



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

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**Tuesday, June 4, 2024**

**7:00 PM**

**Municipal Building Council Chambers**

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**NOTICE IS HEREBY GIVEN** that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:00 PM on Tuesday, June 4, 2024, 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. Claims & Payables Reports

CLAIMS LIST  
6/4/2024  
COUNCIL MEETING

Abbreviations: AF-Annual Fee; BE-Benefits; BU-Building Upkeep; CI-Capital Improvements; DF-Diesel Fuel; DO-Donations; EQ-Equipment; ENG-Engineering; EX-Expense; FA-Fixed Asset; GS-Gas; GU-Ground Upkeep; IT-Technology; INV-Inventory; LG-Legal; MA-Maintenance; MC-Miscellaneous; MH-Merchandise; MI-Mileage; ML-Meals; MS-Memberships; OI-Oil; OP-Operations; PF-Postage; PU-Publications; RE-Repairs; RI-Reimbursement; RS-Restaurant; SA-Salaries; SE-Services; SL-Sales; ST-Sales Tax; SU-Supplies; TE-Testing; TR-Training; TO-Tools; UN-Uniforms; UT-Utilities

AKRS Equipment Inc	ER	1.26
Allegiant Utility Service	CI	334.32
Amazon Business	SU	463.93
Bittinger Vinny	RI	100.00
Bizco Technologies	IT	0.04
Border States Industries	SU	95.95
Brase Joel	SE	105.00
Callaway Golf	MH	1,365.24
Campbell Cleaning	SE	1,405.00
Capital Business-Dallas	SE	1,215.65
Cash-Wa Distributing Co	SU	318.46
Chase Card Service	ER	13,125.69
City Seward Library Petty	PF	126.57
City Seward Payroll Accou	SA	197,358.29
Consolidated Management	RI	58.00
Control Services Inc	SE	876.00
Elkins Lisa	RI	72.24
England Garrett	SE	140.00
ERA	SE	988.48
Firstar Fiber Inc	SE	2,111.25
General Excavating	CI	103,361.03
Graham Tire	EQ	574.16
HDR Engineering Inc	CI	17,044.84
Hobson Automotive & Tire	RE	877.00
Hochstein Jared	RI	127.50
Hochstein Finn	SE	165.00
Hoffschneider Law Pc Llo	LG	5,300.00
Husker Electric Supply Co	RE	112.55
Int'L Assoc Chiefs Of Police	TR	630.00
JEO Consulting Group	CI	8,005.00
Johnson Bros Of Nebraska	SU	1,239.95
Jones Bank	MC	105.03
K & Z Distributing	SU	479.80
Kruse Jill	MC	254.78
Last Mile Network Consult	SE	75.30

League NE Municipalities-Utilities	TR	4,200.00
Lee's Refrigeratin	BU	324.04
Lincoln Tree Service Inc	SE	5,240.00
McMaster-Carr	SU	433.04
Mid-American Benefits Inc	BE	4,077.09
Mid-State Engineer/Test	SE	2,743.00
N M C Exchange Inc	RE	8,519.00
Nebraska D A S Acct Ocio	SE	245.00
Nebraska Dept Env/Energy	TR	230.00
Nebraska Health Lab	SE	150.00
Nebraska Law Enforcement	TR	395.00
Nebraska Municipal Power	UT	680.00
Nebraska Star Beef Co LLC	SU	97.20
Nextlink	IT	100.00
Norris Public Power District	UT	1,170.79
O'Reilly Automotive Inc	RE	12.02
Parr Ryler	MC	210.00
Pavers Inc	CI	985.20
Peery Kyle	MC	60.00
Phillips Jarod	RI	132.93
Positive Concepts	SU	245.89
Purpose Associates	CI	25,814.00
Quality Brands Of Lincoln	SU	1,869.99
Quill Corp	MC	69.99
Revolution Wraps	INV	2,007.78
Saltzgaber Ariel	MC	45.00
Schemmer Architects Engineering	CI	50,415.56
Seiler Instrument & Mfg	CI	1,365.00
Seward Co Chamber/Develop	RI	211.38
Seward Kiwanis Club	SU	45.00
Short Elliott Hendrickson	CI	51,843.44
Siteone Landscape Supply	GU	2,439.67
Sports Express	SU	3,667.00
State Distributing Co	SU	394.19
Subsite Electronics	RE	2,046.38
Summit Fire Protection	BU	302.00
Taylor Josh	MC	60.00
Terziu Naim	RS	14,555.80
Trimax Mowing Systems	RE	1,576.34
Trojan Technologies	RE	7,445.65
U S Cellular	UT	147.47
Uline	SU	386.65
Vancura Brad	MC	60.00
Verizon Wireless	UT	490.84
Visa - Jones Bank City Card	MC	33.80
CLAIMS TOTAL		\$556,156.44

2. Draft Minutes of May 21, 2024, City Council Meeting

**May 21, 2024**

The Seward City Council met at 7:01 p.m. on Tuesday, May 21, 2024, 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, Rich Wergin. Councilmembers Absent: Karl Miller, Tatum Tonniges, Jonathon Wilken. Other officials present: City Administrator Greg Butcher, City Attorney Kelly Hoffschneider, City Engineer Mike Oneby, Wellness Center Director Joel Brase, Building/Zoning & Code Enf. Director Tim Dworak, and Chief of Police Brian Peters.

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

**PRESENTATION OF THE CITY OF SEWARD AS A NEBRASKA ECONOMIC DEVELOPMENT CERTIFIED COMMUNITY**

Dave Honz, of the Nebraska Department of Economic Development, was present to congratulate the City of Seward on recertification. He noted that this was a significant accomplishment and that this confirmed the community's dedication to bettering itself through new projects and continued economic growth. The continued work of the Seward County Chamber & Development Partnership (SCCDP) was also noted and appreciated.

**CONSENT AGENDA CONSIDERATION ITEMS**

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

1. City Codes Director Report
2. City Treasurer Report
3. Claims & Payables Report (totaling \$968,697.77)
4. Police Department Report
5. Draft Minutes of May 7, 2024, City Council Meeting.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**PUBLIC HEARINGS**

**1. TAX INCREMENT FINANCING (TIF) APPLICATION BY MEYCO HOLDINGS**

**A. PRESENTATION AND REVIEW OF TIF APPLICATION**

**B. PRESENTATION AND REVIEW OF REDEVELOPMENT PLAN AMENDMENT AND COST BENEFIT ANALYSIS**

**C. PRESENTATION AND REVIEW OF REDEVELOPMENT AGREEMENT**

Alison Borer, TIF Attorney from Cline Williams, presented the application, redevelopment plan, and redevelopment agreement as submitted by the applicant. The proposed project will include construction of a warehouse and storefront on previously purchased land by MeyCo Holdings, related to agribusiness, in the Rail Campus area. Expected TIF uses include site acquisition, site preparation, and façade enhancements. City Administrator Butcher noted that the application had been approved by the Planning & Zoning Commission and the Community Redevelopment Authority (CRA) as presented.

Kellen Meyer, applicant, identified the need to expand his business as it had outgrown his current space. Moreover, he is planning additional on-site construction for future use.

The Mayor opened the public hearing at 7:17 p.m. With no public comment received, the public hearing was closed at 7:17 p.m.

**D. CONSIDERATION OF A RESOLUTION APPROVING THE REDEVELOPMENT PLAN AMENDMENT AND ADOPTING A COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT**

Councilmember Wergin introduced **Resolution 2024-17**, to approve the redevelopment plan amendment and adopt a cost benefit analysis for the MeyCo Holdings redevelopment project. Councilmember Kahler moved, seconded by Councilmember Stryson, to approve Resolution 2024-17.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**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**

**May 21, 2024**

Councilmember Kolterman introduced **Resolution 2024-18**, to approve the redevelopment plan agreement, including the issuance of TIF indebtedness for the MeyCo Holdings redevelopment project. Councilmember Singleton moved, seconded by Councilmember Stryson, to approve Resolution 2024-18.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**2. TAX INCREMENT FINANCING (TIF) APPLICATION BY 360 PROPERTIES, LLC**

**A. PRESENTATION AND REVIEW OF TIF APPLICATION**

**B. PRESENTATION AND REVIEW OF REDEVELOPMENT PLAN AMENDMENT AND COST BENEFIT ANALYSIS**

**C. PRESENTATION AND REVIEW OF REDEVELOPMENT AGREEMENT**

Ms. Borer, TIF Attorney from Cline Williams, presented the application, redevelopment plan, and redevelopment agreement as submitted by the applicant. The proposed project will include construction of a commercial warehouse and storefront along Progressive Avenue. Expected TIF uses include site acquisition, site preparation, energy efficiency enhancements, and drainage improvements. City Administrator Butcher noted that the application had been approved by the Planning & Zoning Commission and the Community Redevelopment Authority (CRA) as presented. The Mayor opened the public hearing at 7:22 p.m.

Doug Oberhauser, applicant, identified the need to expand his business as it had outgrown his current space. Mr. Butcher noted that the roadway to the north of the proposed site which accesses Twin Oaks, is private and the applicant has no responsibility to maintain or improve. The City is working with the owner of the roadway to improve. With no further public comment received, the Mayor closed the public hearing at 7:23 p.m.

**D. CONSIDERATION OF A RESOLUTION APPROVING THE REDEVELOPMENT PLAN AMENDMENT AND ADOPTING A COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT**

Councilmember Wergin introduced **Resolution 2024-19**, to approve the redevelopment plan amendment and adopt a cost benefit analysis for the 360 Properties, LLC redevelopment project. Councilmember Wergin moved, seconded by Councilmember Stryson, to approve Resolution 2024-19.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**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**

Councilmember Singleton introduced **Resolution 2024-20**, to approve the redevelopment plan agreement, including the issuance of TIF indebtedness for the 360 Properties, LLC redevelopment project. Councilmember Kolterman moved, seconded by Councilmember Stryson, to approve Resolution 2024-20.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**ADMINISTRATIVE ITEMS**

**1. CONSIDERATION OF A REQUEST FROM 817, LLC (LICENSE #124405) FOR THE APPROVAL OF A SPECIAL DESIGNATED LIQUOR (SDL) LICENSE APPLICATION FOR AN EVENT AT THE DEPOT ON JUNE 15, 2024**

City Clerk Bargmann indicated the applicant had not been previously approved by the Council for a SDL permit. As per established policy, approval by the Council is needed for each new applicant. Alicia Happ, applicant, identified that as owner of the facility, they planned to utilize their catering license for the event.

Councilmember Wergin moved, seconded by Councilmember Kolterman, to approve a special designated liquor (SDL) license for 817, LLC for an event to be held at The Depot on June 15, 2024.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**2. APPROVAL OF SEWARD 4<sup>TH</sup> OF JULY COMMITTEE REQUESTS FOR ANNUAL FESTIVITIES**

Mr. Bargmann noted the annual 4<sup>th</sup> of July parade would navigate the same route as previous years, along Seward Street. Due to crossing a state highway, the State will have to approve the parade route.

**A. CONSIDERATION OF PARADE & STREET CLOSURE PERMIT**

**May 21, 2024**

Councilmember Kolterman moved, seconded by Councilmember Kahler, to approve a parade and street closure permit for the 2024 4<sup>th</sup> of July parade as presented.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**B. CONSIDERATION OF A RESOLUTION FOR 2024 PARADE**

Councilmember Wergin introduced **Resolution 2024-21**, to approve the closure of highways 15 and 34 to allow for the annual 4<sup>th</sup> of July activities. Councilmember Kolterman moved, seconded by Councilmember Stryson to approve Resolution 2024-21.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**3. CONSIDERATION OF CHANGE ORDER #1 WITH GENERAL EXCAVATING, INC. TO EXTEND THE SUBSTANTIAL AND FINAL COMPLETION DATES OF THE UTILITIES AND SITE WORK FOR CONSTRUCTION OF A 500,000-GALLON WATER TOWER**

City Engineer Oneby indicated that site work and utilities work had been delayed by on-site construction of the structure. As such, the vendor has asked for a no-cost extension to complete the work with expected full site completion on November 18, 2024.

Councilmember Singleton moved, seconded by Councilmember Stryson, to approve change order #1 with General Excavating, Inc. to extend the final completion date of utilities and site work for construction of a 500,000-gallon water tower to November 18, 2024.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**4. CONSIDERATION OF AMENDMENT #1 TO AN OWNER-ENGINEER AGREEMENT WITH JEO CONSULTING GROUP, INC. FOR THE EAST HILLCREST DR. IMPROVEMENTS PROJECT IN THE AMOUNT OF \$47,600**

Mr. Oneby noted the scope of the services had changed to include the design for the extension of water mains, addition of street lighting, and bid letting services. The project is set to be bid this fall.

Councilmember Wergin moved, seconded by Councilmember Stryson, to approve amendment #1 to an owner-engineer agreement with JEO Consulting Group, Inc. for the E Hillcrest Dr. Improvements Project in the amount of \$47,600.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**5. UPDATE ON THE WELLNESS CENTER PROJECT**

Executive Director Brase informed that work on the exterior and roofs are still ongoing. The cement pours for the interior and Eaton Drummer Boulevard are expected to begin soon.

**6. UPDATE ON THE FY2024/25 BUDGET SCHEDULE**

Mr. Butcher denoted the budget drafting process had begun with department heads. A full budget schedule was expected to be released soon to the Mayor and City Council, but tentative dates for the following were proposed: July 30<sup>th</sup> – budget work session; September 24<sup>th</sup> – budget approval, following public hearings.

**CITY ADMINISTRATOR'S REPORT**

Councilmember Wergin moved, seconded by Councilmember Stryson, that the City Administrator's report of May 21, 2024, be accepted.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**STRATEGY SESSION**

**1. STRATEGY SESSION WITH CITY ATTORNEY REGARDING REAL ESTATE INTERESTS AT THE SEWARD RAIL CAMPUS**

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

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

**May 21, 2024**

Mayor Eickmeier stated the Council has voted to go into closed session at 7:52 p.m. for the protection of the public interest and to discuss real estate interests at the Rail Campus with the City Attorney.

At 8:06 p.m., the closed session ended, and the following Councilmembers reconvened to regular session: Kahler, Kolterman, Singleton, Stryson, Wergin. Mayor Eickmeier announced that no formal action was taken during the closed session.

**MOTION TO ADJOURN**

Councilmember Wergin moved, seconded by Councilmember Singleton, that the May 21, 2024, City Council Meeting be adjourned.

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

Nay: None. Absent: Miller, Tonniges, Wilken. Motion carried.

Adjourned approximately 8:06 p.m.

THE CITY OF SEWARD, NEBRASKA

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Joshua Eickmeier, Mayor

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Derek Bargmann, City Clerk

**ADMINISTRATIVE ITEMS**

1. Consideration of a Claim from Erin Else, 1133 N Columbia Ave, for Personal Property Damage in the Amount of \$1,500 - 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: erin else Home Phone: 402-480-8747  
 Address: 1133 North Columbia Ave Business Phone: " "  
 Date & Time of Incident: April 27th 8am Cell Phone: " "  
 Location of Incident: Home Email: erin.else@outlook.com  
 Type of Incident:  Injured Person  Property Damage  Automobile Accident (Check all that apply)

*\* but please call I don't check email often*

**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: Bathroom flooring and trim  
 Age of damaged property: one years Estimated cost of repair: \$1500  
 How was the property damaged? second time in one year that the city sewage backed up and had standing water that I woke up to.

**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: \_\_\_\_\_ **(COPIES OF BILLS MUST BE ATTACHED VERIFYING AMOUNT OF CLAIM)**  
 Your Insurance Company: \_\_\_\_\_ Your Insurance Agent: \_\_\_\_\_  
 Insurance Company Phone: \_\_\_\_\_ Insurance Agent Phone: \_\_\_\_\_  
 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) \_\_\_\_\_  
 \_\_\_\_\_  
 Explain why you feel the City of Seward is responsible: I feel the city of Seward is responsible because this isn't the first time their man hole backed up and has caused damage. Last

*→*

SIGNATURE OF CLAIMANT: Erin N Else DATE: 5/13/24

year this same thing happened. Again NOT MY PERSONAL HOUSE fault but the cities. So last year I was denied repair cost and had to eat that on my own just to have it happen again a year later. Last year it should have been put on a list for regular checking knowing the daycare doesn't listen and flushes wipes. So I do feel someone other than me is responsible for damages and repairs.

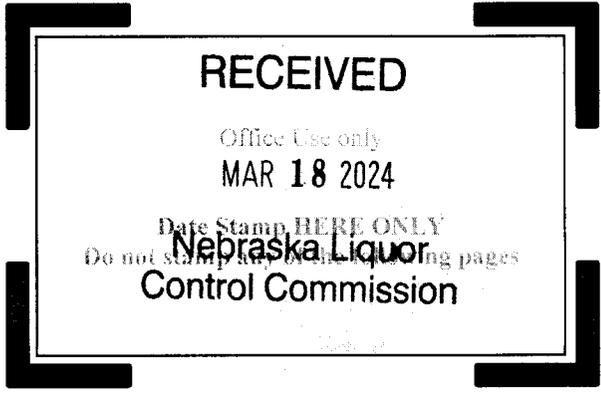
2. Consideration of a Request to Approve a Change of Location Request to 139 S 6th Street for Liquor License # IK-122441 for Brexi Properties, LLC (Sixth Street Cafe, formerly Cafe on the Square) - City Administrator Butcher

# APPLICATION FOR CHANGE OF LOCATION

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
EMAIL: [lcc.frontdesk@nebraska.gov](mailto:lcc.frontdesk@nebraska.gov)  
WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

License Class: IK

License Number:  
122441



## Application Requirements:

- Fee of \$45.00 – You may pay online at [www.ne.gov/go/NLCCpayport](http://www.ne.gov/go/NLCCpayport) or include a check made payable to the Nebraska Liquor Control Commission
- Must include a copy of the lease, deed or purchase agreement showing ownership of new location in the name of the applicant
- Must include simple hand drawn sketch of new location, must include dimensions in feet (not square feet), showing direction North  
DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS
- Check with your local governing body for any additional requirements that may be necessary
- If moving to a different jurisdiction (i.e., city or county); a new application will need to be filed.

LICENSEE NAME Brexii Properties LLC

TRADE NAME Sixth Street Cafe

CURRENTLY LICENSED ADDRESS 101 S 6th St

CITY Seward ZIP CODE 68434 COUNTY Seward

CONTACT PERSON Chelsey Kosmicki

PHONE NUMBER OF CONTACT PERSON 402-641-9541

EMAIL ADDRESS OF CONTACT PERSON chelsey.kosmicki@gmail.com

Office use only

PAYMENT TYPE Payport my

AMOUNT \$45 RCPT \_\_\_\_\_

RECEIVED: 3-18-24

DATE DEPOSITED \_\_\_\_\_



**NEW PREMISES INFORMATION**

Street Address #1 139 N 6th ST

Street Address #2 \_\_\_\_\_

Zip Code 68434 New Premise Phone Number 402-643-3434

Is this location inside the city/village corporate limits YES  NO \_\_\_\_\_

Business e-mail address cafeonthesquare101@gmail.com

**MAILING ADDRESS FOR NEW LOCATION**

Name Brex Properties

Street Address #1 139 N 6th ST

Street Address #2 \_\_\_\_\_

City Seward State NE Zip Code 68434

**DESCRIPTION AND DIAGRAM OF THE AREA TO BE LICENSED**

IN THE SPACE PROVIDED BELOW OR ATTACH A DRAWING  
SHOW EXISTING LICENSED AREA AND AREA TO BE ADDED  
DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS  
PROVIDE LENGTH X WIDTH IN FEET (NOT SQUARE FOOTAGE)  
INDICATE THE DIRECTION OF NORTH

Building length 119 x width 119 in feet

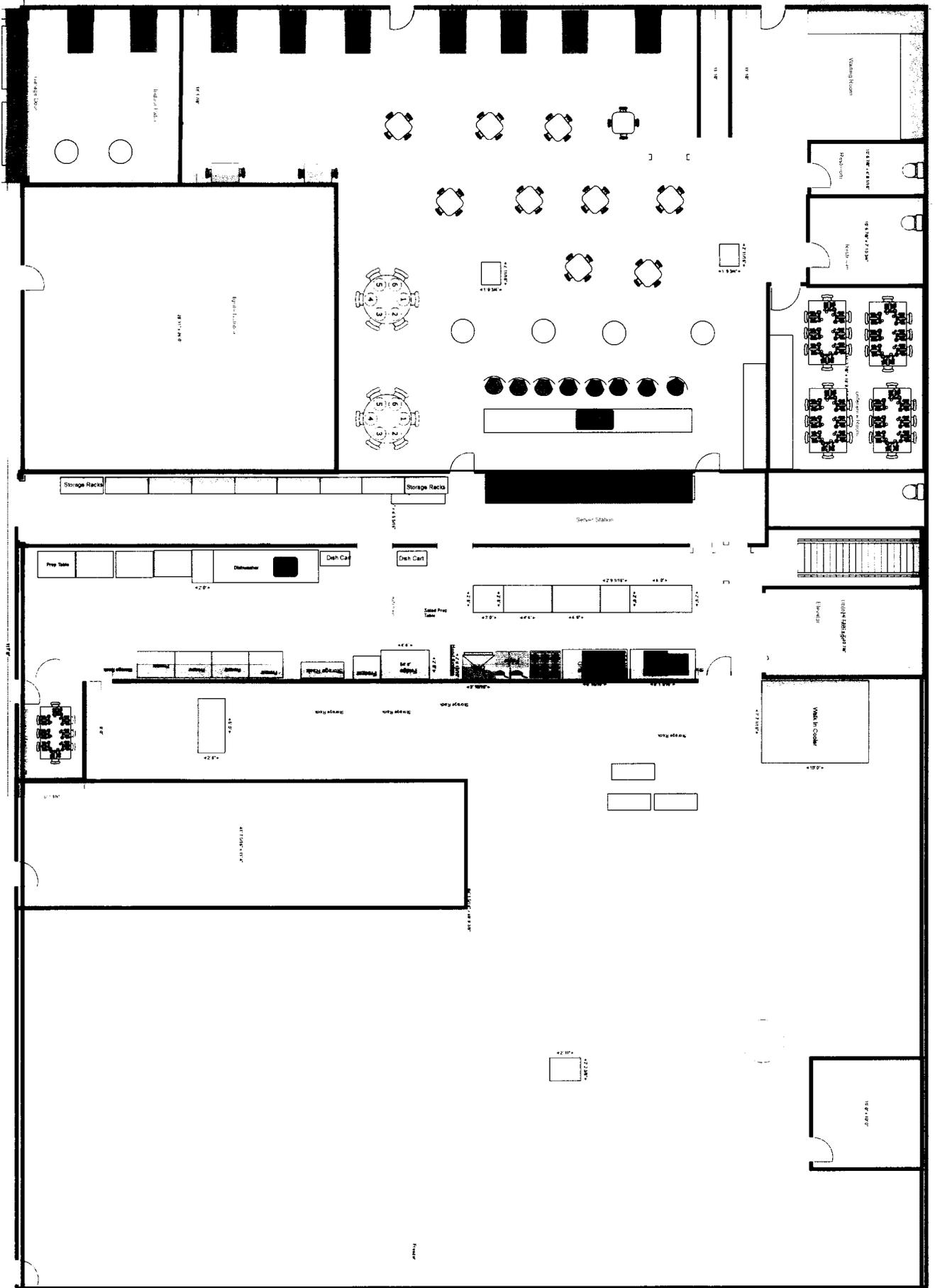
Is there a basement? Yes  No \_\_\_\_\_ If yes, length 119 x width 119 in feet

Is there an outdoor area? Yes \_\_\_\_\_ No  If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet

\*If adding an outdoor area permanent fencing is required. Please contact the local governing body for other requirements regarding fencing

Number of floors of the building 1

**PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET**



1. Is the premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children; or within 300 feet of a college or university campus?

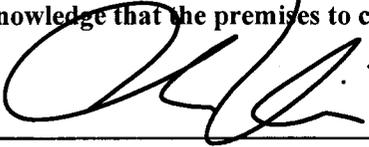
\_\_\_\_ YES <sup>x</sup> \_\_\_\_ NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Nebraska Revised Statute 53-177(1) **AND PROVIDE FORM 134 – CHURCH OR FORM 135 – CAMPUS AND LETTER OF SUPPORT FROM CHURCH OR CAMPUS**

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2. .When do you expect on moving into the new location? May 15th, 2024

I acknowledge that the premises to comply in all respects with the requirements of the act Neb Rev Stat §53-129



\_\_\_\_\_  
Signature of LICENSEE

Chelsey Kosmicki

\_\_\_\_\_  
Printed Name of LICENSEE

State of Nebraska }  
County of Seward } ss  
Filed for record on Mar 01, 2024 at  
02:54 PM and recorded as Instrument  
Number 202400326

Sherry Schweitzer  
Sherry Schweitzer, County Clerk  
Fee: \$10.00  
1 page document  
Electronically Recorded By: EH

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date: 03/01/24  
\$ Ex004 By EH

RETURN TO: Brenna M. Grasz, Esq., 200 S. 21st Street, Suite 400, PO Box 82248, Lincoln, NE 68501-2248

**QUITCLAIM DEED**

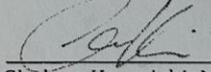
**KOSMICKI KOCH ASSOCIATES, LLC, now known as BREXI PROPERTIES, LLC, a Nebraska limited liability company ("GRANTOR")**, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from **BREXI PROPERTIES, LLC, a Nebraska limited liability company ("GRANTEE")**, quitclaims to GRANTEE, all of Grantor's right, title and interest to and within the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Lots One (1) and Four (4), in Block Seven (7), Original Town of the City of Seward, Seward County, Nebraska

(more commonly known as 139 N 6th Street, Seward, NE 68434).

Executed this 25 day of February, 2024.

**BREXI PROPERTIES, LLC, a Nebraska limited liability company**

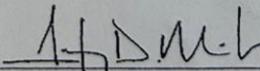
BY:   
Chelsey Kosmicki, Member

STATE OF NEBRASKA )  
COUNTY OF SEWARD ) ss

On this 25 day of FEBRUARY, 2024, before me, the undersigned, a Notary Public, personally came Chelsey Kosmicki, Member, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be their respective voluntary acts and deeds.

WITNESS my hand and notarial seal on the date above written.

GENERAL NOTARY - State of Nebraska  
TIMOTHY D. MILLER  
My Comm. Exp. April 26, 2026

  
Notary Public

# PAYPORT

NEBRASKA.GOV

PURCHASE RECEIPT

**Nebraska Liquor Control Commission**

P.O. Box 95046  
Lincoln NE 68509-5046  
(402)471-4881  
brenda.hiland@nebraska.gov  
OTC Local Ref ID: 93359230  
3/18/2024 11:15 AM

Status: **APPROVED**  
Customer Name: Chelsey Kosmicki  
Type: Visa  
Credit Card Number: \*\*\*\* \* 3396

Items	Quantity	TPE Order ID	Total Amount
Change of Location	1	83566650	\$45.00

License Number:: **122441**

Trade Name (DBA):: **Sixth Street Cafe**

Address:: **139 N 6th St**

City:: **Seward**

State:: **NE**

Zip Code:: **68434**

Phone Number:: **4026433434**

Email Address:: **cafeonthesquare101@gmail.com**

Total remitted to the Nebraska Liquor Control Commission	\$45.00
Total Amount Charged	\$46.12



**Jim Pillen**  
Governor

**STATE OF NEBRASKA**  
**NEBRASKA LIQUOR CONTROL COMMISSION**

**Hobert B. Rupe**  
*Executive Director*  
301 Centennial Mall South  
P.O. Box 95046  
Lincoln, Nebraska, 68509-5046  
Phone (402) 471-2571  
Fax (402) 471-2814 or (402) 471-2374  
TRS USER 800-833-7352 (TTY)  
Web Address <https://www.lcc.nebraska.gov/>

ADDITION  
DELETION  
CHANGE OF LOCATION  
RECONSTRUCTION

LICENSING STAFF: \_\_\_\_\_

TO: \_\_\_\_\_

LICENSE #: \_\_\_\_\_

LICENSEE: \_\_\_\_\_

TRADE NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/COUNTY/ZIP: \_\_\_\_\_

CONTACT PERSON/PHONE #: \_\_\_\_\_

CONTACT EMAIL: \_\_\_\_\_

REQUEST: \_\_\_\_\_

\_\_\_\_\_

MAKING THE NEW DESCRIPTION:

\_\_\_\_\_

\_\_\_\_\_

APPROVED

DENIED

COMMENTS: \_\_\_\_\_

Clerk's Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Kim Lowe**  
*Commissioner*

**Bruce Bailey**  
*Chairman*

**Harry Hoch**  
*Commissioner*

3. Consideration of Seward County E911 Interlocal Budget for Fiscal Year 2024-2025 -  
Seward County Commissioner Zabrocki

Budget

4 5

Seward County Nebraska 2023-2024 Budget Form

Line No.	E911 FUND 65300 2910	Actual Expenditures 2022-2023 (Column 1)	Actual Expenditures 2023-2024 (Column 2)	Budgeted for 2023-2024 (Column 3)	Budget Requested for 2024-2025 (Column 4)	Budget Adopted 2024-2025 (Column 5)
1	EXPENDITURES					
2	Operating:					
3	10100 Official's Salary	\$ 67,987.00	\$ 53,746.47	\$ 71,989.00	\$ 70,000.00	
4	10200 Deputy's Salary					
5	10342 Dispatcher Salary	\$ 387,182.00	\$ 350,383.45	\$ 463,000.00	\$ 476,000.00	
6	10505 O/T & Holiday Pay	\$ 71,019.00	\$ 69,648.55	\$ 65,000.00	\$ 68,000.00	
7	10801 Workman's Comp	\$ 1,203.00	\$ -	\$ 2,000.00	\$ 2,000.00	
8	10802 Health Insurance	\$ 93,548.00	\$ 69,122.96	\$ 150,000.00	\$ 150,000.00	
9	10900 Retirement Co-Share	\$ 35,534.00	\$ 31,947.38	\$ 36,500.00	\$ 38,000.00	
10	11000 FICA - County Share	\$ 40,779.00	\$ 34,431.17	\$ 41,000.00	\$ 42,000.00	
11	11100 Uniform Allowance		\$ -	\$ 750.00	\$ 750.00	
12	11300 Other Personal Service (secretary payment)	\$ 200.00	\$ 100.00	\$ 800.00	\$ 800.00	
13	20100 Postal Service		\$ -	\$ 200.00	\$ 550.00	
14	20200 Telephone Service	\$ 11,648.00	\$ 43,788.13	\$ 18,000.00	\$ 25,000.00	
15	20400 Radio & Telephone Maintenance	\$ 36,442.00	\$ 4,728.37	\$ 23,000.00	\$ 23,000.00	
16	20500 Utilities	\$ 1,131.00	\$ 2,493.83	\$ 2,000.00	\$ 2,000.00	
17	20501 Electricity	\$ 6,154.00	\$ 4,826.67	\$ 7,000.00	\$ 7,000.00	
18						
19	Total Operating (Lines 3 to 18)	\$ 752,827.00	\$ 665,216.98	\$ 881,239.00	\$ 905,100.00	\$ -
20	Capital Outlay (Including Capital Improvements):					
21	Capital Improvements:					
22	Purchase of Real Property					
23	Improvements on Real Property					
24						
25	Other Capital Outlay:					
26						
27	50235 Communications Equipment	\$ 415.00	\$ 147.00	\$ 2,500.00	\$ 2,500.00	
28	50311 Radio Equipment					
29	50500 Office Equipment	\$ 11,080.00	\$ 3,187.00	\$ 4,700.00	\$ 4,700.00	
30	60300 Sinking Fund	\$ 45,000.00				
31	Total Capital Outlay (Lines 21 to 30)	\$ 56,495.00	\$ 3,334.00	\$ 7,200.00	\$ 7,200.00	\$ -
	Total of this Page Only	\$ 809,322.00	\$ 668,550.98	\$ 888,439.00	\$ 912,300.00	\$ -
	Cost for NON Wage Items			\$ 210,950.00	\$ 218,300.00	

**Seward County Nebraska 2023-2024 Budget Form**

Line No.	E911 FUND(Cont)	2910	Actual Expenditures 2022-2023 (Column 1)	Actual Expenditures 2023-2024 (Column 2)	Budgeted for 2023-2024 (Column 3)	Budget Requested for 2024-2025 (Column 4)	Budget Adopted 2024-2025 (Column 5)
1	<b>EXPENDITURES</b>						
2	<b>Operating:</b>						
3	20600	Insurance Premium	\$ 5,768.00	\$ -	\$ 4,200.00	\$ 4,200.00	
4	21200	Office Equipment Repair		\$ 194.10	\$ 1,000.00	\$ 1,000.00	
5	21700	Travel	\$ 3,065.00	\$ 3,127.15	\$ 5,500.00	\$ 5,500.00	
6	21750	Training	\$ 3,682.00	\$ 4,345.00	\$ 5,000.00	\$ 5,000.00	
7	21801	Dues/Sub/Registrations	\$ 1,180.00	\$ 3,230.76	\$ 1,500.00	\$ 3,500.00	
8	22000	Printing & Publishing	\$ 58.00	\$ 165.50	\$ 300.00	\$ 300.00	
9	22400	Legal/Professional Services					
10	27359	Mapping costs/AVL Maintenance	\$ 2,401.00	\$ 896.40	\$ 3,500.00	\$ 5,000.00	
11	29900	Misc.	\$ 3.00	\$ -	\$ 350.00	\$ 350.00	
12	30100	Supplies	\$ 2,480.00	\$ 1,614.34	\$ 3,000.00	\$ 3,000.00	
13	40206	Communication Equipment Rental	\$ 13,331.00	\$ 13,244.60	\$ 13,500.00	\$ 13,500.00	
14							
15							
16							
17							
18							
19	<b>Total Operating (Lines 3 to 18)</b>		\$ 31,968.00	\$ 26,817.85	\$ 37,850.00	\$ 41,350.00	\$ -
20	<b>Capital Outlay (Including Capital Improvements):</b>						
21	<b>Capital Improvements:</b>						
22	Purchase of Real Property						
23	Improvements on Real Property						
24							
25	<b>Other Capital Outlay:</b>						
26							
27	60300	Transfer					
28							
29							
30							
31	<b>Total Capital Outlay (Lines 21 to 30)</b>		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total of this Page Only</b>		\$ 31,968.00	\$ 26,817.85	\$ 37,850.00	\$ 41,350.00	\$ -
	<b>Total of E911 Fund pages 1 &amp; 2</b>		\$ 841,290.00	\$ 695,368.83	\$ 926,289.00	\$ 953,650.00	\$ -
	<b>Percent Change from last FY to this year's request</b>					2.95%	
	<b>Cost for NON Wage Items Page 1 &amp; 2</b>				\$ 248,800.00	\$ 259,650.00	
	<b>Percent Change for NON Wage items</b>					4.36%	

DATE:

NAME:

TITLE:

4. Consideration and Approval of Bid Documents for the 2024 Water Treatment Plant Reverse Osmosis Improvements Project and Authorize the City to Seek Bids - Water/Wastewater Director Koll

**Public Notice**

**Advertisement for Bids**

The City of Seward (Owner/Buyer) is requesting proposals for the following Project:

Procurement of Reverse Osmosis Equipment – 2024 Reverse Osmosis Improvements

Sealed proposals for the Project will be received by the City of Seward, Nebraska, in a virtual bid via Quest CDN until June 20, 2024 at 10:00 AM local time. At that time, the Bids received will be publicly opened and read, virtually.

Bidder may view the digital documents for free at [QuestCDN.com](http://QuestCDN.com) and must input the Quest eBidDoc Number: 9151854 on the website's project search page. Document download is \$22 and Bid submittal is \$42. All bids must be submitted according to the requirements described in the bid documents.

Please Publish this on Wednesday June 5, 12, and 19, 2024.

## Request to Advertise

To: City Council, City of Seward, Nebraska  
From: Purpose Associates, Engineering Consultants  
Date: June 4, 2024  
Project: 2024 Reverse Osmosis Improvements  
Engineer's Project Number: SENE2023A

Purpose Associates would like to submit a request to advertise for procurement bids for the 2024 Reverse Osmosis Improvements project. This project involves design and construction of an additional Reverse Osmosis skid to expand the capacity of Seward's existing water treatment facility, bringing it up to the maximum capacity that the existing facility was originally designed for. This is meant to meet city's rising water demands.

This advertisement is for bids from Membrane System Suppliers who will provide the major equipment. There will be a second bid, mid-Summer, for a General Contractor who will install this equipment as well as other equipment and piping required for a complete and operable system.

Procurement of the equipment, separate from the construction contract, is intended to increase the likelihood that the City receives high quality equipment that meets their needs, likely allowing for more control over equipment selection, review, etc. while also increasing the likelihood that the equipment will be delivered in a timely manner, so as to allow construction to be completed by May of 2025, before water demands go up in the Summer months.

We request to publish the attached public notice in the Seward Independent on June 5, 12, and 19, 2024.

Sealed proposals for the Project will be received by the City of Seward, Nebraska, in a virtual bid via Quest CDN until June 20, 2024 at 10:00 AM local time. At that time, the Bids received will be publicly opened and read, virtually.

Purpose has a planned meeting in-person with the City on June 21st at 10am, which will likely include discussing the bids, giving an overall project presentation on the design phase, and reviewing the documents for the upcoming General Contractor bid. A memo of recommendation for procurement supplier selection will be sent to the City Council ahead of the July 2nd Council Meeting so that the contract can be awarded at that meeting.

The opinion of Probable Cost for the total project is approximately \$1.51 million. The cost of the procured equipment will be a portion of this total cost and is currently estimated to be approximately \$600,000.

If you have any questions, please feel free to contact me at any time.

Best,

Dr. Adib Amini, Ph.D., PE, ENV SP, BCEE  
CEO, Purpose Associates  
aa@purposeas.com

5. Update on the Wellness Center - Executive Director Brase
6. Update on the Hwy 15 Construction Project - City Administrator Butcher

**CITY ADMINISTRATOR'S REPORT**

## CITY ADMINISTRATORS REPORT – 6/4/24

- Monitoring a number of street projects including: East Seward (final items), design on East Hillcrest, drainage near Park Street & Bradford Street (construction), Highway 15 Watermain (construction) and Highway 15 Reconstruction (construction).
- Water Tower project underway, working on final paint design.
- Reviewed additional DTR items and worked with applicants on needed documents.
- Working with Wellness Center Executive Director Brase on numerous items and follow ups including landscaping plan.
- Worked with Kelly Hoffschneider to work on a number of real estate items related to the Rail Campus, tower leases, and related legal matters.
- Admin staff to continue comparability analysis.
- Prepared Seward Rate Study items.
- Continued process to convert to new employee credit cards.
- Worked with Bizco on email migration to the O365 cloud based system.
- Met with Sampson Team on Wellness Center Construction updates.
- Attended Governor Pillen's open house event at the City of Seward Library along with Mayor Eickmeier and Councilmember Miller.
- Reviewed E911 draft budget.
- Met with RO Skid Engineering Team to review procurement plans.
- Reviewed proposed load queue process with NPPD and wholesale customers.
- Met on a number of items for review with the Traffic Committee.
- Reviewed plans for lead service line replacement in the City of Seward.
- Attended an online rail crossing grant program seminar.
- Budget follow up items with Finance Director.

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

### **Police Department**

- Meeting with Morrow & Assoc.
- 4<sup>th</sup> of July Kickoff Celebration.
- Run to St. Lo.
- Officer Heard progressing through Field Training.

### **City Clerk/Human Resources/City Hall**

- June 4, 2024, City Council Meeting: Agenda & Docs Released by Friday.
- Fire Dept. By-Laws: Continuation of redline draft version.
- Current open positions: Seasonal Groundman (to start 5/28), Public Properties Maint. Worker (first review underway), Utilities Maint. Worker (first review 6/7), Street Maint. Worker (next review 6/10), Payroll Clerk (first review 6/17).

### **Water/Wastewater Department**

- 6<sup>th</sup> Street Water Main Replacement meeting.
- CDX Net Sew Overflow Webinar-EPA.
- RO Plant 3<sup>rd</sup> Skid Zoom meeting.
- 6<sup>th</sup> and Moffitt Tie in Wednesday.

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

- Legion Baseball home game Friday.

- Jr. Jays Baseball tournament.
- Softball camp 5/27 through 5/31.
- Irrigation maintenance.
- Spraying parks.

#### **Civic Center**

- Renovation is moving along smoothly.

#### **Electric Department**

- Spray subs and yards.
- Trim trees.
- Work on streetlights on Eastridge.
- Work with contractor on 6<sup>th</sup> Project.

#### **Street Department**

- Repair area on Eastridge.
- Equipment maintenance.
- Spray weeds and mow R.O.W's.

#### **Library**

- 5/28 Lincoln Children's Museum space program at 1pm.
- 5/31 Governor here for town hall meeting.

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

- Planning Commission items include: 1&6 plan, S. 1<sup>st</sup> St. vacate and public hearings.
- There will be a house burn (located across from the airport) on Sunday, June 2<sup>nd</sup>.

#### **Engineering**

- Mike Oneby is on vacation 5/28-5/31.

#### **Finance Dept.**

- Get follow-up items to Caselle for questionnaires that were uploaded.
- Review budget follow up items from budget meetings.
- Get TIF payments sent out.

#### **Seward Wellness Center**

- Site Update: Roof & Insulation completion on B/D areas this week. When completed, slap prep for B/D will start and Roof & Insulation work will shift towards area A. Pool (Area C): Overhead rough ins for utilities/Painting completed June 7. Boulevard: grading is complete and work now shifted to utility installation (expected completion June 7).
- Freedom Run – start publicizing more.
- Friday – Meeting with Latitude Signage company.

**FUTURE REQUESTS FOR COUNCIL AGENDA ITEMS OR ADMINISTRATIVE  
ACTION  
ANNOUNCEMENT OF UPCOMING EVENTS  
MOTION TO ADJOURN**

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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

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Date