, Nebraska (“City”) has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for the City of Seward, as amended (the “Redevelopment Plan”). The Redevelopment Plan was approved by the City Council of the City of Seward on November 15, 2011. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at NEB. REV. STAT. §§ 18-2101 through 18-2155 (the “Act”), Seward created the Community Redevelopment Authority of the City of Seward (“CRA”), which has administered the Redevelopment Plan for the City. The Redevelopment Plan describes Redevelopment Area #1 (the “Redevelopment Area”), which includes the Project Site, as defined below. The purpose of this Plan Amendment is to identify a specific region in the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions. The project site for this project is legally described on the attached Exhibit “A”, which is incorporated herein by this reference (the “Project Site”).

The Project Site

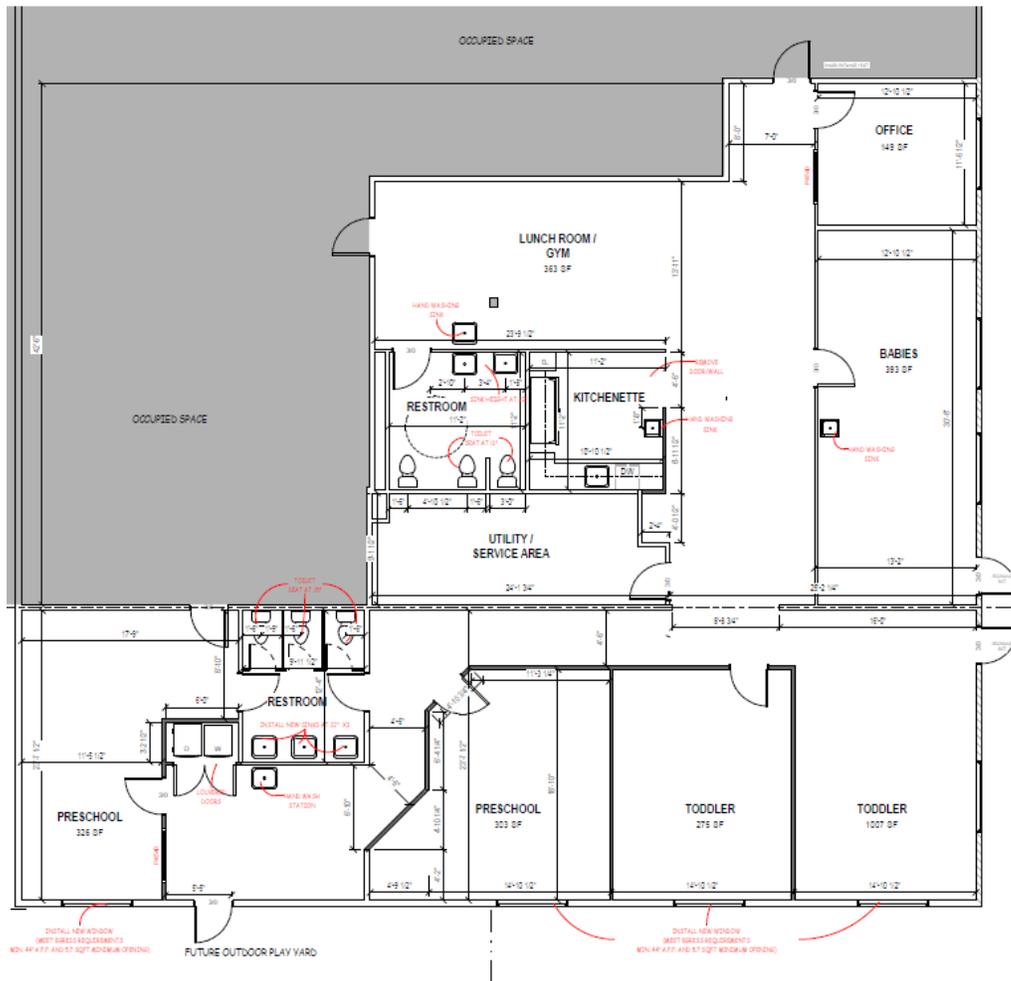
The Project Site is generally located at 1313 285th Street in Seward, Nebraska, as depicted below:



Future Land Use Map of the Comprehensive Plan (defined below) designate the Project Site as light industrial. Correspondingly, the Project Site is located within the I-1 Limited Industrial zoning district. Daycares are permitted uses within said district.

The Redevelopment Project

The Seward County Chamber & Development Partnership (“Redeveloper”) currently owns the Project Site. Pending approval of this Plan Amendment, Redeveloper intends to renovate Suites 2 and 4 into a daycare. More specifically, renovations will include new LVT flooring, updated bathrooms and toilet fixtures, updated kitchen and cabinets, new windows, lighting, drywall, HVAC system, and updated electrical and alarm system. Below is a depiction of the indoor improvements:



In addition to the indoor improvements, Redeveloper will construct certain outdoor improvements, including: a large fenced outdoor play area on the South side of the Building; additional parking stalls to the North of the current parking

lot; and a new ingress/egress leading into the newly constructed parking stalls. Below is an aerial depiction of the outdoor improvements:



Construction on the public improvements is anticipated to commence in fall of 2023 and be completed in spring of 2024, depending on contractor scheduling and Redeveloper’s ability to obtain initial financing. Once the improvements and renovations have been completed, Redeveloper intends to lease Suites 2 and 4 to Little Cubs Daycare for operation of a daycare. The Project Site does not have sufficient infrastructure or amenities to support the daycare at this point. Redeveloper is willing to construct the required infrastructure and complete the required renovations to support the Project, but the Redeveloper does not have sufficient funds to pay for the necessary infrastructure improvements or renovations. Redeveloper and the City desire to utilize the tax increment generated by the private improvements constructed on the Project Site to repay the cost of completing the improvements and renovations as well as the associated expenses.

The preliminary estimated total cost of the Project is \$321,079. The total cost includes an estimated \$48,942 of TIF-eligible public costs needed to develop the Project Site and support the private improvements. The breakdown of preliminary estimated TIF-eligible costs is set forth on Exhibit “B”. These TIF-eligible costs are estimates, and the actual costs shall be certified upon completion of the work, as further detailed in the Redevelopment Agreement. The Redeveloper is willing to construct the public improvements and renovations subject to receiving all the TIF generated by the Project up to the total cost of the public improvements. Any specific allocation of costs between the City and Redeveloper

shall be finalized in the Redevelopment Agreement, which shall be executed before any party has any further obligations with respect to the Project.

Without TIF, construction of the improvements and renovations on the Project Site would be cost prohibitive and the City and Redeveloper could not prepare the Project Site to enable the daycare to occupy the space.

Tax Increment Financing

As part of the Project, the CRA shall capture available tax increment from the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of TIF Indebtedness pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

The Project will support approximately \$31,400 in TIF Indebtedness based upon the projected base value of \$777,483, an anticipated completed valuation of \$970,329, and a 6.5% interest rate for the TIF Note. The TIF-eligible uses identified by the Redeveloper, together with the 3% CRA administration fee and cost of issuance, which are additional TIF-eligible uses that Redeveloper shall be required to pay, exceed the anticipated TIF amount of \$31,400. The final, actual cost of all TIF-eligible expenses shall be certified by Redeveloper upon completion of construction.

The first year that the tax increment is anticipated to be captured will be either 2024 or 2025, depending on the construction schedule and any partial valuation in 2024 during construction. The real property ad valorem taxes on the

base valuation will continue to be paid to the appropriate taxing jurisdictions. The increase will come from development of the Project Site for operation as a daycare as previously described. The projected TIF Sources and Uses are set forth in more detail on the attached and incorporated Exhibit “B”. The costs of the eligible improvements are estimates, and more detail shall be set forth in the Redevelopment Agreement for the Project.

Statutory Elements

A. Property Acquisition, Demolition and Disposal

No public acquisition or disposal of private property or relocation of families or businesses is necessary to accomplish the Project. Redeveloper owns the Project Site.

B. Population Density

The proposed development of the Project Site is the renovation of a portion of a commercial building and associated street and parking improvements. As such, the Project will not materially increase the population density in the Redevelopment Area.

C. Land Coverage

The Project will comply with all land coverage requirements in the City of Seward.

D. Traffic Flow, Street Layouts, and Street Grades

The Project is anticipated to increase traffic to and from the Project Site. The existing public streets are sufficient to support the Project. Nonetheless, Redeveloper will use the Tax Increment Financing (“TIF”) generated from the Project to add an additional ingress/egress to the Project site. This Project will facilitate safer traffic flow in and out of Project Site. These public improvements will address any traffic and street concerns created by the Project and provide a general benefit to traffic in the area.

E. Parking

Redeveloper will expand the lot to add additional parking stalls to the North of the current lot. The expanded parking lot will meet or exceed the parking requirements set forth in the applicable zoning district.

F. Zoning, Building Code, and Ordinances

The Project Site is located in the City of Seward I-1 Limited Industrial District. The daycare is a permitted use within said zoning district. The daycare operator shall be required to obtain the necessary licensure and comply with Section 410-31.4 of the Seward Zoning Regulations. No additional zoning, building code, or ordinance changes will be necessary for the Project. Redeveloper shall be responsible for any further zoning changes that are necessary.

Comprehensive Plan

The comprehensive plan for the City, prepared by RDG Planning & Design, Inc., was adopted by the City on January 15, 2019 (the “Comprehensive Plan”). The Project conforms to the Comprehensive Plan. Of particular note are the community goals identified in the Comprehensive Plan, including:

- Promote a strong retail, restaurant and *service* economy.
- Focus business recruitment, incubation, and retention efforts on sectors that complement the overall character of the City including its strengths, its people, and its vision for the future.
- Promote infill development and neighborhood reinvestment. This type of development reduces costly infrastructure extension by developing on under-utilized infill properties or in strategic locations adjacent to existing development.

The Comprehensive Plan supports the use of TIF:

- Seward has identified a redevelopment area in the southern core of the city where projects can already receive tax increment financing to assist qualifying projects such as infill development.

Cost-Benefit Analysis

Pursuant to section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit “C” and incorporated by this reference.

Additional Project Information from the Redeveloper

The CRA has determined that: (i) without the use of TIF, this Project would not be feasible and could not be developed on the Project Site; and (ii) no families will be displaced or relocated from the Project Site based upon this Project. Redeveloper has represented that Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the ImagiNE Act for the Project.

EXHIBIT "A"
Legal Description of Project Site

Lot C, Administrative Replat of South Crest 4th Addition, City of Seward, Seward County, Nebraska.

EXHIBIT "B"
Projected TIF Sources and Uses

TIF SOURCES: TIF authorized up to the amount of \$31,400, based upon the anticipated cost of the eligible TIF uses described below.

Assumptions:

Tax Levy:	1.716009
Project Site Base Value	\$777,483
Interest Rate	6.5%

TIF Calculation:

	Value	Taxes
Base Year	\$777,483	\$13,342
Completed	\$970,329	\$16,651
Increment	\$192,846	\$3,309

Annual TIF	\$3,309
Total TIF (15 yrs)	\$49,639
Present Value	\$31,400

TIF USES: The cost of the TIF Uses shown below are based upon preliminary bids.

Demolition	\$	4,000
Grading	\$	5,000
Site Prep.	\$	1,500
Street and parking improvements	\$	20,000
Arch. & Eng. Fees	\$	10,000
Legal Fees	\$	7,500
3% Amin. Fee	\$	942
Total Eligible Expenses	\$	48,942

EXHIBIT “C”
Cost-Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)

The cost-benefit analysis for the Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by NEB. REV. STAT. §18-2147. The costs and benefits of the Project are identified as follows:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the tax shift is as follows:

a.	Estimated Base Project Area Valuation:	\$777,483
b.	Max. Projected Completed Project Assessed Valuation:	\$970,329
c.	Projected Tax Increment Base (b. minus a.):	\$192,846
d.	Estimated Tax Levy:	1.716009
e.	Annual Projected Tax Shift:	\$3,309

NOTE: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is an assumed levy rate that will vary from year to year. The completed values will depend on the county assessor’s yearly assessment of the Project Site. There has been no accounting for incremental growth or change in the tax levy over the 15-year TIF period.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. The Redeveloper anticipates expenditures of approximately \$331,079 for the Project, and approximately \$48,942 in eligible public improvements. The public improvements include the construction of an ingress/egress as well as the expansion of the existing parking lot including a driveway for traffic flow.

The Project improvements will have a material beneficial impact on the City, and the Project will not have a material adverse effect on any community public services.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The redevelopment of the Project Site will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the redevelopment of the Project Site, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls. The daycare will also require and pay for City services. It is not anticipated that the redevelopment of the Project Site will have any material adverse impact on such City services, and the City will generate revenue providing support for those services. The City has determined that the redevelopment of the Property and the City service requirements generated by said redevelopment are a desired, positive result and will not overburden or negatively impact the City.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

The Project is not anticipated to have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Area. In general, the overall redevelopment of the Property will have a material positive impact on employers and employees of firms locating or expanding within the boundaries of the area of the Property or the Redevelopment Area. The Project will fulfill a great need for additional childcare capacity in the community, which will allow employees to provide care for their children during working hours. This is viewed as a positive impact for employers, because without sufficient childcare facilities, more employees must care for their children during the working hours, which lessens the available workforce.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project is not anticipated to impose a burden or have a negative impact on other local area employers. In addition to the general benefits of the Project enhancements already mentioned, the eligible improvements for this Project shall enhance the aesthetics and decrease the blighted and substandard conditions of the Redevelopment Area, all of which will benefit all employers in the area.

5. Impacts on the student populations of school districts within the City:

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. The Project will result in the creation of a childcare facility in the City, which is intended to increase employment. At full capacity, Little Cubs Daycare will create 11 full-time jobs (director, assistant director, teachers) and 9 part-time jobs (teachers, kitchen aides, etc.). The increase in employment because of the project is not anticipated to substantially affect the school population. The Project is intended to create desired growth in the community and provide additional childcare facilities to address the existing childcare gap.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

Seward County is in great need of additional childcare capacity. In collaboration with the Nebraska Children and Families Foundation and their Communities for Kids initiative, Redeveloper has documented Seward County's childcare service gap to be approximately 189 children, surpassing the county's current licensed capacity by 31 percent. These children, ages zero to five, have no available spot for them in our existing licensed facilities in the county. County providers are either at capacity or do not have the workforce necessary to serve more families. According to the Center for American Progress, Seward County is classified as a "childcare desert." Without childcare, small towns across Nebraska are finding it difficult to attract new people, especially young people, to their communities. Seward County needs these individuals to fill local jobs and support our businesses.

The project is not economically feasible as designed without tax increment financing. Neither Redeveloper nor Little Cubs Daycare have the capacity to pay for the parking lot expansion and ingress/egress without the use of TIF. The extension of the parking lot and addition of the ingress/egress would not occur in the Redevelopment Area without TIF. This project will facilitate safer traffic flow in and out of Little Cubs Daycare and support the other two tenants in the building as well, including DHHS. Particularly during drop-off and pick up times for Little Cubs Daycare, the additional ingress/egress will increase the safety of the site as parents and children walk to and from their vehicles. Providing easier physical access to governmental facilities like DHHS through an additional point of ingress/egress and better parking areas also provides a community benefit.

There are no other material impacts determined by the agency that are immediately relevant to the consideration of the cost of benefits arising from the Project.

7. Summary of Findings:

The Project will increase the City's tax base, without material adverse effects on either public or private entities. The Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area and the use of TIF will help reduce public cost and City

obligations for the cost of public infrastructure improvements. The benefits outweigh the costs of the proposed Project.

4889-4018-5971, v. 2

C. Presentation and Review of Redevelopment Agreement

**REDEVELOPMENT AGREEMENT
(SCCDP REDEVELOPMENT PROJECT)**

This Redevelopment Agreement is made and entered into as of the ____ day of _____, 2023, by and between the Community Redevelopment Authority of the City of Seward, Nebraska (“CRA”) and Seward County Chamber & Development Partnership, a Nebraska nonprofit corporation (“Redeveloper”).

RECITALS

A. The CRA is a duly organized and existing Community Redevelopment Authority, a body politic and corporate under the laws of the State of Nebraska, with lawful power and authority to enter into this Redevelopment Agreement.

B. The City of Seward, in furtherance of the purposes and pursuant to the provisions of the Act, has adopted a Redevelopment Plan for a blighted and substandard area designated by the City, including the Redevelopment Area.

C. Redeveloper owns the Project Site located in the Redevelopment Area.

D. Redeveloper submitted a redevelopment project proposal to redevelop the Project Site.

E. The Redeveloper’s proposed Project will consist of the renovation of a portion of commercial building and associated infrastructure improvements on the Project Site to make it suitable for operation as a daycare, as more particularly described on the attached and incorporated Exhibit “A”.

F. The CRA has approved Redeveloper’s proposed Project, including the utilization of tax-increment financing to provide for the construction of the eligible public improvements defined in this Redevelopment Agreement.

G. CRA and Redeveloper desire to enter into this Redevelopment Agreement to implement the redevelopment of the Project Site.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements herein set forth, CRA and Redeveloper do hereby covenant, agree and bind themselves as follows:

**ARTICLE I
DEFINITIONS AND INTERPRETATION**

Section 1.01 Terms Defined in this Redevelopment Agreement.

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Redevelopment Agreement, such

definitions to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

A. “Act” means Article VIII, Section 12 of the Nebraska Constitution, NEB. REV. STAT. §§ 18-2101 through 18-2155, as amended, and acts amendatory thereof and supplemental thereto.

B. “Anticipated Tax Increment” means the Anticipated Tax Increment for this Project as set forth on the attached Exhibit “B”.

C. “City” means the City of Seward, Nebraska.

D. “CRA” means Community Redevelopment Authority of the City of Seward, Nebraska.

E. “Effective Date” has the definition set forth in the Section 3.01 of this Agreement.

F. “Eligible Project Costs” means only costs or expenses incurred by Redeveloper for Public Improvements and other items eligible for reimbursement under the Act.

G. “Minimum Project Valuation” means the amount of Nine Hundred Seventy Thousand Three Hundred Twenty-Nine and No/100 Dollars (\$970,329.00).

H. “Private Improvements” means all the private improvements to be constructed on the Project Site as more particularly described on the attached and incorporated Exhibit “A”.

I. “Project” means the Project Site and includes improvements to the Project Site and adjacent thereto, including the Private Improvements and Public Improvements defined herein and described on Exhibit “A”.

J. “Project Completion Date” means December 31, 2024.

K. “Project Site” means all that certain real property situated in the City of Seward, Seward County, Nebraska, more particularly described on Exhibit “A”.

L. “Public Improvements” shall include all the public improvements more particularly described on Exhibit “A” which are eligible improvements under the Act. The costs of the Public Improvements include the debt service payments of the TIF Indebtedness.

M. “Redevelopment Agreement” means this Redevelopment Agreement between the CRA and Redeveloper with respect to the Project.

N. “Redeveloper” means Seward County Chamber & Development Partnership, a Nebraska nonprofit corporation.

O. “Redevelopment Area” means Redevelopment Area that is set forth in the Redevelopment Plan.

P. “Redevelopment Plan” means the Redevelopment Plan for the Redevelopment Area by the CRA and approved by the City pursuant to the Act, as amended from time to time.

Q. “Tax Increment” means in accordance with NEB. REV. STAT. § 18-2147 of the Act, the difference between the ad valorem tax which is produced by the tax levy (fixed each year by the Seward County Board of Equalization) for the Project Site before the completion of the construction of the Private Improvements and the ad valorem tax which is produced by the tax levy for the Project Site after completion of construction of the Private Improvements as part of the Project.

R. “TIF Indebtedness” means the sums payable under any bonds, notes, loans and advances of money or other indebtedness, including interest thereon, issued by the CRA or the City secured in whole or in part by Tax Increment.

Section 1.02 Construction and Interpretation.

The provisions of this Redevelopment Agreement shall be construed and interpreted in accordance with the following provisions:

(a) This Redevelopment Agreement shall be interpreted in accordance with and governed by the laws of the State of Nebraska, including the Act.

(b) Wherever in this Redevelopment Agreement it is provided that any person may do or perform any act or thing the word “may” shall be deemed permissive and not mandatory and it shall be construed that such person shall have the right, but shall not be obligated, to do and perform any such act or thing.

(c) The phrase “at any time” shall be construed as meaning “at any time or from time to time.”

(d) The word “including” shall be construed as meaning “including, but not limited to.”

(e) The words “will” and “shall” shall each be construed as mandatory.

(f) The words “herein,” “hereof,” “hereunder,” “hereinafter” and words of similar import shall refer to the Redevelopment Agreement as a whole rather than to any particular paragraph, section or subsection, unless the context specifically refers thereto.

(g) Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as the context may require.

(h) The captions to the sections of this Redevelopment Agreement are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary by implication or otherwise any of the provisions hereof.

**ARTICLE II
REPRESENTATIONS**

Section 2.01 Representations by the CRA.

The CRA makes the following representations and findings:

(a) The CRA is a duly organized and validly existing Community Redevelopment Authority under the Act.

(b) The CRA deems it to be in the public interest and in furtherance of the purposes of the Act to accept the proposal submitted by Redeveloper for the redevelopment of the Project Site as specified herein.

(c) The Project will achieve the public purposes of the Act by, among other things, increasing employment, increasing the tax base, and lessening blighted and substandard conditions in the Redevelopment Area.

(d) The costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the CRA and have been found to be in the long-term best interest of the community impacted by the Project.

Section 2.02 Representations of Redeveloper.

Redeveloper makes the following representations and findings:

(a) Redeveloper is a Nebraska nonprofit corporation in good standing and authorized to do business in Nebraska and has the power to enter into this Redevelopment Agreement and perform all obligations contained herein.

(b) The execution and delivery of the Redevelopment Agreement and the consummation of the transactions therein contemplated will not conflict with or constitute a breach of or default under any bond, debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which Redeveloper is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature upon any of the property or assets of Redeveloper contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against Redeveloper affecting its ability to carry out the acquisition, construction, equipping and furnishing of the Project or the carrying into effect of this Redevelopment Agreement or, except as disclosed in writing to the CRA, as to any other matter materially affecting the ability of Redeveloper to perform its obligations hereunder.

(d) Redeveloper owns the Project Site in fee simple and free from any liens, encumbrances, or restrictions which would prevent the performance of this Redevelopment Agreement by Redeveloper.

(e) Pursuant to NEB. REV. STAT. § 18-2119, Redeveloper certifies to the CRA that Redeveloper does not intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the ImagiNE Act.

(f) The Project would not be economically feasible without the use of tax increment financing.

(g) The Project would not occur in the Redevelopment Area without the use of tax increment financing.

ARTICLE III OBLIGATIONS OF THE CRA AND PUBLIC IMPROVEMENTS

Section 3.01 Capture of Tax Increment.

Subject to the contingencies described below and to all of the terms and conditions of this Redevelopment Agreement, commencing for the tax year of the Effective Date and continuing thereafter, the CRA shall capture the Tax Increment from the Private Improvements pursuant to the Nebraska Community Development Law. The CRA shall capture the Tax Increment generated by the Project Site for a total period of not to exceed fifteen (15) years after the Private Improvements have been included in the assessed valuation of the Project Site and the Project Site is generating the Tax Increment subject to capture by the CRA.

The effective date for the Project shall be January 1, 2025 (the “Effective Date”) and the CRA shall file the “Notice to Divide Taxes” with the Seward County Assessor on or prior to August 1, 2025. Provided, however, Redeveloper shall have the option and right to establish January 1, 2024 as the Effective Date by providing written notice of such election to the CRA no later than July 1, 2024, in which case the CRA shall file the “Notice to Divide Taxes” with the Seward County Assessor on or prior to August 1, 2024.

Section 3.02 Issuance of TIF Indebtedness.

On or after thirty (30) days following the approval and execution of this Redevelopment Agreement, the CRA shall incur or issue TIF Indebtedness in an

amount not to exceed Thirty-One Thousand Four Hundred and No/100 Dollars (\$31,400.00), as calculated on the attached and incorporated Exhibit “B”. The TIF Indebtedness shall be issued by the CRA to Redeveloper or, at the election of the Redeveloper, to a lender of the Redeveloper. The TIF Indebtedness shall be issued in a TIF Promissory Note in the form attached hereto as Exhibit “E” (“Note”). The TIF Indebtedness shall not be a general obligation of the CRA or City which shall issue such Note solely as a conduit. If Redeveloper does not acquire and fund the TIF Indebtedness itself, Redeveloper shall locate a lender or other entity to acquire and fund the acquisition of the Note for the TIF Indebtedness. The TIF Indebtedness shall only be secured by a pledge or assignment of the Tax Increment, and any other security for the TIF Indebtedness as required by any lender shall be provided by Redeveloper. The issuance of the TIF Indebtedness may be accomplished by offset so that the Redeveloper retains the TIF Revenues and no bankable currency is exchanged at closing of the TIF Indebtedness and issuance of the Note, except as otherwise provided herein. If the TIF Indebtedness is not paid in full by the maturity date set forth on Exhibit “B”, all unpaid amounts shall be forgiven.

Section 3.03 Use of TIF Indebtedness.

The CRA will collect the Tax Increment and use said Tax Increment to pay debt service on the TIF Indebtedness incurred as provided in Section 3.02 of this Redevelopment Agreement. Notwithstanding the foregoing, the amount of the TIF Indebtedness that the CRA agrees to service and repay with the Tax Increment shall not exceed the amount of the Eligible Project Costs certified pursuant to Section 4.03. In addition, at or prior to the issuance of the Note, Redeveloper shall pay to the CRA an amount equal to the CRA’s reasonable and necessary cost of issuance, including attorney fees and a CRA administration fee in the amount of three percent (3%) of the TIF Indebtedness. The Tax Increment shall be paid pursuant to the terms of the Note and this Redevelopment Agreement.

Section 3.04 Creation of Fund.

CRA will create a special fund to collect and hold the receipts of the Tax Increment. Such special fund shall be used for no purpose other than to pay TIF Indebtedness issued pursuant to Section 3.02 above.

Section 3.05 Projected TIF Sources and Uses.

In addition to the TIF Indebtedness calculation formula set forth on Exhibit “B”, Redeveloper’s anticipated TIF sources and eligible uses are attached and incorporated for the parties’ reference as Exhibit “C”.

**ARTICLE IV
OBLIGATIONS OF REDEVELOPER**

Section 4.01 Evidence of Financial Ability.

Upon written request from the CRA to Redeveloper, Redeveloper shall provide to the CRA evidence of availability of the specific amount of finances necessary for purposes of carrying out the commitment of Redeveloper in connection with construction of the Public Improvements and the Private Improvements. To the extent allowed by law, the CRA agrees to keep said information confidential. Such information shall state the amount and source of liquid assets on hand or immediately available to Redeveloper for use in constructing the Private Improvements; and shall state the amount and source of debt financing which is available, or irrevocably committed, to Redeveloper for use in completing the Private Improvements. Such information shall be provided in a form satisfactory to the CRA, and evidence of loan commitments shall include all of the documents evidencing the loan commitment, acceptance by Redeveloper, the purposes of the loan, the authorized use of loan funds, and all other terms and conditions of the loan commitment, the acceptance, and the loan. Submittal of such financial information in a form satisfactory to the CRA shall be a condition precedent to the requirement of the CRA to proceed with its obligations under this Redevelopment Agreement.

Section 4.02 Construction of Project; Insurance.

(a) Redeveloper will complete the Public Improvements and the Private Improvements and install all equipment necessary to operate the Public Improvements and the Private Improvements no later than the Project Completion Date. Redeveloper shall be solely responsible for obtaining all permits and approvals necessary to acquire, construct and equip the Public Improvements and the Private Improvements. Until construction of the Public Improvements and the Private Improvements has been completed, Redeveloper shall make reports in such detail and at such times as may be reasonably requested by the CRA as to the actual progress of Redeveloper with respect to construction of the Public Improvements and the Private Improvements. Promptly after completion by Redeveloper of the Public Improvements and the Private Improvements, Redeveloper shall furnish to the CRA a Certificate of Completion in the form attached hereto as Exhibit "F" from Redeveloper's engineer or architect, or owner's representative. When accepted in writing by the CRA, the certification by Redeveloper shall be a conclusive determination of satisfaction of the agreements and covenants in this Redevelopment Agreement with respect to the obligations of Redeveloper to construct the Public Improvements and the Private Improvements.

(b) Any contractor chosen by Redeveloper or Redeveloper itself shall be required to obtain and keep in force at all times until completion of construction, policies of insurance including coverage for contractors' general liability and completed operations (provided that Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance) and a penal bond as required by the Act. Any contractor chosen by Redeveloper or Redeveloper itself, as an owner, shall be required to purchase and maintain property insurance upon the Project to the full insurable value thereof (provided that Redeveloper may self-insure in lieu of obtaining and keeping in force such policy of insurance). This insurance shall insure

against the perils of fire and extended coverage and shall include “special causes of loss” insurance for physical loss or damage.

Section 4.03 Cost Certification.

Redeveloper shall submit to the CRA a certification of Eligible Project Costs in the form of the certification attached hereto as Exhibit “G” (“Eligible Project Costs Certification”), after expenditure of such project costs. Redeveloper may, at its option, submit one or more partial Eligible Project Costs Certifications prior to expenditure of all Eligible Project Costs providing certification of receipt of billings for work in progress. All Eligible Project Costs Certifications shall be subject to review and approval by the CRA. Determinations by the CRA whether costs included in the Eligible Project Costs Certification are properly included in Eligible Project Costs as defined in this Redevelopment Agreement shall be made in its sole discretion and shall be conclusive and binding on Redeveloper. All Eligible Project Costs shall be submitted to the CRA within thirty (30) days of the earlier of: (1) the date construction is actually completed for the Project or (2) the Project Completion Date.

The TIF Indebtedness shall not exceed the actual and certified Eligible Project Costs for the Project. In the event that the certified Eligible Project Costs for the Project are less than the TIF Indebtedness, the CRA shall reduce the TIF Indebtedness amount and Redeveloper shall repay to the CRA within ten (10) days of said cost certification any amount in excess of the Eligible Project Costs issued prior to the Eligible Project Costs Certification. If the CRA requests, Redeveloper shall, from time to time, furnish the CRA with satisfactory evidence as to the use and application of the Tax Increment.

Section 4.04 No Discrimination.

Redeveloper agrees and covenants for itself, its successors and assigns that as long as this Redevelopment Agreement is outstanding, it will not discriminate against any person or group of persons on account of race, sex, color, religion, national origin, ancestry, disability, marital status or receipt of public assistance in connection with the Project. Redeveloper, for itself and its successors and assigns, agrees that during the construction of the Project, Redeveloper will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, ancestry, disability, marital status or receipt of public assistance. Redeveloper will comply with all applicable federal, state and local laws related to the Project.

Section 4.05 Pay Real Estate Taxes.

(a) Redeveloper anticipates creating a taxable real property valuation of the Project and Project Site of not less than the Minimum Project Valuation no later than the Project Completion Date. During the period of this Redevelopment Agreement, Redeveloper, and any successors and assigns, will: (1) not protest a real

estate property valuation of the Project Site to a sum less than the Minimum Project Valuation; and (2) not convey the Project Site or structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes.

(b) Redeveloper acknowledges and understands that if the actual amount of Tax Increment is less than the anticipated amount of Tax Increment, the CRA shall not be liable for any shortfall or deficiency. If Redeveloper acquires the Note, Redeveloper agrees to forgive any shortfall in repayment of the TIF Indebtedness. If a lender or third party other than Redeveloper acquires the Note, Redeveloper shall make semi-annual payments in lieu of taxes (“Deficiency Payments”) to said lender or third party in the amount the Anticipated Tax Increment exceeds the actual Tax Increment. Said Deficiency Payments shall be made within thirty (30) days of written notice from the lender and/or CRA.

Section 4.06 No Assignment or Conveyance.

Redeveloper shall not convey, assign or transfer the Project Site or any interest therein prior to the termination of the fifteen (15) year period commencing on the Effective Date without the prior written consent of the CRA, which shall not be unreasonably withheld and which the CRA may make subject to any terms or conditions it reasonably deems appropriate, except for the following conveyance, which shall be permitted without consent of the CRA: (i) any conveyance as security for indebtedness incurred by Redeveloper for Project costs or any subsequent physical improvements to the Project Site (whether incurred prior to or after the effective date of this Redevelopment Agreement) with the outstanding principal amount of all such indebtedness secured by the Project Site which shall have lien priority over the obligations of Redeveloper pursuant to this Redevelopment Agreement; or (ii) any additional or subsequent conveyance as security for indebtedness incurred by Redeveloper for Project costs or any subsequent physical improvements to the premises provided that any such conveyance shall be subject to the obligations of Redeveloper pursuant to this Redevelopment Agreement.

ARTICLE V
FINANCING REDEVELOPMENT PROJECT; ENCUMBRANCES

Section 5.01 Financing.

Redeveloper shall pay all costs for the construction of the Private Improvements and the Public Improvements. Redeveloper shall be responsible for arranging all necessary financing for the construction of the Public Improvements and Private Improvements, including, with respect to the Public Improvements, the TIF Indebtedness.

Section 5.02 Encumbrances.

Redeveloper shall not create any lien, encumbrance or mortgage on the Project or the Project Site except, (a) encumbrances which secure indebtedness incurred to acquire, construct and equip the Project or for any other physical improvements to the Project Site, (b) easements and rights of entry granted by Redeveloper, (c) construction and materialman liens that may be filed in connection with the construction of the Private Improvements so long as any such lien is discharged or bonded within ninety (90) days of completion of the Private Improvements, and (d) any other liens so long as any such lien is satisfied and released or substitute security is posted in lieu thereof within ninety (90) days of Redeveloper receiving notice thereof.

Section 5.03 Mortgage Financing.

(a) Mortgage Holder Obligations. Each mortgage holder who obtains title to the Project Site or any part thereof as a result of foreclosure or other judicial proceedings or action in lieu thereof (referred to in this section as the “Mortgage Holder”) shall be obligated to require construction and completion of the Private Improvements and the Public Improvements by any person who subsequently obtains title to the Project Site or any part thereof from the Mortgage Holder; provided, however, the Mortgage Holder shall not be obligated by and shall be exempted from those provisions of this Redevelopment Agreement which require construction and completion of the Private Improvements and the Public Improvements. Additionally, no person, including the Mortgage Holder, may devote the Private Improvements and the Public Improvements thereon or any part thereof to any use or construct any improvements thereon other than those uses and improvements provided and permitted in accordance with this Redevelopment Agreement for the term of this Redevelopment Agreement.

(b) Copy of Notice of Default to Mortgagee. Whenever the CRA shall deliver any notice or demand to Redeveloper with respect to any breach or default by Redeveloper of its obligations or covenants in this Redevelopment Agreement, the CRA shall, at the same time, forward a copy of such notice or demand to each holder of any mortgage authorized by this Redevelopment Agreement at the last address of such holder as shown in the records of the CRA or as provided by such mortgagee.

(c) Mortgagee’s Option to Cure Defaults. If thirty (30) days after notice or demand with respect to any breach or default, such breach or default remains uncured, each holder shall (and every mortgage instrument made prior to acceptance by the CRA of the Certificate of Completion with respect to any of the Private Improvements or the Public Improvements by Redeveloper or its successors in interest shall so provide) have the right, at its option, to cure or remedy such breach or default within sixty (60) days after notice or demand, and to add the cost thereof to the mortgage debt and the lien of its mortgage. If the mortgage holder commences efforts to cure the default within such period and the default cannot, in

the exercise of due diligence, be cured within such period, the holder shall have the right to diligently continue to cure the default.

(d) Mortgage Rights Applicable to Other Forms of Encumbrance. The rights and obligations of this Redevelopment Agreement relating to mortgages of the Project Site shall apply to any other type of encumbrance on the Project Site, and any of the stated rights, obligations and remedies of any party relating to mortgage foreclosures shall be applicable to procedures under any deed of trust or similar method of encumbrance.

(e) Termination of Provisions. The provisions of this Section 5.03 shall terminate upon acceptance by the CRA of Redeveloper's Certificate of Completion.

ARTICLE VI DEFAULT, REMEDIES; INDEMNIFICATION

Section 6.01 Default.

In the event Redeveloper fails to perform or comply with any term, condition, or obligation of this Redevelopment Agreement and does not cure such defect within a period of ten (10) days after receiving written notice from the CRA specifying the nature of the breach of the Redevelopment Agreement, then Redeveloper shall be in default.

Section 6.02 Remedies.

In the event that Redeveloper is in default pursuant to Section 6.01, the CRA may pursue any other remedy available at law or in equity, including without limitation, one or more of the following: (1) the CRA may terminate this Redevelopment Agreement and neither party shall have any further obligation hereunder, (2) the CRA may terminate the Note and declare said Note void and thereafter shall not be obligated to remit any Tax Increment as debt service thereon.

Section 6.03 Limitation of Liability; Indemnification.

(a) Notwithstanding anything in this Article VI or this Redevelopment Agreement to the contrary, neither the CRA, City, nor their officers, directors, employees, agents or their governing bodies shall have any pecuniary obligation or monetary liability under this Redevelopment Agreement. The obligation of the CRA on any TIF Indebtedness shall be limited solely to the Tax Increment pledged as security for such TIF Indebtedness. Specifically, but without limitation, neither City nor the CRA shall be liable for any costs, liabilities, actions, demands, or damages for failure of any representations, warranties or obligations hereunder. Redeveloper releases the CRA and the City from and agrees that the CRA and the City shall not be liable for any loss or damage to property or any injury to or death of any person that may be occasioned by any cause whatsoever pertaining to the Private Improvements.

(b) Redeveloper shall indemnify, defend (at the CRA's and/or the City's option) and hold harmless the CRA, the City, their respective employees, officials, agents, representatives and volunteers from and against any and all liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suits, actions, or proceedings and reasonable attorney's fees, and actual damages of any kind or nature, arising out of or in connection with any aspect of the acts, omissions, negligence or willful misconduct of Redeveloper, its employees, agents, officers, contractors or subcontractors, or Redeveloper's performance or failure to perform under the terms and conditions of this Redevelopment Agreement. Such indemnification, hold harmless and defense obligation shall exclude only such liability actions as arise directly out of the sole negligence or willful misconduct of the CRA or the City. The indemnification and defense obligations set forth herein shall survive the termination of this Redevelopment Agreement.

ARTICLE VII MISCELLANEOUS

Section 7.01 Memorandum.

A Memorandum of this Redevelopment Agreement shall be recorded with the Seward County Register of Deeds. The form of the Memorandum is attached as Exhibit "D" and incorporated by this reference.

Section 7.02 Governing Law.

This Redevelopment Agreement shall be governed by the laws of the State of Nebraska, including the Act.

Section 7.03 Binding Effect; Amendment.

This Redevelopment Agreement shall be binding on the parties hereto and their respective successors and assigns. This Redevelopment Agreement shall run with the Project Site. The Redevelopment Agreement shall not be amended except by a writing signed by the party to be bound.

Section 7.04 No Agency or Partnership.

This Redevelopment Agreement is not intended and shall not be construed to create the relationship of agent, employee, partnership, joint venture or association as between: (i) the CRA and/or the City; and (ii) Redeveloper, or any officer, employee, contractor or representative of Redeveloper. No joint employment is intended or created by this Redevelopment Agreement for any purpose. Redeveloper agrees to so inform its employees, agents, contractors and subcontractors who are involved in the implementation of or construction under this Redevelopment Agreement.

Section 7.05 Document Retention.

Redeveloper shall retain copies of all supporting documents that are associated with the Redevelopment Plan, Project, or this Redevelopment Agreement and that are received or generated by Redeveloper for three (3) years following the end of the last fiscal year in which ad valorem taxes are divided for the Project and provide such copies to the City as needed to comply with the City's retention requirements under the Act. Supporting documents shall include, but not be limited to, any cost-benefit analysis conducted pursuant to Section 18-2113 of the Act and any invoice, receipt, claim, or contract received or generated by Redeveloper that provides support for receipts or payments associated with the division of taxes.

Section 7.06 Notice to Redeveloper.

For the purpose of any notice requirement set forth in this Redevelopment Agreement, Redeveloper's address shall be:

Seward County Chamber & Development Partnership
Attn: Jonathan Jank
616 Bradford Street
Seward, NE 68434

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT “A”
DESCRIPTION OF PROJECT

The Project undertaken by Redeveloper on the Project Site, defined as the real estate legally described as:

Lot C, Administrative Replat of South Crest 4th Addition, City of Seward, Seward County, Nebraska.

The Project includes the following Public Improvements and Private Improvements, which shall be undertaken and completed by Redeveloper.

- (a) **Private Improvements.** The renovation of a portion of a commercial building to support the operation of a daycare as well as the construction of an outdoor play area, together with all associated and necessary infrastructure. The Private Improvements are depicted on the attached and incorporated Exhibit “A-1” for reference.

- (b) **Public Improvements.** Demolition, grading, site preparation, the construction of an additional ingress and egress from the public street and expansion of the existing parking lot including internal drives for traffic connectivity and safety, along with other eligible public improvements on the Project Site and in the Redevelopment Area, which public improvements are eligible improvements under the Act pursuant to this Redevelopment Agreement; paid for, in part, by the Tax Increment created by the Private Improvements.

EXHIBIT "A-1" PUBLIC & PRIVATE IMPROVEMENTS

Interior Improvements

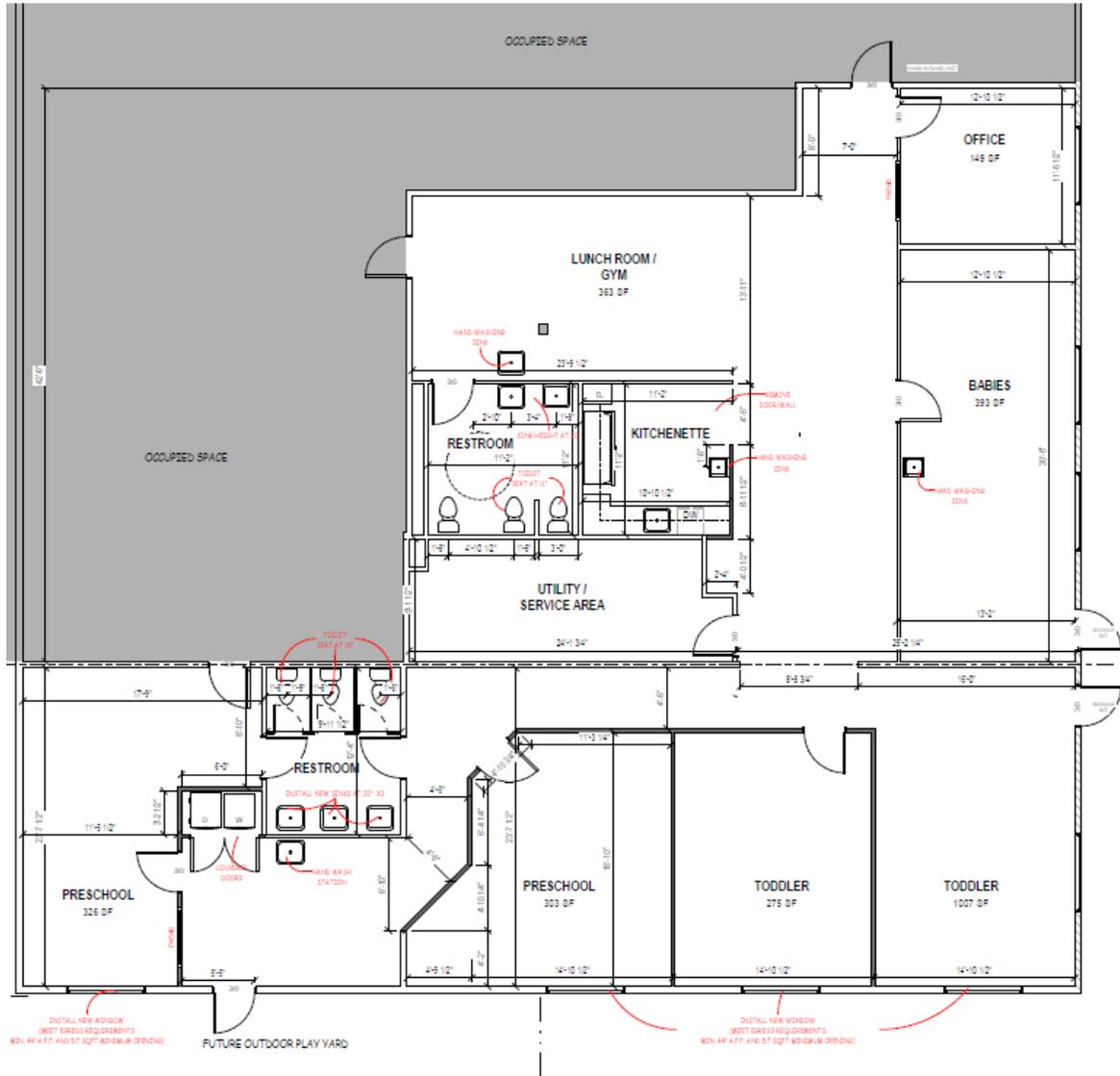
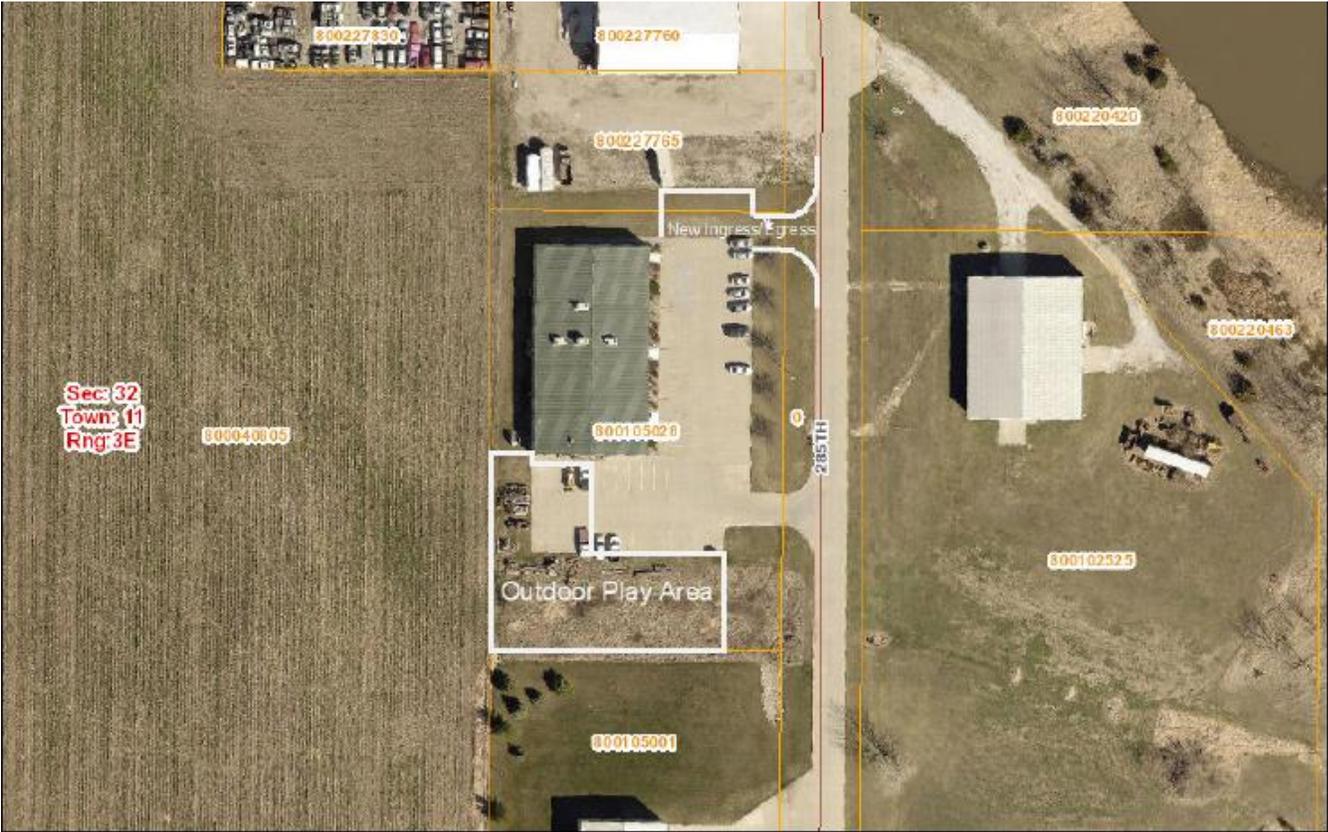


Exhibit "A-1"

Exterior Improvements



All plans are preliminary in nature and subject to change.

**EXHIBIT “B”
TIF INDEBTEDNESS**

1. Projected Base Value: \$777,483
2. Projected Minimum Final Value: \$970,329
3. Projected Incremental Valuation: \$192,846
4. Assumed Tax Levy: 1.716009
5. Anticipated Tax Increment: \$3,309 annually
6. Assumed Interest Rate: 6.5%
7. TIF Indebtedness: \$31,400

- a. **Principal Amount.** The principal amount of the TIF Indebtedness shall be equal to or less than \$31,400, which is the maximum amount, together with interest accruing thereon, which can be amortized by December 31, 2040, solely from the Tax Increment Revenues based upon the Anticipated Tax Increment.
- b. **Payments.** Semi-annually commencing when real estate taxes are fully collected for the tax year 2025. The CRA shall utilize all Tax Increment received from the Project to pay debt service on the TIF Indebtedness until the TIF Indebtedness is fully repaid. Provided, however, the CRA does not warrant, represent, or guaranty that the Tax Increment will be sufficient to repay the entire amount of the TIF Indebtedness. The CRA has no obligation to make any payments other than the actual Tax Increment received from the Project.
- c. **Maturity Date.** On or before December 31, 2040.
- d. **TIF Period.** The period for the division of taxes for this Project shall be fifteen (15) years, commencing on the Effective Date of January 1, 2025 (2025 taxes paid in 2026) and terminating on December 31, 2040 (2039 taxes due on December 31, 2039, but paid in 2040). Payment of ad valorem taxes in arrears pursuant to customary payments in Nebraska shall not affect the fifteen (15) year TIF period.

Note: All calculations are based on assumptions and estimates of future values that may be different than the values used herein or may vary from year to year.

If Redeveloper establishes the Effective Date to be January 1, 2024 pursuant to Section 3.01 of this Redevelopment Agreement, the dates relating to the 15 year TIF Period set forth herein shall be automatically revised and corrected such that the Maturity Date shall be December 31, 2039 and the TIF Period shall commence on January 1, 2024 (2024 taxes paid in 2025) and terminate on December 31, 2039 (2038 taxes due on December 31, 2038, but paid in 2039).

EXHIBIT "C"
PROJECTED TIF SOURCES AND USES

TIF SOURCES: TIF authorized up to the amount of \$31,400, based upon the anticipated cost of the eligible TIF uses described below.

Assumptions:

Tax Levy:	1.716009
Project Site Base Value	\$777,483
Interest Rate	6.5%

TIF Calculation:

	Value	Taxes
Base Year	\$777,483	\$13,342
Completed	\$970,329	\$16,651
Increment	\$192,846	\$3,309

Annual TIF	\$3,309
Total TIF (15 yrs)	\$49,639
Present Value	\$31,408

TIF USES: The cost of the TIF Uses shown below are based upon preliminary bids.

Demolition	\$	4,000
Grading	\$	5,000
Site Prep.	\$	1,500
Street and parking improvements	\$	20,000
Arch. & Eng. Fees	\$	10,000
Legal Fees	\$	7,500
3% Amin. Fee	\$	942
Total Eligible Expenses	\$	48,942

**EXHIBIT “D”
REDEVELOPMENT AGREEMENT
MEMORANDUM**

[On the following page]

After recording please return to:

Derek Bargmann
City of Seward
City Hall, 537 Main Street
Seward, NE 68434

**MEMORANDUM OF REDEVELOPMENT AGREEMENT
(SCCDP Redevelopment Project)**

This Memorandum of Redevelopment Agreement (“Memorandum”) is made this ___ day of _____, 2023 by and between the Community Redevelopment Authority of the City of Seward, Nebraska (“CRA”) and Seward County Chamber & Development Partnership, a Nebraska nonprofit corporation (“Redeveloper”).

1. **Redevelopment Agreement.** CRA and Redeveloper have entered into that certain Redevelopment Agreement dated as of this even date, describing the public improvements and the private improvements being made to real property owned by Redeveloper and legally described as:

Lot C, Administrative Replat of South Crest 4th Addition, City of Seward, Seward County, Nebraska (the “Project Site”).

2. **Tax Increment Financing.** The Redevelopment Agreement provides for the capture of the Tax Increment, as defined therein, by the CRA of the private improvements to be made by Redeveloper on the Project Site for a period not to exceed fifteen (15) years after the Effective Date set forth in the Redevelopment Agreement. The Tax Increment so captured by the CRA shall be used to make the public improvements as described in the Redevelopment Agreement.

3. **Remaining Terms.** The rest and remaining terms of the Redevelopment Agreement are hereby incorporated into this Memorandum as if they were set forth in full. A full and correct copy of the Redevelopment Agreement may be inspected at the CRA offices in Seward, Nebraska.

[SIGNATURE PAGE TO FOLLOW]

CRA:

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SEWARD, NEBRASKA

ATTEST:

By: _____ By: _____
_____, Secretary _____, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SEWARD)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by _____ and _____, Chairman and Secretary respectively of the Community Redevelopment Authority of the City of Seward, Nebraska, a public body corporate and politic, on behalf of the Authority.

Notary Public

REDEVELOPER:

SEWARD COUNTY CHAMBER &
DEVELOPMENT PARTNERSHIP, a
Nebraska nonprofit corporation

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by _____, _____ of Seward County Chamber & Development Partnership, on behalf of the corporation.

Notary Public

**EXHIBIT “E”
FORM OF TIF PROMISSORY NOTE**

THIS NOTE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 (“THE 1933 ACT”) AND MAY NOT BE TRANSFERRED, ASSIGNED, SOLD OR HYPOTHECATED UNLESS A REGISTRATION STATEMENT UNDER THE 1933 ACT SHALL BE IN EFFECT WITH RESPECT THERETO AND THERE SHALL HAVE BEEN COMPLIANCE WITH THE 1933 ACT AND ALL APPLICABLE RULES AND REGULATIONS THEREUNDER, OR THERE SHALL HAVE BEEN DELIVERED TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA PRIOR TO TRANSFER, ASSIGNMENT, SALE OR HYPOTHECATION AN OPINION OF COUNSEL, SATISFACTORY TO THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA TO THE EFFECT THAT REGISTRATION UNDER THE 1933 ACT IS NOT REQUIRED.

UNITED STATES OF AMERICA
STATE OF NEBRASKA
COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF SEWARD, NEBRASKA

REDEVELOPMENT REVENUE NOTE
(SCCDP REDEVELOPMENT PROJECT)
SERIES 2023A

Maturity Date	Interest Rate	Original Issuance Date
December 31, 2040	6.5%	

Registered Holder	Principal Amount
Seward County Chamber & Development Partnership	\$31,400.00

THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA (the “Issuer”), a body politic and corporate organized and existing under the laws of the State of Nebraska, for value received hereby promises to pay, solely from the source and as hereinafter provided, to the Registered Holder identified above, or registered assigns, the Principal Amount identified above at the office of the City Treasurer, as Paying Agent and Registrar, and in like manner to pay solely from said source interest on said principal sum at the Interest Rate identified above from the Accrual Commencement Date (as defined herein) or from the most recent date to which interest has not been paid. Principal and accrued interest shall be payable in thirty (30) semi-annual installments due June 15, 2026, December 15, 2026, and each June 15 and December 15 thereafter through December 15, 2040, when all principal and accrued interest shall be due and payable. Except with respect to interest not punctually paid, the principal and interest on this Note will be paid by check or draft mailed to the Registered Holder in whose name this Note is registered at the close of business on the fifteenth calendar day next preceding the applicable maturity date at his address as it appears on such note registration books. The principal and interest of this Note

is payable in any coin or currency of the United States of America which on the respective dates of payment is legal tender for the payment of public and private debts. No interest shall accrue until the later of: (1) the date the taxes are due for the year of the Effective Date identified in the Redevelopment Agreement (which is December 31st of the year of the Effective Date); or (2) the date that the Redeveloper has submitted and the CDA has accepted the Cost Certification for the eligible costs for the Project (the "Accrual Commencement Date").

This Note is designated the Community Redevelopment Authority of the City of Seward, Nebraska Redevelopment Revenue Note (SCCDP Redevelopment Project), Series 2023A, aggregating Thirty-One Thousand Four Hundred and No/100 Dollars (\$31,400.00) ("Note") in principal amount which has been issued pursuant to the Section 12 of Article VIII of the Nebraska Constitution and NEB. REV. STAT. §§ 18-2101 through 18-2155, as amended and supplemented (the "Act") and under and pursuant to the terms of that certain Redevelopment Agreement between the Issuer and Seward County Chamber & Development Partnership, a Nebraska nonprofit corporation, for the SCCDP Redevelopment Project (the "Redevelopment Agreement"), to aid in the financing of a redevelopment project pursuant to the Act. This Note does not represent a debt or pledge of the faith or credit of the Issuer or grant to the Registered Holder of this Note any right to have the Issuer levy any taxes or appropriate any funds for the payment of the principal hereof or the interest hereon nor is this Note a general obligation of the Issuer, or the individual officials, officers or agents thereof. This Note is payable solely and only out of the Tax Increment generated by the Project defined in the Redevelopment Agreement (the "Project"). All such revenue has been duly pledged for the purpose of paying this Note.

THIS NOTE AND THE INTEREST HEREON DOES NOT NOW AND SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA, OR THE CITY OF SEWARD, NEBRASKA, WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION, NOR SHALL THIS NOTE AND THE INTEREST HEREON EVER GIVE RISE TO ANY PECUNIARY LIABILITY OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA, OR THE CITY OF SEWARD, NEBRASKA, A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWERS.

No recourse shall be had for the payment of the principal of or interest on this Note, or for any claim based hereon or upon any obligation, covenant or agreement contained in the Redevelopment Agreement against any past, present or future employee, member or elected official of the Issuer, or any incorporator, officer, director, member or trustee of any successor corporation, as such, either directly or through the Issuer or any successor corporation, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such incorporator, officer, director or member as such is hereby expressly waived and released as a condition of and in consideration of the issuance of this Note.

It is hereby certified and recited and the Issuer has found: that the Project is an eligible “redevelopment project” as defined in the Act; that the issuance of this Note and the completion of the Project will promote the public welfare and carry out the purposes of the Act by, among other things, contributing to the development of a blighted and substandard area of the City of Seward, Nebraska, pursuant to a Redevelopment Plan adopted by the City; that all acts, conditions and things required to be done precedent to and in the issuance of this Note have been properly done, have happened and have been performed in regular and due time, form and manner as required by law; and, that this Note does not constitute a debt of the Issuer within the meaning of any constitutional or statutory limitations.

This Note is transferable only upon the books of the Issuer kept for that purpose at the office of the Registrar by the Registered Holder hereof in person, or by his duly authorized attorney, upon written documentation of transfer satisfactory to the Issuer and the Registrar duly executed by the Registered Holder and the assignee/transferee, together with a purchase letter in a form provided by Issuer and any other documentation required by the Issuer. Prior to the approval of any transfer of this Note, the Registered Holder shall pay all of the Issuer’s costs, including attorney’s fees, relating to the transfer of the Note. The Issuer and the Paying Agent may deem and treat the person in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and premium, if any, and interest due hereon and for all other purposes.

The Note is prepayable at any time in whole or in part, to the extent there are any funds in the debt service fund in excess of amounts necessary to pay scheduled debt service. Prepayments shall reduce the number, but not the amount, of scheduled debt service payments on the Note, in inverse order of maturity.

It is hereby certified and recited that all conditions, acts and things required by law and the Redevelopment Agreement to exist, to have happened and to have been performed precedent to and in the issuance of this Note, exist, have happened and have been performed and that the issue of this Note, together with all other indebtedness of the Issuer, is within every debt and other limit prescribed by the laws of the State of Nebraska.

This Note shall not be entitled to any benefit or be valid or become obligatory for any purpose until this Note shall have been authenticated by the execution by the Registrar of the Certificate of Authentication hereon.

IN WITNESS WHEREOF, THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SEWARD, NEBRASKA has caused this Note to be signed in its name and on its behalf by the signature of its Chairman and attested by the signature of its Secretary, as of the Original Issuance Date identified above.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SEWARD, NEBRASKA

ATTEST:

By: _____ By: _____
_____, Secretary _____, Chairman

CERTIFICATE OF AUTHENTICATION

City Treasurer, City of Seward as
Paying Agent and Registrar

By: _____
Authorized Signatory

EXHIBIT "F"
FORM OF CERTIFICATE OF COMPLETION
(SCCDP Redevelopment Project)

The undersigned certifies, represents and warrants to the City of Seward, Nebraska, and the Community Redevelopment Authority of the City of Seward, Nebraska ("CRA") with regard to the following real property situated in the City of Seward, Seward County, Nebraska, to wit:

Lot C, Administrative Replat of South Crest 4th Addition, City of Seward, Seward County, Nebraska.

that the Private Improvements and Public Improvements required to be constructed by Redeveloper upon the above-described property have been satisfactorily completed in accordance with the requirements of the Redevelopment Agreement dated _____, 2023, as referenced in the Memorandum of Redevelopment Agreement recorded as Instrument No. _____ in the office of the Register of Deeds for Seward County, Nebraska.

REDEVELOPER:

SEWARD COUNTY CHAMBER &
DEVELOPMENT PARTNERSHIP, a
Nebraska nonprofit corporation

By: _____

Name: _____

Title: _____

CRA:

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SEWARD, NEBRASKA

ATTEST:

By: _____
_____, Secretary

By: _____
_____, Chairman

EXHIBIT "G"
FORM OF A CERTIFICATION OF ELIGIBLE PROJECT COSTS

Date: _____

Seward County Chamber & Development Partnership, a Nebraska nonprofit corporation ("Redeveloper"), hereby certifies that it has incurred and paid the Eligible Costs indicated herein, pursuant to the terms of the Redevelopment Agreement between Redeveloper and the Community Redevelopment Authority of the City of Seward. The portion of the Project as indicated herein is substantially completed. Attached hereto are documents substantiating the actual Eligible Costs and payment by Redeveloper.

REDEVELOPMENT ELIGIBLE COSTS

Certified and Requested

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total certified TIF eligible costs:	\$ _____*

***Principal Amount of TIF Indebtedness shall not exceed \$31,400**

SEWARD COUNTY CHAMBER &
 DEVELOPMENT PARTNERSHIP, a
 Nebraska nonprofit corporation

By: _____

Name: _____

Title: _____

COPIES OF PROOF OF PAYMENT ARE ATTACHED HERETO.

Approved the by Chairman of the CRA:

 _____, Chairman

D. Consideration of a Resolution Approving the Redevelopment Plan Amendment and Adopting a Cost Benefit Analysis for the Redevelopment Project

CITY OF SEWARD, NEBRASKA
RESOLUTION NO. 2023-11

(Amendment to Redevelopment Plan–SCCDP Redevelopment Project)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD,
NEBRASKA, APPROVING AN AMENDMENT OF THE REDEVELOPMENT PLAN
FOR THE CITY OF SEWARD, NEBRASKA, INCLUDING THE SCCDP
REDEVELOPMENT PROJECT.**

RECITALS

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

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

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

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

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

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

G. On September 19, 2023, the City Council held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

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

NOW THEREFORE, it is found by the City Council of the City of Seward, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155 (the “Act”), as follows:

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

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

Dated this 19th day of September, 2023.

CITY OF SEWARD, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

- E. Consideration of a Resolution Approving the Redevelopment Plan Agreement for a Redevelopment Project Including the Issuance of TIF Indebtedness for the Redevelopment Project and Other Such Actions Under the Community Development Law

CITY OF SEWARD, NEBRASKA

RESOLUTION # 2023-12

(Redevelopment Agreement – SCCDP Redevelopment Project)

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

RECITALS

A. Pursuant to the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the “Act”), the City of Seward, Nebraska (“City”), has adopted a redevelopment plan (“Redevelopment Plan”) for certain portions of the City. A copy of the Redevelopment Plan is on file with the City Clerk for inspection.

B. The Redevelopment Plan, as amended, includes a specific redevelopment project identified as the Little Cubs Daycare Redevelopment Project that will include the use of Tax Increment Financing (the “Project”).

C. On September 13, 2023, the CRA approved the Redevelopment Agreement for the Project.

D. The City Council has reviewed the Redevelopment Agreement and has found it to be in conformity with the Act and the general plan for development of the City of Seward as a whole, as set forth in the City of Seward Comprehensive Plan, as amended, and in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Seward, Nebraska, that the Redevelopment Agreement between the Community Redevelopment Authority of the City of Seward, Nebraska and Seward County Chamber & Development Partnership, which is on file with the City Clerk and available for public inspection, is hereby approved.

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

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

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

Dated this 19th day of September, 2023.

CITY OF SEWARD, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

ADMINISTRATIVE ITEMS

1. Consideration of a Request to Waive Section 13 'Transfer' to the Franchise Agreement with Allo Seward, LLC (Ordinance 2021-32) - City Administrator Butcher



City of Seward, Nebraska
Attn: Mayor
537 Main Street
Seward, NE 68434

Re: Assignment of Franchise Agreement

To Whom It May Concern:

I write regarding the notice of assignment requirements found within the Franchise Agreement between the City of Seward (“Seward”) and ALLO Seward, LLC¹ dated December 21, 2021 (“Agreement”). This Letter serves as notice the Agreement will be assigned to the Assignee Subsidiary (defined below).

In connection with a proposed financing, ALLO intends to enter into various transactions to effectuate an internal reorganization of its corporate entity structure, which will include (i) the assignment of the Agreement to ALLO Asset Entity 1, LLC (the “Assignee Subsidiary”), a subsidiary that is wholly-owned and controlled by ALLO Communications LLC and (ii) the appointment of ALLO Communications LLC by the Assignee Subsidiary to act as its agent and perform all of its obligations under the Agreement (collectively, the “Transaction”). Under the Agreement, the Transaction may trigger a requirement that ALLO provide Seward notice of the Transaction and Seward agrees waive any notice requirements found in the Agreement that are related to the Transaction (including, without limitation, notice requirements under Section 13.1.A and Section 13.1.B of the Agreement) (the “Waiver”).

We look forward to continuing our relationship with the City of Seward. If you have any questions, please do not hesitate to contact me. I can be reached at Andrew.vinton@allofiber.com or (402) 781-4698.

Sincerely,

Andrew Vinton
Legal Counsel
ALLO Communications LLC

¹ We note that ALLO Seward, LLC is a wholly-owned subsidiary of ALLO Communications LLC.



ACKNOWLEDGEMENT AND CONSENT

I hereby acknowledge and consent to the Transaction and agree to the Waiver described in this Letter as of the date below.

City of Seward, Nebraska

Authorized Signatory

Date: _____

ORDINANCE NO. 2021-32

AN ORDINANCE BETWEEN THE CITY OF SEWARD AND ALLO SEWARD, LLC GRANTING A NON-EXCLUSIVE FRANCHISE TO ALLO SEWARD, LLC TO CONSTRUCT, OPERATE AND MAINTAIN A CABLE TELEVISION SYSTEM IN SEWARD, NEBRASKA SETTING FORTH CONDITIONS ACCOMPANYING THE GRANT OF THE FRANCHISE; AND PROVIDING FOR REGULATION AND USE OF THE SYSTEM; TO REPEAL ANY ORDINANCE OR PARTS THEREOF IN CONFLICT WITH THIS ORDINANCE; 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. WHEREAS, the public interest will be served by the granting of a non-exclusive franchise to ALLO Seward, LLC to erect, install, construct, reconstruct, maintain, operate, dismantle, test, repair, replace retain and use a cable communications system in, upon, along, across, above, over under or in any manner connected with the streets, lanes, avenues, sidewalks, alleys, bridges, and highways, and other public place in Seward, Nebraska as the same now or in the future may exist, for the purpose of transmission and distribution of television signals and other cable communication services to the inhabitants of said city, and other purposes, for the period of ten (10) years, and regulating the same.

NOW THEREFORE, IT IS HEREBY AGREED BETWEEN THE SEWARD CITY COUNCIL AND ALLO SEWARD, LLC AS FOLLOWS:

SECTION 1. SHORT TITLE

This Franchise Agreement shall become known and may be cited as the City of Seward, Nebraska/ALLO Seward Cable Franchise Agreement.

SECTION 2. DEFINITIONS.

For the purpose of this Agreement, the following terms, phrases, words, and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number. All capitalized terms used in the definition of any other term shall have their meaning as otherwise defined in this Section 2. The words "shall" and "will" are mandatory and "may" is permissive. Words not defined shall be given their common and ordinary meaning.

- 2.1 "Basic Cable Service" means Grantee's basic service tier which includes the lawful retransmission of local television broadcast signals and any public, educational, and governmental access programming required by this Agreement to be carried on the basic tier.
- 2.2 "Cable Act" means the Cable Communications Policy Act of 1984, Pub. L. No. 98-549, 98 Stat. 2779 (1984) (codified at 47 U.S.C. § 521-611) as amended by the Cable Television Consumer Protection and Competition Act of 1992, Pub. L. No. 102-385, 106 Stat. 1460 (1992) and the Telecommunications Act of 1996, Pub. Law No. 104-104, 110 Stat. 56 (1996), and as may be further amended.
- 2.3 "Cable Service" shall have the meaning provided under Section 602(6) of the Cable Act (47 U.S.C. §522(6)) as may be amended.
- 2.4 "Cable System" or "System" shall have the meaning provided under Section 602(7) of the Cable Act (47 U.S.C. §522(7)) as may be amended.
- 2.5 "Channel" means a portion of the electromagnetic frequency spectrum or any other means of transmission (including, without limitation, optical fibers or any other means now available or that may become

available) which is used in a cable television system and is capable of delivering a television channel as television channel is defined by FCC regulation.

- 2.6 “Effective Date” is January 1, 2022.
- 2.7 “FCC” means the Federal Communications Commission, its designee, or any successor thereto.
- 2.8 “Franchise Area” means the territorial area of the City of Seward, Nebraska. Such area shall include all areas annexed by the City of Seward, Nebraska. For purposes of this Agreement, annexations shall be effective upon sixty (60) days notice from the Grantor to Grantee, including a list of affected addresses. If Grantee is operating a cable system in an annexed area immediately prior to the date of annexation under the terms of another franchise, Grantee may, at its option, continue to operate under the terms of such other franchise until any date up to the expiration of said franchise at which time Grantee will operate its system in the annexed area under the terms of this Franchise.
- 2.9 “Grantee” means ALLO Seward, LLC or any successor thereto.
- 2.10 “Grantor” means the City of Seward, Nebraska.
- 2.11 “Gross Revenues” means all revenue as determined in accordance with generally accepted accounting principles (“GAAP”) received by Grantee from Subscribers and derived from the operation of the cable system to provide cable service. Gross Revenues shall not include monies received by Grantee attributable to its payment of franchise fees which it has passed through or any taxes on services or equipment furnished by Grantee which are imposed by the state, county, local or other governmental unit and collected by Grantee on behalf of said governmental unit, bad debt or monies received by Grantee that Grantee is required to expend for promotional activities.
- 2.12 “PEG Access” means channel capacity on Grantee’s system made available for non-commercial public, educational or governmental use consistent with Section 611 of the Cable Act.
- 2.13 “Person” means any natural person or any association, firm, partnership, joint venture, corporation, limited liability company, or other legally recognized entity, private or public, whether for profit or not-for-profit.
- 2.14 “Public Property” means any real property owned by any governmental unit.
- 2.15 “Streets” means the surface of and the space above and below any public street, public road, public highway, public freeway, public lane, public path, public way, public alley, public court, public sidewalk, public boulevard, public parkway, public drive or any public easement or right-of-way now or hereafter held and/or maintained by the Grantor.
- 2.16 “Subscriber” means any Person who lawfully receives Cable Service provided by Grantee by means of or in connection with the Cable System whether or not a fee is paid for such Cable Service.

SECTION 3. GRANT OF AUTHORITY AND GENERAL PROVISIONS.

3.1 Grant of Franchise.

Upon the Effective Date and subject to the terms and conditions of this Agreement and of applicable law (including, without limitation, applicable state and federal laws), Grantee is granted a non-exclusive franchise for the occupation and use of the Grantor’s Streets for the installation, operation, maintenance, repair, upgrade, and removal of the Cable System (the “Franchise”). This Agreement specifically gives Grantee the right to provide Cable Service via the Cable System within the Franchise Area.

3.2 Authority for Use of Streets.

Attn: City Clerk

If to Grantee: ALLO Seward, LLC
330 S. 21st Street
Lincoln, Nebraska 68510
Attn: Bradley A. Moline, President

With a copy to: ALLO Seward, LLC
121 S 13th Street, Suite 100
Lincoln, Nebraska 68508
Attn: Legal Department

Such addresses may be changed by either party upon notice to the other party given as provided in this Section. In addition, either party may agree to receive certain notices, reports or demands by email at an email address which it provides to other party.

3.7 Franchise Non-Exclusive.

- A. The Franchise granted herein is non-exclusive. The Grantor specifically reserves the right to grant, at any time, additional franchises for a cable television system in accordance with state and federal law. The Grantor agrees that any grant of additional franchises by the Grantor to any other entity to provide cable or video service shall not be on terms and conditions that when taken as a whole are more favorable or less burdensome to the franchisee of any such additional franchise than those which are set forth herein.
- B. If the Grantor grants a cable television franchise or other right to provide cable service to another person on terms which overall provide greater benefits or impose lesser burdens than provided herein, the Grantor agrees to amend this Franchise (effective upon the grant to said other person) to overall provide such greater benefits or lesser burdens.
- C. (i) Subject to all applicable laws (including, without limitation federal and state laws) Grantee agrees that it will not move, damage, penetrate, replace or interrupt any portion of the Cable Television System of another franchisee without the prior written consent of such other franchisee.
- (ii) In the event Grantor grants to any other Person (being referred to as "Other Person" in the below quoted paragraph) a franchise, consent or other right to occupy or use the Streets, or any part thereof, for the construction, operation or maintenance of all or part of a cable television system or any similar system or technology, the Grantor shall include the following language or language to similar effect into any such franchise, consent or other document and/or promptly pass a resolution, conditioning the use of the Streets or any part thereof by any such Person, as follows:
- "Other Person agrees that it will not move, damage, penetrate, replace or interrupt any portion of the Cable Television System of another franchisee without the prior written consent of such other franchisee. Other Person shall indemnify such other franchisee against any damages or expenses incurred by such other franchisee as a result of any removal, damage, penetration, replacement or interruption of the services of such other franchisee caused by the Other Person."
- D. Notwithstanding any other provision in this Franchise: In the event any change to state or federal law occurring during the term of this Franchise eliminates the requirement for any person desiring to construct, operate or maintain a cable system in the Franchise Area to obtain a franchise from the Grantor for the construction, operation or maintenance of a cable system, then, Grantee shall have the right to terminate this Franchise and operate the system under the terms and conditions established in applicable law. If Grantee chooses to terminate this Franchise pursuant to this provision, this Franchise shall be deemed to have expired by its terms on the effective date of any such change in law, whether or not such law allows existing franchise agreements to continue until the date of expiration provided in any existing franchise. Furthermore, in the event any change to state or federal law occurring during the term of this Franchise

materially alters the regime of cable franchising applicable to any persons desiring to construct, operate or maintain a cable system in the Franchise Area in a way that reduces the regulatory or economic burdens for such person, then, at Grantee's request, Grantor shall agree with Grantee to amend this Franchise to similarly reduce the regulatory or economic burdens on Grantee. It is the intent of this section that, at Grantee's election, Grantee shall be subject to no more burdensome regulation or provided lesser benefits under this Franchise than any other persons that might construct, operate or maintain a cable system in the Franchise Area.

SECTION 4. TECHNICAL STANDARDS.

4.1 Technical Standards.

The Cable System shall be designed, constructed, and operated so as to meet the technical standards promulgated by the FCC relating to Cable Communications Systems contained in part 76 of the FCC's rules and regulations, as may be amended from time to time.

SECTION 5. EAS.

5.1 Emergency Alert System.

Grantee shall comply with the Emergency Alert System regulations of the FCC. The emergency alert system shall meet all Federal and State requirements.

SECTION 6. PEG ACCESS

- 6.1 Upon request of Grantor, Grantee shall make available to Grantor capacity on its video-on-demand ("VOD") server equipment for PEG access programming up to a maximum capacity of ten (10) hours of standard definition programming at any given time. The programming must be provided to Grantee in encoded format so that it can be accessed by customers from the VOD platform without further technical or formatting modification by Grantee.
- 6.2 Grantee shall make available one full-time channel on its system in Seward for PEG access programming upon the request of Grantor, provided that the channel will be utilized on an on-going basis for PEG access programming no less than forty (40) hours per week with no more than three repetitions of a program in any one week. Such channel shall be shared with other franchising authorities served by the system. Grantor shall be responsible for delivering the PEG programming to Grantee's headend. If Grantee provides a full-time PEG channel, its obligation under Section 6.1 to provide VOD capacity shall cease.

SECTION 7. CONSTRUCTION PROVISIONS.

7.1 Construction Standards.

- A. Grantee shall construct and maintain its cable system using materials of good and durable quality. All work involved in the construction, installation, maintenance, and repair of the cable system shall be performed in accordance with industry standards in effect at the time of performance.
- B. All construction practices shall be in accordance with all applicable Federal and state law and generally applicable local codes.
- C. All installation of electronic equipment shall be of a permanent nature, durable and installed in accordance with the provisions of the applicable National Electrical Safety Code and National Electrical Code.
- D. All of Grantee's plant and equipment (a) shall be installed, located, erected, constructed, reconstructed, replaced, removed, repaired, maintained and operated in accordance with good engineering practices; and (b) shall not endanger or interfere with ordinary use of the rights-of-way or unnecessarily hinder or obstruct pedestrian or vehicular traffic.

- E. Grantee shall at all times employ reasonable care and shall install and maintain in use industry standard methods and devices preventing failures and accidents which are likely to cause damage, injury or nuisance to the public.

7.2 Construction Codes.

- A. Grantee shall adhere to all building and zoning codes currently or hereafter applicable to construction in the Franchise Area.
- B. The Grantor shall have the right to inspect all construction or installation work in the public rights-of-way performed pursuant to the provisions of this Agreement.

7.3 Repair of Streets and Property.

- A. Any and all Streets, municipal property, or private property, which are destroyed or damaged by Grantee during the construction, repair, replacement, relocation, operation, maintenance or reconstruction of the Cable System shall be promptly replaced or repaired by Grantee, at its expense, and restored to a serviceable condition as good as that prevailing prior to Grantee's disturbance of, or damage to, the property. If Grantee fails to repair, replace, or otherwise correct a Street or property following reasonable written notice by the Grantor, the Grantor may complete any repair, replacement, restoration or other correction and invoice Grantee for the same.

7.4 Use of Existing Poles.

- A. Poles may be erected by Grantee subject to any generally applicable regulation by Grantor with regard to location, height, type, and any other pertinent aspect. It is the responsibility of Grantee to secure agreements for use of poles or conduits owned by third parties.
- B. Where poles already existing for use in serving the Franchise Area are available for use by Grantee, but it does not make arrangements for such use, the Grantor may require Grantee to use such poles if it determines that the public convenience would be enhanced thereby, and if the Grantee can obtain such use on reasonable terms and conditions and at less cost to Grantee than erecting its own poles. No term or condition shall be reasonable if not consistent with pole attachments rates and conditions established by the FCC and/or the State of Nebraska.

7.5 Undergrounding of Cable.

Cable shall be installed underground where the existing telephone and electrical utilities are already underground. In the event the Grantor reimburses any utility for undergrounding, Grantee shall be similarly reimbursed.

7.6 Reservation of Street Rights.

- A. Nothing in this Agreement shall be construed to prevent the Grantor from constructing, maintaining, repairing or relocating sewers; grading, paving, maintaining, repairing, relocating and/or altering any Street; constructing, laying down, repairing, maintaining or relocating any water mains; or constructing, maintaining, relocating, or repairing any sidewalk or other public work.
- B. All such work shall be done, insofar as practicable in such a manner as not to obstruct, injure or prevent the free use and operation of the poles, wires, conduits, conductors, pipes or appurtenances of Grantee.
- C. If any such property of Grantee shall interfere with the construction or relocation, maintenance or repair of any Street or public improvement, whether it be construction, repair, maintenance, removal or relocation of a sewer, public sidewalk, or water main, Street or any other public improvement, at least thirty (30) days written notice shall be given to Grantee by the Grantor and all such poles, wires, conduits or other

appliances and facilities shall be removed or replaced by Grantee in such manner as shall be directed by the Grantor so that the same shall not interfere with the said public work of the Grantor, as reasonably determined by the Grantor and such removal or replacement shall be at the expense of Grantee, provided, however, if any other right-of-way user is compensated for such work by the Grantor, then Grantee shall be similarly compensated.

- D. Nothing contained in this Agreement shall relieve any Person from liability arising out of the failure to exercise reasonable care to avoid damaging Grantee's facilities while performing any work connected with grading, re-grading, or changing the line of any Street or public place or with the construction or reconstruction of any sewer or water system or with any other work.

7.7 Trimming of Trees.

Grantee shall have the authority to trim trees, in accordance with all generally applicable utility restrictions, ordinance and easement restrictions, upon and hanging over Streets, alleys, sidewalks, and public places of the Grantor so as to prevent the branches of such trees from interfering with the Cable System.

7.8 Movement of Facilities.

In the event it is necessary temporarily to move or remove any of Grantee's wires, cables, poles, or other facilities placed pursuant to this Agreement, in order to lawfully move a large object, vehicle, building or other structure over the Streets of the Franchise Area, upon two (2) weeks written notice by the Grantor to Grantee, Grantee shall move, such of its facilities as may be required to facilitate such movements. The Person requesting the temporary removal shall pay Grantee in advance the costs Grantee incurs in moving its facilities. Any service disruption provisions of this Agreement shall not apply in the event that the removal of Grantee's wires, cables, poles or other facilities pursuant to this Section results in temporary service disruptions.

SECTION 8. REPORTING PROVISIONS.

8.1 Audit and Inspection.

The Grantor, its agents and its representatives shall have the authority, during normal business hours, to arrange for and conduct an inspection of the books, records, maps, plans, financial statements and other like materials of Grantee where such inspection is necessary to ascertain Grantee's compliance with the material terms of this Franchise. Grantee will be given thirty (30) business days advance written notice of such an inspection request and a description, to the best of the Grantor's ability, of the materials it wants to inspect.

8.2 Communications with Regulatory Agencies.

Copies of all publicly available petitions, applications, communications and reports submitted by Grantee, to any federal or state regulatory commission or agency relating to the Cable System operated pursuant to this Franchise shall also be made available to the Grantor upon request. Copies of publicly available responses from the regulatory agencies to Grantee shall likewise be made available to the Grantor upon request.

8.3 Confidentiality.

Grantor shall maintain as confidential any information provided to it by Grantee under the terms of this Franchise which Grantee has designated as confidential. In the event that Grantor believes at any time that it is required by law to disclose such information to a third party, Grantor will so notify Grantee at a time prior to any such disclosure that affords Grantee a reasonable opportunity to take such action as it deems necessary to prevent such disclosure, including seeking relief in court.

SECTION 9. CONSUMER PROTECTION PROVISIONS.

9.1 Rate Regulation.

Grantee's rate and charges for cable service shall be subject to regulation in accordance with Federal law. Grantee shall provide notice of any increase in cable service rates as required by applicable law.

9.2 Customer Service.

Grantee shall comply with the cable customer service and consumer protection standards of the FCC.

SECTION 10. FRANCHISE FEES.

- A. Grantee shall pay to the Grantor a franchise fee in an amount equal to five percent (5%) of Grantee's Gross Revenues.
- B. Payments due the Grantor under this provision shall be computed at the end of each calendar year. Payments shall be due and payable for each year not later than February 15 of the following year. Each payment shall be accompanied by a brief report of Grantee's Gross Revenues for the preceding year.
- C. No acceptance of any payment shall be construed as an accord that the amount paid is in fact the correct amount, nor shall such acceptance of payment be construed as a release of any claim the Grantor may have for further or additional sums payable under the provisions of this Agreement. All amounts paid shall be subject to audit and recomputation by the Grantor.
- D. No auditor engaged by the Grantor shall be compensated on a success based formula, e.g., payment based on a percentage of an underpayment, if any.
- E. Grantee shall not conduct an audit more frequently than once every three (3) years and may not audit any period earlier than six (6) years prior to the time the audit is conducted.
- F. The amount of franchise fee and the method of calculation shall be competitively neutral when compared to the amount or method of calculation of the franchise fee in any other cable franchise granted by Grantor.

SECTION 11. INDEMNITY AND INSURANCE PROVISIONS.

11.1 Indemnity.

- A. Grantee shall indemnify, defend, and hold harmless the Grantor for all damages and penalties incurred by Grantor as a result of Grantee's conduct or performance under this Agreement or exercise of the Franchise. These damages and penalties shall include, but shall not be limited to, damages arising out of personal injury, property damage, copyright infringement, defamation, antitrust, errors and omission, theft, fire, and all other damages arising out of Grantee's exercise of the Franchise, whether or not any act or omission complained of is authorized, allowed or prohibited by this Agreement; such indemnification shall include, but not be limited to, reasonable attorney's fees and costs. Grantee's obligations hereunder shall not extend to any claim or loss to the extent arising from the Grantor's negligence; misconduct; the content of programming carried on any channel set aside for public educational or governmental use, or channels leased pursuant to 47 U.S.C. §532; and, the Grantor's use of Grantee's emergency alert system ("EAS") capability.
- B. In order for the Grantor to assert its rights to be indemnified and held harmless, the Grantor must:
 - (1) promptly notify Grantee of any claim or legal proceeding which gives rise to such right;
 - (2) afford Grantee the opportunity to participate in and fully control any compromise, settlement, resolution or disposition of such claim or proceeding; and

(3) fully cooperate in the defense of such claim and make available to Grantee all such information under its control relating thereto.

11.2 Liability Insurance.

- A. Grantee shall maintain, throughout the term of the Franchise, liability insurance with a company licensed to do business in the State of Nebraska with a rating by Best of not less than "A-," insuring Grantee and the Grantor (wherein the Grantor is named as additional insured) with respect to Grantee's activities in the Franchise Area in the minimum amounts of:
1. One Million Dollars (\$1,000,000.00) for bodily injury or death to any one (1) person;
 2. Three Million Dollars (\$3,000,000.00) for bodily injury or death resulting from any one (1) accident or occurrence;
 3. One Million Dollars (\$1,000,000.00) for all other types of liability.
 4. Five Million Dollars (\$5,000,000.00) excess liability or umbrella coverage.
- B. Grantee shall maintain in force during the term of this Agreement and any renewal thereof Workers' Compensation Insurance, covering its obligations under the Workers' Compensation statute.
- C. Upon request, Grantee shall furnish to the Grantor a certificate evidencing that a satisfactory insurance policy has been obtained. Such insurance policy shall require that the Grantor be notified thirty (30) days prior to any expiration or cancellation.

SECTION 12. REVOCATION AND REMOVAL

12.1. City's Right to Revoke.

- A. In addition to all other rights which the Grantor has pursuant to law or equity, the Grantor reserves the right to revoke, terminate or cancel this Agreement and the Franchise and all rights and privileges pertaining thereto, after following the procedures outlined herein, in the event that Grantee substantially violates any material provision of this Agreement and fails to remedy such violation as required.
- B. Whenever the Grantor finds that Grantee has allegedly violated one or more material terms, conditions or provisions of this Franchise, a written notice shall be given to Grantee. The written notice shall describe in reasonable detail the alleged violation so as to afford the Grantee an opportunity to investigate and/or remedy the alleged violation. Grantee shall have sixty (60) days subsequent to receipt of the notice in which to correct the violation. Grantee may, within thirty (30) days of receipt of notice, notify the Grantor that there is a dispute as to whether a violation or failure has, in fact, occurred. Such notice by Grantee shall specify with particularity the matters disputed by Grantee and stay the running of the above-described time.
- C. Grantor shall hear Grantee's dispute at a regularly scheduled or specially scheduled Council meeting of which Grantee has been given at least two weeks' notice. Grantee shall have the right to subpoena and examine witnesses and cross-examine any other witnesses. The Grantor shall determine if Grantee has committed a violation and shall make written findings of fact relative to its determination and provide such findings to Grantee. If a violation is found, Grantee may petition for reconsideration.
- D. If after hearing the dispute, the claim of non-compliance is upheld by the Grantor, then Grantee shall have sixty (60) days from the date of receipt of Grantor's written decision within which to remedy the violation.
- E. The time for Grantee to correct any alleged violation shall be extended by the Grantor if the necessary action to correct the alleged violation is of such a nature or character as to require more than sixty (60) days

within which to perform, provided Grantee commences corrective action and thereafter exercises due diligence to correct the violation.

- F. In the event that Grantee fails to remedy the violation within the time frame set herein, Grantor may revoke the franchisee by vote of its governing body after a public hearing of which Grantee has been given at least two weeks notice and at which Grantee shall have the right to be heard; to subpoena and examine witnesses; and cross-examine any other witnesses. Grantor shall state in writing the basis for any decision to revoke the Franchise. Any revocation hereunder is subject to appeal by Grantee in a court of competent jurisdiction.

12.2. Removal After Revocation or Termination.

- A. At the termination of the Franchise Term if renewal has been finally denied in accordance with Federal law, or upon revocation of the Franchise, as provided for herein, and provided the Grantee is no longer using the Cable System for a lawful purpose, the Grantor shall have the right to require Grantee to remove, at Grantee's expense, all or any portion of the Cable System from Streets and Public Property within the Franchise Area. In so removing the Cable System, Grantee shall refill and compact at its own expense any excavation that shall be made and shall leave all Streets, Public Property and private property in as good a condition as that prevailing prior to Grantee's removal of the Cable System, and without affecting, altering or disturbing in anyway electric, telephone or utility, cables wires or attachments. The Grantor, or its delegate, shall have the right to inspect and approve the condition of such Streets and Public Property after removal. The insurance and indemnity provisions of this Agreement shall remain in full force and effect during the entire term of removal.

SECTION 13. TRANSFER

13.1 Sale or Transfer of Franchise.

- A. Grantee shall provide at least sixty days notice to Grantor in the event the Franchise is to be sold, assigned or otherwise transferred.
- B. Within thirty (30) days of the consummation of any Franchise Transfer subject to the provisions of this Section, Grantee shall notify the Grantor of the closing of such Franchise Transfer.

SECTION 14. RIGHTS OF INDIVIDUALS PROTECTED.

14.1 Discriminatory Practices Prohibited.

- A. Grantee shall not deny service, deny access, or otherwise discriminate against Subscribers or general citizens on the basis of age, race, creed color, national origin or sex. Grantee shall comply at all times with all applicable federal and state laws relating to non-discrimination.
- B. Grantee will not refuse to hire or employ, nor bar or discharge from employment, nor discriminate against any person in compensation or in terms, conditions or privileges of employment on the basis of age, race, creed, color, national origin or sex.

SECTION 15. MISCELLANEOUS PROVISIONS.

15.1 Compliance with Laws.

Grantor and Grantee shall conform to all applicable state and federal laws and rules regarding cable television as they become effective. Grantee shall also conform with all generally applicable Grantor ordinances, resolutions, rules and regulations heretofore or hereafter adopted or established during the entire term of the Franchise. In the event of a conflict between Grantor ordinances, resolutions, rules or regulations and the provisions of this Agreement, the provisions of this Agreement shall govern.

15.2 Severability.

If any provision of this Agreement is held to be invalid or unenforceable, that provision will be ineffective but the remainder of this Agreement will not be affected, and it will in all other respects, continue to be effective and enforceable. If the holding of invalidity or unenforceability is subsequently repealed, unenforceable or otherwise changed so that the provision which had been held invalid is no longer in conflict with the law, rules and regulations then in effect, the provision will return to full force and effect.

15.3 Controlling Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of Nebraska.

15.4 No Third Party Beneficiaries.

This Agreement is not intended to, and does not, create any rights or benefits on behalf of any person other than the parties to this Agreement.

15.5 Captions.

The paragraph captions and headings in this Agreement are for convenience and reference purpose only and shall not affect in any way the meaning of interpretation of this Agreement.

15.6 Calculation of Time.

Where the performance or doing of any act, duty, matter, payment or thing is required hereunder and the period of time or duration for the performance or during thereof is prescribed and fixed herein, the time shall be computed so as to exclude the first and include the last day of the prescribed or fixed period, or duration of time. When the last day of the period falls on Saturday, Sunday or a legal holiday, that day shall be omitted from the computation.

15.7 Amendments.

This Agreement may be amended only by the mutual consent of the Grantor and Grantee. Any amendment must be in writing and executed by the Grantor and Grantee.

15.8 Force Majeure.

In no event, and notwithstanding any contrary provision in this Franchise, shall this Franchise be subject to revocation or termination, or Grantor or Grantee be subject to penalty or prejudice or in any way liable for non-compliance with or delay in the performance of any obligations hereunder, where its failure to cure or take reasonable steps to cure is due to reason of Acts of God; acts of public enemies; order of any kind of a government of the United States of America or of the State or any of their departments, agencies, political subdivisions; riots; strikes; failure of suppliers; epidemics; landslides; lightning; earthquakes; fires; hurricanes; tornadoes; volcanic activity; storms; floods; washouts; pandemics; droughts; civil disturbances; explosions; partial or entire failure of utilities or any other cause or event not reasonably within the control of the party. Neither Grantor nor Grantee shall be deemed to be in violation or default during the continuance of such inability and such party shall be excused from its obligations herein during the course of any such events or conditions and the time specified for performance of the obligations hereunder shall automatically extended for a period of time equal to the period of the existence of any such events or conditions and such reasonable time thereafter as shall have been necessitated by any such events or conditions.

15.9 Courtesy Service.

Upon request, the Grantee shall furnish, without installation charge and without monthly fees one standard installation of Basic Service at the following locations provided that such location can be served by a drop

of 150 feet or less and such location is, at the time of the request and at all times while receiving complimentary Basic Service, receiving both voice and internet services from Grantee. In the event the application location and/or applicable applicant is not receiving both voice and internet services from Grantee, Grantee shall have no obligation to provide complimentary Basic Service and shall have the right terminate the applicable location's courtesy Basic Service. The cost of any drop in excess of 150 feet shall be borne by the party requesting the service.

City Hall
537 Main Street
Seward, NE 68434

Public Library
233 South Fifth Street
Seward, NE 68434

Municipal Civic Center
616 Bradford Street
Seward, NE 68434

Municipal Senior Center
1010 Manor Drive W
Seward, NE 68434

Municipal Youth Center
211 South Fourth Street
Seward, NE 68434

Seward High School
532 Northern Heights Drive
Seward, NE 68434
Seward Middle School
2401 Karol Kay Blvd.
Seward, NE 68434

Seward Elementary
200 East Pinewood Avenue
Seward, NE 68434

Police Department/Law Enforcement Building
148 S. 1st Street
Seward, NE 68434

Fire Department
223 N. 3rd Street
Seward, NE 68434

Section 16. Repeal of Ordinances. All ordinances or parts of ordinances in conflict with this Franchise Agreement are hereby repealed.

Section 17. Pamphlet Form; Publication, When Operative. This ordinance shall be published in pamphlet form and shall be in full force and effective from after its passage, approval, and publication or posting as required by law and city ordinance.

Passed and approved this 21st day of December, 2021.

ATTEST:

Derek Bargmann
Derek Bargmann
City Clerk



CITY OF SEWARD, NEBRASKA

Joshua Eickmeier
Joshua Eickmeier, Mayor

ALLO SEWARD, LLC

Bradley A. Moline
Bradley A. Moline, President

2. Consideration of an Offer Received to Purchase Land within the Commercial Rail Campus Development Area, Legally Described as 'Lot 3, Seward Rail Campus PUD First Addition Corrected Plat, City of Seward, Seward County, Nebraska' - City Administrator Butcher
 - A. Consideration of a Purchase Agreement with MeyCo Holdings, LLC

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (the "Agreement") is made and entered into on September ___, 2023, by and between City of Seward, Nebraska (the "Seller"), and MeyCo Holdings, LLC, a Nebraska limited liability company, or its assigns (the "Buyer").

RECITALS

A. Seller is the owner of certain real property (the "Property") legally described as:

See attached Exhibit "A".

B. Seller desires to sell and Buyer desires to acquire the property subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of, and based on, the foregoing Recitals and the mutual promises and agreements set forth below, the parties agree as follows:

1. Transfer of Property.

1.1 Sale and Purchase. At Closing (as hereinafter defined), Seller shall sell to Buyer, and Buyer shall purchase from Seller the Property.

1.2 Purchase Price and Payment. Buyer shall pay to Seller Four Hundred Ninety Three Thousand Nine Hundred Seventy and no/100 Dollars (\$493,970.00) (the "Purchase Price"), of which Five Thousand Dollars (\$5,000) ("Earnest Money Deposit") shall be delivered to Title Services of Blue Valley ("Title Company"), upon execution of this Agreement, and the balance, without interest, shall be payable at Closing, subject to adjustments and prorations as herein provided.

1.3 Closing. The Closing of the purchase and sale of the Property shall take place on or after October 31, 2023 at the Title Company's office located in Seward, Nebraska or at such other time, date and place as the parties may mutually agree (the "Closing").

1.4 Title and Possession. Seller agrees to deliver at Closing a general warranty deed to the Property conveying to Buyer marketable title to the Property, free and clear of all mortgages, deeds of trusts, leases, encumbrances, liens, statutory rights or covenants, except for easements and restrictions of record that are acceptable to Buyer. Seller shall deliver possession of the Property to Buyer at the time of Closing.

1.5 Title Insurance. Prior to Closing, Seller shall furnish Buyer with a commitment for an owner's policy of title insurance with copies of all easements in the amount of Purchase Price, which insures marketable title to the Property, subject only to easements and restrictions of record that are acceptable or deemed acceptable to Buyer.

Absent timely objection, any easement or restriction identified in the commitment shall be deemed acceptable to Buyer. Seller shall have a reasonable period to cure any unacceptable easement or restriction. The premium for the owner's title insurance policy and the closing fee of the Title Company shall be divided equally between Seller and Buyer.

1.6 Taxes, Assessments, and other Costs. Seller shall be responsible for all taxes relating to the Property for the year preceding Closing and all prior years as well as all special assessments levied prior to Closing. Taxes relating to the Property for the calendar year when Closing occurs shall be pro-rated as of the date of Closing. Buyer shall pay the filing fee which becomes payable upon recordation of the warranty deed.

1.7 Purchase Agreement Preparation and Legal Representation. The cost of preparation of this Purchase Agreement shall be paid for by Seller, which shall be prepared by the law firm of Hoffschneider Law, P.C. LLO. Should Buyer choose to be represented by legal counsel, Buyer shall be responsible for all of Buyer's own attorney fees and costs charged to Buyer by Buyer's attorney.

1.8 Remonstrance Contingency. The Closing of this sale is contingent upon the City of Seward not receiving a remonstrance against this sale within 30 days after passage and publication of an ordinance directing the conveyance of the Property in accordance with the procedures set forth in Neb. Rev. Stat. § 16-202 and Seward Municipal Code 8-102. If the City receives such a remonstrance, this Agreement shall be null and void and the Buyer shall be entitled to a full refund of Buyer's Earnest Money Deposit as Buyer's sole recourse against the City for its inability to convey the Property to the Buyer.

2. Representations and Warranties.

2.1 Representations and Warranties of Seller. Seller represents and warrants to Buyer as follows:

2.1.1 Hazardous Substances. Seller hereby represents that the Property does not contain any known substances deemed hazardous under any applicable Local, State and Federal laws and regulations. Seller specifically grants Buyer the right to conduct an environmental study at any time prior to Closing to determine whether any environmental hazards exist. Seller acknowledges that it has made such representations and that such representations are a material inducement to Buyer to enter into this Agreement. In the event hazardous substances are discovered on the Property, Buyer may terminate this Agreement by written notice to the Seller, and the Buyer shall receive a refund of all money deposited with the Title Company

2.1.2 Maintenance of the Property. Until possession is given to Buyer, Seller will keep and maintain the Property in as good condition as it now is, reasonable wear and tear excepted.

2.1.3 No Brokerage Agreement. Seller has not entered into any contract, arrangement or understanding with any person or firm which may result in the obligation of Buyer to pay any finder's fee, brokerage or agent's commission or other like payment in connection with the negotiations leading to this Agreement or the consummation of the transactions contemplated hereby. Seller acknowledges that Kelly R. Hoffschneider of Hoffschneider Law, P.C., LLO is a licensed real estate broker in the State of Nebraska, but has not been retained in that capacity.

3. Default

3.1 Default of Seller. If Buyer shall perform all of its obligations and terms of this Agreement, and Seller shall default in the performance of any of the terms and conditions of this Agreement, Buyer may elect to terminate this Agreement, and shall be entitled to a return of the Earnest Money Deposit under Paragraph 1.2 of this Agreement, and to pursue any other legal or equitable remedies against Seller, including, without limitation, a suit for specific performance.

3.2 Default of Buyer. If Seller shall perform all its obligations and terms of the Agreement, and Buyer shall default in the performance of any of the terms and conditions of this Agreement, the Seller may, at their option, elect to terminate the Agreement and receive and retain the Earnest Money Deposit under Paragraph 1.2 of this Agreement, and pursue any other legal or equitable remedies against Buyer, including, without limitation, a suit for specific performance.

4. Miscellaneous.

4.1 Binding Effect; Benefits. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

4.2 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

4.3 Further Assurances. Each of the parties hereto, without further consideration, agrees to execute and deliver such other documents and take such other action, whether prior to or subsequent to Closing, as may be necessary to more effectively consummate the intent and purpose of this Agreement.

4.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska.

4.5 Notices. All notices, requests, demands, objections and other communications under this Agreement shall be in writing and shall be deemed to have been duly given when delivered personally or 48 hours after being mailed registered or certified mail, return receipt requested, postage prepaid, to the party at the following

address or to such other address as any party hereto may from time to time in writing designate to the other parties:

If to Seller: Greg Butcher, City Administrator
City of Seward
P.O. Box 38
537 Main Street
Seward, NE 68434

With a Copy to: Kelly R. Hoffschneider, City Attorney
Hoffschneider Law, P.C., LLO
1120 K Street, Suite 200
Lincoln, NE 68508
kelly@hoffschneiderlaw.com
(402) 261-7677

If to Buyer: MeyCo Holdings, LLC
c/o Kellen Meyer
1982 N Imig Dr.
Seward, NE 68434

4.6 Survival and Nonmerger. All terms, conditions, obligations, representations and warranties contained in this Agreement shall survive the execution hereof and the Closing hereunder, including, but not limited to, the execution and delivery of any deed related to the Property to be conveyed hereunder and shall not merge into any deed.

4.7 Time is of the Essence. For purposes of the respective obligations of the parties hereto, the parties agree that time is of the essence in the performance of their respective obligations hereunder.

4.8 Risk of Loss. All risk of loss and damage to the Property or other casualty until Closing is assumed by the Seller.

4.9 Severability. If for any reason whatsoever any one or more of the provisions of this Agreement shall be held or deemed to be inoperative, unenforceable, or invalid, as applied to any particular case or in all cases, such circumstance shall not have the effect of rendering such provision invalid in any case as of rendering any other provision of this Agreement inoperative, unenforceable, or invalid.

4.10 Captions. The captions in this Agreement are inserted only as matters of convenience and for reference and in no way define or limit the scope or intent of the various provisions therein, or conditions thereof.

[SIGNATURES ON FOLLOWING PAGES]

SELLER:

City of Seward, Nebraska

By: _____
Joshua Eickmeier, Mayor

STATE OF NEBRASKA)
)
COUNTY OF SEWARD) ss.

The foregoing instrument was acknowledged before me this ____ day of September, 2023, by Joshua Eickmeier, Mayor of the City of Seward, Seller.

Notary Public

BUYER:

MeyCo Holdings, LLC

By: _____
Kellen Meyer, Manager

STATE OF NEBRASKA)
)
COUNTY OF SEWARD) ss.

The foregoing instrument was acknowledged before me this ____ day of September, 2023, by Kellen Meyer, Manager of MeyCo Holdings, LLC.

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 3, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CITY OF SEWARD COUNTY,
NEBRASKA.

B. Consideration of an Ordinance to Direct the Conveyance of Real Property to MeyCo Holdings, LLC

ORDINANCE NO. 2023-20
CITY OF SEWARD, NEBRASKA

AN ORDINANCE TO DIRECT THE CONVEYANCE OF REAL PROPERTY TO MEYCO HOLDINGS, LLC; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

SECTION 1. The City of Seward, Nebraska ("City") owns certain real property legally described as:

Lot 3, Seward Rail Campus PUD First Addition, Corrected, City of Seward, Seward County, Nebraska

Herein after referred to as "Property".

SECTION 2. The City currently owns and maintains the Property.

SECTION 3. The City desires to convey the Property to MeyCo Holdings, LLC.

SECTION 4. The City hereby approves the conveyance and transfer of the Property to MeyCo Holdings, LLC in accordance with Nebraska law and the Seward Municipal Code.

SECTION 5. The Mayor of the City is hereby authorized to execute a Purchase Agreement and warranty deed and to take all actions necessary to effectuate the transfer of the Property to MeyCo Holdings, LLC.

SECTION 6. Pamphlet Form; Publication, When Operative. This ordinance shall be published in pamphlet form and shall be in full force and effective from after its passage, approval, and publication or posting as required by law and city ordinance.

Passed and approved this 19th day of September, 2023

CITY OF SEWARD, NEBRASKA

ATTEST:

Joshua Eickmeier, Mayor

Derek Bargmann
City Clerk

(SEAL)

3. Consideration of a Claim from Laura Asplin, 438 Grand Ave, for Personal Property Damage in the Amount of \$2,993.31 - City Administrator Butcher



CITY OF SEWARD NEBRASKA
 537 MAIN ST
 PO BOX 38
 SEWARD, NE 68434-0038

PH: 402-643-2928
 FAX: 402-643-6491

CLAIM FORM

CONTACT INFORMATION

Name: Laura Asplin Home Phone: _____
 Address: 438 Grand Ave, Seward Business Phone: _____
 Date & Time of Incident: _____ Cell Phone: (402) 643-0271
 Location of Incident: sewer line Email: laura.asplin@cune.org
 Type of Incident: Injured Person Property Damage Automobile Accident (Check all that apply)

INJURED PERSON

Occupation: _____ Employed by: _____
 Did you see a doctor? Yes No Doctor's Name: _____
 Were you hospitalized? Yes No Hospital: _____
 Describe incident (nature & extent of injury): _____
 Any Witnesses? _____

PROPERTY DAMAGE

List Property Damaged: 438 Grand Ave, Seward, NE - sewer line
 Age of damaged property: approx 115 years* Estimated cost of repair: \$2,995.81
 How was the property damaged? see attached document
 * I believe the house was built in 1908

AUTOMOBILE ACCIDENT

Driver, if other than owner: _____
 Address: _____ Home Phone: _____
 Estimated cost of repair: _____ Business Phone: _____
 Vehicle: (year, make, model) _____ Police Notified? Yes No
 Your description of the accident: _____

INSURANCE INFORMATION

Amount of Claim: 2993.31 \$2995.81 **(COPIES OF BILLS MUST BE ATTACHED VERIFYING AMOUNT OF CLAIM)**
 Your Insurance Company: American Family Ins. Your Insurance Agent: Angie Murray-Pate
 Insurance Company Phone: 1-800-692-6326 Insurance Agent Phone: (402) 826-4244
 Did you report a claim? Yes No Did you receive payment? Yes No Deductible: _____

ADDITIONAL INFORMATION

Any other pertinent information: (write on back if more space needed) see attached
 Explain why you feel the City of Seward is responsible: explanation in attached document

SIGNATURE OF CLAIMANT: Laura Asplin DATE: Sep. 12, 2023

PROPERTY DAMAGE
UNDUE EXPENSE FOR OWNER

Estimated cost \$2993.31

How damage caused: Owner incurred undue cost of repair to her sewer line due to the cities lack of maintenance of the city sewer main running in the alley from Locust Ave. to Grand Ave.

ADDITIONAL INFORMATION
Chronological order of events

Note: Because I teach school in Lincoln, I had Alan Theobald work as my representative in contacting contractors/services and working with them to gather information and relay information to me.

August 23, 2023

I noticed that I had water on my basement floor near the floor drain and sewer clean out. Marlin's plumbing was contacted by Alan and arrived in the morning. Marlin ran a snake cleanout line into my sewer line accessing it through the cleanout in the basement. He was able to remove a small number of small roots from the line before being stopped by something solid. Marlin did not have a camera so he suggested that we contact someone with a camera to access the problem. Because Marlin did not have any type of measurement on his snake he estimated that he had went out approximately 70 feet from the basement cleanout.

August 23, 2023 Alan contacted Ryan Lieb of Lieb Locating & Plumbing of Lincoln, NE. Because of his schedule Lieb was not able to come out to Seward until August 29, 2023 to scope the line. On August 29 Lieb scoped the line with a camera monitor, which he advised was clear from any obstruction other than normal waste until he was out to 65 feet 7 inches from the basement drain cleanout opening. Lieb then went outside with a locator the was able to pinpoint the end of his camera line which was located in the alley. Lieb spray painted the location and flagged it. Lieb advised that he thought that it was probably where my sewer line connected to the city sewer main.

August 28, 2023 Alan contacted Ryan Butzke of RJ's Bobcat Service and Trenching, LLC. Butzke came to my address to assess the situation and determined that he was going to have to trench down to the sewer line and remove some of the line to see what the stoppage was. Butzke obtained the permits needed to do the trenching and work.

August 29, 2023

RJ'S Service trenched down to my sewer line and the city main locating a 90-degree joint that went from my sewer line to the city main sewer line and where Lieb Locating had flagged. RJ'S had to break the 90-degree joint to access the problem/stoppage. RJ's found a large root ball/ root head was located in the City sewer main and a leader root then grew into my sewer line causing my line to plug. RJ's crew cut the root outside of the main and was able to pull the root from my line letting fluid to free flow from my line.

Page 2

At that point Jason Butzke contacted Brandon Koll, the Seward Waste Water Department head and asked him to come to our location so he could advise what they had found. Butzke advised both Alan and Mr. Koll of what he had found and that the large root ball was lodged on the main and sewer line opening. RJ'S had a hard time pushing the root head loose but was able to dislodge it.

The city did bring out their equipment to clean out the city main from Locust Ave. to Grand Ave. and scoped it. (should be noted that there is a fairly good slope from Locust Ave. to Grand Ave. running though the ally. My property is on the lower end of the slope.) Koll stated that the main was clear from Locust Ave. to my sewer hookup other than a few small roots. However, there was the root that had developed near my line hookup. The city crew cleared the sewer line from Locust to Grand.

Because of the city sewer main was not maintained and kept clean, a large root was allowed to developed which in turn grew into my sewer line causing it to plug and create the stoppage. Because of these events, I would not have incurred the expenses from Marlin's plumbing, Lieb Locating and RJ's service.

I am requesting reimbursement from the city for these expenses due to the lack of maintenance to the sewer line from Locust Ave. to Grand Ave.. Total claim for reimbursement for \$2993.31.

Laura Asplin
438 Grand Ave.
Seward, Ne. 68434

JR's Bobcat Service & Trenching, LLC

3736 Branched Oak Road
 Staplehurst, NE 68439
 Business 402-643-6978
 Cell 402-643.0726

Invoice

Date	Invoice #
9/2/2023	1224

Bill To
Laura Asplin 438 Grand Ave Seward, NE 68434

Terms
Net 10

Description	Qty	Rate	Amount
sewer saddle	1	132.73	132.73
4" sch 40 sewer pipe	24	8.00	192.00
4" :Y"	2	20.695	41.39
4" street 45	2	10.80	21.60
4" cap	2	7.02	14.04
clay to plastic fernco	1	16.05	16.05
replace sewer service from sewer main aprox 10' towards house with 2 clean outs		2,200.00	2,200.00

		Total	\$2,617.81
--	--	--------------	------------

We appreciate your business. Please send payment per the terms of this invoice. We will assess a monthly finance charge of 1.5% on all overdue amounts.

		Payments/Credits	\$0.00
--	--	-------------------------	--------

		Balance Due	\$2,617.81
--	--	--------------------	------------

Lieb Locating and Plumbing LLC

6201 32nd Ct
Lincoln, NE 68516
(402) 310-8702
lieblocating@gmail.com
www.lieblocating.com



**Lieb
Locating
& Plumbing**

INVOICE

BILL TO

Laura Asplin

INVOICE # 1815

DATE 09/02/2023

DUE DATE 10/02/2023

TERMS Net 30

SERVICE ADDRESS

438 Grand Ave Seward, NE

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/29/2023	GENERAL LOCATING	Locate sewer service in the back alley for excavation.	1	200.00	200.00

WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO HELPING YOU AGAIN IN THE FUTURE.

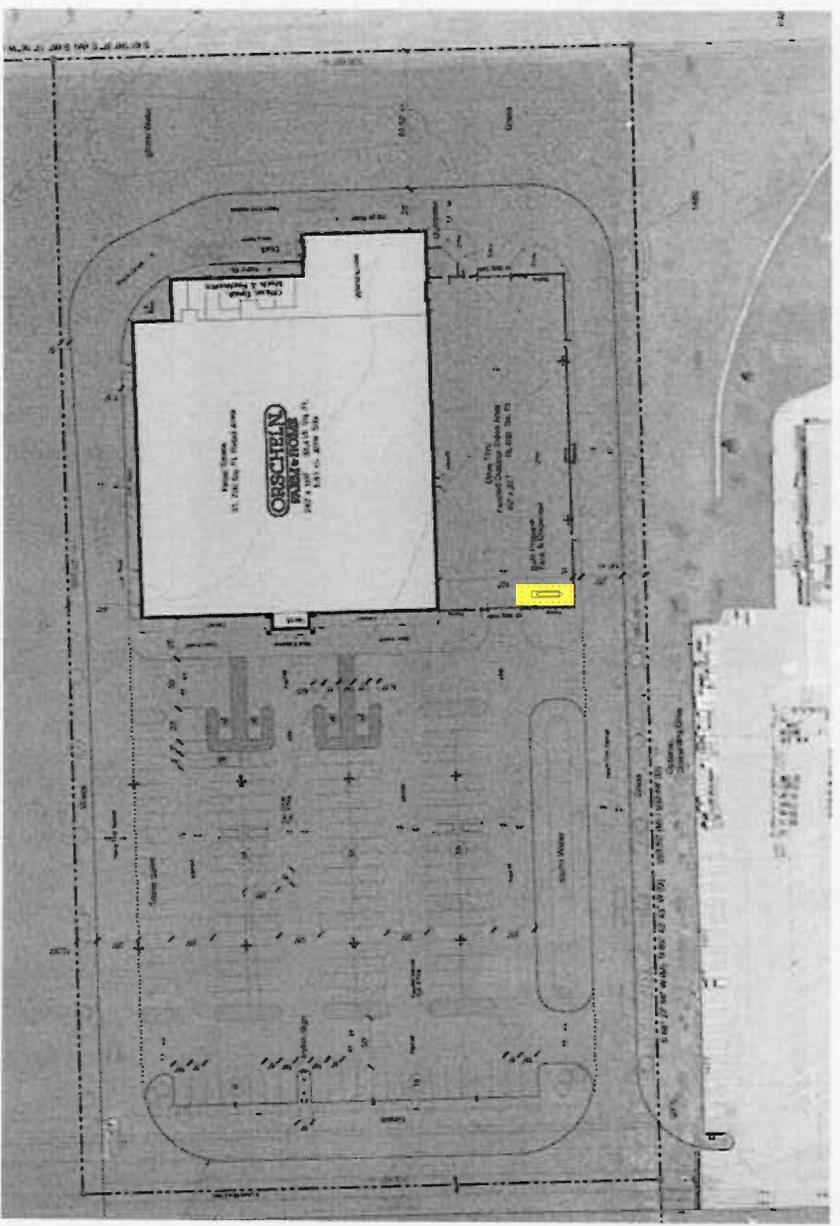
SUBTOTAL	200.00
TAX	0.00
TOTAL	200.00
BALANCE DUE	\$200.00

*pd 9/12/23
ck # 5522*



4. Consideration of a Poisonous & Flammable Gases Storage Permit for AmeriGas Propane at Tractor Supply Site - Building/Zoning & Code Enf. Director Dworak

EXHIBIT B
SITE PLAN



ARTICLE II
Poisonous and Flammable Gases

§ 252-2.1. Storage permit required.

Any person, firm, or corporation desiring to store or keep in the municipality for any period of time any form of poisonous, flammable or anhydrous ammonia gas or liquefied petroleum gas in excess of five gallons, or to add to, enlarge, or replace any facility used for the storage of such gases, must first get permission from the governing body. The governing body shall require the name of the gas, the place of storage, and the amount of gas stored. If permission is granted, the governing body shall prescribe such rules, regulations, and precautionary actions as it may deem necessary. Any such present use that is discontinued for a period of 60 days shall not be revived without a permit. (Neb. RS 16-222)

§ 252-2.2. Violations and penalties.¹

Any person who violates the prohibitions or provisions of this article shall be deemed guilty of a violation. The penalty for such violation shall be an amount not to exceed \$500 for any one offense, recoverable with costs, and in default of said payment the offender shall stand committed to the County Jail until such fine and costs are paid. Each period of 24 hours during or on which a violation occurs or continues shall be deemed a separate offense.

1. Editor's Note: Added at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

5. Consideration of the Revised Civil Service Rules & Regulations - Police Chief Peters

**RULES AND REGULATIONS
OF THE SEWARD
CIVIL SERVICE COMMISSION**

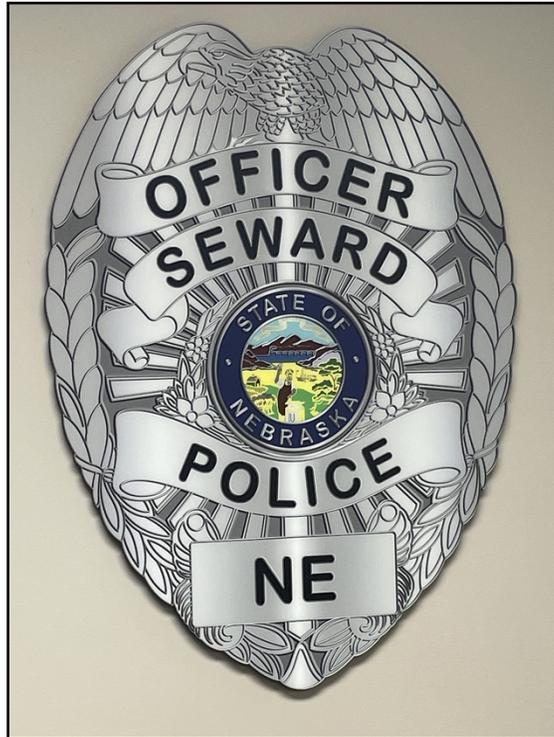


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Approved and adopted by the Civil Service Commission on September 14, 2022
Confirmed by the Mayor and Council on September 20, 2022

Section A: Administration

Rule A - I Meetings of the Commission: Regular meetings of the Civil Service Commission, shall be held the 4th Wednesday of every quarter (March, June, September, December) at 5:00 p.m. in the Municipal Building, 142 N. 7th Street, Seward Nebraska. Notice of postponement of meetings shall be posted in City Hall, Seward Police Department, County Courthouse and Municipal Building.

- a) Order of Business: A Chairperson shall be elected at the quarterly meeting held in June of each year. The order of business shall be pursuant to the agenda.
- b) Special Meetings: Special meetings may be held at any time, upon call of the chairman or the secretary or any three commissioners, by giving twenty-four (24) hour notice to each commissioner.
- c) Rules of Order: Robert Rules of Order shall generally be the rules of order of the Civil Service Commission.

Section B: Definitions

Rule B - 1 The following words and phrases shall have definitions, as set out below, when appearing in these rules and regulations.

"Appointing Authority" shall mean in a mayor and council form of government, the mayor, with the approval of the council, except to the extent that the appointing authority is otherwise designated by ordinance to be the mayor or city administrator. (Ref. NRS 19-1826 (2))

"Appointment" shall mean all means of selection, appointing, or employing any person to hold any office, position, or employment subject to Civil Service. (Ref NRS 19-1826 (3))

"City" shall mean City of Seward

"Commission" shall mean the Civil Service Commission of the City of Seward. (Ref. NRS 19-1826 (4))

"Commissioner" shall mean any one of the five (5) commissioners of the Civil Service Commission of the City of Seward. (Ref. NRS 19-1826 (5))

"Council" shall mean City Council members

"Entry Level Candidate" shall mean an applicant not currently certified as a law enforcement officer

"Full-Time Police Officers" shall mean police officers in positions which require certification by the Nebraska Law Enforcement Training Center, created pursuant to NRS 81-1402, who have the power of arrest, who are paid regularly by a municipality, and for whom law enforcement is a full-time career, but shall not include clerical, custodial, or maintenance personnel (Ref. NRS 19-1826 (8))

"Lateral Candidate" shall mean an applicant who holds a current Nebraska law enforcement certification and has at least one (1) year post-academy experience

"Position" shall mean an individual job which is designated by an official title

indicative of the nature of the work. (Ref NRS 19-1826 (12))

“Promotion” or “Demotion” shall mean changing from one position to another, accompanied by a corresponding change in current rate of pay.

“Reciprocal Candidate” shall mean an applicant who currently holds an active law enforcement certification from a state other than Nebraska and has at least one (1) year post-academy experience

“Secretary/Chief Examiner” shall be appointed by the Civil Service Commission. He/she shall keep the records of the Commission, preserve all reports, administer, and maintain a record of all examinations held under their direction and perform such other duties as may be prescribed. If the municipality has a personnel officer, the commission shall appoint such personnel officer as secretary and chief examiner, if requested to do so by the appointing authority. (Ref NRS 19-1830 (1))

Section C: Employees Covered Under Civil Service

Rule C - 1 The Civil Service Act shall apply only to full-time Police Officers of the City, including the Police Chief. (Ref. NRS 19-1829)

Section D: Vacancies, Applications, Examinations & Probation

Rule D - 1 Vacancies: Whenever a position subject to the Civil Service Act becomes vacant, or it is known that one will exist in the immediate future, the appointing authority shall submit a written request to the commission for the names and addresses of the persons eligible for appointment. The Appointing Authority may also decline to fill such vacancy for an indefinite period. (Ref. NRS 19-1835 (1))

Rule D - 2 Action When Eligible List is Available: Upon the written request of the appointing authority, the commission shall certify the names of the persons who are the three highest on the eligible list, following the most recent examination, and whose qualifications have been validated by the commission for the vacant position. If fewer than three names are on the eligible list, the commission shall certify those that do appear. If the commission certifies fewer than three names for each vacancy to the appointing authority, the appointing authority may appoint one of such persons to fill the vacancy, may decline to fill the vacancy, or may order that another examination be held by the civil service commission. If more than one vacancy is to be filled, an additional name shall be certified for each additional vacancy. (Ref. NRS 19-1835 (3))

Rule D - 3 Application Form: All persons desiring to take an examination for a classified job shall request an application form from the Secretary/Chief Examiner. The Police Chief, or his/her designee shall conduct a basic background investigation for proof that an applicant possesses those special requirements that are necessary for the position applied for. Such proof may be needed to show a satisfactory degree of education, training or experience, or a permit or license, as the law may provide. An applicant may be excluded from taking examinations if he/she fails to provide such proof as required above. The Civil Service Commission may limit the period during which applications may be filed by giving due notice of such limitations. Advertising shall be in accordance with State and Federal laws. Reasonable accommodations are available for persons needing assistance in completing applications. Requests for such accommodations should be made at time of application. The City of Seward is an equal opportunity employer.

Rule D - 4 Requests for Applicants: Requests for applications will be published as directed by the Civil Service Commission in coordination with the Civil Service Secretary. The notice shall contain the minimum requirements of the position as established by the appointing authority; the date for accepting applications, and the office from which the applications can be picked up.

Rule D - 5 Acceptance of Applications: After the Commission screens the applications to ensure that the minimum qualifications have been met, the Secretary/Chief Examiner will notify all candidates of the results of the screening. The Commission has directed the Police Chief to also screen the applications upon receipt, and to notify the Commission of the screening results at the next called meeting. Those applicants failing to meet one (1) or more of the minimum qualifications shall not be allowed to take the examination and will be so notified. Those persons who have met the minimum qualifications will be allowed to take an examination and will be advised of the time and location where such examination will be given by the Secretary/Chief Examiner. Should an examination be canceled or postponed, the applicants will be notified of such cancellation or postponement and the re-scheduling of such examination.

Rule D - 6 Testing: The Commission shall provide that all tests shall be practical and consist only of subjects which will fairly determine the capacity of persons who are to be examined to perform the duties of the position to which an appointment is to be made and may include, but not be limited to, tests of physical fitness and of manual skill and psychological testing. (Ref. NRS 19-1830 (3))

~~The All written examinations will be standardized and administered by the Secretary/Chief Examiner. The vendor shall be approved by the Commission, and will be ordered from the International Personnel Management Association (IPMA), or other appropriate test service approved by the Commission.~~

A credit of ten percent (10%) will be added to the final written examination score of any applicant who, in time of war or any expedition of the armed forces of the United States, is currently serving in the Guard/Reserve Forces or has served in and been discharged with a characterization of honorable or general (under honorable conditions) from the armed forces of the United States. **Credit applicable to entry-level positions only** (Ref. NRS 19-1830 (4)). A copy of form DD214 should be provided at time of application.

Entry-Level Candidates must achieve a score of 70% or higher on the written examination to proceed to the oral examination. Lateral and Reciprocal Candidates are exempt from taking the written examination. Police Captain and Police Sergeant Candidates must achieve a score of 60% or higher on the written examination to proceed to the oral examination. The Commission reserves the right to change this percentage prior to any examination.

~~If an applicant fails the written examination twice within a twelve (12) month period, he/shethey shall not be permitted to retake an examination test again for a for the same position for a period of six-twelve (612) months from the date of the last failed examination in which he/she failed.~~

The oral examination questions must have approval from the City Administrator prior to the testing. For all other positions except Police Chief, the Chief will be present and assist with the oral examination. For Police Chief candidates, the City Administrator will be present and assist with the examination.

After both the written examination and the oral examination have been administered, a 40% credit-weight will be applied toward the written score and a 60% credit-weight will be applied toward the oral score. The scores will then be added together. For Lateral and Reciprocal Candidates, 100% of their score-weight will be based solely on the oral interview examination. Candidates must achieve a cumulative combined score of 70% or above to be placed on the eligible list.

Thereafter, the Commission shall rank the successful applicants based on their scores and place them on the eligible list for the position tested.

Rule D - 7 Examination Results: All applicants examined will be notified of their results by mail upon completion of the scoring by the Secretary/Chief Examiner and whether they have been placed on the eligible list.

Rule D - 8 Probation/Introductory Period: To enable the appointing authority to exercise the choice in the filling of positions, no appointment, employment, or promotion in any position shall be deemed complete for certified officers, until after a probationary period of six (6) months from date of employment; and for non-certified officers, not less than six (6) months, nor more than one (1) year after certification by the Nebraska Law Enforcement Training Center. Said probation/introductory period can be extended up to a maximum of one (1) year by the Police Chief with the approval of the appointing authority. Employees will be notified in writing of such extension and the reasons thereof. During the probation period, the appointing authority may terminate the employment of the person if, upon an observation or consideration of the performance of duty, it is deemed such person unfit or unsatisfactory for service in the Department in accordance with the regulations established by the appointing authority. (Ref. NRS 19-1835 (5))

Rule D - 9 Cause for Rejection: The Commission may refuse to examine an applicant, or after examination, to certify him/her eligible for appointment, for the following reasons:

1. If it is found that the applicant does not meet the established requirements of the job description for the position.
2. If it is known or found that drunkenness or the use of intoxicating liquors, narcotics, or any other habit-forming drug, liquid, or preparation is used to such an extent that the use interferes with the efficiency or mental or physical fitness of the candidate which could preclude them from properly performing the functions and duties of a position.
3. If it is found that there has been a conviction by any State or Federal Court of a felony.
4. If it is found that the applicant has been dismissed from a public service for cause.
5. If it is found that the applicant has intentionally made a false statement in any material fact, practiced, or attempted to practice any deception or fraud in making application or in the examination or in the securing of their eligibility appointment.
6. If it is found that the applicant is disloyal to the Government of the United States or is a member of any organization which advocates the overthrow of the Government by force or violence.
7. If it is found that, for any good and sufficient reason in the judgement of the commission, the applicant is undesirable as a public employee.

Section E: Resignations

Rule E-1 Report of Resignation: The written resignation of any officers or employees from a Civil Service position shall be reported in writing to the Commission by the Secretary/Chief Examiner.

Rule E-2 Resignation by Abandonment of Position: The absence of an officer from duty for a period of three (3) successive days or longer without leave or without notice to his superior officer of the reason of such absence and of his intention to return, shall be considered, in effect, resignation.

Section F: Demotion, Suspension, or Discharge

Rule F-1 No person in the civil service who shall have been permanently appointed or inducted into civil service under the Civil Service Act shall be removed, suspended, demoted, or discharged except for cause and then only upon the written accusation of the Police Chief, appointing authority, or any citizen or taxpayer (Ref. NRS 19-1833 (1)).

Rule F-2 Cause for Demotion, Suspension, or Discharge: The tenure of a person holding a position of employment under the Civil Service Act shall be only during good behavior. Any such person may be removed or discharged, suspended with or without pay, demoted, reduced in rank, or deprived of vacation, benefits, compensation, or other privileges, except pension benefits, for any of the following reasons:

1. Incompetency, inefficiency, or inattention to or dereliction of duty.
2. Dishonesty, prejudicial conduct, immoral conduct, insubordination, discourteous treatment of the public or a fellow employee, any act of omission or commission tending to injure the public service, any willful failure on the part of the employee to properly conduct himself or herself, or any willful violation of the Civil Service Act or the rules and regulations adopted pursuant to such act.
3. Mental or physical unfitness for the position which the employee holds.
4. Drunkenness or the use of intoxicating liquors, narcotics, or any other habit-forming drug, liquid, or preparation to such an extent that the use interferes with the efficiency or mental or physical fitness of the employee or precludes the employee from properly performing the functions and duties of his or her position.
5. Conviction of a felony or misdemeanor tending to injure the employee's ability to effectively perform the duties of his or her position; or
6. Any other act or failure to act which, in the judgment of the Civil Service Commission is sufficient to justify the offender to be an unsuitable and unfit person to be employed in the public service. (Ref. NRS 19-1832)

Rule F-3 Insufficiency of Charges: The commission reserves the right to pass on the sufficiency of the charges, and if the charges are held to be insufficient, indefinite, or of no precise meaning, the commission may dismiss the charges.

Rule F-4 Disciplinary Action Procedure:

1. No employee in the Civil Service who shall have been permanently appointed or inducted into Civil Service shall be removed, suspended, demoted, or discharged, except for cause and then only upon the written accusation of the Police Chief, Mayor, or any citizen or taxpayer. (Ref. NRS 19-1833 (1) and City Code 95-1.3. C. (1))
2. The written accusation shall set forth the alleged misconduct, charges, or grounds for investigation against the employee. The written accusation shall be filed by the complainant with the Secretary of the Commission who shall cause a copy of such written accusation to be delivered within three (3) working days after the filing (a) to the Police Chief, (b) the Mayor, and (c) to the employee personally or by certified mail, addressed to the employee at the residence address of the employee shown in the personnel records. The Secretary of the Commission shall cause a return showing such delivery or mailing to be executed and filed in the Secretary's office. (Ref. City Code 95-1.3. C. (2))
3. The Police Chief shall have the authority to immediately suspend, with pay, an employee against whom such written accusation has been filed pending the confirmation of the suspension by the Mayor, or a decision of the Mayor to reinstate the employee, remove, demote, discharged, or suspend the employee with or without pay. (Ref. City Code 95-1. 3. C. (3))
4. Prior to the decision of the Mayor to reinstate the employee or remove, demote, discharge, or suspend the employee, with or without pay, the Police Chief shall, within a reasonable period of time, investigate the alleged misconduct, charges, or grounds against the employee and explain the basis of the employer's evidence to the employee and provide the employee an opportunity to present his or her version of the circumstances which resulted in the filing of the written accusation. If the Police Chief's investigation reveals other misconduct, charges, or grounds the Chief shall amend the written accusation to include the other misconduct, charges, or grounds by filing an amendment to the written accusation with the Secretary of the Commission who shall cause a copy of such amended accusation to be delivered within three (3) working days after the filing (a) to the Police Chief, (b) to the Mayor, and (c) to the employee personally or by certified mail, addressed to the employee at the residence address of the employee shown in the personnel records. The Secretary of the Commission shall cause a return showing such delivery or mailing to be executed and filed in the Secretary's office. Upon completion of this procedure, within a reasonable period of time, the Police Chief shall recommend in writing to the Mayor that the alleged misconduct, charges, or grounds set forth in the written accusation be deemed; 1) to be without merit; 2) to not warrant disciplinary action, 3) to warrant disciplinary action less severe than removal, demotion, discharge or suspension, with or without pay, such as an oral or written reprimand, or 4) to warrant removal, demotion, discharge, or suspension with or without pay. If the Police Chief is being disciplined, the City Administrator shall follow the same procedures as are followed by the Chief in disciplining employees under the Act. (Ref. City Code 95-1.3. C. (4))
5. Within twenty (20) calendar days after receiving the written recommendation of the Police Chief, the Mayor shall decide to accept the recommendation of the Chief, or shall decide that the alleged misconduct, charges, or grounds for investigation against the employee set forth in the written accusation to be deemed: 1) to be without merit, 2) to not warrant disciplinary action, 3) to warrant disciplinary action less severe than removal, demotion, discharge, or

suspension, with or without pay, such as an oral or written reprimand, or 4) to warrant removal, demotion, discharge, or suspension, with or without pay. If a discharge is being recommended, Council approval shall be required. The Mayor shall file a copy of his or her decision within twenty-five calendar days after receiving the written recommendation of the Police Chief, with the Secretary of the Commission who shall cause a copy of such decision to be filed within three (3) working days after the filing (a) to the Chief, and (b) to the employee, personally or by certified mail, addressed to the employee at the residence address of the employee shown in the personnel records. The Secretary of the Commission shall cause a return showing such delivery or mailing to be executed and filed in the Secretary's office. (Ref. City Code 95-1.3. C. (5))

6. Any employee so removed, suspended, demoted or discharged may, within ten (10) calendar days after receiving written notice of the Mayor's decision, file a written demand for an investigation and public hearing by the Civil Service Commission. The employee shall file the request for the hearing with the Secretary of the Commission and simultaneously send a copy of the request to the Mayor. The failure to file such request with the Secretary of the Commission within ten (10) calendar days of receipt of notice of the action by the Mayor shall constitute a waiver of the employee's right to review by the Civil Service Commission and the Mayor's decision shall become final. (Ref. City Code 95-1.3. C. (6))
7. Within ten (10) calendar days of receipt of the employee's notice of appeal, the Mayor shall cause to be mailed or delivered the following notice to the employee and Secretary of the Civil Service Commission: (a) a statement of the charge(s); (b) the names of the witnesses who will be called on behalf of the Mayor and a general statement of the nature of their testimony; (c) copies of the documents to be introduced. (Ref. City Code 95-1.3. C. (7))
8. Within ten (10) calendar days of the filing of the written demand for an investigation and public hearing by the Commission, the employee shall mail or deliver the following upon the Mayor and Commission: (a) a response to the statement of the charge(s); (b) the name of the witnesses who will be called on behalf of the employee and a general statement of the nature of their testimony; and (c) copies of the documents to be introduced. (Ref. City Code 95-1.3. C. (8))
9. Upon receipt of a written demand, the Commission shall investigate. The Commission may be represented in such investigation and public hearing by the City Attorney if authorized by the Mayor. If the City Attorney does not represent the Commission, the Commission may be represented by special counsel appointed by the Commission for any such investigation and hearing. The investigation shall consist solely of a review of the written submissions of the Mayor and employee to determine whether any individuals or documents should be subpoenaed by the Commission for the subsequent public hearing before the Commission ultimately to determine whether the Mayor acted in good faith for cause. Good faith for cause shall mean that the action was not arbitrary or capricious and was not made for political or religious reasons. (Ref. City Code 95-1.3. C. (9))
10. The Commission shall schedule a public hearing no less than ten (10) nor more than twenty (20) calendar days from the date of filing of the employee's written demand for an investigation. The Commission shall notify the Mayor and employee in writing at least five (5) calendar days prior to the date of the

- hearing, of the date, time and place of hearing. (Ref. City Code 95-1.3. C. (10))
11. The Mayor shall be permitted to appear in person and by counsel and to present his or her case. The Mayor may present evidence by testimony and documents and shall be permitted to cross-examine the employee's witnesses. At the hearing, the employee shall be permitted to appear in person and by counsel and to present his or her defense. The employee may present evidence by testimony and documents and shall be permitted to cross-examine the witnesses called by the Mayor. (Ref. City Code 95-1.3. C. (11))
 12. The Commission may affirm the action taken by the Mayor if such action is supported by a preponderance of the evidence. If the Commission finds that the removal, suspension, demotion or discharge was made for political or religious reasons or was not made in good faith for cause, it shall order the immediate reinstatement or re-employment of such employee in the position or employment from which such employee was removed, suspended, demoted, or discharged, which reinstatement shall, if the Commission in its discretion so provides, be retroactive and entitle such person to compensation and restoration of benefits and privileges from the time of such removal, suspension, demotion or discharge. (Ref. City Code 95-1.3. C. (12))
 13. After the hearing, and in lieu of affirming the removal, suspension, demotion, or discharge, the Commission may modify the order of removal, suspension, demotion, or discharge by directing a suspension, with or without pay, for a given period and the subsequent restoration to duty or demotion in position or pay. No later than ten (10) calendar days after the hearing, the Commission shall certify its finding in writing to the employee and the Mayor who shall enforce them. (Ref. City Code 95-1.3. C. (13))

Rule F - 5

Appeal: If such judgement or order be concurred in by the Commission or a majority thereof, the accused or governing body may appeal to the district court. Such appeal shall be taken within forty-five (45) days after the entry of such judgment or order by serving the Commission with a written notice of appeal stating the grounds and demanding that a certified transcript of the record and all papers, on file in the office of the Commission affecting or relating to such judgement or order, be filed by the Commission with such Court. The Commission shall, within ten (10) days after the filing of such notice, make, certify, and file such transcript with and deliver such papers to the district court. The district court shall proceed to hear and determine such appeal in a summary manner. The hearing shall be confined to the determination of whether the judgement or order of removal, discharge, demotion, or suspension made by the Commission was made in good faith for cause, which shall mean that the action of the Commission was based upon a preponderance of the evidence, was not arbitrary or capricious and was not made for political or religious reasons. No appeal to such court shall be taken except upon such ground or grounds. If such appeal is taken by the governing body and the district court affirms the decision of the commission, the municipality shall pay to the employee court costs and reasonable attorney's fees incurred because of such appeal and as approved by the district court. If such appeal is taken by the governing body and the district court does not affirm the decision of the Commission, the court may award court costs and reasonable attorney's fees to the employee as approved by the district court. (Ref. NRS 19-1833 (5))

Section G: Reduction in Force

Rule G-1 The Commission shall make recommendations concerning a reduction-in-force policy to the governing body. The governing body shall consider such recommendations but shall not be bound by them in establishing a reduction-in-force policy. Prior to the adoption of a reduction in force policy, the governing body, after giving reasonable notice to each police officer by first-class mail, conduct a public hearing. (Ref. NRS 19-1830 (9))

Section H: Promotions

Rule H-1 Vacancies: All appointments to and promotions in such department shall be made solely on merit, efficiency, and fitness, which shall be ascertained by open competitive examination and impartial investigation. If the appointing authority fills a vacancy in a position subject to the Civil Service Act, the appointing authority shall consider factors including, but not limited to:

- 1) The multiple job skills recently or currently being performed by the applicant which are necessary for the position.
- 2) The knowledge, skills, and abilities of the applicant which are necessary for the position.
- 3) The performance appraisal of any applicant who is already employed in the department, including any recent or pending disciplinary actions involving the employee.
- 4) The employment policies and staffing needs of the department together with contracts, ordinances, and statutes related thereto.
- 5) Required federal, state, or local certifications or licenses necessary for the position; and
- 6) The qualifications of the applicants who are already employed in the department and have successfully completed all parts of the examination for the position. No person shall be reinstated in or transferred, suspended, or discharged from any such position or employment contrary to the Civil Service Act. (Ref. NRS 19-1829)

Rule H-2 Competitive Examination: In any promotional examination, the candidate shall be examined, either through written examinations and/or oral examinations, on such matters as will fairly test his or her knowledge of the actual duties, responsibilities, and requirements of the position to be filled, or any such testing as may be required by the appointing authority.

Rule H-3 Physical Examination: Where a physical test is not included in the schedule for promotional examination, such test may be added by the Appointing Authority prior to the hiring.

Rule H-4 Probation/Introductory Period: Whenever an employee is promoted to a new position, his/her promotion shall be deemed as probationary for a period of not less than six (6) months nor more than one (1) year, during which period, if he/she fails to perform the duties in a proper manner, the appointing authority shall return him/her to the position he/she formerly held, and any other officers promoted to fill vacancies resulting from

such probationary appointment, shall be returned to their former position.

Section I: **Leave of Absence**

Rule I-1 A leave of absence, with or without pay, may be granted by the appointing authority to any person under Civil Service. The appointing authority shall give notice of such leave to the Commission. All appointments for temporary employment resulting from such leaves of absence shall be made from the eligible list, if any, of the Civil Service. (Ref. NRS 19-1838 and City Code 95.1.1. D. (3))

Section J: **Temporary Appointments**

Rule J-1 If a vacancy occurs and there is no eligible list for the position or if the Commission has not certified persons from the eligible list, a temporary appointment may be made by the appointing authority. Such temporary appointment shall not continue for a period longer than four months. No person shall receive more than one temporary appointment or serve more than four months as a temporary appointee in any one fiscal year. (Ref. NRS 19-1835 (4) and City Code 95-1.1. D. (3))

Section K: **Political Contributions**

Rule K-1 No person holding any position subject to Civil Service shall be under any obligation to contribute to any political fund or to render any political service to any person or party whatsoever. No person shall be removed, reduced in position or salary, or otherwise prejudiced for refusing so to do. No public officer, whether elected or appointed, shall discharge, promote, demote, or in any manner change the official rank, employment, or compensation of any person under Civil Service, or promise or threaten to do so, for giving, withholding, or neglecting to make any contribution of money, services, or any valuable thing for any political purpose. (Ref. NRS 19-1841 and City Code 12-10.1. E)

Section L: **Obstructing Examinations**

Rule L-1 Obstructing by Defeat or Deceit: No Commissioner or any other person shall by himself or herself or in cooperation with one or more person's defeat, deceive, or obstruct any person in respect to the right of examination according to the rules and regulations made pursuant to the Civil Service Act. (Ref. NRS 19-1840 and City Code 12-10.1. F. (1))

Rule L-2 Obstructing by False Marking, Grading, etc.: No Commissioner or any other person shall by himself or herself or in cooperation with one or more persons falsely mark, grade, estimate, or report upon the examination and standing of any person examined or certified in accordance with such Act or aid in doing so. (Ref. NRS 19-1840 and City Code 12-10.1. F. (2))

Rule L-3 Obstructing by False Representation: No Commissioner or any other person shall by himself or herself or in cooperation with one or more persons make any false representation concerning the same or concerning the persons examined. (Ref. NRS 19-1840 and City Code 12-10.1. F. (3))

Rule L-4 Obstructing by Supplying Information: No Commissioner or any other person shall by

himself or herself or in cooperation with one or more persons furnish any person any special or secret information for the purpose of improving or injuring the prospects or chances of any person so examined or certified or to be examined or certified. (Ref. NRS 19-1840 and City Code 12-10.1 F. (4))

Rule L-5 Obstructing by Impersonation: No Commissioner or any other person shall by himself or herself or in cooperation with one or more persons persuade any other person or permit or aid in any manner any other person to impersonate him or her in connection with any examination, application, or request to be so examined. (Ref. NRS 19-1840 and City Code 12-10.1 F. (5))

Section M: **Limitations on Action**

Rule M-1 Any written accusation against a civil service employee must be filed with the Secretary of the Commission within six (6) months after the date of the incident upon which the accusation is based.

6. FY2024 Agreements with the Seward County Chamber & Development Partnership
- SCCDP President & CEO Jank
 - A. Consideration of a Membership Agreement with the Seward County Chamber &
Economic Development Partnership for FY24 - SCCDP President & CEO Jank

**PUBLIC MEMBERSHIP AGREEMENT OF
SEWARD COUNTY CHAMBER & DEVELOPMENT PARTNERSHIP**

Whereas in accordance with the Bylaws of SEWARD COUNTY CHAMBER & DEVELOPMENT PARTNERSHIP (the “Partnership”), the terms of membership for the City of Seward of Seward, Nebraska (“Seward”), the County of Seward, Nebraska, (the “County”) the City of Milford, Nebraska (“Milford”) and the Village of Utica, Nebraska (“Utica”), are to be set forth in a Membership Agreement; and

Whereas, the Board of Directors of the Partnership has established the terms of membership for Public (Anchor) Members and desires that they be set forth in a Membership Agreement with each such Member;

NOW THEREFORE, the Partnership and the undersigned agree as follows:

1. In accordance with the terms of a Funding Agreement between Seward and the Partnership, Seward will make a financial contribution of \$73,760 to the Partnership for the fiscal year running from October 1, 2023 through September 30, 2024. As a result of such payment, Seward shall be an Anchor Member in good standing of the Partnership with the rights and obligations provided herein and in the Bylaws, including specifically, the right to name one (1) Director as set forth in the Bylaws.

2. In accordance with the terms of a Funding Agreement between the County and the Partnership, the County will make a financial contribution of \$60,100 to the Partnership for the fiscal year running from July 1, 2023 through June 30, 2024. As a result of such payment, the County shall be an Anchor Member in good standing of the Partnership with the rights and obligations provided herein and in the Bylaws, including specifically, the right to name one (1) Director as set forth in the Bylaws.

3. In accordance with the terms of a Funding Agreement between Milford and the Partnership, Milford will make a financial contribution of \$12,566 to the Partnership for the fiscal year running from October 1, 2023 through September 30, 2024. As a result of such payment, Milford shall be an Anchor Member in good standing of the Partnership with the rights and obligations provided herein and in the Bylaws, including specifically, the right to name one (1) Director as set forth in the Bylaws.

4. In accordance with the terms of a Funding Agreement between Utica and the Partnership, Utica will make a financial contribution of \$6,556 to the Partnership for the fiscal year running from October 1, 2023 through September 30, 2024. As a result of such payment, Utica shall be an Anchor Member in good standing of the Partnership with the rights and obligations provided herein and in the Bylaws, including specifically, the right to name one (1) Director as set forth in the Bylaws.

5. For so long as the Public entities listed above are Members in good standing of the Partnership, each such entity shall be entitled to vote on all matters raised at meetings of the Members of the Partnership. Each Public entity shall designate a person to represent that Public entity at meetings of the Members and shall vote on behalf of the Public entity at each meeting of the Members.

6. The term of this Membership Agreement shall begin at the start of each Public Member’s fiscal year in 2023 and terminate at the end of their fiscal year in 2024, provided, however, that each year, the parties will negotiate in good faith for the renewal of this Agreement (as a combined Agreement or as separate agreements with Seward, Milford, Utica, and the County) for an additional term upon such terms as the parties shall then agree.

7. The Partnership agrees that no person shall, on the grounds of race, color, sex, national origin and/or disability/handicap, be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination under any activity of the Partnership.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS OF THE FOREGOING, the parties have signed this Agreement effective as of the ____ day of _____, 2023.

CITY OF SEWARD, NEBRASKA

SEWARD COUNTY CHAMBER &
DEVELOPMENT PARTNERSHIP

By: _____
Mayor

By: _____
Chairperson

Date: _____

Date: _____

IN WITNESS OF THE FOREGOING, the parties have signed this Agreement effective as of the ____ day of _____, 2023.

COUNTY OF SEWARD, NEBRASKA

SEWARD COUNTY CHAMBER &
DEVELOPMENT PARTNERSHIP

By: _____
Chairperson

By: _____
Chairperson

Date: _____

Date: _____

IN WITNESS OF THE FOREGOING, the parties have signed this Agreement effective as of the ____ day of _____, 2023.

VILLAGE OF UTICA, NEBRASKA

SEWARD COUNTY CHAMBER &
DEVELOPMENT PARTNERSHIP

By: _____
Chairperson

By: _____
Chairperson

Date: _____

Date: _____

IN WITNESS OF THE FOREGOING, the parties have signed this Agreement effective as of the ____ day of _____, 2023.

CITY OF MILFORD, NEBRASKA

SEWARD COUNTY CHAMBER &
DEVELOPMENT PARTNERSHIP

By: _____
Mayor

By: _____
Chairperson

Date: _____

Date: _____

B. Consideration of a Funding Agreement with the Seward County Chamber & Development Partnership for FY24 - SCCDP President & CEO Jank

FUNDING AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____ 2023, by and between the CITY OF SEWARD, NEBRASKA, a municipal corporation, hereinafter referred to as the CITY, and the SEWARD COUNTY CHAMBER & DEVELOPMENT PARTNERSHIP, a Nebraska nonprofit corporation, hereinafter referred to as the SCCDP.

RECITALS:

WHEREAS, the parties desire to enter into a mutually beneficial Funding Agreement for the purpose of promoting economic development in the City of SEWARD, Nebraska, and throughout Seward County, Nebraska.

NOW, THEREFORE, in consideration of the foregoing recitals and the terms and conditions hereinafter set forth, the parties hereto agree as follows:

1. The City and the SCCDP agree to enter into this Funding Agreement for the promotion of economic development as set forth above on the basis of the City's fiscal year which commences October 1, 2023 and ends September 30, 2024.

2. The City agrees to fund the promotion of economic development by paying to the SCCDP the sum of SEVENTY-THREE THOUSAND SEVEN HUNDRED AND SIXTY and No/100ths Dollars (\$73,760.00) subject to the following requirements:

(i) The SCCDP shall place all funds received pursuant to this Agreement in a separate segregated economic development fund ("the Public Economic Development Fund"); and

(ii) The SCCDP shall use all funds received pursuant to this Agreement only for the purpose of "encouraging immigration, new industries, and investment and to conduct and carry on a publicity campaign, and advertising the various agricultural, horticultural, manufacturing, commercial, and other resources, including utility services of the City," all in accordance with **Neb. Rev. Stat. § 13-315** (Reissue 2012), a copy of which is attached hereto and marked as Exhibit "A".

3. As a way of ensuring the City's funds will be used in compliance with **Neb. Rev. Stat. § 13-315**, a designee of the City and a designee of the SCCDP shall reconcile and audit the Public Economic Development Fund annually. The fiscal year end reconciliation and audit shall be completed within sixty (60) days of June 30, 2024. If there are funds remaining in the Public Economic Development Fund at fiscal year end, the funds for any authorized expenditures which accrued during the fiscal year, but which have not yet been paid for, may be retained by the SCCDP to pay the same. Any funds remaining after accounting for the authorized accrued expenses as provided herein shall be retained by the SCCDP and considered as part of the City's next fiscal year appropriation should one be made by the City for the SCCDP.

4. At the expiration date of this Funding Agreement on September 30, 2024, the parties hereto shall either enter into a new Funding Agreement for the ensuing fiscal year or this Funding Agreement shall terminate and the end of year reconciliation and audit shall be accomplished as provided for in Paragraph 3 above.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Funding Agreement in duplicate the date and year first above written.

CITY OF SEWARD, NEBRASKA, a
Municipal Corporation,

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk/HR Director

Approved as to form: _____
City Attorney

SEWARD COUNTY & CHAMBER DEVELOPMENT
PARTNERSHIP, a Nebraska Nonprofit Corporation

Chairperson

EXHIBIT "A"

Neb. Rev. Stat. § 13-315. Appropriation or expenditure; purposes; method; limitation

The city commissioners or council of any city, the board of trustees of any village, and the county board of any county in the state shall have the power to appropriate or expend annually from the general funds or from revenue received from any proprietary functions of their respective political subdivision an amount not to exceed four-tenths of one percent of the taxable valuation of the city, village, or county for the purpose of encouraging immigration, new industries, and investment and to conduct and carry on a publicity campaign, including a publicity campaign conducted for the purpose of acquiring from any source a municipal electrical distribution system or exploiting and advertising the various agricultural, horticultural, manufacturing, commercial, and other resources, including utility services, of the city, village, or county. Such sum may be expended directly by the city, village, or county or may be paid to the chamber of commerce or other commercial organization or a similar county organization or multicounty organization or local development corporation to be expended for the purposes enumerated in this section under the direction of the board of directors of the organization. The total amount levied including the appropriation or expenditure made under this section shall not exceed the amount limited bylaw.

7. Update on the Proposed FY2023-2024 Budget - City Administrator Butcher

Administration Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
								Gen Rev/502.80
	Totals	\$0	\$0	\$0	\$0	\$0	\$0	

Building Inspt./Plng. & Zoning Departments	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Vehicle Replacement Item Description								
Equipment Purchases Item Description								
Updated Plotter	Planned						\$10,000	Gen Rev/629.80/Split with 622.80 & 582.80
	Totals	\$0	\$0	\$0	\$0	\$0	\$10,000	

Building & Grounds City Hall	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
	Totals	\$0	\$0	\$0	\$0	\$0	\$0	

Capital Improvements Fund	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Wellness Center	Planned							Gen Rev/722.80
								Gen Rev/722.80
								Gen Rev/722.80
Vehicle Replacement Item Description								
								Gen Rev/722.80
								Gen Rev/722.80
Equipment Purchases Item Description								
								Gen Rev/722.80
								Gen Rev/722.80
								Gen Rev/722.80
	Total	\$0						

Cemetery Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Asphalt Road at North Cemetery	On-Going	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	Gen Rev/565.80
Columbarium	Planned				\$70,000			Gen Rev/565.80
Vehicle Replacement Item Description								
Replace Pickup	Completed	\$49,050						Gen Rev/565.80
Equipment Purchases Item Description								
Utility Vehicle	Planned		\$30,000					Gen Rev/565.80
	Totals	\$71,050	\$52,000	\$22,000	\$92,000	\$22,000	\$22,000	

Engineering	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Vehicle Replacement Item Description								
Equipment Purchases Item Description								
Updated Plotter	Planned						\$5,000	Gen Rev/629.80/Split with 622.80 & 582.80
	Totals	\$0	\$0	\$0	\$0	\$0	\$5,000	

Dowding Pool	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Diving Board Replacement	Planned		\$20,000					632.80
Equipment Purchases Item Description								
	Totals	\$0	\$20,000	\$0	\$0	\$0	\$0	

Electric Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
EL2301 - East Seward St. 3 phase line Upgrades and Prairie View	In-Process	\$300,000	\$200,000	\$200,000				Rev/211.09
Work In Progress (Inventory)	Planned		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	Rev/211.09
EL2302 - Shop Expansion	In-Progress							Rev/211.99
EL2303 - Petsource Expansion	Completed							Rev/211.99
EL2304 - Tenneco Electrical Upgrade	Completed							Rev/211.99
12.47kv Conversions and/or Capacity Additions	Moved		\$100,000	\$1,500,000				Rev/211.99
Replace line from Ash St. Sub to NPPD Sub part of Hwy 15 proj.	Planned				\$700,000			Rev/211.99
East Hillcrest Relocate Line	Planned			\$300,000				Rev/211.99
Walker Substation 10MVA Upgrade	Planned		\$2,000,000					Rev/211.99
New East Substation 10MVA	Planned				\$2,500,000			Rev/211.99
EL2201 - Replace Recloser & Controls - 14th/Walker Sub	Completed							Rev/211.80
EL2202 - GIS Full Update	In-Progress							Split/211.80/311.80/411.80/ 522.80
EL2305 - Ash Street Scada System	Moved		\$25,000					Rev/211.80
Security Gate - Electric	Completed	\$12,337						Rev/211.80
Security Gate - Horseshoe	Completed	\$2,707						Split/211.80/311.80/411.80/ 522.80/562.80
EL2203 - New AMI System	In-Progress							Rev/211.80
Walker Sub Scada System	Planned			\$25,000				Rev/211.80
Vehicle Replacement Item Description								
Locator pickup #102	Completed	\$60,000						Rev/211.80
Dump Truck	Planned					\$90,000		Rev/211.80
Replace Pickup #104	Planned		\$85,000					Rev/211.80
Replace Pickup #130	Completed	\$55,000						Rev/211.80
Replace Bucket Truck #106	Planned				\$388,700			Rev/211.80
Replace Digger Truck #107	Planned					\$410,000		Rev/211.80
Replace Bucket Truck #105	Planned					\$420,000		Rev/211.80
Chipper Truck	Planned				90,000			Rev/211.80
Equipment Purchases Item Description								
Vibrator Plow Acquisition	Completed	\$71,276						Rev/211.80
New Gas Pump	Completed	\$956						Split/311.80/411.80/211.80 /522.80/562.80/512.80
Trencher	Planned			\$182,500				Rev/211.80
Grounds Mower Replacement	Moved			\$16,000				Rev/211.80
Vac Trailer	Planned		\$134,000					Rev/211.80
Self-Loading Reel Trailer	Planned		\$17,200					Rev/211.80
	Total	\$502,276	\$2,661,200	\$2,323,500	\$3,778,700	\$1,020,000	\$100,000	

Fire Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Concrete Around Building	Removed							Gen Rev/602.80
Design/Planning North Property	In-Progress	\$10,000	\$15,000					Gen Rev/602.80
North Building	Moved			\$275,000				Gen Rev/Donations/602.80
Fire Hall Construction/Bays					\$250,000			Gen Rev/Donations/602.80
Rock Parking Lot	Removed							Gen Rev/602.80
Vehicle Replacement Item Description								
Ladder Unit #31	Planned				\$1,500,000			Sinking Fund/Grant/603.00
Rescue Squad #99	Planned		\$325,000					Sinking Fund/Grant \$75,000/603.00/Gen Rev/602.80 \$250,000
Replace Engine #33	Planned			\$550,000				Sinking Fund/Grant/603.00
Replace Tanker Unit #41	Planned					\$250,000		Sinking Fund/Grant/603.00
Replace Tanker Unit #42 (Lease-Purchase)	Moved		\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	Gen Rev/Mutual Aide \$100,000 Sinking Fund/603.00/602.80
Upgrade Rescue Squad #95 - Stryker Cot Lift	Completed	\$26,968						Gen Rev/602.80
Upgrade Rescue Squad #99 - Stryker Cot Lift	Planned		\$26,968					Gen Rev/602.80
Equipment Purchases Item Description								
LED Dimmable Lights - Meeting Room	Completed	\$2,879						Gen Rev/602.80
LED Bay Lighting	Completed	\$18,425						Gen Rev/602.80
	Total	\$58,272	\$401,968	\$860,000	\$1,785,000	\$285,000	\$35,000	

Golf Course	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
GF2301 - Cart Path Extension - Phase 2	Completed	\$27,023						Gen Rev/569.80
Clubhouse Addition/Simulator	Moved					\$215,000		Gen Rev/569.80
Pond - Hole #4	Moved				\$90,000			Gen Rev/569.80
Pave Parking Lot	Planned			\$254,000				Gen Rev/569.80
Pond - Hole #5	Planned		\$90,000					Gen Rev/569.80
Vehicle Replacement Item Description								
Equipment Purchases Item Description								
Rough Mower (Tri-Max) & Tractor	Lease/Purchase	\$13,760	\$13,760					Gen Rev/569.80
Fairway Mower	Lease/Purchase	\$9,980	\$9,980	\$9,980				Gen Rev/569.80
Toro Greens Mower (Lease-Purchase)	Planned		\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	Gen Rev/569.80
Ball Washers (15)	Completed	\$3,844						Gen Rev/569.80
	Total	\$54,607	\$126,740	\$276,980	\$103,000	\$228,000	\$13,000	

Levee Accreditation	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Levee Accreditation/Pump House Reconstruction	Planned							Gen Rev/NEMA Grant/NRD Grant/538.80
Vehicle Replacement Item Description								
Equipment Purchases Item Description								
	Total	\$0						

Public Properties/Parks Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Replace Plum Creek Park Playground	Planned				\$120,000			Gen Rev/562.80
Bandshell Sunshade	Planned			\$220,000				Gen Rev/562.80
Replace Moffit Park Playground	Planned					\$100,000		Gen Rev/562.80
PP2301 - New Campground Behind 4-Plex	Completed	\$12,348						Gen Rev/562.80
PP2302 - Archery Range	Moved		\$4,000					Gen Rev/562.80
Vehicle Replacement Item Description								
Replace Dodge Dakota & Plow	Completed	\$58,071						Gen Rev/562.80
Equipment Purchases Item Description								
Groundsmaster Mower (Loan Payment)	Completed	\$11,470						Gen Rev/562.80
Replace John Deere 1445	Planned		\$26,000					Gen Rev/562.80
Replace John Deere 1445	Planned			\$26,000				Gen Rev/562.80
Security Gate - Horseshoe	Completed	\$2,707						Split/211.80/311.80/411.80/ 522.80/562.80
New Gas Pump	Completed	\$956						Split/311.80/411.80/211.80 /522.80/562.80/512.80
	Total	\$85,552	\$30,000	\$246,000	\$120,000	\$100,000	\$0	

Recreation Department		Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028		
Sports Complex Soccer/Training Facility Restrooms	Planned					\$50,000		Gen Rev/642.80	
Legion Field - 2 Sets of Bleachers	Planned			\$26,000				Gen Rev/642.80	
West Field - Bleachers	Planned		\$27,000					Gen Rev/642.80	
New Concession Stand (Legion Field)	Planned				\$20,000			Gen Rev/642.80	
Poles for Back Stop Baseball Field	Completed	\$53,500						Gen Rev/642.80	
Backstop Net (Legion Field)	Planned		\$12,000					Gen Rev/642.80	
Plum Creek Concession/Restroom Addition	Planned		\$197,000					Gen Rev/642.80	
Recrown West Field	Planned			\$20,000				Gen Rev/642.30	
Plum Creek Well Replacemenet	Unplanned	\$32,802							
Vehicle Replacement Item Description									
Equipment Purchases Item Description									
Plugger for Aerator	Completed	\$2,500							Gen Rev/642.80
	Total	\$88,802	\$236,000	\$46,000	\$20,000	\$50,000	\$0		

Police Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Privacy Fence	Removed							Gen Rev/ 512.80
Storage Shed	Planned		\$15,000					Gen Rev/ 512.80
Locker Room	Planned		\$15,000					Gen Rev/ 512.80
Vehicle Replacement Item Description								
Purchase Patrol Vehicle #3	Planned		\$55,000					Gen Rev/ 512.80
Purchase Patrol Vehicle #2	Comp/Plan	\$48,386					\$52,000	Gen Rev/ 512.80
Purchase Patrol Vehicle #5	Planned			\$55,000				Gen Rev/ 512.80
Purchase Patrol Vehicle #4	Planned				\$52,000			Gen Rev/ 512.80
Purchase Patrol Vehicle #1	Planned					\$52,000		Gen Rev/ 512.80
CSO Vehicle	Planned				\$20,000			Gen Rev/ 512.80
Equipment Purchases Item Description								
Vehicle Radio Upgrades	Completed	\$4,763						Gen Rev/512.80
Replace 2 Police Bikes	Planned		\$1,500					Gen Rev/512.80
Digital Phone System	Planned		\$10,000					Gen Rev/512.80
Replace Tasers	Planned			\$62,000				Gen Rev/512.80
Radar Unit Upgrades	Planned			\$5,000				Gen Rev/512.80
Replace 3 Patrol Car Light Bars	Planned		\$5,000	\$5,000	\$5,000			Gen Rev/512.80
Replace 15 Hand Guns (\$560 ea)	Completed	?????						Gen Rev/512.80
MDT Computers (2 per year)	Ongoing	\$6,860	\$10,000	\$10,000				Gen Rev/512.80
Video Camera Upgrades (Vehicle)	Planned		\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	Gen Rev/512.80
Replace Shotguns	Planned				\$5,000			Gen Rev/512.80
Radio Repeaters (\$7,000 x 6)	Removed							Gen Rev/512.80
New Gas Pump	Completed	\$1,116						Split/311.80/411.80/211.80 /522.80/562.80/512.80
	Total	\$61,125	\$118,500	\$144,000	\$89,000	\$59,000	\$59,000	

Senior Center/Shuttle	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Commons Area Flooring	Moved		\$30,000					Grant/ Gen Rev/656.80
Vehicle Replacement Item Description								
Equipment Purchases Item Description								
	Totals	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0

Street Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	
ST2301 - ADA Sidewalk Repair/Replace	Planned	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	Gen Rev/522.52
ST2302 - Annual Street Repairs	Planned	\$70,000	\$70,000	\$70,000	\$70,000	\$80,000	\$80,000	\$80,000	Gen Rev/522.52
ST2201 - Pave East Seward St - City Limit to STH 34	In-progress	\$1,552,921	\$418,000						Gen Rev/522.52/Grant
ST2202 - Karol Kay Box Culvert near Plum Creek Park	In-progress	\$258,483	\$0						Gen Rev/522.52
ST2203 - Storm Sewer & Pave - Park Ave from 6th to 8th	In-progress	\$130,640	\$1,425,000						Gen Rev/522.52
ST2204 - Storm Sewer & Pave - Bradford from 6th to 10th	In-progress	\$91,692	\$1,006,000						Gen Rev/522.52
ST2205 - Pave. E. Hillcrest Dr 175 ft. E of Eastridge to Plum Creek	In-progress	\$22,556		\$1,282,000					Gen Rev/522.52
ST2206 - Pave Pinewood Ave - Meadow Ln to Hwy 15	In-progress	\$9,950							Gen Rev/522.52
ST2303 - Concrete Channel Elem School to Rainbow	Moved								Gen Rev/522.52
ST2304 - Rail Campus Sewer/Drainage	Planned	\$124,188							Gen Rev/522.52
ST2305 - Pave Alley Between 4th & 5th; Ash to South	Moved	\$8,758							Gen Rev/522.52
ST2306 - Plum Creek Stabilization	Moved								Gen Rev/522.52
ST2307 - Resurface & Storm Sewer - Lindell and Jackson Streets	Planned	\$10,150	\$109,850		\$500,000				Gen Rev/522.52
ST2308 - Izaak Walton & Hwy 15 (NEW)	In-progress	\$49,568	\$850,000						Gen Rev/522.52
ST2401 - Pave Hwy 15 (6th St) Ash St to City Limits	Planned		\$80,000						Gen Rev/522.52
ST2402 - Seward Street - 4th to 5th St	Planned			\$400,000					Gen Rev/522.52
ST2403 - Plum Creek Trail re-route	Planned		\$15,000						Gen Rev/522.52
ST2404 - Worthman Blvd Extension	Planned		\$120,000	\$2,000,000					Gen Rev/522.52
ST2405 - Bradford, 5th to 6th; Roberts, 5th to 6th	Planned			\$90,000					Gen Rev/522.52
ST2406 - Pinewood Detention Basin	Planned			\$200,000					Gen Rev/522.52
Overlay - Roberts St - Columbia to 5th	Moved			\$600,000					Gen Rev/522.52
Reconstruct & Storm Sewer - E Seward - 4th to 5th	Planned			\$200,000					Gen Rev/522.52
Storm Sewer & Pave - Bradford & Roberts - 5th to 6th	Planned			\$252,365					Gen Rev/522.52
Pave Hwy 15 - Ash to City Limit	Planned				\$300,000				Gen Rev/522.52
Storm Sewer between 12th & 13th	Planned				\$100,000				Gen Rev/522.52
Pave Columbia Ave - City Limit to Depot St	Planned				\$30,000				Gen Rev/522.52
Hiker/Biker Trail Grant Project	Planned				\$400,000				NDOR/Gen Rev/NRD 522.52
Pave E Seward - Columbia Ave to Lindell Ave	Planned				\$500,000				Gen Rev/522.52
Pinewood & Hwy 15 Drainage	Planned				\$400,000				Gen Rev/522.52
Storm Sewer - W Hillcrest from 8th to Ironwood & 8th from Hillcrest	Planned					\$509,000			Gen Rev/522.52
Overlay Ash Street - Columbia Ave to Hwy 15	Planned					\$400,000			Gen Rev/522.52
Pave South St - Oak to Big Blue Bridge	Planned					\$30,000			Gen Rev/522.52
Pave Park Ave. between 11th & 12th Streets	Moved						\$385,000		Gen Rev/522.52
Pave E Hillcrest Dr - Hwy 15 to Eastridge	Planned						\$1,500,000		Gen Rev/522.52
Plum Creek Park Detention Basin	Planned						\$300,000		Gen Rev/522.52
Bluff Rd - Plum Creek Bridge to 252nd St	Planned						\$2,925,000		Gen Rev/522.52
Overlay S 3rd St - Ash to Bradford	Planned						\$400,000		Gen Rev/522.52
Pave Prairie Flower Rd - E. Seward to Bluff	Planned							\$5,060,000	Gen Rev/522.52
Cedar Street Detention Basin	Planned							\$85,000	Gen Rev/522.52
Drainage Basin Improvements (Northeast)	Planned							\$400,000	Gen Rev/522.52

Pave 252nd St - Hwy 34 to Bluff Rd	Planned							\$2,274,000	Gen Rev/522.52
Cemetery Detention	Planned							\$300,000	Gen Rev/522.52
Traffic Signal - Hwy 15 at Worthman - Rail Campus	Planned							\$400,000	Gen Rev/522.52
Hwy 15 - Bridge Widening & Turn Lanes (Rail Campus)	Planned							\$1,500,000	Gen Rev/522.52
Pave Worthman Blvd - Pine to CTH 294	Planned							\$900,000	Gen Rev/522.52
Pave Spruce St - Progressive Rd to Pine St	Planned							\$30,000	Gen Rev/522.52
Pave Pine St - Birch St to Spruce St	Planned							\$85,000	Gen Rev/522.52
Pave Pine St - Spruce St to Walnut	Planned							\$85,000	Gen Rev/522.52
Pave Pine St - Walnut St to Cottonwood St	Planned							\$85,000	Gen Rev/522.52
Pave Walnut St - Progressive Rd to Pine St	Planned							\$70,000	Gen Rev/522.52
Hwy 15 Bridge across Big Blue River	Planned							\$6,000,000	Grant/Bond/Gen Rev/522.52
Storm Sewer - Elm St from 2nd to 3rd	Planned							\$200,000	Gen Rev/522.52
Drainage Basin Improvements (Southwest)	Planned							\$200,000	Gen Rev/522.52
Bluff Rd Bridge at Plum Creek Reconstruction	Removed								Gen Rev/522.52
ST2207 - GIS Full Update	In-Progress	\$30,000	\$45,000						Split/211.80/311.80/411.80/ 522.80
Building Upgrade or Replacement	Planned			\$500,000					Gen Rev/522.80
Vehicle Replacement Item Description									
Replace 1999 Dump Truck	Planned		\$200,000						Gen Rev/522.80
R.O.W. Mower	Planned		\$26,000						Gen Rev/522.80
Equipment Purchases Item Description									
New Gas Pump	Completed	\$956							Split/311.80/411.80/ 211.80/522.80/562.80/512.80
Case 621T Payloader Lease/Purchase (New)	Loan	\$24,245	\$24,245	\$24,245					Gen Rev/522.80
Skid Steer Upgrade (Trade-In)	Completed	\$36,900							Gen Rev/522.80
Mini Excavator	Completed	\$71,000							Gen Rev/522.80
Asphalt Hot Box	Completed	\$34,705							Gen Rev/522.80
Security Gate - Horseshoe	Completed	\$2,707							Split/211.80/311.80/411.80/ 522.80/562.80
Heat Tank (Hot Box)	Planned		\$14,000						Gen Rev/522.80
Concrete Breaker (Skid Steer)	Planned		\$8,000						Gen Rev/522.80
Head Set Communication System	Planned		\$5,000						Gen Rev/522.80
	Total	\$2,539,417	\$4,426,095	\$5,628,610	\$2,310,000	\$1,029,000	\$5,600,000	\$17,764,000	

Water Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
Inventory Purchases	Planned							Rev/311.09
WA2201 - New Muni Well Development S4 & SW3	Completed	537,554.56						Rev/311.99
WA2202 - New Water Tower (engineering/construction)	In-Progress	1,036,263.79	3,055,923.00					Rev/Grant/311.99
WA2301 - 14" Main Replacement Hwy 15 near Big Blue River	Moved	0.00		80,000.00	700,000.00			Rev/311.99
WA2302 - E. Seward St/Hwy 34 Water Main Extension	Completed	308,698.22	0.00					Rev/311.99
WA2303 - Replace 6th St Main - Ash to Lincoln part of Hwy 15 Project	In-Progress	66,570.51	1,710,000.00	1,000,000.00				
WA2305 - 8th at Park Av Water Main Loop	In-Progress	83,718.75						Rev/311.99
WA2306 - 10th at Bradford Water Main Loop	In-Progress	91,898.85						Rev/311.99
WA2401 - Install 3rd RO Skid	Planned		275,500.00	1,200,000.00				Rev/311.99
WA2402 - E. Hillcrest Water Main Extension	Planned			180,000.00				Rev/311.99
WA2403 - Worthman Blvd Extension	Planned			150,000.00				Rev/311.99
WA2404 - SCADA Improvements	Planned		116,000.00					Rev/311.99
Fairlane Ave. (Hillcrest to Bek) Main Replacement	Moved							Rev/311.99
2nd and Pearl Main Replacment Project	Moved							Rev/311.99
3rd Street (Moffitt to Cedar, east to 2nd) Main Replacement	Moved							Rev/311.99
Tie in E Seward DE to Ridge Run DE	Moved							Rev/311.99
Hillcrest (Eastridge to E. Plumb Creek)	Planned							
Hillcrest (5th to Sunrise) Main Replacement	Moved							Rev/311.99
3rd Street (Main to Moffitt) Main Replacement	Moved							Rev/311.99
RO Membrane Replacement	Moved							Rev/311.99
5th Street (Moffitt to Hillcrest); Lincoln (5th to 6th) Main Rep.	Moved							Rev/311.99
Install 3rd RO Skid (Estimate from study done in 2011)	Moved							Bond/311.99
Prairie View Development Water Main Upgrade	Complete							Rev/311.99
Elm Street (7th to 14th) Main Replacement	Planned							Rev/311.99
WA2304 - New AMI System	In-Progress		\$105,000	105,000				
WA2203 - GIS Full Update	In-Progress	\$30,000	\$45,000					Split/211.80/311.80/411.80/522.80
Vehicle Replacement Item Description								
Replace Utility Truck #1	Completed							Split/311.80/411.80
Replace Utility Truck #4	Planned			\$22,000				Split/311.80/411.80
Equipment Purchases Item Description								
New Gas Pump	Completed							Split/311.80/411.80/211.80/522.80/562.80/512.80
Security Gate - Horseshoe	Completed							Split/211.80/311.80/411.80/522.80/562.80
	Total	\$2,154,705	\$5,307,423	\$2,737,000	\$700,000	\$0	\$0	

Waste Water Department	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
SW2201 - Waste Water Treatment Plant (Incl. Engineering)	In-Progress	\$725,000	\$19,000,000	19,000,000				Bonded/411.99
SW2301 - E. Seward St/Hwy 34 Sanitary Sewer Extension	Completed	\$415,000						Rev/411.99
Sanitary Sewer Extension to Prairie Flower	Planned				\$490,000	\$490,000		
South 2nd Street Sewer Upgrades	Planned		\$333,000					
Izaak Walton Sewer Upgrades	Planned			333,000				
South Highway 15 Sewer Upgrades	Planned				333,000			
Infiltration Study	Planned		\$100,000	\$100,000	\$100,000	\$100,000		
Sewer Lining	Planned		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	
SW2302 - New AMI System	In-Progress		\$105,000	105,000				Split/311.80/411.80
SW2202 - GIS Full Update	In-Progress		\$45,000					Split/211.80/311.80/411.80/ 522.80
Vehicle Replacement Item Description								
Replace Utility Truck #1	Completed							Split/311.80/411.80
Replace Utility Truck #4	Planned			\$22,000				Split/311.80/411.80
Equipment Purchases Item Description								
New Gas Pump	Completed							Split/311.80/411.80/211.80 /522.80/562.80/512.80
Security Gate - Horseshoe	Completed							Split/211.80/311.80/411.80/ 522.80/562.80
End Loader	Planned				\$300,000			Rev/411.80
Dump Truck	Planned				\$200,000			Rev/411.80
	Total	\$1,140,000	\$19,613,000	\$19,590,000	\$1,453,000	\$620,000	\$30,000	

Wellness Center	Budget	Past Year	Year 1	Year 2	Year 3	Year 4	Year 5	Funding Source
Capital Projects & Maintenance	Status	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	
								Gen Rev/672.80
								Gen Rev/672.80
								Gen Rev/672.80
Vehicle Replacement Item Description								
								Gen Rev/672.80
								Gen Rev/672.80
Equipment Purchases Item Description								
								Gen Rev/672.80
								Gen Rev/672.80
								Gen Rev/672.80
	Total	\$0						

CITY OF SEWARD																	
2023-2024 BUDGET																	
CASH SUMMARY																	
	CASH	ACTUAL	ACTUAL	ACTUAL		ACTUAL	BUDGETED	ESTIMATED	ESTIMATED	BUDGETED	ESTIMATED	ESTIMATED	PROPOSED	PROPOSED	PROPOSED		
	10/1/2021	2021-2022	2021-2022	2021-2022		9/30/2022	2022-2023	2022-2023	2022-2023	2022-2023	2022-2023	9/30/2023	2023-2024	2023-2024	2023-2024		ENDING
	BALANCE	REVENUES	TRANSFERS	EXPENSES	Difference	CASH	REVENUES	REVENUES	TRANSFERS	EXPENSES	EXPENSES	CASH	REVENUES	TRANSFERS	EXPENSES	Difference	9/30/2024
GENERAL FUND:																	
Administration	6,118,941	- 0 -	- 0 -	- 0 -	- 0 -	6,118,941	4,603,723	4,738,216	(2,480,000)	(2,858,653)	(301,299)	8,075,858	4,831,060	(1,500,000)	(359,397)	2,971,663	11,047,520
Building & Codes		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	82,750	130,190		(111,406)	(86,823)	43,367	100,750		(120,205)	(19,455)	23,912
Cemetery		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	50,250	72,290		(256,210)	(257,286)	(184,996)	61,250		(235,979)	(174,729)	(359,725)
Civic Center		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	304,708	307,745		(304,708)	(307,745)	- 0 -	1,864,491		(1,864,491)	0	0
Dowding Pool		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	97,900	94,643		(275,551)	(253,731)	(159,088)	97,900		(293,371)	(195,471)	(354,559)
Fire & Rescue		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	592,300	236,128		(775,879)	(246,692)	(10,564)	582,000		(978,490)	(396,490)	(407,054)
Golf		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	338,300	422,910		(554,926)	(569,060)	(146,150)	361,700		(643,762)	(282,062)	(428,212)
Levee Accreditation		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	146,250	- 0 -		(195,000)	(11,841)	(11,841)	146,250		(195,000)	(48,750)	(60,591)
Library		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	49,787	91,405		(571,336)	(808,410)	(717,005)	40,200		(577,412)	(537,212)	(1,254,217)
Parks & Rec		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	100,930	120,001		(979,992)	(1,037,174)	(917,173)	111,175		(1,131,748)	(1,020,573)	(1,937,746)
Planning Commission		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	5,100	4,250		(23,828)	(18,538)	(14,288)	5,100		(21,826)	(16,726)	(31,014)
Police		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	48,100	5,680		(1,990,598)	(1,940,457)	(1,934,777)	8,150		(2,101,497)	(2,093,347)	(4,028,124)
Rail Campus		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	3,000		(35,500)	(35,500)	(32,500)	- 0 -		(40,000)	(40,000)	(72,500)
Recycling		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	4,000	600		(113,675)	(28,651)	(28,051)	2,250		(28,569)	(26,319)	(54,370)
Senior Center		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	80,500	69,782		(219,128)	(173,545)	(103,763)	80,500		(230,620)	(150,120)	(253,883)
Senior Shuttle		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	4,569	4,000		(4,569)	(4,558)	(558)	4,600		(4,624)	(24)	(582)
Engineering		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	118,143	114,054		(157,522)	(152,071)	(38,017)	120,375		(160,499)	(40,124)	(78,141)
Wellness Center		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -		(24,281)	(36,934)	(36,934)	- 0 -		(102,860)	(102,860)	(139,794)
	6,118,941	- 0 -	- 0 -	- 0 -	- 0 -	6,118,941	6,627,310	6,414,894	(2,480,000)	(9,452,762)	(6,270,315)	3,783,520	8,417,751	(1,500,000)	(9,090,350)	(2,172,599)	1,610,920
SPECIAL REVENUE FUNDS																	
Cemetery Perpetual Care	248,146	- 0 -	- 0 -	- 0 -	- 0 -	248,146	8,750	11,149		(145)	(145)	259,150	9,825		(145)	9,680	268,830
CDBG Fund	17,511	- 0 -	- 0 -	- 0 -	- 0 -	17,511	335,000	200,000		(335,000)	(200,000)	17,511	135,000		(135,000)	- 0 -	17,511
LB840 Fund	254,449	- 0 -	- 0 -	- 0 -	- 0 -	254,449	284,799	289,939		(284,799)	(284,699)	259,689	289,500		(289,500)	- 0 -	259,689
TIF	186,542	- 0 -	- 0 -	- 0 -	- 0 -	186,542	687,206	687,206		(696,706)	(696,706)	177,042	687,206		(696,706)	(9,500)	167,542
CAPITAL PROJECTS FUND																	
	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	18,890,000	450,000		(18,890,000)	- 0 -	450,000	14,792,000		(15,242,000)	(450,000)	- 0 -
DEBT SERVICE FUND																	
	347,685	- 0 -	- 0 -	- 0 -	- 0 -	347,685	849,726	874,917		(1,047,926)	(1,047,926)	174,676	648,152	186,841	(830,993)	4,000	178,676
STREET FUND																	
	1,654,389	- 0 -	- 0 -	- 0 -	- 0 -	1,654,389	3,877,319	1,551,254	2,480,000	(5,530,934)	(3,583,113)	2,102,530	1,546,693	1,500,000	(5,206,805)	(2,160,112)	(57,582)
ENTERPRISE FUNDS:																	
Electric	5,722,496	- 0 -	- 0 -	- 0 -	- 0 -	5,722,496	11,259,500	11,515,895		(13,347,441)	(11,526,852)	5,711,540	11,605,750		(13,616,911)	(2,011,161)	3,700,379
Water	4,869,373	- 0 -	- 0 -	- 0 -	- 0 -	4,869,373	2,335,000	2,319,100		(5,662,654)	(3,922,100)	3,266,373	5,508,500		(7,289,284)	(1,780,784)	1,485,589
Sewer	2,484,959	- 0 -	- 0 -	- 0 -	- 0 -	2,484,959	2,129,700	2,117,800		(2,577,395)	(2,754,196)	1,848,563	24,428,200		(24,044,285)	383,915	2,232,478
	13,076,828	- 0 -	- 0 -	- 0 -	- 0 -	13,076,828	15,724,200	15,952,795	- 0 -	(21,587,490)	(18,203,148)	10,826,476	41,542,450	- 0 -	(44,950,480)	(3,408,030)	7,418,445
GRAND TOTAL																	
	21,904,491	- 0 -	- 0 -	- 0 -	- 0 -	21,904,491	47,284,310	26,432,154	- 0 -	(57,825,762)	(30,286,051)	18,050,593	68,068,577	186,841	(76,441,980)	(8,186,562)	9,864,031

2023/2024							Updated 9-1-2023
ADMINISTRATION - GENERAL							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
501.021	Administration General Revenue - Motor Vehicle Prop Taxes - Restricted	183,067	180,259	160,000	177,000	165,000	
501.025	Administration General Revenue - Motor Vehicle Taxes - Pro Rated - Restricted	4,392	4,898	3,800	5,000	4,000	
501.85	Administration General Revenue - State Aid	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
501.87	Administration General Revenue - Municipal Equalization (State)	14,706	26,953	71,779	71,779	68,261	
Total		202,165	212,109	235,579	253,779	237,261	
501.01	Administration General Revenue - City Sales Tax - Restricted - from State.	1,018,240	986,153	951,963	1,000,000	983,848	Total sales tax of 2.845M less \$644,152 debt service; \$150,000 LB840; \$275,000 motor vehicle sales tax; \$792,000 wellness center/capital improvement fund. (Note: \$0 NE Advantage Act Refunds Deducted Prior to Sales Tax Received)
Total		1,018,240	986,153	951,963	1,000,000	983,848	
501.90	Administration General Revenue - Non Operating.	2,641	20,837	3,500	27,000	3,500	
501.901	Administration General Revenue - Grants	- 0 -	- 0 -	- 0 -	7,050	- 0 -	
501.903	Administration General Revenue - Non Operating Interest Income.	6,996	14,556	7,500	84,000	15,000	
Total		9,637	35,393	11,000	118,050	18,500	
501.56	Administration General Revenue - Donations	40,821	23,595	100,000	23,843	100,000	Offset 502.50

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
501.95	Administration - General Gain/Loss on Disposal	3,740	- 0 -	- 0 -	- 0 -	- 0 -	
501.999	Administration - General Transfers To/From Other	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		44,562	23,595	100,000	23,843	100,000	
501.02	Administration General Revenue - Property Taxes	1,721,100	1,717,671	1,740,071	1,740,071	1,901,591	\$671,055,752/100*.299 (mil)/1.01 (County Treas Commission); Less Homestead Ex \$70,000; Less Fire \$15,000
501.022	Administration General Revenue - Interest on Taxes	2,912	2,718	2,600	2,600	2,600	
501.023	Administration General Revenue - Homestead Exemption	66,481	68,860	62,000	62,000	70,000	
501.026	Administration General Revenue - In Lieu of Taxes	33	22	50	34	50	
501.027	Administration General Revenue - Railroad/Carline Tax	84	236	- 0 -	175	175	
501.029	Administration General Debt Service Excess	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		1,790,611	1,789,506	1,804,721	1,804,880	1,974,416	
501.03	Administration General Revenue - Unemployment Tax	15	13	10	60	60	Interest
Total		15	13	10	60	60	
501.061	Administration General Occupation Tax Revenue - Liquor	10,890	12,760	11,000	11,000	11,000	
501.062	Administration General Occupation Tax Revenue - Coin Op Amusement	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Repealed by City Council
501.063	Administration General Occupation Tax Revenue - Natural Gas	176,264	124,715	150,000	151,484	150,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
501.064	Administration General Occupation Tax Revenue - Electric Franchise	1,085,329	1,142,276	1,121,950	1,147,590	1,139,800	Offset 214.85
501.065	Administration General Occupation Tax Revenue - Telecom-Land	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Combined with 501.069
501.066	Administration General Occupation Tax Revenue - Cable TV.	67,672	64,793	62,000	67,075	62,000	
501.067	Administration General Occupation Tax Revenue - Water.	109,079	115,670	100,500	115,455	109,175	Offset 313.85
501.068	Administration General Occupation Tax Revenue - Sewer.	88,952	96,294	- 0 -	- 0 -	- 0 -	Offset 413.89; Reduced to 0% (FYE 9-30-2023)
501.069	Administration General Occupation Tax Revenue - Mobile Telephone.	62,415	54,619	55,000	45,000	45,000	Combined with 501.065
Total		1,600,601	1,611,127	1,500,450	1,537,604	1,516,975	
Total Administrative Revenue		4,665,830	4,657,895	4,603,723	4,738,216	4,831,060	
502.01	Administration General Adm Operating - Salaries	43,675	45,204	48,898	48,898	50,332	
502.02	Administration General Adm Operating - Social Security	3,330	3,457	3,741	3,741	3,851	
502.03	Administration General Adm Operating - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
502.04	Administration General Adm Operating- Group Insurance	4,610	4,972	5,440	5,440	5,341	
502.05	Administration General Adm Operating - Retirement	1,196	1,254	1,482	1,530	1,568	
502.059	Administration General Adm Operating - Wellness	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
502.06	Administration General Adm Operating - Insurance	7,380	8,293	10,934	11,947	14,336	
502.07	Administration General Adm Operating - Audit & Accounting	810	810	834	834	808	AMGL \$245; EMMA Filing \$563
502.11	Administration General Adm Operating - Office Supplies, Postage & Freight	3,078	2,494	4,000	4,300	4,125	Inventory Tags \$125
502.12	Administration General Adm Operating - Vehicle Expense	80	24	1,500	200	1,500	
502.162	Administration General Adm Operating - Telephone	840	860	1,100	900	1,100	Spectrum (City Hall fax/ postage) \$540; Spectrum (Muni Bldg) \$360; US Cellular \$120
502.163	Administration General Adm Operating - Data Transmission	5,880	5,880	5,880	5,880	5,880	Great Plains Bill for City Hall & Muni Bldg
502.36	Administration General Adm Operating - Service/Maintenance Agrmts	4,941	3,239	35,000	35,000	4,316	General Code Updated \$3,500; City Hall/Muni Bldg Copier \$506; Pitney Bowes Meter Rent \$135; Pitney Bowes Annual Maint \$85; Paper Tiger Shredding \$90;
502.42	Administration General Adm Operating - Dues, Memberships, Training, Mileage	5,670	8,756	7,200	8,000	8,449	
502.44	Administration General Adm Operating - Publications Fees	2,621	3,415	3,000	3,000	3,000	
502.53	Administration General Adm Operating - Info. Technology	1,689	2,014	2,560	2,560	2,528	gWorks/SimpleCity \$213; BIZCO \$379; Email Migration/Server \$58; Agenda Mgmt \$1,118; ".GOV" Domain \$400; Accounting Software Upgrade \$360

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
502.56	Administration General Adm SCEDC (Seward County Economic Development Corporation)	69,525	69,525	71,611	71,611	73,760	Seward County Chamber & Development Partnership
502.57	Administration Chamber of Commerce	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Combined with 502.56
502.58	Administration General Adm O & M - Debt Service - P & I	298	- 0 -	- 0 -	- 0 -	- 0 -	
502.59	Administration General Adm Operating - Community Texting System	106	120	121	148	141	
502.60	Administration General Adm Operating - Miscellaneous	1,782	2,581	2,500	1,500	2,500	
502.75	Administration General Adm O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
502.994	Administration General Adm General - Depreciation	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
502.995	Administration General Adm General - Amortization	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
502.996	Administration General Adm General - Amortization on refunding bonds	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		157,511	162,896	205,801	205,489	183,535	
506.01	Administration General Adm Legal - Salaries	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
506.02	Administration General Adm Legal - Social Security	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
506.06	Administration General Adm Legal - Insurance	882	867	1,144	1,133	1,360	
506.07	Administration General Adm Operating - Audit & Accounting	83	83	91	80	82	AMGL \$82
506.11	Administration General Adm Operating - Office Supplies, Postage & Freight	18	15	100	20	100	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
506.36	Administration General Adm Operating - Maintenance Agrmts	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
506.42	Administration General Adm Operating - Dues, Memberships, Training, Mileage	8	4	5	5	5	
506.48	Administration General Adm Operating - Spec. Attorney Fees	4,132	8,301	12,500	8,000	12,500	Woods & Aitken; Erickson & Sederstrom; Any Special Counsel
506.49	Administration General Adm Operating - City Attorney Contract	58,507	57,250	57,000	57,000	60,000	City Attorney Contract
506.50	Administration General Adm Operating - Seward County Prosecutor Agreement	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Police Dept Budget 512.63
506.51	Administration General Adm Operating - City Labor Attorney	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Combined with 506.48
506.53	Administration General Adm Operating - Information Technology	209	206	272	272	315	gWorks/SimpleCity \$36; BIZCO \$190; Email Migration/Server \$29; Accounting Software Upgrade \$60
506.57	Administration General Adm O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
506.60	Administration General Adm Operating - Miscellaneous	2,298	1,973	1,740	500	1,500	
Total		66,137	68,699	72,852	67,010	75,862	
Total Administrative - General Operating Expense							
		223,648	231,594	278,653	272,499	259,397	
502.50	Administration General Adm General - Donations	25,935	4,610	100,000	25,000	100,000	Offset by 501.56

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
502.95	Administration General Adm General - Transfers to Other Funds	805,000	990,000	2,480,000	2,480,000	1,500,000	Transfer to Street - 521.95
Total		830,935	994,610	2,580,000	2,505,000	1,600,000	
Total Administrative - General Administrative Expense		1,054,583	1,226,204	2,858,653	2,777,499	1,859,397	
502.80	Administration General Capital Projects - Fixed Assets - C.I.P.	- 0 -	337,961	- 0 -	3,800	- 0 -	
Total		- 0 -	337,961	- 0 -	3,800	- 0 -	
Total Administrative - C.I.P Expense		- 0 -	337,961	- 0 -	3,800	- 0 -	
Total Administrative - General Expense + C.I.P.		1,054,583	1,564,165	2,858,653	2,781,299	1,859,397	
Total Administrative		3,611,247	3,093,730	1,745,070	1,956,917	2,971,663	

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BUILDING & CODES							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
581.01	Revenue - Building Permits	71,902	168,667	52,000	85,000	70,000	
581.02	Revenue - Electrical Permits	2,741	3,107	1,000	750	1,000	
581.03	Revenue - Water Permits	14,069	19,561	14,000	14,000	14,000	
581.04	Revenue - ROW Permits	17,448	10,515	1,200	6,000	1,200	
581.05	Revenue - Mechanical Permits	10,475	15,357	14,000	24,000	14,000	
581.06	Revenue - Home Occ Permits	280	270	250	140	250	
581.45	Revenue - Property Maint Fee	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
581.46	Revenue - Plan Rev/Permits	1,855	- 0 -	- 0 -	- 0 -	- 0 -	Combined with 581.01
581.90	Revenue - Non-Operating	282	541	300	300	300	
Total Building Fund Revenue		119,053	218,019	82,750	130,190	100,750	
Total Building Fund Revenue		119,053	218,019	82,750	130,190	100,750	
582.01	Admin O & M - Salaries	43,076	48,608	52,107	52,107	54,899	
582.02	Admin O & M - Social Security	3,276	3,695	3,987	3,987	4,200	
582.03	Admin O & M - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
582.04	Admin O & M - Group Ins	4,825	5,400	5,594	5,594	5,493	
582.05	Admin O & M - Retirement	2,209	2,895	3,127	3,127	3,294	
582.059	Admin O & M - Wellness	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
582.06	Admin O & M - Insurance	4,932	5,202	6,859	6,795	8,154	
582.07	Admin O & M - Audit & Accounting	248	248	271	240	245	AMGL \$245
582.11	Admin O & M - Office Supplies, Postage, Freight & Uniforms	1,104	1,410	2,000	1,200	2,000	
582.12	Admin O & M - Gas & Oil	245	323	450	200	450	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
582.16	Admin O & M - City Use Utilities	1,649	1,687	2,000	2,000	2,000	
582.162	Admin O & M - Telephone	475	411	300	300	300	50% Cell Reimb \$180; Spectrum (phone) \$120
582.20	Admin O & M - Repairs Maintenance on Equipment	388	570	2,000	300	5,000	Vehicle Safety Lighting \$3,000
582.36	Admin O & M - Service Maintenance Agreements	4,326	4,911	4,925	4,925	5,540	Janitor Contract \$4,220; City Hall/ Muni Bldg Copier \$540; New Plotter Service Agreement \$780
582.42	Admin O & M - Dues, Memberships, Training, Mileage	448	1,225	4,000	2,500	4,000	
582.45	Admin - Special Projects - Demolition Nuisance Abatement	- 0 -	850	15,000	- 0 -	20,000	
582.46	Admin - Special Projects - Plan Reviews	- 0 -	960	1,000	250	1,000	
582.53	Admin O & M - Information Technology	1,964	2,591	2,700	2,900	2,989	Adobe \$260; BIZCO \$758; Email Migration/Server \$115; gWorks/GIS \$710; gWorks/SimpleCity \$426; Accounting Software Upgrade \$720
582.58	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
582.59	Admin O & M - Community Text System	106	120	121	148	141	
582.60	Admin O & M - Miscellaneous Summary	350	- 0 -	1,500	250	500	
582.75	Admin O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
582.83	Admin O & M - Strategic Plan	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
582.84	Admin O & M - Technology/Software Licensing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Coding all to 582.53
Total		69,621	81,107	107,941	86,823	120,205	
Total Building & Codes Operating Expense		69,621	81,107	107,941	86,823	120,205	
582.80	Capital Projects - Fixed Assets - Summary	- 0 -	3,966	3,465	- 0 -	- 0 -	
Total		- 0 -	3,966	3,465	- 0 -	- 0 -	
Total Building & Codes C.I.P. Expenses		- 0 -	3,966	3,465	- 0 -	- 0 -	
Total Building & Codes Expense + C.I.P.		69,621	85,073	111,406	86,823	120,205	
Total Building & Codes		49,432	132,946	(28,656)	43,367	(19,455)	

2023/2024							Updated 9-1-2023
CDBG/ECON DEVELOPMENT							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
527.10	Revenue - Loan Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
527.22	Revenue - Principal Repayment	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
527.25	Revenue - Interest Repayment	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
527.50	Revenue - Income	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
527.51	Revenue - Ded Closeout	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
529.25	Revenue - Downtown Revitalization Grant Proceeds	87,868	20,698	335,000	200,000	135,000	Pending DTR Phase III Application Approval
Total		87,868	20,698	335,000	200,000	135,000	
529.10	CDGB Affordable Housing Revenue	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
529.16	CDBG Rural Entprs Asstance Revenue	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total CDBG Revenue		87,868	20,698	335,000	200,000	135,000	
530.60	Affordable Housing/Energy	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
530.66	Rural Enterprise	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
530.72	Rail Site Development	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total CDBG Operating Expense		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
528.35	CDBG Economic Development Loan - Loan Administration	- 0 -	27	- 0 -	- 0 -	- 0 -	
Total		- 0 -	27	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total CDBG Administrative Expense		- 0 -	27	- 0 -	- 0 -	- 0 -	
528.30	CDBG Economic Development Loan - Loan Busi Dev Finan	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
528.40	CDBG Economic Development Loan - Loan PW/Infra/EC Dev	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
528.51	CDBG Economic Development Loan - Ded Close Out	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
530.65	CDBG DED Grant - Downtown Revitalization Project	90,293	20,698	335,000	200,000	135,000	Pending DTR Phase III Application Approval
530.67	CDBG DED Grant - Downtown Revitalization Project - City Match	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		90,293	20,698	335,000	200,000	135,000	
Total CDBG Expense		90,293	20,724	335,000	200,000	135,000	
Total CDBG		(2,426)	(27)	- 0 -	- 0 -	- 0 -	

2023/2024							Updated 9-1-2023
CAPITAL IMPROVEMENTS							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
721.01	Revenue - City Sales Tax	- 0 -	- 0 -	390,000	450,000	792,000	(0.5% sales tax)
721.50	Revenue - Grants/Donations	- 0 -	- 0 -	4,500,000	- 0 -	- 0 -	
721.90	Revenue - Non-Operating Revenue	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
721.903	Revenue - Interest Income	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
721.995	Revenue - Transfers from Other Funds	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
721.999	Revenue - Bond/Loan Proceeds	- 0 -	- 0 -	14,000,000	- 0 -	14,000,000	Short Term Loan \$4.3M; Bond \$9.7M
Total		- 0 -	- 0 -	18,890,000	450,000	14,792,000	
Total Capital Improvement Fund Revenue		- 0 -	- 0 -	18,890,000	450,000	14,792,000	
722.25	Capital Imp - Administrative	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
722.60	Capital Imp - Miscellaneous	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
722.901	Capital Imp - Bond Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
722.929	Capital Imp - Bond Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
722.995	Capital Imp - Transfers to Other Funds	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total Capital Improvement Fund Operating Expense		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
722.80	Capital Imp - Fixed Assets - C.I.P. - Land Development/Building	- 0 -	- 0 -	18,890,000	- 0 -	15,242,000	Design & Engineering \$1,000,000; Capital Construction \$14,242,000; All other funds covered by Seward Chaning the Game and Shovel Ready Grant

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total		- 0 -	- 0 -	18,890,000	- 0 -	15,242,000	
	Total C.I.P. Capital Improvement Fund Expense	- 0 -	- 0 -	18,890,000	- 0 -	15,242,000	
	Grand Total Capital Improvement Fund Expenses + C.I.P.	- 0 -	- 0 -	18,890,000	- 0 -	15,242,000	
	Total Capital Improvement Fund	- 0 -	- 0 -	- 0 -	450,000	(450,000)	

2023/2024							Updated 9-1-2023
CEMETERY							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
561.02	Cemetery Space Sales	75,938	70,900	50,000	70,000	60,000	
561.912	Guthman Trust - Revenue - Regular	362	379	400	415	425	
561.913	Guthman Trust - Revenue - Paving	22	39	30	169	100	
561.914	Cemetery Perpetual Care - Revenue	9,600	10,800	8,000	7,500	7,500	
561.915	Cemetery Perpetual Care Revenue - Interest.	251	478	320	3,065	1,800	
563.963	New Dev - Interest Savings	208	371	250	2,290	1,250	
563.975	Sale of Lots for New Cemetery Develop	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	No remaining lots for sale
Total		86,381	82,967	59,000	83,439	71,075	
Total Cemetery Revenue		86,381	82,967	59,000	83,439	71,075	
562.912	Admin - O & M Guthman Trust	145	145	145	145	145	
564.40	New Cemetery Development from sales of lots.	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
565.01	Admin O & M - Salaries	82,028	88,681	101,275	101,275	94,270	
565.02	Admin O & M - Social Security	5,843	6,310	7,783	7,783	7,245	
565.03	Admin O & M - Overtime	297	208	452	452	430	
565.04	Admin O & M - Group Insurance	22,458	23,743	27,588	32,000	36,250	
565.05	Admin O & M - Retirement	3,958	4,959	5,690	4,500	5,256	
565.06	Admin O & M - Property Taxes on Lots	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	No remaining lots for sale
565.061	Admin O & M - Insurance	4,148	4,335	5,716	6,640	7,968	
565.11	Admin O & M - Supplies	480	687	1,500	1,500	1,500	
565.12	Admin O & M - Gas & Oil	3,112	4,040	5,000	5,000	5,500	
565.162	Admin O & M - Telephone	720	2,242	2,220	2,500	2,568	Windstream \$1,308; Cell Phone \$720; Verizon \$540
565.17	Admin O & M - Garbage	416	416	417	417	514	
565.20	Admin O & M - Repairs	3,614	2,025	4,000	4,000	4,000	
565.30	Admin O & M - Blds/Grnds Upkeep	3,014	9,141	13,500	10,000	8,500	Rock for Roads \$3,000

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
565.36	Admin O & M - Serv/Maint Agreement	45	268	51	51	60	City Hall/Muni Bldg Copier \$60
565.42	Admin O & M - Mbrships - Trn/Mil	320	191	300	300	1,200	
565.53	Admin O & M - Information Technology	1,111	6,067	7,318	7,318	7,318	gWorks/SimpleCity \$479; gWorks/GIS \$710; WebCemeteries \$5,000; Accounting Software Upgrade \$810
565.57	Admin O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
565.58	Admin O & M - Debt Service P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
565.60	Admin O & M - Miscellaneous	630	1,211	900	1,050	900	
565.65	Admin O & M - Tree Plntg Progm	- 0 -	- 0 -	500	500	500	
565.84	Admin O & M - Technology/Software Licensing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Moved to 565.53
Total		132,340	154,666	184,355	185,431	184,124	
Total Cemetery Operating Expense		132,340	154,666	184,355	185,431	184,124	
565.80	C.I.P. Fixed Assets Total	41,158	41,118	72,000	72,000	52,000	Asphalt Greenwood/North \$22,000; Utility Vehicle \$30,000
Total		41,158	41,118	72,000	72,000	52,000	
Total C.I.P. Cemetery Expense		41,158	41,118	72,000	72,000	52,000	
Total Cemetery Expenses + C.I.P.		173,497	195,785	256,355	257,431	236,124	
Total Cemetery & Grounds		(87,116)	(112,818)	(197,355)	(173,992)	(165,049)	

2023/2024							Updated 9-1-2023
CIVIC CENTER							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
541.01	Revenue - Operation & Maintenance	156,215	144,761	149,708	152,745	164,491	Langworthy Trust Reimb
541.90	Revenue - Non-Operating	11,771	50,124	155,000	155,000	1,700,000	Reimb for Capital Items
Total		167,985	194,884	304,708	307,745	1,864,491	
Total Civic Center Revenue		167,985	194,884	304,708	307,745	1,864,491	
542.01	Admin O & M - Salaries	46,940	52,377	59,951	59,951	62,477	
542.02	Admin O & M - Social Security	3,121	3,960	4,587	4,587	4,780	
542.03	Admin O & M - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
542.04	Admin O & M - Group Insurance	16,998	10,175	11,068	13,940	16,989	
542.05	Admin O & M - Retirement	- 0 -	2,028	2,552	2,645	2,678	
542.06	Admin O & M - Insurance	10,742	12,175	16,054	15,904	19,085	
542.07	Admin O & M - Audit & Accounting	331	331	361	320	326	AMGL \$326
542.11	Admin O & M - Supplies, Postage & Freight	5,804	3,375	3,000	4,000	4,000	
542.16	Admin O & M - City Use Utilities	14,316	15,734	15,000	15,000	17,000	
542.162	Admin O & M - Telephone	4,138	3,374	4,020	3,500	3,316	Phone/Internet Reimb \$2,500; US Cellular/Civic Ctr Cell \$816
542.163	Admin O & M - Natural Gas	10,127	9,325	10,000	9,500	10,000	
542.17	Admin O & M - Garbage	1,143	1,143	1,143	1,143	1,360	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
542.30	Admin O & M - Repairs Upkeep on Bldgs. & Grounds	15,097	12,377	15,000	15,000	15,000	
542.36	Admin O & M - Maintenance Agreements	5,441	4,456	3,621	4,500	4,120	Elevator \$2,220; City Hall/ Muni Bldg Copier \$60; Qtrly Fire Inspection \$780; Semi-Annual Inspection \$440; Securitas \$370; NE Fire Marshall \$120; General Fire Kitchen Hood \$130
542.42	Admin O & M - Dues, memberships, Training, Mileage	12	6	500	7	500	
542.53	Admin O & M - Information Technology	1,870	1,042	1,730	1,400	1,719	gWorks/SimpleCity \$284; Agenda Mgmt \$82; BIZCO \$758; Email Migration/Server \$115; Accounting Software Upgrade \$480
542.57	Admin O & M - Succession Plan	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
542.58	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
542.59	Admin O & M - Community Text System	106	120	121	148	141	
542.60	Admin O & M - Misc	3,888	920	1,000	1,200	1,000	
Total		140,074	132,917	149,708	152,745	164,491	
Total Civic Center Operating Expense							
542.80	Fixed Assets	27,911	13,924	155,000	155,000	1,700,000	ADA/Remodel Project \$1,700,000;
542.82	Admin Fixed Assets	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		27,911	13,924	155,000	155,000	1,700,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
	Total C.I.P. Civic Center Expense + C.I.P.	167,985	146,841	304,708	307,745	1,864,491	
	Total Civic Center	- 0 -	48,043	- 0 -	- 0 -	0	

2023/2024							Updated 9-1-2023
DEBT SERVICE							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
501.50	Debt Service Fund Revenue - Taxes	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
501.501	Debt Service Fund Revenue - Interest	3,682	2,027	1,800	6,400	4,000	
501.502	Debt Service Fund Revenue - City Sales Tax	840,474	883,462	678,037	678,037	644,152	Total Debt Service - \$830,993 (\$644,152 from Sales Tax; \$169,889 STP)
501.503	Debt Service Fund Revenue - Transfers In	- 0 -	- 0 -	169,889	190,480	186,841	STP Funds - Transfer from Street
Total		844,156	885,489	849,726	874,917	834,993	
Total Debt Service Revenue		844,156	885,489	849,726	874,917	834,993	
522.901	Debt Service - General - Bond Principal	922,138	970,016	960,055	960,055	759,000	Current Gen Fund Bonded Projects
522.929	Debt Service - General Bond Interest	118,036	103,931	87,871	87,871	71,993	Current Gen Fund Bonded Projects
522.946	Debt - Unfunded Tax Credit Refunds	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		1,040,173	1,073,947	1,047,926	1,047,926	830,993	
Total Debt Service Debt Expense		1,040,173	1,073,947	1,047,926	1,047,926	830,993	
C.I.P. Debt Service Expense		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total Debt Service Expenses + C.I.P.		1,040,173	1,073,947	1,047,926	1,047,926	830,993	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
	Total Debt Service	(196,018)	(188,458)	(198,200)	(173,009)	4,000	

2023/2024							Updated 9-1-2023
DOWDING POOL							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
631.01	Dowding Pool Revenue - Sale of Tickets	83,781	86,411	80,000	78,700	80,000	
631.50	Dowding Pool Revenue - Donations/Grants	- 0 -	- 0 -	1,000	- 0 -	1,000	Offset 632.50
631.90	Dowding Pool Revenue - Non-Operating	25	32,959	- 0 -	43	- 0 -	
638.01	Concession - Pool- Revenue - Food Sales	700	900	900	900	900	
Total		84,506	120,271	81,900	79,643	81,900	
631.10	Dowding Pool Lessons Revenue - Swimming Lessons & Exercise Classes	14,291	15,280	16,000	15,000	16,000	
Total		14,291	15,280	16,000	15,000	16,000	
Total Dowding Pool Revenue		98,797	135,550	97,900	94,643	97,900	
632.01	Dowding Pool Adm O & M - Salaries	98,426	112,526	110,500	110,500	113,850	
632.02	Dowding Pool Adm O & M - Social Security	7,536	8,608	8,454	8,454	8,710	
632.03	Dowding Pool Adm O & M - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
632.06	Dowding Pool Adm O & M - Insurance	15,736	17,377	22,912	22,699	27,239	
632.07	Dowding Pool Adm O & M - Audit & Accounting	661	661	721	639	651	AMGL \$651
632.08	Dowding Pool Adm O & M - Engineering/Consulting	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
632.11	Dowding Pool Adm O & M - Supplies, Postage & Freight	5,934	6,875	7,700	6,500	7,700	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
632.13	Dowding Pool Adm O & M - Chemicals	12,967	26,732	15,500	17,000	18,000	
632.16	Dowding Pool Adm O & M - City Use Utilities	34,450	17,205	36,000	28,000	36,000	
632.162	Dowding Pool Adm O & M - Telephone	890	402	1,000	600	500	Windstream \$500
632.163	Dowding Pool Adm O & M - Natural Gas	5,751	20,649	7,000	6,000	15,000	
632.17	Dowding Pool Adm O & M - Garbage	104	104	105	105	124	
632.20	Dowding Pool Adm O & M - Repairs to Main Pool - Vessel	46	1,659	30,000	10,000	7,500	
632.30	Dowding Pool Adm O & M - Repairs to Buildings and Grounds	24,567	23,847	19,000	26,000	19,000	Loungers \$3,000; Deck Piping \$8,000; Umbrella \$1,000;
632.36	Dowding Pool Adm O & M - Maintenance Agreements	1,183	1,249	1,300	1,520	1,370	Copier \$420; Heater Inspection \$900; Pool Permit Renewal \$50
632.42	Dowding Pool Adm O & M - Dues, Memberships,	(1,390)	(18)	1,500	2,200	1,500	
632.53	Dowding Pool Adm O & M - Information Technology	2,977	3,030	3,202	4,130	5,286	gWorks/SimpleCity \$657; Zoomshift \$450; BIZCO \$2,274; Email Migration/Server \$345; Accounting Software Upgrade \$1,110; Music Licenses \$450
632.57	Dowding Pool Adm O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
632.58	Dowding Pool Adm O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
632.59	Dowding Pool Adm O & M - Community Text System	106	120	121	148	141	
632.60	Dowding Pool Adm O & M - Miscellaneous Summary	1,172	149	500	1,200	500	
632.83	Dowding Pool Adm O & M - Strategic Plan	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		211,116	241,174	265,515	245,695	263,071	
632.10	Dowding Pool Lessons Adm O & M - Lesson Supplies	556	- 0 -	1,500	500	1,500	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
633.011	Dowding Pool Adm O & M - Salaries	5,598	9,418	7,000	7,000	7,245	
633.022	Dowding Pool Adm O & M - Social Security	428	721	536	536	555	
Total		6,582	10,139	9,036	8,036	9,300	
Grand Total Dowding Pool Operating Fund Expense		217,698	251,313	274,551	253,731	272,371	
632.09	Dowding Pool Capital Projects - Work-In-Process - Summary C.I.P.	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
632.50	Dowding Pool Capital Projects - Donations/Grants	- 0 -	- 0 -	1,000	- 0 -	1,000	
632.80	Dowding Pool Capital Projects - Fixed Assets - Summary	47,966	9,138	- 0 -	- 0 -	20,000	Diving Board Replacement \$20,000
Total		47,966	9,138	1,000	- 0 -	21,000	
Total C.I.P. Dowding Pool Expense		47,966	9,138	1,000	- 0 -	21,000	
Total Dowding Pool Expenses + C.I.P.		265,664	260,451	275,551	253,731	293,371	
Total Dowding Pool		(166,867)	(124,900.93)	(177,651)	(159,088)	(195,471)	

2023/2024							Updated 9-1-2023
ECONOMIC DEV - (LB 840)							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
711.01	Revenue - City Sales Tax	150,000	150,000	150,000	150,000	150,000	Voter Referendum 2013
711.50	Revenue - Econ Dev Grant	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
711.903	Revenue - Interest Income	169	602	330	5,470	2,500	
711.905	Revenue - Loan Principal Repayment	100,715	86,471	118,314	118,314	120,000	
711.910	Revenue - Loan Interest Repayment	18,662	17,532	16,155	16,155	17,000	
711.999	Revenue - Bond Proceeds	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		269,546	254,606	284,799	289,939	289,500	
Total Economic Development (LB #840) Revenue		269,546	254,606	284,799	289,939	289,500	
712.58	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Grand Total Economic Development (LB #840) Operating Fund Expense		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
712.90	Economic Admin - Loans, Grants and Training	195,000	105,443	284,649	284,649	289,350	
712.92	Economic Admin - Administrative Fees	32	12	150	50	150	
Total		195,032	105,455	284,799	284,699	289,500	
Grand Total Economic Development (LB #840) Administrative Expense		195,032	105,455	284,799	284,699	289,500	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Grand Total Economic Development (LB #840) Expenses, not Including C.I.P.		195,032	105,455	284,799	284,699	289,500	
712.80	Capital Projects - Fixed Assets- C.I.P. - Industrial Land Development	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
712.82	Capital Projects - Fixed Assets -C.I.P. - Buildings	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
712.84	Capital Projects - Fixed Assets - C.I.P. - Infrastructure	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total C.I.P. Economic Development (LB #840) Expense		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total Economic Development (LB #840) Expenses + C.I.P.		195,032	105,455	284,799	284,699	289,500	
Total Economic Development (LB #840)		74,514	149,151	- 0 -	5,240	- 0 -	

2023/2024							Updated 9-1-2023	
ELECTRIC		* Franchise on all except Donations and Grants and Heat Incentives						
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments	
201.01	Electric Revenue - Sale of Current	10,745,312	11,212,496	11,100,000	11,100,000	11,433,000	3.00% Rate Increase; Petsource & Tenneco Online	
201.029	Electric Revenue - Penalty Charges	32,864	38,332	33,000	33,000	33,000		
201.03	Electric Revenue - Delinquent Service Charges	5,685	6,585	4,500	5,200	4,750		
201.04	Electric Revenue - Miscellaneous Sales & Services	18,925	13,377	20,000	63,000	20,000		
201.05	Electric Revenue - Heat Incentive Program	22,253	19,291	40,000	40,000	35,000		
201.50	Electric Revenue - Donations/Grant	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -		
201.90	Electric Revenue - Non-Operating	8,530	115,387	20,000	27,000	20,000		
201.901	Electric Revenue - Grants	2,250	- 0 -	- 0 -	- 0 -	- 0 -		
201.923	Electric Revenue - Non-Operating Interest	48,736	46,835	42,000	98,136	60,000		
201.95	Electric Revenue - Proceeds from Sale of Assets	5,537	- 0 -	- 0 -	149,559	- 0 -		
201.99	Electric Revenue-Construction	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Bond Proceeds for Capital Projects	
Total		10,890,093	11,452,303	11,259,500	11,515,895	11,605,750		
Total Electric Revenue		10,890,093	11,452,303	11,259,500	11,515,895	11,605,750		
210.70	Electric Purchase Power - Current Purchased	6,260,772	6,167,038	6,700,000	6,700,000	6,900,000		
210.71	Electric Purchase Power - Sub transformation Charges	11,545	13,295	15,000	15,000	15,000		
211.01	Electric Dist. O & M - Salaries	496,437	535,109	599,272	695,373	820,688		
211.02	Electric Dist. O & M - Social Security	38,553	41,331	47,082	54,434	64,529		
211.03	Electric Dist. O & M - Overtime	14,906	13,334	16,180	21,180	22,819		

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
211.04	Electric Dist. O & M - Group Insurance	69,206	71,780	85,735	85,735	84,955	
211.05	Electric Dist. O & M - Retirement	24,220	26,616	34,527	38,105	47,762	
211.059	Dist. O & M - Wellness Incentive	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
211.10	Electric Dist. O & M - Line Material	246,755	226,313	250,000	250,000	250,000	Crushed Rock \$5,000; Boring \$25,000
211.16	Electric Dist. O & M - City Use Utilities	65,644	68,274	75,000	75,000	80,000	(Includes Street Lights)
211.162	Electric Dist. O & M - Telephone	9,181	9,357	9,000	9,300	8,900	Cell Phone \$3,240; US Cellular \$1,320; Spectrum \$360; Windstream \$780; Verizon \$3,200
211.163	Electric Dist. O & M - Natural Gas	3,188	4,321	4,000	6,350	10,000	
211.164	Electric Dist. O & M - Data Transmission	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
211.21	Electric Dist. O & M - Repairs/Upkeep Consumers Premise	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
211.22	Electric Dist. O & M - Meter Testing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
211.30	Electric Facilities O & M - Bldgs./Grds Upkeep & Supplies	16,236	16,226	25,000	15,000	25,000	
211.31	Electric Dist. O & M - Large Metering	- 0 -	- 0 -	10,000	- 0 -	- 0 -	
211.36	Electric Dist. O & M - Service Maint Agreements	38,754	51,353	55,000	56,000	57,070	NMPP \$450; Total Fire \$1,000; Aclara Annual Fee \$50,000; Regulatory Software \$1,000; Regulatory Compliance \$400; Janitor \$4,220
211.42	Electric Dist. O & M - Dues, Memberships, Training, Mileage	6,147	8,377	9,450	5,800	9,450	
211.53	Electric Dist O & M - Information Technology	1,584	4,835	4,000	3,500	- 0 -	
211.74	Electric Dist. O & M - Tree Trimming	6,950	51,810	40,000	40,000	40,000	
211.75	Electric Dist. O & M Re/Transformer/Substation	22,382	5,223	50,000	50,000	50,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
211.76	Electric Dist. O & M - PCB Sampling	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
211.77	Electric Dist. O & M - Sirens	- 0 -	2,222	5,000	10,000	8,500	
212.10	Electric St Lt O & M - Replacement Materials	2,576	5,927	10,000	6,000	10,000	
213.08	Electric Facilities O & M - Engineering/Consulting	68,371	107,174	104,381	58,018	60,125	General Engineering \$20,000; City Engineer \$40,125
213.10	Electric Facilities O & M - Supplies, Freight & Uniforms	54,234	29,010	60,000	60,000	60,000	Arc Flash Rated Uniforms \$10,000;
213.12	Electric Dist. O & M - Gasoline & Oil	13,521	20,732	20,000	18,000	23,000	
213.17	Electric Facilities O & M - Garbage	841	912	1,203	1,200	1,315	G & P Development \$730
213.20	Electric Facilities O & M - Vehicle & Equipment Repairs	33,034	29,497	30,000	30,000	30,000	
214.01	Electric Adm O & M - Salaries	164,894	170,690	192,814	192,814	205,650	Administrative Salaries (City Hall)
214.02	Electric Adm O & M - Social Security	12,075	12,574	14,751	14,751	15,733	
214.03	Electric Adm O & M - Overtime	3	- 0 -	- 0 -	- 0 -	- 0 -	
214.04	Electric Adm O & M - Group Insurance	27,591	38,347	41,552	33,325	41,986	
214.05	Electric Adm O & M - Retirement	8,783	9,671	11,569	11,569	12,339	
214.059	Electric Adm O & M - Wellness Incentive	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
214.06	Electric Adm O & M - Insurance	65,416	74,663	95,176	94,584	113,501	
214.07	Electric Adm O & M - Audit & Accounting	19,073	19,070	20,751	19,000	18,791	AMGL \$18,228; EMMA Reporting \$563
214.11	Electric Adm O & M - Office SU, Postage & Freight	36,299	38,449	37,359	37,359	37,484	City Hall Supplies \$2,359; Inventory Tags \$125
214.36	Electric Adm O & M - Ser/Main Agrmts	3,092	726	316	440	325	City Hall/Muni Bldg Copier \$60; Pitney Bowes Meter Rent \$135; Pitney Bowes Annual Maint \$85; Paper Tiger Shredding \$45
214.40	Electric Adm O & M - Operational Costs Reimbursement	16,632	18,000	18,000	18,000	18,000	
214.42	Electric Adm O & M - Dues, Memberships, Training, Mileage	11,663	15,542	15,000	15,000	16,690	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
214.43	Electric Adm O & M - Sales Tax	42,256	16,233	50,000	50,000	50,000	
214.53	Electric Adm O & M - Info Technology	43,526	42,316	45,144	45,144	53,090	gWorks/SimpleCity \$2,500; gWorks/GIS \$1,420; BIZCO \$37,895; Email Migration/Server \$5,740; Agenda Mgmt \$738; City Hall Info Tech \$567; Accounting Software Upgrade \$4,230
214.58	Electric Adm O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	New Capital Bonded Projects - Interest Only
214.59	Electric Adm O & M - Community Text System	106	120	121	148	141	
214.60	Electric Adm O & M Miscellaneous	10,546	36,598	14,500	20,000	15,500	(5) BNSF Agreements \$4,000
214.61	Electric Adm O & M - NPPD Heat Incentives	22,253	19,211	40,000	40,000	35,000	Offset 201.05
214.75	Electric Adm O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
214.80	Electric Dist. O & M - Load Management	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Load Controls
214.82	Electric Adm - Capital Fixed Assets	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
214.84	Electric Adm O & M - Geographic Info System	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
214.85	Electric Adm O & M - Franchise Fees	1,085,329	1,142,276	1,121,950	1,147,590	1,139,800	10% of Revenues: Less Grants & Heat Incentives; Offset 501.064
214.86	Electric Adm O & M - Tech Software Licensing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Coded to 214.53
214.861	Electric Adm O & M - For Costs Beyond Utility Control	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
214.90	Electric Dist. O & M - Non-Operating	546	1,588	2,000	750	2,000	
214.991	Electric Adm O & M - Depreciation Expense	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
214.992	Electric Adm O & M - Amortization Expense	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
214.995	Transfer Surplus Fees to General Fund	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total		9,075,121	9,166,138	9,980,833	10,044,469	10,455,143	
	Total Electric Operating Expense	9,075,121	9,166,138	9,980,833	10,044,469	10,455,143	
214.920	Electric - Bond Reserve Expense - Berens and Tate	- 0 -	2,500	3,000	3,000	3,000	
214.923	Electric - Debt - Principal	400,000	405,000	415,000	415,000	425,000	
214.929	Electric - Debt - Bond Interest	98,086	89,905	81,408	81,408	72,568	
Total		498,086	497,405	499,408	499,408	500,568	
	Total Electric Debt Expense	498,086	497,405	499,408	499,408	500,568	
	Total Electric Expenses, not Including C.I.P.	9,573,207	9,663,543	10,480,241	10,543,877	10,955,711	
211.09	Electric Capital - C.I.P. Work-in-Process - Summary	93,166	105,971	525,000	303,526	300,000	Inventory Purchases \$100,000; Extra Transformer \$125,000; E. Seward 3 Phase Line Upgrades and Prairie View \$300,000
211.80	Electric Capital - Fixed Assets - Summary	252,401	499,686	917,200	210,326	261,200	New AMI System \$600,000; Replace Recloser & Controls - 14th/Walker Sub \$48,000; Ash Street Scada System \$25,000; Replace Pickup #104 \$60,000; Replace Pickup #130 \$55,000; GIS Update \$30,000; Security Gate \$11,500; Security Gate - Horseshoe \$2,700; Purchase Adjacent Property \$25,000; Vibrator Plow Acquisition \$60,000
211.99	Electric Capital - Construction	277,140	540,367	1,425,000	469,123	2,100,000	Shop Expansion \$775,000; Petsource \$300,000; Tenneco \$350,000

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total		622,707	1,146,024	2,867,200	982,975	2,661,200	
	Total C.I.P. Electric Expense	622,707	1,146,024	2,867,200	982,975	2,661,200	
	Total Electric Expenses + C.I.P.	10,195,914	10,809,567	13,347,441	11,526,852	13,616,911	
	Total Electric	694,179	642,735	(2,087,941)	(10,957)	(2,011,161)	

2023/2024							Updated 9-1-2023
ENGINEERING							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
628.01	Eng - Rev - Bid Spec Fees	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
628.90	Eng - Rev - Non-Operating	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
628.99	Eng - Rev - Utility Reimbursements	102,576	107,943	118,143	114,054	120,375	75% of total expense; From accounts 213.08, 313.08, 413.08
Total		102,576	107,943	118,143	114,054	120,375	
Total Engineering Revenue		102,576	107,943	118,143	114,054	120,375	
629.01	Eng - Salaries	99,611	103,511	108,784	108,784	112,618	
629.02	Eng - Social Security	7,582	7,871	8,322	8,322	8,616	
629.03	Eng - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
629.04	Eng - Group Insurance	9,536	10,687	11,068	11,068	11,068	
629.05	Eng - Retirement	4,418	6,211	6,528	6,528	6,758	
629.11	Eng - Office Supplies/Postage/Freight	527	689	750	750	500	
629.12	Eng - Gasoline/Oil	169	291	450	300	450	
629.16	Eng - City Use Utilities	1,649	1,687	2,000	1,800	2,000	
629.162	Eng - Telephone	664	501	480	480	480	Cell Phone \$360; Spectrum (phone) \$120
629.20	Eng - Repairs/Equipment Maint	394	142	3,000	1,000	3,000	
629.36	Eng - Serv/Maint Agreement	360	431	705	1,569	1,380	City Hall/Muni Bldg Copier \$540; Plotter Service Agreement \$840
629.42	Eng - Dues/Membership/Training	913	5,589	6,000	6,000	6,900	Admin Assistant \$1,500
629.53	Eng - Info Technology	7,942	2,329	4,470	4,470	5,729	gWorks SimpleCity \$426; BIZCO \$758; Email Migration/Server \$115; AutoCad \$2,200; Civil 3D Support \$450; Adobe \$260; Bluebeam \$800; Accounting Software Upgrade \$720
629.60	Eng - Miscellaneous	3,003	827	1,500	1,000	1,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total		136,768	140,765	154,057	152,071	160,499	
Total Engineering Operating Expense		136,768	140,765	154,057	152,071	160,499	
629.80	Eng - C.I.P. Fixed Assets Total	- 0 -	3,954	3,465	- 0 -	- 0 -	
Total		- 0 -	3,954	3,465	- 0 -	- 0 -	
Total C.I.P. Engineering Expense		- 0 -	3,954	3,465	- 0 -	- 0 -	
Total Engineering Expenses + C.I.P.		136,768	144,719	157,522	152,071	160,499	
Total Engineering		(34,192)	(36,776)	(39,379)	(38,017)	(40,124)	

2023/2024							Updated 9-1-2023
FIRE & RESCUE							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
601.01	Fire Department - Resuce Calls	- 0 -	- 0 -	380,000	161,000	192,000	
601.90	Fire Department - Non-Operating	- 0 -	2,376	- 0 -	128	- 0 -	
601.95	Revenue - Grants	- 0 -	- 0 -	50,000	- 0 -	50,000	
601.99	Fire Department - Donations	- 0 -	- 0 -	100,000	- 0 -	100,000	
Total		- 0 -	2,376	530,000	161,128	342,000	
	Sinking Fund						
601.50	Revenue - Interest	2,296	1,254	1,300	7,000	4,000	
601.501	Revenue - Rural Fire Protection	47,332	53,058	46,000	53,000	146,000	Mutual Aide Truck Replacement \$100,000
601.502	Revenue - Property Tax	15,000	15,000	15,000	15,000	15,000	
601.909	Revenue - FDSF - Non Op	- 0 -	- 0 -	- 0 -	- 0 -	75,000	NE Ambulance ARPA Grant
Total		64,628	69,312	62,300	75,000	240,000	
Total Fire & Rescue Revenue		64,628	71,689	592,300	236,128	582,000	
602.01	Admin O & M - Salaries	2,458	1,186	1,195	600	1,306	Custodian
602.02	Admin O & M - Social Security	188	91	92	92	100	
602.06	Admin O & M - Insurance	18,188	21,267	25,912	25,912	31,094	Group Life Ins Policy \$3,000
602.07	Admin O & M - Audit & Accounting	331	331	361	319	326	AMGL \$326
602.10	Admin O & M - Bunker Gear & Equipment	39,606	19,441	42,000	44,000	60,000	Misc \$20,000; Bunker Gear (10) Sets - \$40,000
602.11	Admin O & M - Supplies, Postage & Freight	661	12	600	100	600	
602.12	Admin O & M - Gas & Oil	4,090	6,450	6,000	6,000	6,000	
602.16	Admin O & M - City Use Utilities	6,348	7,818	8,000	8,000	8,500	
602.162	Admin O & M - Telephone	4,222	4,635	4,800	3,800	4,900	Spectrum \$2,800; Windstream \$1,100; First Net Wireless \$1,000
602.163	Admin O & M - Natural Gas	4,317	4,209	4,300	5,000	4,500	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
602.17	Admin O & M - Garbage	416	416	417	417	514	
602.20	Admin O & M - Repairs	13,002	21,053	22,000	18,000	22,000	
602.30	Admin O & M - Building Maintenance	2,080	5,523	5,000	8,100	25,000	(3) New Doors \$9,000; East Roll-Up Door \$9,000; Windows \$2,000
602.36	Admin O & M - Maintenance Agreements	45	554	1,051	25,000	39,460	City Hall/Muni Bldg Copier \$60; Page My Cell \$500; Continental Annual Insp \$500; One Billing Solutions Fees \$38,400
602.42	Admin O & M - Dues, Memberships, Training, Mileage	454	1,011	3,000	7,500	5,000	EMT Training
602.53	Admin O & M - Information Technology	2,657	7,549	6,030	7,000	3,081	gWorks/SimpleCity \$18; BIZCO \$758; Email Migration/Server \$115; Emergency Solutions \$2,160; Accounting Software Upgrade \$30; (4) Desktop Computers ?????
602.54	Admin O & M - Promotion	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
602.56	Admin O & M - Transfer/Volunteer Fire	14,768	12,106	15,000	15,000	15,000	
602.57	Admin O & M - Fire Prevention Inspection	3,134	3,200	3,500	3,500	4,000	
602.58	Admin O & M - Rescue	17,189	11,308	16,500	10,000	16,500	
602.585	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
602.59	Admin O & M - Community Text System	106	120	121	148	141	
602.60	Admin O & M - Miscellaneous Summary	795	1,952	1,000	1,000	1,000	
602.62	Storage Bldg/Rent	2,310	2,310	2,500	2,310	2,500	Store SeaGraves & Equip
602.84	Admin O & M - Technology/Software Licensing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		137,363	132,539	169,379	191,798	251,522	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
603.00	Sinking Fund Expenses	- 0 -	- 0 -	- 0 -	- 0 -	175,000	Mutual Aid \$100,000 (Tanker #42); Ambulance ARPA Grant \$75,000 (Rescue Squad #99)
Total		- 0 -	- 0 -	- 0 -	- 0 -	175,000	
Grand Total Fire & Rescue Operating Fund Expense		137,363	132,539	169,379	191,798	426,522	
602.80	Capital Projects - C.I.P. Fixed Assets Summary	2,135	- 0 -	456,500	54,894	401,968	Concrete Around Building \$50,000; Design/Planning North Property \$10,000; North Building \$275,000; Rock Parking Lot \$10,000; Tanker Unit #42 \$62,000; Upgrade Rescue Squad #95 - Stryker Cot Lift \$29,000; LED Dimmable Lights - Meeting Room \$4,500; LED Bay Lighting \$16,000
602.82	Capital Projects - Fixed Assets Administration	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
602.95	Grants	- 0 -	- 0 -	50,000	- 0 -	50,000	Offset 601.95
602.99	Donations	- 0 -	- 0 -	100,000	- 0 -	100,000	Offset 601.99
Total		2,135	- 0 -	606,500	54,894	551,968	
Total C.I.P. Fire & Rescue Expense		2,135	- 0 -	606,500	54,894	551,968	
Total Fire & Rescue Debt Expense + C.I.P.		139,498	132,539	775,879	246,692	978,490	
Total Fire		(74,870)	(60,851)	(183,579)	(10,564)	(396,490)	

2023/2024							Updated 9-1-2023
GOLF							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
566.11	Revenue - Finance Charge	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
566.12	Revenue - Misc Income	450	- 0 -	100	- 0 -	- 0 -	
566.13	Revenue - Daily Green Fees	83,802	87,789	60,000	85,000	70,000	
566.135	Revenue - Golf Tournaments	23,643	25,155	20,000	23,000	20,000	
566.14	Revenue - Annual Pass - Single	43,366	43,749	38,000	46,400	38,000	
566.15	Revenue - Annual Pass - Family	54,115	51,509	45,000	53,045	45,000	
566.16	Revenue - Annual Pass - Age 19-25	5,925	4,275	3,500	3,465	3,500	
566.17	Revenue - Annual Pass- Post Grd HS	3,131	3,900	2,000	6,732	2,500	
566.19	Revenue - Daily Cart Rentals	41,371	42,091	25,000	40,000	35,000	
566.21	Revenue - Annual Cart Lease - Single	14,700	15,816	14,000	15,657	14,000	
566.22	Revenue - Annual Cart Lease - Family	18,024	18,493	17,000	19,754	17,000	
566.25	Revenue - Trail Fees Annual	4,700	5,100	4,000	5,000	4,000	
566.26	Revenue - Annual Elec Cart Stor/Trail Fee	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
566.27	Revenue - Cart Storage	2,325	2,100	2,000	1,775	2,000	
566.29	Revenue - Trail Fees Daily	- 0 -	16	- 0 -	32	- 0 -	
566.30	Revenue - Locker Rental	540	455	500	500	500	
566.31	Revenue - Driving Range Fees	5,014	5,062	3,500	5,000	3,500	
566.32	Revenue - Driving Range Membership	4,625	4,031	3,000	4,875	3,000	
566.33	Revenue - Merchandise Sales	16,128	21,151	15,000	20,000	15,000	
566.34	Revenue - Restaurant Lease Income	- 0 -	- 0 -	3,500	- 0 -	- 0 -	
566.349	Revenue - Room Rental	- 0 -	600	1,000	950	1,000	
566.35	Revenue - Handicap Fees	700	725	700	725	700	
566.36	Revenue - League Fees	16,175	14,100	14,000	14,000	14,000	
566.37	Revenue - Beer & Liquor	80,032	78,485	60,000	70,000	65,000	
566.70	Revenue - Tips	5,968	7,422	6,000	6,500	7,500	
566.90	Revenue - Non-Operating	420	7,524	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
566.99	Revenue - Donations	450	9,388	500	500	500	
Total		425,603	448,939	338,300	422,910	361,700	
Total Golf Revenue		425,603	448,939	338,300	422,910	361,700	
569.01	Salaries - Golf Shop	69,713	76,822	80,206	80,206	83,707	Includes Tips
569.011	Salaries - Grounds	83,761	94,092	104,457	104,457	108,145	
569.02	Social Security	11,418	12,694	14,161	14,161	14,712	
569.03	Overtime	459	104	440	440	455	Seasonal - Grounds
569.04	Group Insurance	31,639	34,529	39,020	39,020	38,841	
569.05	Retirement	6,327	6,755	7,020	7,020	7,363	
569.06	Insurance/Bonds	20,955	23,634	31,162	30,873	37,048	
569.11	Shop Supplies	977	837	1,000	800	1,000	
569.114	Grounds Supplies	3,041	1,683	3,000	3,000	3,000	
569.12	Gasoline/Oil	9,769	14,010	12,000	12,000	14,000	
569.16	City Use Utilities	20,898	23,368	22,000	22,000	24,000	
569.162	Telephone	4,891	4,915	5,160	5,160	5,280	Cell Phone \$720; Time Warner \$4,560
569.163	Natural Gas	1,948	2,282	3,000	3,200	3,500	
569.17	Garbage Service	1,854	1,854	1,855	1,855	2,349	
569.20	Equipment Repairs	7,215	9,833	10,000	10,000	10,000	Blade Sharpening \$2,500
569.26	Equipment Rental	821	3,410	2,000	2,000	3,500	
569.27	Fertilizer/Chemicals	17,738	14,386	20,000	18,000	20,000	
569.28	Trees/Seed/Aeration	4,950	5,142	7,500	7,500	7,500	
569.29	Sand/Gravel	2,143	3,002	3,000	3,000	3,000	
569.30	Repairs/Maint-Building/Grounds	39,512	22,250	22,000	22,000	24,000	Misc \$10,000; Porta-Potty \$1,000; Drainage Projects \$10,000; Basement Bathroom \$3,000
569.33	Golf - Alcohol & Beverages	28,669	32,352	25,000	39,000	33,000	
569.34	Golf Shop Merchandise	12,281	17,636	12,000	20,000	15,000	
569.36	Golf - Serv/Maint Agreements	45	54	51	51	60	City Hall/Muni Bldg Copier \$60
569.42	Dues/Training/Mileage	1,436	1,465	1,450	1,450	1,450	
569.45	Tournament Expense	9,066	3,001	6,000	6,000	6,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
569.47	League Expense	2,729	15,006	6,000	6,000	8,000	
569.53	Golf - Information Technology	1,084	6,153	7,254	7,254	7,862	gWorks/SimpleCity \$692; ForeUp Monthly \$6,000; Accounting Software Upgrade \$1,170
569.60	Miscellaneous Expense	13,154	10,543	11,000	18,000	11,000	Reimburse Unemployment Fund \$4,750; Range Balls \$3,000;
569.88	Course - Property Taxes	7,330	3,416	4,000	4,923	- 0 -	Land; (Clubhouse - no tax as it is not currently being leased out)
569.89	Cart Lease Payments	19,800	19,800	19,800	19,800	19,800	
569.90	Course - Lease Payment	1,950	1,950	1,950	1,950	2,950	Wake Family
569.901	Loan Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Loan Payment in Debt Service
569.929	Loan Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Loan Payment in Debt Service
569.99	Donations	- 0 -	2,184	500	- 0 -	500	
Total		437,572	469,164	483,986	511,120	517,022	
Grand Total Golf Operating Fund Expense		437,572	469,164	483,986	511,120	517,022	
569.80	Fixed Assets	39,478	85,069	70,940	57,940	126,740	Rough Mower \$13,760; Fairway Mower \$9,980; Greens Mower Lease-Purchase \$13,000; Pond - Hole #5 Renovation \$90,000
Total		39,478	85,069	70,940	57,940	126,740	
Total C.I.P. Golf Course Expenses		39,478	85,069	70,940	57,940	126,740	
Total Golf Course Expenses		477,050	554,233	554,926	569,060	643,762	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
	Total Golf Course	(51,447)	(105,294)	(216,626)	(146,150)	(282,062)	

2023/2024							Updated 9-1-2023
LEVEE ACCREDITATION							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
537.01	Revenue - Admin	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
537.50	Revenue - Grants	- 0 -	- 0 -	146,250	- 0 -	146,250	NEMA - Hazard Mitigation Grant
537.90	Revenue - Non-Operating Revenue	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	146,250	- 0 -	146,250	
Total Levee Accreditation Revenue		- 0 -	- 0 -	146,250	- 0 -	146,250	
538.25	Levee Accr - Administrative	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
538.60	Levee Accr - Miscellaneous	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total Levee Accreditation Operating Expense		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
538.80	Levee Accr - Fixed Assets - C.I.P. - Land Development	- 0 -	- 0 -	195,000	11,841	195,000	Seward Interior Drainage and Pump Station Improvements Phase I - Design & Planning
Total		- 0 -	- 0 -	195,000	11,841	195,000	
Total C.I.P. Levee Accreditation Expense		- 0 -	- 0 -	195,000	11,841	195,000	
Grand Total Levee Accreditation Expenses + C.I.P.		- 0 -	- 0 -	195,000	11,841	195,000	
Total Levee Accreditation		- 0 -	- 0 -	(48,750)	(11,841)	(48,750)	

2023/2024							Updated 9-1-2023
LIBRARY							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
551.01	Revenue - Fines & Misc. Sales	6,613	8,357	8,000	9,200	8,000	
551.50	Revenue - Bldg. Improvements	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
551.55	Revenue - Donations	43,940	62,772	40,000	80,000	30,000	
551.56	Revenue - Mtg Rm Use	25	- 0 -	100	100	100	
551.81	Revenue - State Aid Fund	1,687	9,920	1,687	2,005	2,100	
551.90	Revenue - Non-Operating	4,012	210,654	- 0 -	100	- 0 -	***21/22 Revenue from June 22 Storm
553.52	Revenue - Maintenance Fund (Restricted Use)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		56,276	291,702	49,787	91,405	40,200	
Total Library Revenue		56,276	291,702	49,787	91,405	40,200	
552.01	Admin O & M - Salaries	262,688	260,434	280,763	280,763	290,723	
552.02	Admin O & M - Social Security	19,804	19,119	21,479	21,479	22,241	
552.03	Admin O & M - Overtime	6	- 0 -	- 0 -	203	- 0 -	
552.04	Admin O & M - Group Insurance	26,152	43,945	50,630	50,630	50,451	
552.05	Admin O & M - Retirement	8,019	7,587	9,478	9,478	10,011	
552.059	Admin O & M - Wellness	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
552.06	Admin O & M - Insurance	10,594	10,441	13,767	13,747	16,496	
552.07	Admin O & M - Audit & Accounting	2,792	2,892	3,032	2,908	2,977	City Audit & Budget \$1977; Library Foundation Audit \$2,000
552.11	Admin O & M - Supplies	8,171	9,431	8,500	8,500	8,500	
552.112	Admin O & M - Postage	2,102	2,160	3,000	3,000	3,500	
552.13	Admin O & M - Print Materials	34,966	35,192	37,500	37,500	37,500	
552.131	Admin O & M - Electronic (E-Books/Databases)	3,500	3,500	3,500	4,500	4,500	
552.132	Admin O & M - Other (Audio/Video)	2,850	3,129	3,000	2,000	2,000	
552.16	Admin O & M - City Use Utilities	38,119	40,381	40,000	41,000	- 0 -	
552.162	Admin O & M - Telephone	4,069	3,910	4,500	4,500	4,380	NextLink \$1,380; Windstream \$3,000
552.163	Admin O & M - Natural Gas	530	664	700	625	700	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
552.17	Admin O & M - Garbage	208	208	209	209	248	
552.30	Admin O & M - Repairs & Maintenance Building	28,457	25,982	20,000	215,000	20,000	***22/23 Expenses from June 22 Storm Repairs
552.32	Admin O & M - Service Maintenance Agreements	14,553	13,661	18,110	18,110	19,415	gWorks SimpleCity \$1,543; Biblionix \$4,500; Alarm Monitoring \$324; Fire Alarm Insp \$480; Replace Alarm Batteries \$400; Fire Ext Insp \$150; HVAC Svc \$1,458; Elevator Insp \$140; Boiler Insp \$50; Fire Sprinkler Insp \$800; OCLC \$2,800; Elevator Maint \$2,200; City Hall Copier \$60; Accounting Software Upgrade \$2,610; Sonicwall \$1,900
552.42	Admin O & M - Dues, Memberships, Training & Mileage	964	1,175	1,000	1,025	1,200	
552.421	Admin O & M - Continuing Education	449	811	1,300	1,300	1,300	
552.53	Admin O & M - Information Technology & Repairs	2,310	3,749	2,160	2,180	2,619	BIZCO Svc Agreement \$2,274; Email Migration/Server \$345;
552.81	Computer Hardware/Software	8,499	2,540	4,000	4,000	6,750	Staff Desktop \$1,000; Server Upgrade \$4,650; (2) Airtame Units \$900; Monitor \$150
552.55	Admin O & M - State Aid Fund	1,437	9,832	1,687	2,005	2,100	
552.56	Admin O & M - Donations	21,686	20,253	40,000	80,000	30,000	
552.58	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
552.59	Admin O & M - Community Text System	106	120	121	148	141	
552.60	Admin O & M - Miscellaneous Summary	6,101	4,635	2,800	3,500	3,500	Programs \$1,000; Ads/Notices \$500; ILL Fees \$100; Printing/Promo \$750; Zoom \$180; Misc \$500; Music Licenses \$450
552.75	Library - Capital Projects - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
552.86	Admin O & M - Meeting Room Maintenance and Supplies.	25	- 0 -	100	100	100	
Total		509,155	525,751	571,336	808,410	541,352	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total Library Operating Expense		509,155	525,751	571,336	808,410	541,352	
552.50	Building Improvements	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
552.80	Capital Projects - Fixed Assets	46,800	40,985	- 0 -	- 0 -	36,060	West Entrance Upgrade \$11,060; Lower Level Tech. Upgrade \$25,000
552.82	Adm - Fixed Assets	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
554.69	Maintenance Fund (Restricted Use)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		46,800	40,985	- 0 -	- 0 -	36,060	
Total C.I.P. Library Expense		46,800	40,985	- 0 -	- 0 -	36,060	
Total Library Expense		555,955	566,736	571,336	808,410	577,412	
Total Library		(499,679)	(275,033)	(521,549)	(717,005)	(537,212)	

2023/2024							Updated 9-1-2023
PARKS & RECREATION							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
561.01	Pub Prop - Rev - Park Camping Fees	9,394	16,409	8,000	11,000	12,000	
561.67	Pub Prop - Rev - Farm Land Lease	30,631	21,111	19,000	19,000	19,000	
561.68	Pub Prop - Rev - Grants	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
561.90	Pub Prop - Rev - Non-Operating	1,166	69,271	250	6,311	250	
561.70	Pub Prop - Rev - New Park Improve	70	124	80	530	400	
561.72	Pub Prop - Rev - Dev Fees	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		41,261	106,915	27,330	36,841	31,650	
641.02	Recreation - Rev - Baseball & Softball	7,586	7,820	7,500	10,977	7,500	
641.03	Recreation - Rev - Wrestling	- 0 -	648	700	1,090	700	
641.04	Recreation - Rev - Tackle Football	1,575	1,681	1,700	1,700	1,700	
641.05	Recreation - Rev - Volleyball & Flag Football	5,926	3,260	3,500	3,100	3,500	
641.06	Recreation - Rev - Basketball	- 0 -	1,282	1,500	7,235	7,000	
641.07	Recreation - Rev - Soccer	12,823	9,884	10,000	9,000	10,000	
641.08	Recreation - Rev - Tennis	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
641.09	Recreation - Rev - Tourn/Field Usage	2,450	2,928	4,000	4,500	4,000	
641.90	Recreation - Rev - Non Operating	597	2,617	650	687	650	Mayor's Fun Run
641.99	Recreation - Rev - Cattle Training Center	5,000	9,095	8,000	8,415	8,000	
Total		35,956	39,217	37,550	46,704	43,050	
641.97	Recreation Rev - Sinking Fund - Complex Park Lights	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
641.971	Recreation Rev - Sinking Fund Lights-Non-Op Interest	43	76	50	456	225	
Total		43	76	50	456	225	
531.04	Bldg & Grnds Rev - Operating Cost Reimbursement	36,000	36,000	36,000	36,000	36,000	
531.90	Bldg & Grnds Rev - Non-Operating	- 0 -	18,358	- 0 -	- 0 -	- 0 -	
Total		36,000	54,358	36,000	36,000	36,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
571.01	Bldg & Grnds Other Rev - Bldgs. & Grounds - Other	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
571.90	Bldg & Grnds Other Rev - Bldgs. & Grounds - Non-Operational	- 0 -	7,559	- 0 -	- 0 -	250	Bandshell Revenue
Total		- 0 -	7,559	- 0 -	- 0 -	250	
Total Parks, Recreation & Bldg & Grounds Revenue							
		113,260	208,125	100,930	120,001	111,175	
562.01	Pub Prop - Salaries	210,453	223,938	259,457	259,457	264,385	
562.02	Pub Prop - Social Security	16,166	16,755	20,034	20,034	20,411	
562.03	Pub Prop - Overtime	1,715	671	2,418	2,418	2,416	
562.04	Pub Prop - Group Insurance	41,623	49,738	67,774	74,243	80,419	
562.05	Pub Prop - Retirement	11,137	12,821	14,794	14,794	15,078	
562.059	Pub Prop - Wellness	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
562.06	Pub Prop - Insurance	19,165	22,088	29,125	29,241	35,089	
562.07	Pub Prop - Audit & Accounting	992	992	1,082	957	977	AMGL \$977
562.08	Pub Prop - Engineering/Consulting	- 0 -	- 0 -	3,000	- 0 -	- 0 -	
562.10	Pub Prop - Landscaping Supplies	2,203	2,078	3,000	2,500	3,000	
562.11	Pub Prop - Supplies, Postage & Freight	18,209	28,431	10,000	12,000	10,000	Crushed Rock Campground - \$3,000;
562.12	Pub Prop - Gasoline & Oil	9,757	10,500	11,000	11,000	12,000	
562.16	Pub Prop - City Use Utilities	14,462	16,494	16,000	22,257	28,200	City Utilities \$21,000; Natural Gas \$7,200
562.162	Pub Prop - Telephone	3,108	1,620	1,620	1,620	1,620	Cell Phone \$1,620
562.17	Pub Prop - Garbage	2,681	2,681	2,682	2,682	3,338	
562.20	Pub Prop - Repairs	12,882	11,781	13,000	13,000	13,000	Sidewalks \$4,000
562.30	Pub Prop - Bldgs./Grds Upkeep	15,658	15,055	23,875	23,875	18,000	Crumb rubber \$5,000; Campground Porta-Potty \$875;
562.31	Pub Prop - Playground Equipment Upkeep	4,852	3,646	5,000	5,000	5,000	
562.36	Pub Prop - Maintenance Agreements	360	431	405	405	420	City Hall/Muni Bldg Copier \$420

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
562.42	Pub Prop - Dues, Memberships, Training, Mileage	764	831	2,100	2,000	2,100	CDL Training \$900
562.53	Pub Prop - Information Technology	3,962	3,932	5,500	5,500	6,153	gWorks/SimpleCity \$887; gWorks GIS \$710; Bizco \$2,653; Email Migration/Server \$403; Accounting Software Upgrade \$1,500
562.58	Pub Prop O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
562.59	Pub Prop - Community Text System	106	120	121	148	141	
562.60	Pub Prop - Miscellaneous Summary	1,070	1,398	1,600	800	1,600	
562.65	Pub Prop - Tree Planting Program	1,805	2,423	2,000	2,000	2,000	
562.70	New Park/Dev/Improvements	154	195	100	100	100	
562.75	Pub Prop - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
562.84	Pub Prop - Technology/Software Licensing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		393,285	428,621	495,687	506,031	525,447	
642.01	Recreation - Salaries	96,687	122,103	125,331	125,331	133,858	
642.02	Recreation - Social Security	7,324	9,035	9,605	9,605	10,258	
642.03	Recreation - Overtime	142	5	220	- 0 -	224	
642.04	Recreation - Group Insurance	14,391	24,294	27,363	28,748	33,574	
642.05	Recreation - Retirement	4,893	6,191	6,747	6,747	7,247	
642.06	Recreation - Insurance	6,303	6,582	9,046	8,962	10,754	
642.07	Recreation - Audit & Accounting	661	661	721	638	651	AMGL \$651
642.08	Program Expense - Umpire Referee Contract Fees	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Moved to Individual Programs
642.088	Recreation - Engineering/Consulting	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
642.11	Recreation - Supplies, Posting & Freight	15,686	16,796	17,500	18,000	17,500	Field Conditioner \$12,000
642.12	Recreation - Gas & Oil	1,927	2,088	2,000	2,257	2,200	
642.15	Program Expense - Athletic Equipment	752	2,179	2,000	2,000	2,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
642.152	Program Expense - Baseball & Softball	11,099	15,104	12,000	14,109	12,000	
642.153	Program Expense - Wrestling	- 0 -	400	400	- 0 -	400	
642.154	Program Expense - Tackle Football	2,189	13,054	16,000	12,000	3,000	
642.155	Program Expense - Volleyball & Flag Football	1,358	2,372	2,000	2,000	2,500	
642.156	Program Expense - Basketball	- 0 -	615	1,500	4,000	4,000	
642.157	Program Expense - Soccer	4,038	4,179	3,000	5,000	4,000	
642.158	Program Expense - Tennis	- 0 -	- 0 -	300	- 0 -	300	
642.16	Recreation - City Use Utilities	22,048	28,453	28,000	42,000	32,000	
642.162	Recreation - Telephone	830	883	1,000	1,000	960	Cell Phone \$540; Spectrum \$420
642.20	Recreation - Repairs/Tools	1,126	1,253	1,400	1,400	1,400	
642.30	Recreation - Repairs to Buildings and Grounds	34,212	9,070	29,100	29,100	10,700	Soccer Porta-Potty \$1,200; Disc Golf Repairs \$1,000
642.36	Recreation - Service Maintenance Agreements	360	431	405	405	420	City Hall/ Muni Bldg Copier \$420
642.42	Recreation - Dues, Memberships, Training, Mileage	311	257	500	500	500	
642.53	Recreation - Information Technology	3,768	2,842	3,800	3,800	4,154	gWorks/SimpleCity \$497; Last Mile \$792; BIZCO \$1,515; Email Migration/Server \$230; SuperSAAS \$280; Accounting Software Upgrade \$840
642.57	Recreation - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
642.58	Recreation - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
642.59	Recreation - Community Text System	106	120	121	148	141	
642.60	Recreation - Miscellaneous - Summary	794	635	1,200	700	1,200	
642.99	Recreation - Cattle Training Center	4,006	4,923	4,500	4,500	5,000	
642.97	Recreation - Sports Complex Lighting Fund	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		235,011	274,525	305,759	322,950	300,941	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
532.01	Bldg & Grounds - Salaries	15,724	7,114	7,170	7,170	7,833	
532.02	Bldg & Grounds - Social Security	1,203	544	549	549	600	
532.03	Bldg & Grounds - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
532.04	Bldg & Grounds - Group Insurance	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
532.05	Bldg & Grounds - Retirement	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
532.06	Bldg & Grounds - Insurance	3,787	4,335	5,716	5,663	6,796	
532.07	Bldg & Grounds - Audit & Accounting	83	83	91	80	82	AMGL \$82
532.11	Bldg & Grounds - Office Supplies, Postage & Freight	83	55	500	500	500	
532.16	Bldg & Grounds - City Use Utilities	5,309	5,233	6,000	6,000	6,000	
532.17	Bldg & Grounds - Garbage	208	208	209	209	248	
532.31	Bldg & Grounds - Repairs & Maintenance	334	2,166	3,000	2,000	4,000	City Hall Concrete North Entrance \$1,000
532.36	Bldg & Grounds - Maintenance Agreements	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
532.53	Bldg & Grounds - Information Technology	242	240	370	370	410	gWorks/SimpleCity \$71; BIZCO \$190; Email Migration/Server \$29; Accounting Software Upgrade \$120
532.57	Bldg & Grounds Succession Plan	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
532.58	Bldg & Grounds - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
532.59	Bldg & Grounds - Community Text System	106	120	121	148	141	
532.60	Bldg & Grounds - Miscellaneous Summary	55	1	100	100	100	
Total		27,133	20,099	23,826	22,789	26,710	
572.10	Bldg & Grnd Other - Municipal Building - Supplies	- 0 -	- 0 -	400	400	400	
572.11	Bldg & Grnd Other - Bandshell - Supplies	400	396	400	400	400	
572.16	Bldg & Grnd Other - Bandshell - City Use Utilities - Boy scouts	1,607	2,359	2,000	2,000	2,700	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
572.162	Bldg & Grnd Other - Municipal Building - Telephone & DSL Line	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
572.21	Bldg & Grnd Other - Bandshell - Concerts	6,000	6,000	6,000	6,000	6,900	\$6,500 Payment; \$400 Music.
572.34	Bldg & Grnd Other - Bandshell - Repairs & Maintenance	46	88	500	500	500	
572.36	Bldg & Grnd Other - Bandshell - Miscellaneous Summary	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
572.57	Bldg & Grnd Other - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
572.60	Bldg & Grnd Other - Boy Scout Cabin - Repairs & Upkeep	94	88	500	500	500	
572.70	Bldg & Grnd Other - Municipal Building - Council Chambers - Repairs & Upkeep	1,696	2,137	1,250	1,250	1,250	
572.85	Bldg & Grnd Other - Municipal Building - ADA	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		9,843	11,067	11,050	11,050	12,650	
Total Parks, Recreation, Bldg & Grounds & Other Operating Expense		665,272	734,312	836,322	862,820	865,748	
562.09	Pub Prop - Capital Projects - Work-In-Process - Summary - C.I.P.	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
562.80	Pup Prop - Capital Projects - Fixed Assets - Summary	30,601	23,538	86,170	85,552	30,000	Archery Range \$4,000; John Deere Mower \$26,000
Total		30,601	23,538	86,170	85,552	30,000	
642.09	Recreation - Capital Projects - Work-In-Process - C.I.P.	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
642.80	Recreation - Capital Projects - Fixed Assets - Summary - see C.I.P.	41,755	29,725	57,500	88,802	236,000	West Field Bleachers \$27,000; Legion Backstop Net \$12,000; Plum Creek Concession/Restroom Renovation \$197,000
Total		41,755	29,725	57,500	88,802	236,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
532.61	Building & Grounds City Hall -Capital Project - Building Improvements - C.I.P.-Summary	4,200	5,129	- 0 -	- 0 -	- 0 -	
Total		4,200	5,129	- 0 -	- 0 -	- 0 -	
Total C.I.P. Total Parks, Recreation, Bldg & Grounds Expense							
		76,556	58,392	143,670	174,354	266,000	
Total Expenses + C.I.P.							
		741,828	792,704	979,992	1,037,174	1,131,748	
Total Parks, Recreation, Bldg & Grounds							
		(628,568)	(584,579)	(879,062)	(917,173)	(1,020,573)	

2023/2024							Updated 9-1-2023
PLANNING & ZONING							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
621.01	Revenue - Subdivision & Rezoning Fee	3,100	46,194	5,000	4,000	5,000	
621.10	Revenue - Filing Fees	130	320	100	250	100	
621.50	Revenue - Grant	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
621.90	Revenue - Non Operating	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		3,230	46,514	5,100	4,250	5,100	
Total Planning Commission Revenue		3,230	46,514	5,100	4,250	5,100	
622.01	Admin O & M - Salaries	8,414	9,306	10,077	10,077	10,715	
622.02	Admin O & M - Social Security	638	705	771	771	820	
622.03	Admin O & M - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
622.04	Admin O & M - Group Insurance	1,430	1,603	1,661	1,661	1,631	
622.05	Admin O & M - Retirement	505	559	605	605	643	
622.059	Admin O & M - Wellness	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
622.07	Admin O & M - Audit & Accounting	83	83	91	80	82	AMGL \$82
622.09	Admin O & M - Engineering/Consulting	124	- 0 -	- 0 -	- 0 -	- 0 -	
622.10	Admin O & M - Plats & Permits	685	924	1,000	850	1,000	
622.11	Admin O & M - Minutes & Office Supplies	420	1,094	1,500	500	1,500	
622.162	Admin O & M - Telephone	467	411	300	300	300	50% Cell Reimb \$180; Spectrum (phone) \$120
622.36	Admin O & M - Service Maintenance Agreements	360	431	705	1,592	1,320	City Hall/Muni Bldg Copier \$540; New Plotter Service Agreement \$780
622.42	Admin O & M - Dues, Memberships, Training, Mileage	136	178	2,000	500	2,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
622.53	Admin O & M - Information Technology	1,143	1,769	1,332	1,354	1,474	gWorks/GIS \$708; gWorks/SimpleCity \$107; BIZCO \$190; Email Migration/Server \$29; gWorks/GIS \$710; Adobe \$260; Accounting Software Upgrade \$180
622.57	Admin O & M - Succession Plan	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
622.58	Admin O & M - Debt Service P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
622.59	Admin O & M - Community Text System	106	120	121	148	141	
622.60	Admin O & M - Miscellaneous Summary	139	- 0 -	200	100	200	
622.83	Admin O & M - Strategic Plan	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
622.84	Admin O & M - GIS Training	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Coded to 622.53 or 622.42
Total		14,647	17,182	20,363	18,538	21,826	
Total Planning Commission Operating Expense		14,647	17,182	20,363	18,538	21,826	
622.80	Capital Projects - Fixed Assets	700	3,954	3,465	- 0 -	- 0 -	
Total C.I.P. Planning Commission Expense		700	3,954	3,465	- 0 -	- 0 -	
Total Planning Commission Expenses + C.I.P		15,347	21,136	23,828	18,538	21,826	
Total Planning Commission		(12,117)	25,378	(18,728)	(14,288)	(16,726)	

2023/2024							Updated 9-1-2023
POLICE & LAW ENFORCEMENT							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
501.08	Revenue - Dog License & Other	623	650	1,000	621	750	
501.09	Revenue - Itinerant Sales	78	947	200	119	200	
501.12	Revenue - Liquidated Damages	770	645	700	740	700	
511.50	Revenue - Donations/Grants	198,413	- 0 -	1,500	500	1,500	
511.90	Revenue - Non-Operating	3,803	69,449	44,700	3,700	5,000	DUI Testing \$1,800
Total		203,688	71,691	48,100	5,680	8,150	
515.01	Police Equitable Sharing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total Police & Law Enforcement Revenue		203,688	71,691	48,100	5,680	8,150	
512.01	Operating - Salaries	690,489	778,443	948,182	948,182	1,003,031	
512.02	Operating- Social Security	52,722	59,527	75,907	75,907	80,287	
512.03	Operating - Overtime	42,244	49,396	44,066	59,000	46,463	
512.04	Operating - Group Insurance	187,123	210,962	256,573	215,000	265,335	
512.05	Operating - Retirement Non-Officers	4,480	3,616	5,712	5,712	6,015	
512.059	Operating - Wellness Incentive	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
512.06	Operating - Insurance	39,337	41,959	54,969	53,429	64,115	
512.07	Operating - Audit & Accounting	2,314	2,314	2,524	2,235	2,279	AMGL \$2,279
512.08	Operating - Retirement Officers	45,717	51,714	62,627	62,627	66,266	
512.10	Operating - Maintenance Supplies Equipment	8,982	7,009	10,000	10,000	10,000	
512.11	Operating - Office Supplies, Postage & Freight	3,024	3,197	5,000	2,500	5,000	
512.12	Operating - Gasoline & Oil	18,701	25,794	24,000	24,000	27,000	
512.16	Operating - City Use Utilities	5,539	5,925	6,000	6,000	6,200	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
512.162	Operating - Telephone	13,788	14,067	14,640	14,640	9,432	Windstream \$2550; ALLO Internet \$2,400; ALLO Phone Service \$1,242; Verizon \$3,240
512.163	Operating - Utilities Natural Gas	645	762	800	905	850	
512.17	Operating - Garbage Service	416	416	417	417	515	
512.20	Operating - Repairs Patrol Cars	4,543	21,491	10,000	30,000	10,000	
512.24	Operating - Repairs Radios/Radar	354	758	1,500	1,500	1,500	
512.30	Operating - Building Repairs & Maintenance	4,707	3,098	55,500	55,500	5,000	
512.36	Operating - Maintenance Agreements	8,070	3,945	19,068	19,068	20,305	Radio \$3,200; All Copy Products (overages) \$250; City Hall Copier \$60; All Copy Products (annual) \$1,200; PMI \$695; Mach/Tracs \$950; Watch Guard \$9,000; Central Square \$3,600; Bizco Firewall Warranty \$1,200;
512.42	Operating - Dues, Memberships	4,532	4,468	7,000	7,000	1,300	
512.421	Operating - Basic Training Physicals and Testing	- 0 -	3,272	6,000	- 0 -	6,000	
512.422	Operating - Officer Training	- 0 -	- 0 -	- 0 -	- 0 -	6,000	
512.49	Operating - Uniforms	7,489	4,520	6,400	6,400	6,400	
512.50	Operating - Firearms Training	2,994	1,018	3,000	3,000	3,500	
512.51	Operating - Veterinarian Dog Impound	- 0 -	470	1,000	500	1,000	
512.53	Operating - Information Technology	12,712	13,266	17,868	17,868	20,018	gWorks/SimpleCity \$3,954; BIZCO \$6,604; Email Migration/Server \$920; (2) Computers \$1,850; Accounting Software Upgrade \$6,690
512.58	Operating - DWI/DUI Testing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
512.59	Operating - Community Text System	106	120	121	148	141	
512.60	Operating - Miscellaneous	9,180	2,798	14,500	12,000	14,500	
512.61	Operating - Emergency Management	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
512.62	Operating - Public Relations	1,281	504	1,700	1,700	1,700	
512.63	Operating - Prosecution Agreement - County Att.	2,118	- 0 -	4,000	4,000	4,000	
512.75	Operating - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
512.76	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
512.929	Operating - Police Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
592.11	Operating - Civil Service Supplies, Postage & Freight	5	3	50	15	50	
592.44	Operating - Civil Service Publications	1,674	1,882	5,000	1,900	3,000	
592.45	Operating - Civil Service Testing	318	1,158	750	1,000	2,750	
592.48	Operating - Legal Fees	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
592.60	Operating - Civil Service Miscellaneous	36	- 0 -	120	100	960	TLO \$840
Total		1,175,640	1,317,869	1,664,994	1,642,253	1,700,912	
516.11	EQ Sharing-Admin O & M - Supplies	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
516.42	EQ Sharing-Training/Prog	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
516.80	EQ Sharing-Equipment	1,480	6,777	- 0 -	- 0 -	- 0 -	
Total		1,480	6,777	- 0 -	- 0 -	- 0 -	
513.90	Transfer to County/911 Dispatch	230,606	191,391	233,204	233,204	282,085	
Total		230,606	191,391	233,204	233,204	282,085	
Total Police & Law Enforcement Operating Expense							
		1,407,726	1,516,037	1,898,198	1,875,457	1,982,997	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
512.80	Capital - C.I.P. Fixed Assets - Summary	63,960	76,857	92,400	65,000	118,500	Privacy Fence \$15,000; Patrol Vehicle #3 \$48,000; Vehicle Radio Upgrades \$5,000; Replace 15 Hand Guns \$8,400; (2) MDT Computers \$9,000; Video Camera Upgrades (Vehicle) \$7,000
Total		63,960	76,857	92,400	65,000	118,500	
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Total C.I.P. Police and Law Enforcement Expense		63,960	76,857	92,400	65,000	118,500	
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Total Police & Law Enforcement Expenses		1,471,686	1,592,894	1,990,598	1,940,457	2,101,497	
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Total Police & Law Enforcement		(1,267,998)	(1,521,203)	(1,942,498)	(1,934,777)	(2,093,347)	

2023/2024							Updated 9-1-2023
RAIL CAMPUS							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
525.15	Revenue - Rail Campus	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
525.20	Aid to Construction - Elec Substation	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
525.25	Aid to Construction - Land Acquisition	196,773	248,815	- 0 -	- 0 -	- 0 -	Developed Site Sale
525.50	Rail Campus - Rev - Grants	500,000	- 0 -	- 0 -	3,000	- 0 -	
Total		696,773	248,815	- 0 -	3,000	- 0 -	
Total Rail Campus Revenue							
		696,773	248,815	- 0 -	3,000	- 0 -	
526.821	Admin O & M - Loan Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
526.829	Admin O & M - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
526.58	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Grand Total Rail Campus Operating Fund Expense							
		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
526.25	Capital Projects - Administrative	35	481	20,500	15,000	20,000	
526.28	Engineering & Consulting Fees	4,484	11,860	15,000	20,500	20,000	
526.50	Rail Campus - Exp - Grants	500,000	- 0 -	- 0 -	- 0 -	- 0 -	
Total		504,519	12,341	35,500	35,500	40,000	
Total Rail Campus Administrative Expense							
		504,519	12,341	35,500	35,500	40,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total Rail Campus Expenses, not Including C.I.P.		504,519	12,341	35,500	35,500	40,000	
526.80	Capital Projects - Land Purchase General Fund Misc. - Rail project - Option Buy-Out and real property infrastructure improvements	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total C.I.P. Rail Campus Expense		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total Rail Campus Expenses		504,519	12,341	35,500	35,500	40,000	
Total Rail Campus		192,255	236,474	(35,500)	(32,500)	(40,000)	

2023/2024							Updated 9-1-2023
RECYCLING							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
661.01	Revenue - Recycling Receipts	3,223	9,424	4,000	600	1,000	
661.02	Revenue - Grants	1,946	- 0 -	- 0 -	- 0 -	1,250	25% Reimbursement of Processing Costs Acct #662.35
Total		5,168	9,424	4,000	600	2,250	
Total Recycling Revenue		5,168	9,424	4,000	600	2,250	
662.01	Admin O & M - Salaries	10,404	6,194	11,319	13,571	11,609	
662.02	Admin O & M - Social Security	796	474	866	1,046	889	
662.03	Admin O & M - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
662.06	Admin O & M - Insurance	1,567	1,734	2,287	2,265	2,718	
662.07	Admin O & M - Audit & Accounting	83	83	91	80	82	AMGL \$82
662.08	Admin O & M - Advertising and Promotion	360	- 0 -	- 0 -	- 0 -	- 0 -	
662.10	Admin O & M - Supplies	72	46	500	300	500	
662.16	Admin O & M - City Use Utilities	2,480	3,030	3,100	3,100	3,100	
662.162	Admin O & M - Telephone	671	547	- 0 -	- 0 -	- 0 -	
662.17	Admin O & M - Garbage	416	416	417	417	513	
662.20	Admin O & M - Equipment Repairs	257	432	1,000	1,000	1,000	
662.30	Admin O & M - Buildings Grounds Upkeep	125	- 0 -	2,000	2,000	2,000	
662.35	Admin O & M - Recycling Processing Costs	- 0 -	1,923	1,000	4,000	5,000	
662.36	Admin O & M - Maintenance Agreements	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
662.42	Admin O & M - Dues, Memberships	204	2	202	200	202	
662.53	Admin O & M - Information Technology	209	206	272	272	315	gWorks/SimpleCity \$36; BIZCO \$190; Email Migration/Server \$29; Accounting Software Upgrade \$60

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
662.57	Admin O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
662.58	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
662.59	Admin O & M - Community Text System	106	120	121	- 0 -	141	
662.60	Admin O & M - Miscellaneous	133	147	500	400	500	
Total		17,884	15,352	23,675	28,651	28,569	
Total Recycling Operating Expense		17,884	15,352	23,675	28,651	28,569	
662.80	Capital Projects - Fixed Assets	11,105	5,000	90,000	- 0 -		
Total		11,105	5,000	90,000	- 0 -	- 0 -	
Total C.I.P. Recycling Expense		11,105	5,000	90,000	- 0 -	- 0 -	
Total Recycling Expenses + C.I.P.		28,989	20,352	113,675	28,651	28,569	
Total Recycling		(23,821)	(10,928)	(109,675)	(28,051)	(26,319)	

2023/2024							Updated 9-1-2023
SENIOR SHUTTLE							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
658.01	Revenue - Senior Shuttle	453	3,466	4,569	4,000	4,600	
Total		453	3,466	4,569	4,000	4,600	
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Total Senior Shuttle Revenue		453	3,466	4,569	4,000	4,600	
659.06	Admin O & M - Insurance	751	867	1,144	1,133	1,144	
659.11	Admin O & M - Supplies & Fuel	405	1,894	2,200	2,200	2,200	
659.162	Admin O & M - Telephone	692	660	725	725	780	
659.20	Admin O & M - Repairs	816	1,156	500	500	500	
Total		2,664	4,577	4,569	4,558	4,624	
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659.80	Capital - Fixed Assets	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
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Total CIP & Senior Shuttle Operating Fund Expense		2,664	4,577	4,569	4,558	4,624	
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Total Senior Shuttle		(2,211)	(1,112)	- 0 -	(558)	(24)	

2023/2024							Updated 9-1-2023
SENIOR CENTER							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
655.01	Revenue - Meals/Milk/Clients	21,902	25,475	24,000	27,000	24,000	
655.02	Revenue - User Fees	3,150	3,150	3,000	2,800	3,000	
655.03	Revenue - USDA Reimbursement	3,407	4,007	4,500	4,912	4,500	
655.04	Revenue - Title XX Reimbursement	4,601	3,449	2,500	4,020	2,500	
655.05	Revenue - Grants & Donations	7,374	9,185	20,000	- 0 -	20,000	Offset - 656.63
655.06	Revenue - Fund Raisers	7,631	22,605	20,000	24,500	20,000	
655.07	Property Tax Requirement	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
655.08	Revenue - Lincoln Area/Aging	6,500	6,500	6,500	6,500	6,500	
655.90	Revenue - Non Operating Revenue	- 0 -	45,360	- 0 -	50	- 0 -	
655.920	Revenue - Transfer/Foundation Salaries and Social Security	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	City Covers all Salaries
Total		54,565	119,731	80,500	69,782	80,500	
Total Senior Center Revenue		54,565	119,731	80,500	69,782	80,500	
656.01	Admin O & M - Salaries	36,692	44,588	49,119	50,856	53,386	
656.02	Admin O & M - Social Security	2,436	2,953	3,758	3,758	4,084	
656.03	Admin O & M - Overtime	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
656.04	Admin O & M - Group Insurance	22,029	26,372	27,439	27,439	27,019	
656.05	Admin O & M - Retirement	2,202	2,675	2,948	2,948	3,204	
656.06	Admin O & M - Insurance	3,690	4,109	5,418	5,367	6,440	
656.07	Admin O & M - Audit & Accounting	165	165	181	160	163	AMGL \$163
656.081	Admin O & M - Contract Snow Removal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
656.082	Admin O & M - Contract Janitor	1,400	4,550	4,500	4,500	4,500	Contracted Janitor
656.10	Admin Programs - Meal Supplies	2,679	4,414	5,000	5,000	6,000	
656.11	Admin O & M - Supplies, Postage & Freight	1,460	1,956	2,200	2,203	2,700	
656.12	Admin O & M - Gas & Oil	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
656.15	Admin O & M - Equipment	- 0 -	882	1,000	1,000	2,000	
656.16	Admin O & M - City Use Utilities	6,257	6,490	7,000	7,000	7,500	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
656.162	Admin O & M - Telephone	865	760	780	1,019	1,140	Cell Phone Reimb \$360; Windstream \$780
656.163	Admin O & M - Natural Gas	2,994	2,442	3,000	3,000	3,000	
656.17	Admin O & M - Garbage	416	416	417	417	515	
656.20	Admin O & M - Repairs	1,270	2,996	3,000	3,000	3,000	
656.30	Admin O & M - Buildings, Grounds Upkeep	1,372	1,783	2,000	2,000	2,000	
656.36	Admin O & M - Service Maintenance Contracts	2,229	2,019	3,163	3,163	3,000	City Hall/Muni Bldg Copier \$1,263; Refrigeration Maint \$900; Kitchen Hood Inspect \$300; Fire Sprinkler \$200;
656.42	Admin O & M - Dues, Memberships, Training, Mileage	13	154	100	110	175	
656.50	Admin Programs - Fund Raising Supplies	2,120	6,643	7,500	7,000	7,500	
656.53	Admin O & M - Information Technology/WIFI	1,190	1,119	1,484	1,484	1,653	gWorks SimpleCity \$160; Bizco \$758; Email Migration/Server \$115; Last Mile \$350; Accounting Software Upgrade \$270
656.59	Admin O & M - Community Text System	106	120	121	121	141	
656.60	Admin O & M - Miscellaneous	378	251	500	500	500	
656.61	Admin O & M Programs	776	2,241	2,500	2,500	3,000	
656.63	Admin O & M Grants & Donations	- 0 -	2,413	20,000	- 0 -	20,000	
656.70	Admin Programs - Meal Contract	32,405	34,496	36,000	39,000	38,000	
656.99	Admin Programs - Transfer to Foundation - Plus or Minus to Balance	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		125,145	157,008	189,128	173,545	200,620	
656.80	Capital - Fixed Assets	6,719	7,985	30,000	- 0 -	30,000	
Total		6,719	7,985	30,000	- 0 -	30,000	
Total CIP & Senior Center Operating Expense		131,864	164,993	219,128	173,545	230,620	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
	Total Senior Center	(77,299)	(45,262)	(138,628)	(103,763)	(150,120)	

2023/2024							Updated 9-1-2023
STREET							
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
521.04	Revenue - Highway Allocation	856,221	849,109	901,111	901,111	980,992	
521.041	Revenue - Maintenance Agreement	21,866	21,866	21,866	21,866	21,866	
521.05	Revenue - Incentive Payment	6,000	6,000	6,000	6,000	6,000	
521.06	Revenue - Miscellaneous Sales & Service	507	2,595	1,500	688	1,500	
521.08	Revenue - City Sales Tax Motor Vehicle	298,097	262,941	220,000	344,000	275,000	
521.10	Revenue - State Motor Vehicle Fee	58,083	62,299	58,000	63,615	60,000	
521.504	Revenue - DS Assess Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
521.509	Revenue - DS Assess Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
521.549	Revenue - New Subdivision ESC	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
521.609	Revenue - Wood Chip Sales	640	60	250	40	250	
521.90	Revenue - Non-Operating	6,042	46,230	6,000	11,022	6,000	
521.901	Revenue - Grants	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
521.905	Revenue - Gas Tax - LB610	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
521.910	Revenue - Grants	- 0 -	500,000	- 0 -	- 0 -	- 0 -	
521.999	Revenue - Transfer from General Fund	805,000	990,000	2,480,000	2,480,000	1,500,000	Transfer from General - 502.95
521.99	Revenue - Construction	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		2,052,455	2,741,100	3,694,727	3,828,342	2,851,608	
614.01	Revenue - Grants	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
614.90	Revenue - Releaf Planting Rebates	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
523.511	Revenue - STP Interest	3	5	3	23	- 0 -	
523.521	Revenue - STP Funds - NE Roads	145,318	151,138	169,889	190,480	186,841	Offset 524.521 - STP \$186,841
523.522	Revenue - Bridge Funds - NE Roads	- 0 -	8,319	12,700	12,409	8,244	Bridge \$8,244
523.90	Revenue - STP Non-Operating	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		145,320	159,462	182,592	202,912	195,085	
Total Street Revenue		2,197,775	2,900,562	3,877,319	4,031,254	3,046,693	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
522.01	Distribution O & M - Salaries	276,301	308,211	357,865	338,000	394,210	
522.02	Distribution O & M - Social Security	21,214	22,690	28,476	28,476	31,367	
522.03	Distribution O & M - Overtime	12,618	6,122	14,366	8,500	15,814	
522.04	Distribution O & M - Group Insurance	83,750	104,168	111,986	102,000	126,528	
522.05	Distribution O & M - Retirement	13,885	17,488	19,948	19,948	21,905	
522.059	Distribution O & M - Wellness	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
522.06	Distribution O & M - Insurance	34,688	38,607	50,446	49,316	59,179	
522.07	Distribution O & M - Audit & Accounting	1,653	1,653	1,803	1,597	1,628	AMGL \$1,628
522.08	Distribution O & M - Engineering/Consultation	1,694	- 0 -	- 0 -	- 0 -	- 0 -	
522.10	Distribution O & M - Maintenance Supplies/Equipment	72,682	75,830	85,000	76,000	85,000	Tools, Cold Patch, Sand, Supplies
522.11	Facilities O & M - Office Supplies, Postage & Freight	109	109	500	250	500	
522.12	Distribution O & M - Gas/Oil/Diesel	32,503	36,330	40,000	40,000	40,000	
522.16	Facilities O & M - City Use Utilities	31,671	27,620	31,000	31,000	31,000	
522.162	Facilities O & M - Telephone	3,939	4,021	4,260	4,260	3,900	Cell Phone \$2,160; Verizon \$1080; Tracfone \$360; Time Warner \$300
522.17	Facilities O & M - Garbage	416	416	417	417	515	
522.20	Distribution O & M - Equipment Repairs	45,157	37,650	45,000	45,000	45,000	
522.30	Facilities O & M - Buildings/Grounds Upkeep	505	4,932	6,000	5,000	6,000	Hauling Burn Pile Ash \$4,000
522.36	Facilities O & M - Maintenance Agreements	4,326	4,910	4,625	4,625	4,640	Janitorial \$4,220; City Hall/ Muni Bldg Copier \$420
522.42	Facilities O & M - Dues, Memberships, Training, Mileage	414	678	1,500	1,500	1,500	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
522.53	Facilities O & M - Information Technology	6,270	6,424	9,250	9,250	10,089	gWorks SimpleCity \$1,649; gWorks GIS \$1,420; BIZCO \$3,032; Email Migration/Server \$460; Agenda/Sparqdata \$738; Accounting Software Upgrade \$2,790
522.57	Facilities O & M - Succession Plan	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
522.58	Admin O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
522.59	Facilities O & M - Community Text System	106	120	121	148	141	
522.60	Facilities O & M - Miscellaneous Summary	4,443	3,988	6,000	4,500	6,000	BNSF Pump House Lease \$2,400;
522.84	Facilities O & M - Technology/Software Licensing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	All coded to 522.53
522.90	Facilities O & M - Non-Operating	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
524.521	STP Funds	145,318	151,138	169,889	190,479	186,841	Transfer to Debt Service for Street Projects (Offset 523.521)
524.522	Bridge Funds	- 0 -	3,325	12,700	- 0 -	8,244	Biennial Bridge Inspection \$5,000
Total		793,662	856,430	1,001,152	960,266	1,080,001	
615.01	Admin O & M - Planting Program	300	585	12,500	- 0 -	12,500	Emerald Ash Borer \$10,000
615.11	Admin O & M - Support Postage Freight	1	- 0 -	50	- 0 -	50	
615.42	Admin O & M - Dues, Memberships, Training and Mileage	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
615.58	Admin O & M - Debt Service P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		301	585	12,550	- 0 -	12,550	
Total Street Operating Expense		793,963	857,015	1,013,702	960,266	1,092,551	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
522.09	Capital - Work-In-Process - C.I.P. - Summary.	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
522.52	Capital Improvement Projects	480,824	603,503	4,325,287	2,338,904	4,023,850	
522.80	Capital - Fixed Assets - Summary	224,213	202,229	191,945	189,945	277,245	Dump Truck \$200,000; R.O.W. Mower \$26,000; Payloader \$24,245; GIS Update \$45,000; Heat Tank \$14,000; Concrete Breaker \$8,000; Head Set Communication System \$5,000
522.99	Capital - Construction	1,262,247	886,166	- 0 -	93,998	- 0 -	
Total		1,967,284	1,691,898	4,517,232	2,622,847	4,301,095	
	Total C.I.P. Street Expense	1,967,284	1,691,898	4,517,232	2,622,847	4,301,095	
	Total Street Expenses + C.I.P.	2,761,247	2,548,913	5,530,934	3,583,113	5,393,646	
	Total Street	(563,471)	351,649	(1,653,615)	448,141	(2,346,953)	

2023/2024								Updated 9-1-2023
TAX INCREMENT FINANCIING								
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments	
731.71	Revenue - Progr Sheet Metal	3,914	3,859	3,738	3,738	3,738	County Treasurer Receipts	
731.72	Revenue - Sports Express	2,979	3,089	2,518	2,518	2,518		
731.723	Revenue - Interest on Savings -	333	587	500	500	500		
731.73	Revenue - Seward Hotel	39,886	39,538	39,078	39,078	39,078		
731.74	Revenue - B & M Seed	7,451	4,094	5,428	5,428	5,428		
731.75	Revenue - Jones Natl Bank	60,349	60,349	60,350	60,350	60,350		
731.76	Revenue - Jones Ins Agency	9,937	10,294	6,575	6,575	6,575		
731.77	Revenue - Administrative Retention	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	3% Admin Fee on Future Projects	
731.771	Revenue - Peek Prop	2,651	2,624	2,493	2,493	2,493		
731.79	Revenue - Grimes Const	5,723	5,992	3,429	3,429	3,429		
731.80	Revenue - CNG	76,767	81,939	133,272	133,272	133,272		
731.81	Revenue - Lindner Redevelopment	9,042	7,736	7,385	7,385	7,385		
731.83	Revenue - Bottle Rocket Brewing	13,754	9,339	13,375	13,375	13,375		
731.84	Revenue - Two Creeks Holdings	6,684	6,363	5,603	5,603	5,603		
731.86	Revenue - Two Creeks Hldngs Stge/W	2,120	2,797	2,611	2,611	2,611		
731.87	Revenue - FastMart	15,707	15,886	15,168	15,168	15,168		
731.88	Revenue - KACH 510 (Bradford Center)	4,148	4,470	4,636	4,636	4,636		
731.89	Revenue - Future Applications	- 0 -	- 0 -	25,000	25,000	25,000		
731.90	Revenue - Non-Operating	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -		
731.92	Revenue - Kach 139 N 6th St	- 0 -	- 0 -	3,704	3,704	3,704		
731.93	Revenue - Barely Legal Distilling	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Project did not move forward	
731.94	Revenue - Plex Homes LLC	15,024	14,045	17,670	17,670	17,670		
731.95	Revenue - Scoular Company	43,869	259,275	260,000	260,000	260,000		
731.96	Revenue - Green Futures	8,889	9,729	10,000	10,000	10,000		
731.97	Revenue - Else & Burger	- 0 -	5,447	5,807	5,807	5,807		
731.98	Revenue - Seward Dairy Queen	- 0 -	10,210	7,651	7,651	7,651		
731.99	Revenue - Alps Dog Retreat	- 0 -	- 0 -	4,590	4,590	4,590		
731.100	Revenue - Kach 647 Seward St	- 0 -	395	1,656	1,656	1,656		
731.101	Revenue - Kach 640/644 Seward St	- 0 -	847	3,951	3,951	3,951		
731.102	Revenue - Scooters/GH Coffee	6,547	4,530	4,710	4,710	4,710		
731.103	Revenue - Lavander's	- 0 -	3,589	8,074	8,074	8,074		

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
731.104	Revenue - Arrowhead Estate	1,000	- 0 -	- 0 -	- 0 -	- 0 -	Project did not move forward
731.105	Revenue - Old Town Square	9,153	- 0 -	4,557	4,557	4,557	
731.106	Revenue - Plex Homes LLC - Phase 2	- 0 -	- 0 -	8,334	8,334	8,334	
731.107	Revenue - Ironhide	1,000	- 0 -	5,343	5,343	5,343	
731.108	Revenue - Plex Homes LLC - Phase 3	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
731.109	Revenue - 14TIN LLC	105	- 0 -	1,000	1,000	1,000	
731.110	Revenue - DWELL Dev LLC	- 0 -	1,000	- 0 -	- 0 -	- 0 -	Project did not move forward
731.111	Revenue - SFD OPCO LLC - Phase 2	- 0 -	1,000	9,000	9,000	9,000	
731.112	Revenue - Ironhide - Phase 2	- 0 -	1,000	- 0 -	- 0 -	- 0 -	
Total		347,032	570,021	687,206	687,206	687,206	
	Total Tax Increment Financing Revenue	347,032	570,021	687,206	687,206	687,206	
732.710	Expense - Prog Sheet Metal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.720	Expense - Sports Express	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.730	Expense - Seward Hotel	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.740	Expense - B & M Seed	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.750	Expense - Jones National Bank	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.760	Expense - Jones Insurance	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.770	Expense - Peek Properties	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.790	Expense - Grimes Const - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.791	Expense - CNG	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.792	Expense - Lindner Redev	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.794	Expense - Bottle Rocket Brewing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.795	Expense - Two Creeks Holdings	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.811	Expense - Two Creeks Hldngs Stge/W	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.796	Expense - Rail Hot Mill	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.850	Expense - Allure	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.851	Expense - FastMart (Bugeaters)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.852	Expense - KACH 510 (Bradford Center)	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.853	Expense - Kach 139 N 6th St	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.854	Expense - Barely Legal Distilling	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.855	Expense - Plex Homes LLC	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.856	Expense - Scoular Company	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
732.857	Expense - Green Futures	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.858	Expense - Else & Burger	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.859	Expense - Seward Dairy Queen	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.860	Expense - Alps Dog Retreat	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.861	Expense - Kach 647 Seward St	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.862	Expense - Kach 640/644 Seward St	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.863	Expense - Scooters/GH Coffee	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.864	Expense - Lavander's	6,391	- 0 -	- 0 -	- 0 -	- 0 -	
732.865	Expense - Arrowhead Estate	10,975	- 0 -	- 0 -	- 0 -	- 0 -	
732.866	Expense - Old Town Square	5,052	- 0 -	- 0 -	- 0 -	- 0 -	
732.867	Expense - Plex Homes LLC - Phase 2	5,003	- 0 -	- 0 -	- 0 -	- 0 -	
732.868	Expense - Ironhide	5,988	- 0 -	- 0 -	- 0 -	- 0 -	
732.871	Expense - Plex Homes LLC - Phase 3	1,500	- 0 -	- 0 -	- 0 -	- 0 -	
732.874	Expense - 14 TIN, LLC	- 0 -	4,584	1,000	1,000	1,000	
732.877	Expense - DWELL Dev, LLC	- 0 -	7,745	- 0 -	- 0 -	- 0 -	
732.880	Expense - SFD OPCO LLC - Phase 2	- 0 -	10,165	9,000	9,000	9,000	
732.883	Expense - Ironhide - Phase 2	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.718	Progressive Sheet Metal - Principal	3,003	3,164	3,009	3,009	3,009	
732.719	Progressive Sheet Metal - Interest	911	695	729	729	729	
732.728	Sports Express - Principal	2,483	2,377	2,027	2,027	2,027	
732.729	Sports Express - Interest	496	417	491	491	491	
732.738	Seward Hotel - Principal	27,786	28,659	28,702	28,702	28,702	
732.739	Seward Hotel - Interest	12,100	10,879	10,376	10,376	10,376	
732.748	B & M - Principal	6,025	3,253	3,987	3,987	3,987	
732.749	B & M - Interest	1,426	841	1,441	1,441	1,441	
732.758	Jones Bank - Principal	37,507	41,844	42,943	42,943	42,943	
732.759	Jones Bank - Interest	22,842	18,505	17,407	17,407	17,407	
732.768	Jones Insurance - Principal	8,582	4,740	4,597	4,597	4,597	
732.769	Jones Insurance - Interest	1,355	726	1,978	1,978	1,978	
732.778	Peek Prop - Principal	1,819	2,009	1,805	1,805	1,805	
732.779	Peek Properties- Interest	833	615	688	688	688	
732.797	Grimes Const - Principal	4,487	4,955	2,291	2,291	2,291	
732.798	Grimes Const- Interest	1,237	1,036	1,138	1,138	1,138	
732.801	CNG - Principal	30,126	38,962	83,045	83,045	83,045	
732.802	CNG - Interest	46,641	42,976	50,227	50,227	50,227	
732.803	Lindner - Principal	5,983	4,937	4,816	4,816	4,816	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
732.804	Lindner - Interest	3,059	2,799	2,569	2,569	2,569	
732.807	Bottle Rocket Brewing - Principal	8,055	4,642	8,027	8,027	8,027	
732.808	Bottle Rocket Brewing - Interest	5,699	4,697	5,348	5,348	5,348	
732.809	Two Creeks Holdings - Principal	3,756	4,534	3,392	3,392	3,392	
732.810	Two Creeks Holdings - Interest	2,418	1,829	2,211	2,211	2,211	
732.812	Two Creeks Hldngs Stge/W - Principal	1,220	1,737	1,304	1,304	1,304	
732.813	Two Creeks Hldngs Stge/W Interest	1,410	1,060	1,307	1,307	1,307	
732.815	FastMart (Bugeaters) - Principal	8,090	10,200	8,239	8,239	8,239	
732.816	FastMart (Bugeaters) - Interest	7,616	5,687	6,929	6,929	6,929	
732.817	Kach 510/Bradford - Principal	- 0 -	2,054	2,938	2,938	2,938	
732.818	Kach 510/Bradford - Interest	4,148	2,416	1,698	1,698	1,698	
732.819	Kach 139 N 6th St - Principal	- 0 -	- 0 -	1,766	1,766	1,766	
732.820	Kach 139 N 6th St - Interest	- 0 -	- 0 -	1,938	1,938	1,938	
732.821	Barely Legal - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.822	Barely Legal - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.823	Plex Homes LLC - Principal	15,024	7,324	17,670	17,670	17,670	
732.824	Plex Homes LLC - Interest	- 0 -	6,721	- 0 -	- 0 -	- 0 -	
732.825	Scoular Company - Principal	43,869	259,275	260,000	260,000	260,000	
732.826	Scoular Company - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.827	Green Futures - Principal	8,889	8,540	10,000	10,000	10,000	
732.828	Green Futures - Interest	- 0 -	1,189	- 0 -	- 0 -	- 0 -	
732.829	Else & Burger - Principal	- 0 -	5,447	5,807	5,807	5,807	
732.830	Else & Burger - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.831	Dairy Queen - Principal	- 0 -	10,210	7,651	7,651	7,651	
732.832	Dairy Queen - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.833	Alps Dog Retreat - Principal	- 0 -	- 0 -	2,034	2,034	2,034	
732.834	Alps Dog Retreat - Interest	- 0 -	- 0 -	2,556	2,556	2,556	
732.835	Kach 647 Seward St - Principal	- 0 -	395	819	819	819	
732.836	Kach 647 Seward St - Interest	- 0 -	- 0 -	837	837	837	
732.837	Kach 640/644 Seward St - Principal	- 0 -	847	1,955	1,955	1,955	
732.838	Kach 640/644 Seward St - Interest	- 0 -	- 0 -	1,996	1,996	1,996	
732.839	Scooters/GH Coffee - Principal	- 0 -	4,530	4,710	4,710	4,710	
732.840	Scooters/GH Coffee - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.841	Levander's - Principal	- 0 -	3,589	8,074	8,074	8,074	
732.842	Levander's - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.843	Arrowhead Estate - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
732.844	Arrowhead Estate - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.845	Old Town Square - Principal	- 0 -	- 0 -	4,557	4,557	4,557	
732.846	Old Town Square - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.847	Plex Homes - Phase 2 - Principal	- 0 -	- 0 -	8,334	8,334	8,334	
732.848	Plex Homes - Phase 2 - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.869	Ironhide - Principal	- 0 -	- 0 -	2,368	2,368	2,368	
732.870	Ironhide - Interest	- 0 -	- 0 -	2,975	2,975	2,975	
732.872	Plex Homes - Phase 3 - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.873	Plex Homes - Phase 3 - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.875	14 TIN, LLC - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.876	14 TIN, LLC - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.878	DWELL Dev - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.879	DWELL Dev - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.881	SFD OPCO - Phase 2 - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.882	SFD OPCO - Phase 2 - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.884	Ironhide - Phase 2 - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.885	Ironhide - Phase 2 - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
732.789	Admin - City Loan Admin & Legal Costs	1,435	7,025	10,000	10,000	10,000	
732.89	Admin - Future Applications	- 0 -	- 0 -	25,000	25,000	25,000	
Total		365,238	590,830	696,706	696,706	696,706	
	Total Tax Increment Financing Operating Expense	365,238	590,830	696,706	696,706	696,706	
	Total Tax Increment	(18,206)	(20,809)	(9,500)	(9,500)	(9,500)	

2023/2024							Updated 9-1-2023	
WASTE WATER		* Franchise on all except Donations and Grants						
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments	
401.01	Waste Water Revenue - Consumer Sales	1,746,249	1,833,517	2,075,000	2,075,000	2,370,000	15.0% Sewer Capital Charge Included	
401.029	Waste Water Revenue - Late Charges	9,954	10,548	9,000	10,700	9,500		
401.04	Waste Water Revenue - Misc. Sales and Service	6,823	7,278	7,000	5,000	7,000		
401.90	Waste Water Revenue - Non - Operating	3,224	61,850	500	900	500		
401.50	Waste Water Revenue - Donations and Grants	- 0 -	- 0 -	25,000	- 0 -	25,000		
401.943	Waste Water Revenue - Non - Operating Interest	8,395	8,284	7,000	20,000	10,000		
401.944	Waste Water Revenue - Assmts - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -		
401.949	Waste Water Revenue - Assmts - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -		
401.969	Waste Water Revenue - Sludge Field Cultivation	6,000	6,200	6,200	6,200	6,200		
401.99	Waste Water Revenue - Construction	2,900	- 0 -	- 0 -	- 0 -	22,000,000	Bond Proceeds for Capital Projects (Offset 411.99)	
Total		1,783,546	1,927,676	2,129,700	2,117,800	24,428,200		
401.441	Waste Water Revenue - Sinking Fund	15,000	15,000	285,000	285,000	580,000	Sewer Capital Charge \$580,000	
Total		15,000	15,000	285,000	285,000	580,000		
Total Waste Water Revenue		1,798,546	1,942,676	2,414,700	2,402,800	25,008,200		
410.32	Waste Water Plant O & M - OM Controls	- 0 -	- 0 -	- 0 -	600	- 0 -		
411.10	Waste Water Plant O & M - Lab Supplies Treatment	2,263	1,534	3,000	7,500	3,500		

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
411.16	Waste Water Plant O & M - City Use Utilities	70,299	74,081	76,000	70,000	76,000	
411.161	Waste Water Plant O & M - Data Transmission	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
411.162	Waste Water Plant O & M - Telephone	2,845	2,779	3,040	3,040	3,070	Cell Phone \$1,260; US Cellular \$150; Spectrum \$360; Winstream \$1,300;
411.163	Waste Water Plant O & M - Natural Gas	939	1,095	3,000	500	469	
411.23	Waste Water Plant O & M - Pump/Plant/repair & Upkeep.	29,553	29,779	45,000	45,000	103,000	3" Moyno PD Pump \$20,000; UV Bulb Replacement \$38,000
411.30	Waste Water Plant O & M - Bldg. & Grounds Upkeep.	7,325	29,266	20,000	10,000	20,000	
411.22	Waste Water O & M - Maintenance Repairs & Upkeep	104,486	8,484	100,000	10,000	100,000	Sewer Line Upgrades as Needed \$100,000
411.01	Waste Water Production - Salaries	203,595	227,099	260,587	250,000	265,573	
411.02	Waste Water Production - Social Security	15,110	16,779	20,750	20,750	21,172	
411.03	Waste Water Production - Overtime	2,342	4,520	10,650	9,300	11,180	
411.04	Waste Water Production - Group Insurance	49,146	64,749	79,090	55,000	59,628	
411.05	Waste Water Production - Retirement	9,957	12,389	14,770	14,770	15,037	
411.059	Waste Water Production - Wellness Incentive	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
411.31	Waste Water Production - Sludge Water Tests	14,102	15,316	15,000	12,000	16,000	
411.36	Waste Water Production - Service Maint Agreements	29,768	- 0 -	8,700	5,000	8,700	Metering Software Service \$8,100; Annual Drive-By Service \$600
411.42	Waste Water Production - Dues, Memberships, Training, Mileage	968	1,475	3,100	1,200	3,500	
411.53	Waste Water Production - Information Technology	187	187	200	200	200	LogMeIn/GoToPro \$200;

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
412.10	Waste Water Production - Supplies, Freight & Uniforms.	8,841	15,863	15,000	7,000	15,000	
412.12	Waste Water Production - Gasoline & Oil	6,811	10,275	14,000	14,000	16,000	
412.17	Waste Water Production - Garbage	416	416	417	417	515	
412.20	Waste Water Production - Vehicles & Equipment Repairs	7,264	17,718	8,000	22,000	10,000	
413.08	Waste Water Production - Engineering/Consulting	49,710	45,568	69,381	48,018	70,125	City Engineer \$40,125; General Engineering \$30,000
413.90	Waste Water Production - Non-Operating	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
413.01	Waste Water Adm O & M - Salaries	132,947	136,635	154,229	145,000	165,131	
413.02	Waste Water Adm O & M - Social Security	9,644	9,968	11,799	11,799	12,633	
413.03	Waste Water Adm O & M- Overtime	3	- 0 -	- 0 -	- 0 -	- 0 -	
413.04	Waste Water Adm O & M - Group Insurance	22,937	33,330	36,067	27,000	36,601	
413.05	Waste Water Adm O & M - Retirement	7,193	7,623	9,254	9,254	9,908	
413.059	Waste Water Adm O & M - Wellness Incentive	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
413.06	Waste Water Adm O & M - Insurance	38,166	43,479	54,969	54,297	65,156	
413.07	Waste Water Adm O & M - Audit & Accounting	3,537	3,537	3,808	3,436	3,493	AMGL \$2,930; EMMA Reporting \$563
413.11	Waste Water Adm O & M - Office Supplies, Postage & Freight.	8,070	9,399	11,359	9,000	11,359	City Hall Supplies \$2,359
413.36	Waste Water Adm O & M - Service/Maint Agrmts	232	206	316	375	325	City Hall/ Muni Bldg Copier \$60; Pitney Bowes Meter Rent \$135; Pitney Bowes Annual Maint \$85; Paper Tiger Shredding \$45

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
413.40	Waste Water Adm O & M - Operational Costs	8,250	9,000	9,000	9,000	9,000	
413.42	Waste Water Adm O & M - Dues, Memberships, Training, Mileage	8,811	11,836	10,725	10,725	12,415	
413.53	Waste Water Adm O & M - Info Technology	14,341	14,046	15,800	16,404	17,836	gWorks/SimpleCity \$1,366; gWorks/GIS \$1,420; BIZCO \$9,095; Email Migration/Server \$1,380; Agenda Mgmt \$738; Last Mile \$960; City Hall Info Tech \$567; Accounting Software Upgrade \$2,310
413.58	Waste Water Adm O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Estimate - Newly Bonded Capital Projects
413.59	Waste Water Adm O & M - Community Text System	106	120	121	148	141	
413.60	Waste Water Adm O & M - Miscellaneous	6,043	2,658	5,100	4,000	5,100	(3) BNSF Agreements - \$2,100;
413.75	Waste Water Adm O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
413.84	Waste Water Adm O & M - Geographic Sytem	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
413.861	Waste Water Adm O & M - Costs Beyond Utility Control	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
413.87	Waste Water Adm O & M - Technology/Software Licensing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Coded to 413.53
413.89	Waste Water Adm O & M - Franchise Tax	88,952	96,294	- 0 -	- 0 -	- 0 -	0% of WWT Revenues - Less Donations & Grants: offset 501.068; Reduced to 0% (FYE 9-30-23)
413.991	Waste Water Adm O& M - Depreciation Expense	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
413.992	Waste Water Adm O& M - Amortization Expense	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		965,157	957,504	1,092,232	906,733	1,167,767	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total Waste Water Operating Expense		965,157	957,504	1,092,232	906,733	1,167,767	
413.50	Waste Water Capital - Donations/Grants - Security eq. grant	- 0 -	- 0 -	25,000	- 0 -	25,000	
Total		- 0 -	- 0 -	25,000	- 0 -	25,000	
413.82	Waste Water - Adm - Fixed Assets	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total Waste Water Administrative Expense		- 0 -	- 0 -	25,000	- 0 -	25,000	
413.920	Waste Water - Bond Reserve Expense - Berens and Tate	- 0 -	4,500	3,000	3,000	3,000	
413.943	Waste Water - Debt - Principal	260,250	265,000	270,000	270,000	265,000	
413.949	Waste Water - Debt - Bond Interest	38,522	25,258	24,463	24,463	23,518	
Total		298,772	294,758	297,463	297,463	291,518	
Total Waste Water Debt Expense		298,772	294,758	297,463	297,463	291,518	
Total Waste Water Expenses, not Including C.I.P.		1,263,930	1,252,261	1,414,695	1,204,196	1,484,285	
411.09	Waste Water Capital - Work-In-Process - C.I.P. - Summary.	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
411.80	Waste Water Fixed Assets - C.I.P. - Summary	38,930	401,894	157,700	50,000	150,000	New AMI System \$105,000; GIS Update \$45,000;
411.99	Waste Water Capital - Construction	365,295	371,331	1,005,000	1,500,000	22,410,000	
413.85	Waste Water - Adm Capital - Sinking Fund.	15,000	15,000	285,000	285,000	850,000	15% Sewer Capital Charge \$595,000
Total		419,225	788,225	1,447,700	1,835,000	23,410,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
	Total C.I.P. Waste Water Expenses	419,225	788,225	1,447,700	1,835,000	23,410,000	
	Total Waste Water Expenses + C.I.P.	1,683,155	2,040,487	2,862,395	3,039,196	24,894,285	
	Total Waste Water	115,391	(97,811)	(447,695)	(636,396)	113,915	

2023/2024							Updated 9-1-2023
WATER		* Franchise on all except Donations and Grants					
Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
301.01	Water Revenue - Consumer Sales	2,029,940	2,126,602	1,850,000	2,100,000	2,000,000	0% Rate Increase
301.029	Water Revenue - Penalty Charges	9,283	9,541	9,000	9,100	9,500	
301.03	Water Revenue - Delinquent Service Chg.	25	- 0 -	- 0 -	- 0 -	- 0 -	
301.04	Water Revenue - Misc. Sales & Service	27,542	22,065	30,000	22,000	22,000	
301.50	Water Revenue - Donations and Grants	638,572	638,572	325,000	10,000	325,000	ARPA from Seward Co - \$300,000
301.90	Water Revenue - Non-Operating	104,223	146,947	108,000	100,000	112,000	Tower Leases/Land Rent
301.933	Water Revenue - Non - Operating Interest	13,978	17,782	13,000	78,000	40,000	
301.934	Water Revenue - Assmts - Principal	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
301.939	Water Revenue - Assmts - Interest	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
301.99	Water Revenue - Construction	- 0 -	- 0 -	- 0 -	- 0 -	3,000,000	SRF Loan for Water Tower Proceeds for Capital Projects (Offset 311.99)
Total		2,823,563	2,961,509	2,335,000	2,319,100	5,508,500	
301.84	Revenue - Sinking Fund	20,000	20,000	20,000	- 0 -	20,000	
Total		20,000	20,000	20,000	- 0 -	20,000	
Total Water Revenue		2,843,563	2,981,509	2,355,000	2,319,100	5,528,500	
310.30	Water Tower - O & M	11,819	534	17,000	17,000	17,000	
310.31	Water Wells - O & M	47,599	63,666	60,000	60,000	50,000	
310.32	Water Plant O & M - Water Controls	3,291	1,444	20,000	40,000	48,000	Cla Valves \$28,900; PLC \$7,300
311.07	Water Plant O & M - System Upkeep	10,897	31,377	25,000	25,000	30,000	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
311.10	Water Plant O & M - Lab Supplies Treatment	436	1,100	3,500	3,500	4,000	
311.11	Water Plant O & M - Chemicals Treatment	12,857	19,317	20,000	26,000	22,000	
311.16	Water Plant O & M - City Use Utilities	142,560	143,387	137,000	155,000	155,000	
311.161	Water Plant O & M - Norris PPD	7,820	10,604	15,000	15,000	15,000	
311.162	Water Plant O & M - Telephone	3,098	2,886	3,060	3,060	3,120	Cell Phone \$1,260; Windstream \$1,200; US Cellular \$300; Spectrum \$360
311.163	Water Plant O & M - Data Transmission	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
311.17	Water Plant O & M - Garbage	416	416	417	417	515	
311.30	Water Plant O & M - Bldgs./Grounds Upkeep	10,236	10,586	10,000	3,000	11,000	
311.01	Water Production - Salaries	209,650	225,425	267,237	267,237	277,975	
311.02	Water Production - Social Security	15,213	16,572	20,912	20,912	21,762	
311.03	Water Production - Overtime	4,434	9,196	6,120	12,000	6,487	
311.04	Water Production - Group Insurance	70,504	82,386	96,698	90,000	92,597	
311.05	Water Production - Retirement	11,880	12,432	15,169	15,169	15,781	
311.059	Water Product - Wellness Incentive	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
311.21	Water O & M - Repairs & Upkeep	59,199	120,496	50,000	52,000	50,000	Meter Repair & Purchase
311.219	Water O & M - Repairs & Upkeep Consumer Service Lines	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Combined with 311.21
311.31	Water Production - Water Quality Tests	4,803	3,863	7,000	6,500	7,500	
311.36	Water Production - Service Maintenance Agreements	30,968	754	8,700	8,700	8,700	Metering Software Service \$8,100; Annual Drive-By Service \$600
311.42	Water Production - Dues, Memberships, Training, Mileage	783	2,909	3,875	3,000	4,500	
311.53	Water Production - Information Technology	187	187	200	200	200	LogMeIn/GoToPro \$200

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
312.10	Water Production - Supplies, Freight & Uniforms.	5,639	19,732	9,000	6,000	9,000	
312.12	Water Production - Gasoline & Oil	5,484	11,238	14,000	14,000	15,000	
312.20	Water Production - Vehicles & Equipment Repairs	2,228	4,441	5,000	5,000	8,000	
313.08	Water Production - Engineering/Consulting	74,104	51,459	59,381	59,381	60,125	City Engineer \$40,125; General Engineering \$20,000
313.01	Water Adm O & M - Salaries	152,710	157,533	178,927	178,927	191,263	
313.02	Water Adm O & M - Social Security	11,144	11,565	13,688	13,688	14,632	
313.03	Water Adm O & M- Overtime	3	- 0 -	- 0 -	- 0 -	- 0 -	
313.04	Water Adm O & M - Group Insurance	27,549	38,277	41,507	35,000	41,942	
313.05	Water Adm O & M - Retirement	8,389	8,877	10,736	10,736	11,476	
313.059	Water Adm O & M Wellness Incentive	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
313.06	Water Adm O & M - Insurance	39,117	43,763	57,255	57,015	68,418	
313.07	Water Adm O & M - Audit & Accounting	3,207	3,207	3,447	3,118	3,167	AMGL \$2,604; EMMA Reporting \$563
313.11	Water Adm O & M - Office Supplies, Postage & Freight	7,602	8,900	13,859	13,859	13,125	City Hall Supplies \$2,359; Inventory Tags \$125
313.36	Water Adm O & M - Service/Maint Agrmts	232	206	316	375	325	City Hall/ Muni Bldg Copier \$60; Pitney Bowes Meter Rent \$135; Pitney Bowes Annual Maint \$85; Paper Tiger Shredding \$90
313.40	Water Adm O & M - Operational Costs	8,250	9,000	9,000	9,000	9,000	
313.42	Water Adm O & M - Dues, Memberships, Training, Mileage	7,843	11,588	10,730	10,730	12,420	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
313.53	Water Adm O & M - Info Technology	10,948	10,755	12,926	13,500	14,386	gWorks/SimpleCity \$1,737; gWorks/GIS \$1,420; BIZCO \$6,064; Email Migration/Server \$920; Agenda Mgmt \$738; City Hall Info Tech \$567; Accounting Software Upgrade \$2,940
313.58	Water Adm O & M - Debt Service - P & I	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
313.59	Water Adm O & M - Community Text System	106	120	121	148	141	
313.60	Water Adm O & M - Miscellaneous	5,510	3,190	6,200	5,000	6,750	Airport ROW Agreement \$1,500; BNSF Easement \$1,200
313.75	Water Adm O & M - Succession Planning	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
313.84	Water Adm O & M - Geographic Info	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
313.85	Water Adm O & M - Franchise Tax	109,079	115,670	100,500	115,455	109,175	5% Total Sales Less Donations & Grants: Offset 501.067
313.861	Water Adm O & M - For Costs Beyond Utility Control	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
313.87	Water Adm O & M - Technology/Software Licensing	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	Coded to 313.53
313.90	Water Prod Non Operating	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
313.991	Water Adm O & M - Depreciation Exp.	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
313.992	Water Adm O & M - Amortization Exp.	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		1,137,794	1,269,057	1,333,481	1,374,627	1,429,482	
	Total Water Operating Expense	1,137,794	1,269,057	1,333,481	1,374,627	1,429,482	
313.86	Water - Capital Sinking Fund	20,000	20,000	20,000	20,000	20,000	
313.50	Water Capital - Donations/Grants	- 0 -	- 0 -	25,000	- 0 -	25,000	Offset 301.50
313.82	Water Adm Capital Fixed Assets	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total		20,000	20,000	45,000	20,000	45,000	
Total Water Administrative Expense		20,000	20,000	45,000	20,000	45,000	
313.936	Water - Debt - Principal	330,200	290,000	295,000	295,000	325,000	
313.939	Water- Debt - Bond Interest	46,324	39,284	35,473	35,473	32,379	
313.92	Water Distribution - Bond Reserve Expense - Berens and Tate	- 0 -	- 0 -	3,000	3,000	3,000	
Total		376,524	329,284	333,473	333,473	360,379	
Total Water Debt Expense		376,524	329,284	333,473	333,473	360,379	
Total Water Expenses, not Including C.I.P.		1,534,317	1,618,340	1,711,954	1,728,100	1,834,861	
311.09	Water Capital - Work-In-Process - C.I.P. AMR Meters.	113,566	24,798	27,000	10,000	27,000	Inventory Purchases \$10,000;
311.80	Water Fixed Assets Summary	5,654	45,165	157,700	50,000	150,000	New AMI System \$105,000; GIS Update \$45,000;
313.841	Water ADM/OM Sinking Fund Exp	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
311.99	Water Capital - Construction	448,052	724,603	3,786,000	2,154,000	5,297,423	
Total		567,271	794,566	3,970,700	2,214,000	5,474,423	
Total C.I.P. Water Expenses		567,271	794,566	3,970,700	2,214,000	5,474,423	
Total Water Expenses + C.I.P.		2,101,588	2,412,906	5,682,654	3,942,100	7,309,284	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
Total Water	741,974	568,603	(3,327,654)	(1,623,000)	(1,780,784)		

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
672.10	Wellness - O & M Supplies	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
672.11	Wellness - Office Supplies, Postage & Freight	- 0 -	- 0 -	- 0 -	3	- 0 -	
672.12	Wellness - Gasoline & Oil	- 0 -	- 0 -	- 0 -	50	- 0 -	
672.16	Wellness - City Use Utilities	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
672.162	Wellness - Telephone	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
672.163	Wellness - Natural Gas	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
672.17	Wellness - Garbage	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
672.20	Wellness - Repairs	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
672.30	Wellness - Grds Upkeep	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
672.36	Wellness - Maintenance Agreements	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
672.42	Wellness - Dues, Memberships, Training, Mileage	- 0 -	- 0 -	- 0 -	45	- 0 -	
672.53	Wellness - Information Technology	- 0 -	- 0 -	- 0 -	1,671	- 0 -	Software/Licensing
672.60	Wellness - Miscellaneous Summary	- 0 -	- 0 -	- 0 -	500	- 0 -	Bank Fees
Total		- 0 -	- 0 -	24,281	36,934	102,860	
	Total Wellness Center Operating Expense	- 0 -	- 0 -	24,281	36,934	102,860	
672.80	Fixed Assets	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
Total		- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
	Total C.I.P. Wellness Center Expenses	- 0 -	- 0 -	- 0 -	- 0 -	- 0 -	
	Grand Total Wellness Center Expenses	- 0 -	- 0 -	24,281	36,934	102,860	

Account Number	Account Name	Fiscal Year 2020/2021 Actual	Fiscal Year 2021/2022 Actual	Fiscal Year 2022/2023 Budget	2022/2023 Estimated Ending Balance	Fiscal Year 2023/2024 Budget	Comments
	Total Wellness Center	- 0 -	- 0 -	(24,281)	(36,934)	(102,860)	



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

MEMORANDUM

Date: September 1, 2023
To: Mayor and City Council
To File: Budget 2023-2024
From: Greg Butcher, City Administrator
Re: Highlights and Notes on the FY 2023-2024 Budget

Herein you will find notes and items related to the City of Seward fiscal year 2023-2024 budget. This memo hopes to outline a few of the highpoints, points of general interest, and also some specific details to be aware of. With the crunch on time with getting this budget finalized my hope was this memo will help guide some of the discussion at our initial meeting and prepare councilmembers for a deep dive into items of interest or concern.

General Items:

These items apply across the board to all departments and relate to wages, benefits, and property/workers comp/liability insurance coverage.

Benefits: After last year's 0% increase we have received an average of 2.1% this year. The increase is distributed proportionally across both the City and the employees.

Wages COLA: The proposed budget has a 3.5% cost of living adjustment (COLA). Per guidance from the City Council Personnel, Finance and Audit Committee the administration reviews the twelve (12) month consumer price index (CPI), inflation rate and relevant measures in June/July of each year to recommend a COLA for the budget. The May number was 4%, June 3%, and July 3.2%. The Social Security adjustment for 2022 was 8.7%. The average COLA of other Nebraska municipalities surveyed by the administration was approximately 3.5%.

Property/Workers Comp/Liability Insurance: The City does not anticipate substantial increases in workers comp over the next year, as of the production of this memo the final insurance and workers comp were not yet available. Unfortunately, due to increased payouts in relation to numerous storm claims in the region/state/country, premiums have increased significantly. Based upon recommendations from Mark Suhr we have conservatively added a 20% increase to the 2023-2024 premiums.



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Administration:

The major items in Administration are the revenues of Property Tax and Sales Tax. The City is anticipating a 10% increase in total valuation (\$613 million to \$671 million) in 2024. Residential property went up significantly again. The recommended City levy in this budget will remain at 0.293 and 0.328 total when combined with the Seward Airport Authority. The Seward Airport Authority did not reduce their tax levy ask from the prior year (0.035).

As for sales tax, the City has experienced continued growth due to online sales tax being collected by all online retailers. FY 2022-2023 was another good year for sales tax. We will continue to make payment of the debt service on the FY 2019-2020 bonded street projects (Waverly Rd, East Seward, & N. Columbia) from sales tax. These items will utilize available sales tax as part of our debt service for the next seven (7) years. Finally, sales tax revenues for the Seward Wellness Center (SWC) are also included in this budget. They were once again laid out in the Capital Improvements sheet as required by the grants we will be receiving and our auditors. We are planning for our first full year of sales tax revenue for the SWC, which will total \$792,000 in fiscal year 2023-2024.

Building Inspections:

No significant changes. Revenue was high for recent years due to roof and storm repair permits, but we also reduced the ROW permit fees significantly to help export fiber opportunities and competition.

CDBG:

No significant items other than the closeout of the current DTR Phase III projects. The CDBG Reuse Loan Fund was closed out and all money spent in 2019-2020 (Café on the Square & Bottle Rocket).

Cemetery:

We will be purchasing additional gravel for roadways (\$5,000) and asphaltting areas of the North Cemetery and Greenwood Cemetery ((\$22,000) as crews are available.

Civic Center:

The most significant item is funds to renovate the entire east building upstairs and a portion of the east basement, and finally put in the needed ADA access between the east and west portions of the upstairs buildings. City Administration, the Civic Center Commission, Civic Center Manager, and Langworthy Trust Trustee Ken Morgan felt that \$1.7 million is a reasonable amount to undertake Phase 1 (east building upstairs and ADA) and a portion of Phase 2 (east basement). Should bids come in high, portions of Phase 2 would not be included. Discussions will be ongoing in 2023-2024 on the use and status of the Old Jones Bank Building.

Debt Service:

No major adjustments from the prior year. We saw our first significant role off of bond payments in FY 2022-2023. (\$397,152 in FY 2022-23, and \$237,393 in FY 2023-24). These were



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all general obligation bonds, golf course debt, public safety tax allocation, and highway allocation bonds.

Dowding Pool:

We will need to replace the diving board that was damaged during pool repair \$20,000. We made significant maintenance items and procedures to ensure leaks and plumbing issues are reduced in the future. We are also working with Schemmer on engineer parameters to monitor any subsurface issues.

LB 840:

No significant items. We budgeted to spend the \$150,000 in sales tax proceeds and all the loan repayment receipts. We will need to begin the discussion of re-upping the program immediately at the end of 2023.

Electric:

City Administration is recommending a 3% increase in overall rates. After three (3) years of rate increases (1.5% 2020; 3.0% 2021; & 3.0% 2022) we feel that the electric fund can handle a year of relief. NMPP did recommend a 2.6% increase in rates for FY 2023-2024.

We will continue to recommend that all property sales proceeds from the Rail Campus be returned to the Electric Fund as those funds were used to acquire the land the new Rail Campus substation resides on.

We have begun the process of moving to the new AMI system for meters in electric. This will be a significant cost over the next fiscal year. Due to supply chain issues meters were acquired in FY 2022-2023 for the first time. As part of our updated strategic plan we are looking to place another 10MW substation near the Rail Campus, wither in the Rail Campus Substation or the Walker Substation \$2,000,000.

Engineering:

No significant items.

Fire and Rescue:

The major items for FY 2022-2023 are the improvements around the building and preparation of a long term plan for the north property. Also the first loan payment on a replacement for Tanker #42 was delay into FY 2023-2024, as the chassis is still not ready. We have been waiting over two years for this apparatus. While billing funds continue to come in we will have a full year of billing in the coming fiscal year. The funds are placed in a sinking fund and can only be used for volunteer fire department purposes.

Golf:

Golf saw a continued usage in 2022-2023. We will continue to work on drainage issues and utilize in house labor. The full cart path project was completed in 2023. Plans for moving the driving range will progress in line with the development of the Fairway Woods Addition 2nd Phase.



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Levee:

We have secured a Federal Hazard Mitigation Grant to cover the costs of the pump house improvements to automate the system, improve safety features, and increase capacity. The first Phase will be design and planning. Once complete a fiscal analysis will be done to see if the project is economical in its benefit to the community as it relates to flood protection. A new budget sheet was created for this project as a requirement of the grant, project kickoff was held in Seward in August 2023.

Library:

No significant changes, we continue to work through a number of staffing changeovers.

Parks and Rec:

No significant changes. We finished the campground near the four-plex, and are planning for space for an archery range similar to the City of Milford. Improvements to shade the bandshell are planned with numerous options being explored to save money while being practical and aesthetically pleasing.

Planning and Zoning:

No significant changes. The planning department will look to free and online trainings to support the volunteer members of the planning commission and zoning board of adjustment.

Police:

We continue to purchase police vehicles on a rotating five (5) year basis. By buying these outright each year on this rotation schedule we can save on the costs of financing. We have nearly \$33,500 in equipment upgrades/replacements (radars, radios, computers, cameras, etc) that will need to be handled next year.

Rail Campus:

No significant items. We kept \$20,000 available for any engineering items that may need to be done outside of our engineering department, this would likely relate to any project engineering on the optioned western half of the Rail Campus as fully designed.

Recycling:

No significant items. Revenues for the sales of recyclable materials continue to be all over the board.

Senior Center/Senior Shuttle:

Only significant item is replacing the flooring (\$30,000) which slipped from last year into the upcoming 2023-23 budget.



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Street:

Street items are significant, including the final paving of East Seward Street, Highway 15 stormwater improvements,. Design work is set to begin on a number of items as well in coordination with the approve One and Six Year Street Plan.

TIF:

No significant changes. This is hard to estimate until projects come forward. We planned for a normal year of costs and related administrative expenses.

Wastewater:

Wastewater has a 15% rate increase this year. This was near the recommendation of the NMPP rate study conducted this past year. We will need to continue to generate revenues to help offset future upfront costs for the new wastewater treatment plant. This portion of the increase will be a capital facility fee that is placed in the wastewater sinking fund to help cover costs of the new facility. We will continue to work on federal and state funding options/grants to offset the estimated \$32,000,000 project, but recent funds that have become available for this program have been tied to low to moderate income (LMI) census tracts and cities, which Seward does not qualify for due to our relative affluence as compared to the average communities in Nebraska. A monthly \$46 residential bill would increase to \$53.

Water:

Water has a recommended 0% rate increase this year. We have a number of significant projects including water main replacements and construction work on a new tower to replace the downtown tower as part of our long-term water plan. The zero-rate increase is directly related to the City utilizing all of our federal ARPA funds for the water tower replacement (\$1,200,000 over two years). Additionally, Seward County has approved a \$300,000 contribution to the City for our water tower project from their ARPA fund distribution. Water main replacements along Highway 15 prior to the reconstruction of that project have now taken precedent due to the finalization of the calendaring for the Highway 15 reconstruction/widening.

Wellness Center

The last item is the wellness center O/M budget. No anticipated costs are associated with the budget other than the director to guide the stages of the building development, construction, program certification, and equipment. The director can also assist with the Public Properties department while the building is getting built.



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CIP ITEMS AND GENERAL FUND BUDGET DEFICIT

In order for the 2023-2024 General Fund Budget (minus Street Expenses) to run without a deficit a number of CIP items will need to be considered for inclusion. The following items will need to be prioritized for funding, delayed, other sources of funding identified, or some other item not listed removed:

Item:	Cost FY 23-24	Options:
Cemetery Asphalt	\$ 22,000.00	Perpetual Care
Cemetery Utility Vehicle	\$ 30,000.00	Perpetual Care
Pool Diving Board	\$ 20,000.00	Insurance
Golf Hole #5 Pond	\$ 90,000.00	Delay
Library West Entrance Remodel	\$ 11,000.00	Library Foundation
Library Lower Level Tech.	\$ 25,000.00	Library Foundation
Archery Range Plum Creek	\$ 4,000.00	Delay/Donation
Replace John Deere Mower (Delay)	\$ 26,000.00	Delay
West Field Bleacher Expansion	\$ 27,000.00	SPS/Concordia
Plum Creek Concessions/Bathrooms	\$ 197,000.00	Delay
Police Storage Shed	\$ 15,000.00	Delay
Police Locker Room	\$ 15,000.00	Delay
Police Bikes	\$ 1,500.00	Donations
Senior Center Floor	\$ 30,000.00	Senior Center Fund
Rescue Squad #99 (Partial)	\$ 160,000.00	Use Billing Funds
Total:	\$ 673,500.00	
General Fund Revenues:	\$ 8,417,751.00	
General Fund Expenses:	\$ (9,090,350.00)	
*Current General Fund Deficit:	\$ (672,599.00)	
*(Minus Street Transfer)		

A. Motions on Recommended Budget Amendments

8. Authorization to Designate Finance Director/Treasurer Cydnee Golden as Signatory of City Accounts - City Administrator Butcher
9. Consideration of a Resolution to Designate a Crosswalk on N Columbia Ave, 282' North of the North Curb Line of Lincoln Street, Running West to East - City Administrator Butcher

RESOLUTION NO. 2023-13

WHEREAS, it is necessary to provide for a crosswalk at the location of the street hereinafter designated for the protection of pedestrians crossing said street,

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

1. A pedestrian crosswalk 8' in width is hereby designated and located on Columbia Avenue, the center line of which is located 282' north of the north curb line of Lincoln Street, and running west to east across said Columbia Avenue; and
2. Appropriate signs, lines, and markings shall be placed upon said Street at said location making clearly visible the area of the crosswalk for pedestrians crossing Columbia Avenue at said location and for vehicular traffic approaching said crosswalk as located from west to east on Columbia Avenue.

The Mayor declared the resolution adopted.

Dated: _____, 2023

THE CITY OF SEWARD, NEBRASKA

ATTEST:

Joshua Eickmeier, Mayor

Derek Bargmann
City Clerk

(SEAL)

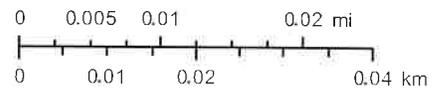


September 7, 2023

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.

1:848

- Roads
- ◆ Culverts
- ⊕ Signs



10. Consideration of an Ordinance for Voluntary Requests for Annexation, Wake & Co Addition; Dedicated Right-of-Way North of Waverly Road from 266th to 280th Road (FINAL READING) - Building/Zoning & Code Enf. Director Dworak

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

ORDINANCE NO. 2023-18

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 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.

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, KNOW 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

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

CITY ADMINISTRATORS REPORT – 9/19/23

- Monitoring a number of street projects on East Seward/Evergreen (construction), design on East Hillcrest, and drainage near Park Street & Bradford Street (construction).
- Water Tower project underway, 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 Renovation next steps. Met with Mark Kolterman, Mark Suhr, and Civic Center Manager Erin Wiseman to discuss updated Rules and Regs.
- Reviewed additional DTR items and worked with applicants on needed documents.
- Continued to work with RDG Planning to complete blight study.
- Working with Wellness Center Executive Director Brase on numerous items and follow ups.
- Assisted with payroll, claims, Airport Authority Financials and TIF payments.
- Assisted with onboard new Finance Director/Treasurer Cydnee Golden.
- Met with City Attorney on items for the Rail Campus, and code enforcement items.
- **Worked extensively on City budget.**
- Held CRA meeting on SCCDP – Daycare project.
- Reviewed and analyzed a number of LB 840 Applications.
- Reviewed items for the Wellness Center plat.
- Met with Jones Bank and Cattle Bank jointly on Wellness Center financing.
- Numerous personnel matters to attend to.
- Met with Water/Wastewater Director Koll on a number of CIP and Training Items.

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

Police Department

- Meet w/ Derek on proposed changes to Civil Service Rules & Regs.
- Christmas Festival Meeting 9/11.
- Suicide Prevention Coalition 9/12.
- Popsicles with the Cops 9/13 at St. John School.
- Taser training 9/13.

City Clerk/Human Resources/City Hall

- Mandatory attendance for Leadership Communication Essentials Training on 9/18.
- Give overview of the Performance Evaluations Process at Dept. Head Meeting on 9/18.
- Collecting the last of the signoffs for the Employee Personal Handbook.
- Presentation on best practices for writing at Dept. Head Meeting on 9/11.
- Police Officer Opening-Revising Civil Service Rules & Regs with Chief Peters on 9/11, Civil Service Commission to meet 9/14, approval at Council 9/19.
- Current open positions: Police Officer (to be re-listed), Payroll Clerk (interviews ongoing) and Library Clerk
- Finance Director/Treasurer Cydnee Golden starting with City of 9/5.

Water/Wastewater Department

- Pool winterization and meeting.
- Clean clarifiers.
- August Discharge Monitoring Reports.
- 10th and Bradford water main.
- Fix fairground sewer.

Parks and Rec/Cemetery/Golf/Pool

- Flag football games start 9/16.
- Middle School Wellness Day at Plum Creek is on 9/15.
- Cemetery Board meeting 9/11.
- Interview for Cemetery position on 9/12.

Civic Center

- Commission meeting 9/11.
- Working on Civic Center Rules & Regulations.
- Looking for part-time help.

Electric Department

- Two crews are changing out meters.
- Follow up of Allo and Windstream installations.
- Drop triplex for tree removal at 629 S. 6th.
- Work on street lights.

Street Department

- Open street on Chestnut Drive.
- Start hot mix patch work.
- Push up burn pile.
- Mow R.O.W.

Library

- Reader's Choice book group 9/11.
- R & R book group 9/14.
- Read Aloud Nebraska committee meeting 9/15.
- Arthur Clarke Diversity Lecture 9/17.

Building Inspection/Planning Department

- Daycare TIF and Seward Apts. will be discussed at Planning Commission.
- Rich Burton's plan review for the Seward Wellness Center (building only) has been approved.
- Architectural and structural plans are completed, finishing the civil plans to be submitted for reviewing and permitting, and planning to break ground in the late fall for Seward apartment.
- Working on review of surrounding communities policies for separate hook up of water/sewer.

Engineering

- Altitude valve/submittal 012 issues, shop drawing review, CO #1, RFI, review of AT & T cell facility plans, execute agreements with Iseler, radio antenna, send communication tenant agreements to City Attorney for Water Tower.
- Bac-T retest (Fri., Mon., results due Tues.), temporary easements for Bradford St.
- Box culvert base slab pour (Wed. & Fri.), temporary easements for Park St.
- Plans for soil surcharge, NDEE approval of storm diversion, develop O & M costs, investigate impact on rates, arrange site visits (Lawrenceville KS, Lincoln) for WWTP Upgrade.
- Bike Tail pour (Thurs.) on E. Seward Street.

Finance Dept.

- Working on monthly balancing for August.
- Review budget and related budget documents.
- Learn daily balance process.
- Prepare for "postcard" meeting on 9/20.

Seward Wellness Center

- Normal meetings/communication with equipment vendors.
- Fundraising meeting with Seward Changing the Game board.
- GMP and timeline should be coming this week. Still on schedule.

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

1. Strategy Session with City Attorney for Real Estate at the 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