



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

Tuesday, November 19, 2024

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, November 19, 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. Any citizen may address the Council regarding items included on the meeting agenda and are asked to complete and submit a Speaker Card to the Clerk prior to the meeting. The Mayor will call speakers to the podium when the item is being considered. 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: October 2024

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	1	\$ 3,026.00	\$ 999,814.00
REMODEL/ADDIT.	13	\$ 1,758.25	\$ 511,923.90
ACCESSORY	11	\$ 1,046.42	\$ 222,553.94
RELOCATE	6	\$ 126.03	\$ 21,113.33
ELECTRIC			
PLUMBING	16	\$ 1,355.00	
MECHANICAL	8	\$ 575.00	
SEWER TAP	0	\$ -	
TEMP. WATER	0	\$ -	
WATER TAP	0	\$ -	
TEMP. ELEC.	0	\$ -	
ELECTRIC SER.	0	\$ -	
TOTALS	55	\$ 7,886.70	\$ 1,755,405.17

YEAR TO DATE January to December 2024

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	20	\$ 55,995.19	\$16,522,853.32
REMODEL/ADDIT.	119	\$ 21,309.08	\$ 8,974,218.28
ACCESSORY	101	\$ 3,783.88	\$ 557,215.78
RELOCATE	71	\$ 5,713.03	\$ 2,793,990.55
ELECTRIC		\$ -	\$ -
PLUMBING	128	\$ 12,568.72	\$ -
MECHANICAL	82	\$ 10,140.20	\$ -
SEWER TAP	14	\$ 3,500.00	\$ -
TEMP. WATER	13	\$ 1,560.00	\$ -
WATER TAP	14	\$ 11,915.56	\$ -
TEMP. ELEC.	11	\$ 550.00	\$ -
ELECTRIC SER.	11	\$ 3,600.00	\$ -
TOTALS	584	\$ 130,635.66	\$ 28,848,277.93

LAST YEAR: October 2023

Permits	Qty.	Permit Fee	Valuation
NEW CONST.	2	\$ 7,507.65	\$ 2,210,081.39
REMODEL/ADDIT.	13	\$ 1,147.25	\$ 230,609.10
ACCESSORY	20	\$ 672.93	\$ 101,535.00
RELOCATE	8	\$ 443.00	\$ 101,913.98
ELECTRIC			\$ -
PLUMBING	17	\$ 6,215.00	\$ -
MECHANICAL	17	\$ 2,495.00	\$ -
SEWER TAP	2	\$ 500.00	\$ -
TEMP. WATER	1	\$ 120.00	\$ -
WATER TAP	2	\$ 1,676.00	\$ -
TEMP. ELEC.	2	\$ 100.00	\$ -
ELECTRIC SER.	2	\$ 400.00	\$ -
TOTALS	86	\$ 21,276.83	\$ 2,644,139.47

YEAR TO DATE January to December 2023

Permits	Qty.	Permit Fee	Valuation
NEW CONST.	22	\$ 48,386.42	\$ 23,926,774.03
REMODEL/ADDIT.	170	\$ 20,427.29	\$ 5,338,258.51
ACCESSORY	135	\$ 15,746.66	\$ 692,916.27
RELOCATE	414	\$ 24,696.00	\$ 8,095,698.84
ELECTRIC			\$ -
PLUMBING	133	\$ 14,155.00	\$ -
MECHANICAL	113	\$ 21,688.00	\$ -
SEWER TAP	21	\$ 5,250.00	\$ -
TEMP. WATER	3	\$ 360.00	\$ -
WATER TAP	21	\$ 21,919.00	\$ -
TEMP. ELEC.	18	\$ 900.00	\$ -
ELECTRIC SER.	21	\$ 4,300.00	\$ -
TOTALS	1071	\$ 177,828.37	\$ 38,053,647.65

OPEN Property Maintenance Code Violation Report

					11/13/2024 0:00
Property Address	Violation Type	Deadline	Owner Information	Delivery Type	Status
2024					
848 Main Street	Trash	10/15/2024	Amanda Cool	In Person	CSO Shannon Arena made contact with the resident. The resident stated she will get the trash picked up by 10-11-2024. Arena will check on the property on 10-15-2024.
923 Elm St	Weeds/Trash/Vehicles/Front Porch	10/11/2024	Sherdon Bick	In Person	11-6-2024 CSO Arena reviewed property and found it to be satisfactory.
					CSO Shannon Arena made contact. Notice was given all trash needs to be removed, the vehicles that lost their identity needs to be removed, and the porch needs to be brought up to code. CSO Arena checked on the progress and was told a dumpster was to be delivered on October 4th to through away the piles of trash.
437 S 6th Street	Vehicles/Weeds/Trash	9/30/2024	Verlin Miller	In Person	CSO Shannon Arena made contact. Notice was given to have cars parked on a hard surface, to remove the trash, and cut down weeds.
434 S 2nd	Weeds	8/1/2024	Stephen Storjohn	In Person	8-6-2024 the rear yard is knocked down. City Streets Department sprayed the alley side.
429 S Columbia	Weeds		Christopher Yates	Posted on Site	Weeds have been taken care of.
1114 N 6th St	Weeds and Grass		Joseph Matthews	Red Tag on Front Door	Weeds and grass have been mowed.
662 N 7th St	Weeds and grass	7/15/2024	Amanda Reed 662 N 7th St	Phone, Cert letter	8-12-2024 City staff cleaned the lot. Invoice sent to collections. Property is in foreclosure.
					7-10-2024 CSO Arena noted Ms. Reed now resides in Colorado, he left a message at the contact number. Mailed Cert. letter to address, will continue to pursue forwarding address. 8-6-2024 Park's and Rec took care of the rear yard. CSO Arena finally made contact and she is letting the house be foreclosed on

OPEN Property Maintenance Code Violation Report

728 N 7th St	Trash, weeds, pests, dirty pool	6/17/2024	Aaron Smelker	Phone call	7-10-2024 CSO Arena delivered 5 day mowing notice and orders, deadline Monday 7-15-2024 6-12-2024 CSO Shannon Arean made contact with the owner and they said it would be cleaned up by Monday 6-17.
317 S 3rd St	Grass/weeds	5/20/2024	Cottonwood Rentals/Sarah Moore	Phone Call	5-15-2024 CSO Arena contacted Sarah Moore stating the grass is still not cut. She has till Monday to get it done or the City will go in and mow and assess the allowed fee. 5-10-2024 Dworak contacted Sarah Moore regarding the grass height. She said she has a company hired and they were suppose to have mowed. It to be done over the weekend.
416 N 1st	Trash/Garbage	4/22/2024	Rudolph Nuttleman		CSO Arena received the call. 4-15-24 he will take pictures of the issue, notified the landowner and give 1 week to remedy the issue.
107 South St	Protective treatment, decayed siding, soffits and facsias, windows boarded up, decayed roof	6/4/2024	Jane Kroeger	In Person	6-11-2024 Met with Jane on site, she signed the inspection warrant waiver and allowed the City entry to the property. A timeline has been requested.
		4/15/2024		Certified Mail	5-16-2024, received the green cert card back showing she received the letter. Waiting on updates from the owner. Mailed Cert. letter of violation and Inspection Warrant Waiver to inspect the interior of the structure.
1115 N Columbia	Protective treatment, decayed siding, soffits and facsias, decayed roof	5/28/2024	Lori Canning 1115 N Columbia Seward, NE 68434	Phone Call	7-10-2024 Evan continues to remove clutter, once done we will meet for a construction schedule. Evan Canning let me know Lori has been relocated into an apartment and a contract with Saalfeld Construction has been signed. Craig Saalfeld said mid to late July start date, materials have been ordered.
520 E Hillcrest	Snow Removal	1/23/2024	Clay Shepherd	Phone Call	1-22-24 CSO Arena contacted the owner regarding snow removal and the rules. 1-23-24 the sidewalk has been cleared.

OPEN Property Maintenance Code Violation Report

410 E Seward	Unlicensed recreation vehicles	2/6/2024	Bob Payne Jr	Phone Call	1-23-2024 CSO Arena contacted Bob Payne regarding the unlicensed recreational vehicles and their location. Payne stated he would have them moved in two weeks and place them behind the tree line.
1340 Fairlane	Snow Removal	1/11/2024	Barbara Osborne 903 406th Rd Beaver Crossing, NE 68313	In Person	1-10-24 CSO Arena made contact with the tenant. They will get it taken care of today.
339 E Bek	Snow Removal	1/11/2024	Gerald Gerler 1332 Rainbow Ave Seward, NE	Letter	On 1-10-24 COS Arena left a red tag on the door of the residence. His is waiting to hear back. 1-23-2024 the sidewalk has been cleared.

2. City Treasurer Report

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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As Of 10/31/2024

Receipt# Safekeeping Location	CUSIP Location	ASC 320 Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
COMM: COMMERCE BANK	164543BF6	AFS CHERRY CO NE 40 12/15/40		3.00	Aa3	200,000.00 100.00%	200,000.00	200,000.00	199,932.00
COMM: COMMERCE BANK	082152CN7	AFS BENNET VLG -REF NE 26 02/15/26		0.75		185,000.00 100.00%	185,000.00	185,000.00	179,344.55
COMM: COMMERCE BANK	148006EZ8	AFS CASS CO SD #1 NE 26 12/15/26		2.35		200,000.00 100.00%	200,000.00	200,000.00	191,320.00
COMM: COMMERCE BANK	25932KCL7	AFS DOUGLAS SID #404-REF NE 27 08/15/27		1.75		225,000.00 100.00%	225,000.00	225,000.00	219,924.00
COMM: COMMERCE BANK	869325CL2	AFS SUTHERLAND -REF NE 28 06/15/28		0.95		140,000.00 100.00%	140,000.00	140,000.00	130,691.40
COMM: COMMERCE BANK	25932KCM5	AFS DOUGLAS SID #404-REF NE 28 08/15/28		1.85		230,000.00 100.00%	230,000.00	230,000.00	222,504.30
COMM: COMMERCE BANK	25933AFG6	AFS DOUGLAS SID #492-REF NE 28 08/15/28		3.20		175,000.00 100.00%	175,000.00	175,000.00	172,383.75
COMM: COMMERCE BANK	123540GD2	AFS BUTLER CO SD - 0056 NE 28 12/15/28		1.35		150,000.00 100.00%	150,000.00	150,000.00	140,368.50
COMM: COMMERCE BANK	80373YCT1	AFS SARPY CO SID #158-REF NE 29 11/15/29		3.10		155,000.00 100.00%	155,000.00	155,000.00	152,602.15
COMM: COMMERCE BANK	920340BQ8	AFS VALPARAISO RURAL FIRE NE 3C 07/15/30		2.10		75,000.00 100.00%	75,000.00	75,000.00	71,040.75
COMM: COMMERCE BANK	486890X92	AFS KEARNEY NE 30 10/15/30		2.60	A+	150,000.00 100.00%	150,000.00	150,000.00	138,703.50
COMM: COMMERCE BANK	0792124W3	AFS BELLEVUE-REF NE 30 12/15/30		3.10		250,000.00 100.00%	250,000.00	250,000.00	246,572.50
COMM: COMMERCE BANK	751265RA9	AFS RALSTON-VEHICLE NE 32 06/01/32		3.70		300,000.00 100.00%	300,000.00	300,000.00	300,153.00

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

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 10/31/2024

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Receipt# Safekeeping Location	CUSIP Location	ASC 320 Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
COMM: COMMERCE BANK	25938WBX0	AFS DOUGLAS CO SID #562 NE 37 06/01/37		3.85		320,000.00 100.00%	320,000.00	320,000.00	289,273.60
COMM: COMMERCE BANK	80377XCV4	AFS SАРY CO SID #190-REF NE 37 10/15/37		4.00		205,000.00 100.00%	205,000.00	205,000.00	194,983.70
COMM: COMMERCE BANK	25929RCY9	AFS DOUGLAS CO SID #485 NE 38 05/15/38		2.65		200,000.00 100.00%	200,000.00	200,000.00	171,198.00
COMM: COMMERCE BANK	25933VBY5	AFS DOUGLAS CO SANTN 559 NE 38 06/15/38		4.10		165,000.00 100.00%	165,000.00	165,000.00	155,880.45
COMM: COMMERCE BANK	25932EDK2	AFS DOUGLAS CO SID #438 NE 38 08/15/38		4.20		250,000.00 100.00%	250,000.00	250,000.00	250,247.50
COMM: COMMERCE BANK	80373RDR9	AFS SАРY CO DT #220-REF NE 38 08/15/38		4.05		170,000.00 100.00%	170,000.00	170,000.00	169,993.20
COMM: COMMERCE BANK	80387LAP3	AFS SАРY CO SAN & IMP DT NE 38 08/15/38		2.75		290,000.00 100.00%	290,000.00	290,000.00	214,107.00
COMM: COMMERCE BANK	72778PCU5	AFS PLATTE CO SD #5 NE 38 12/15/38		2.00	AA-	200,000.00 100.00%	200,000.00	200,130.50	170,646.00
COMM: COMMERCE BANK	80379KDHO	AFS SАРY CO SID #272-REF NE 38 12/15/38		4.40		215,000.00 100.00%	215,000.00	215,000.00	208,788.65
COMM: COMMERCE BANK	25934MCK3	AFS DOUGLAS SID #531-REF NE 39 01/15/39		4.35		200,000.00 100.00%	200,000.00	200,000.00	192,762.00
COMM: COMMERCE BANK	25936ECH6	AFS DOUGLAS CO SID #561 NE 39 01/15/39		4.35		180,000.00 100.00%	180,000.00	180,000.00	173,485.80
COMM: COMMERCE BANK	25930BEE3	AFS DOUGLAS CO SID #504 NE 39 08/15/39		3.40		215,000.00 100.00%	215,000.00	215,000.00	190,623.30
COMM: COMMERCE BANK	25931EGP9	AFS DOUGLAS CO SAN #503 NE 39 08/15/39		2.65		225,000.00 100.00%	225,000.00	225,000.00	181,498.50

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10/24/2024 5:36 PM - BLA / JNBT

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 10/31/2024

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Receipt# Safekeeping Location	CUSIP	ASC 320 Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
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	152,442.00
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	165,092.20
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	159,638.00
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	194,417.94	149,102.00
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	256,850.46	253,447.50
COMM: COMMERCE BANK	25932XDN4	AFS DOUGLAS CO NE SID-REF NE 41 12/15/41		2.75		250,000.00 100.00%	250,000.00	250,000.00	203,452.50
COMM: COMMERCE BANK	25940KAS4	AFS SID DOUGLAS #596-REF NE 41 12/15/41		2.75		275,000.00 100.00%	275,000.00	275,000.00	189,073.50
COMM: COMMERCE BANK	808290FV7	AFS SCHUYLER NE 42 03/15/42		2.75		250,000.00 100.00%	250,000.00	250,000.00	185,827.50
COMM: COMMERCE BANK	80376KBN2	AFS SARPY CO SID #334 NE 42 05/15/42		3.70		215,000.00 100.00%	215,000.00	215,000.00	188,279.80
COMM: COMMERCE BANK	25932XE6	AFS DOUGLAS CO SID #524 NE 42 09/15/42		4.65		250,000.00 100.00%	250,000.00	250,000.00	243,555.00
COMM: COMMERCE BANK	25929MEM4	AFS DOUGLAS CO SID #405-R NE 42 11/15/42		3.55		250,000.00 100.00%	250,000.00	250,000.00	192,667.50
COMM: COMMERCE BANK	006058DK4	AFS ADAMS CO NE 42 12/15/42		4.00	AA-	300,000.00 100.00%	300,000.00	307,577.68	300,798.00
COMM: COMMERCE BANK	80387HCA3	AFS SARPY CO SID #304 NE 43 05/15/43		5.00		200,000.00 100.00%	200,000.00	200,000.00	192,022.00

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

Report Sequence: sgrp, CUSIP, Ticket

**Pledged Securities Detail
October 31, 2024**

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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	Pledged Face % of Total	Pledge Values		Market Value Collateral Value
										Par Value	Carrying Value	
PLEDGEE: CITY OF SEWARD (02)												
CMO	3137AWJ78 FHR 4145 AC		1.250		185157011-1		12/15/2027	1,500,000.00	1,500,000.00	16,168.07	15,782.26	15,782.26
D02/02							AFS	16,168.07	100.00%	16,148.38	16.84	15,799.10
CMO	3137B0NV2 FHR 4176 EC		1.500		185157163-1		9/15/2025	2,000,000.00	2,000,000.00	12,833.60	12,624.91	12,624.91
D02/02							AFS	12,833.60	100.00%	12,825.69	16.04	12,640.95
GNMA	36176W2B6 GNMA POOL 778670		4.000		185166920-1		12/15/2026	560,000.00	560,000.00	13,010.37	12,671.15	12,671.15
D02/02							AFS	13,010.37	100.00%	13,179.37	43.37	12,714.52
GNMA	36179V3Q1 GNMA2 POOL MA7107		2.500		177016890-1		1/20/2036	500,000.00	500,000.00	239,732.15	222,650.61	222,650.61
D02/02							AFS	239,732.15	100.00%	249,932.33	499.44	223,150.05
GNMA	3629ARB59 GNMA POOL 737260		3.500		185171588-1		5/15/2025	1,000,000.00	1,000,000.00	3,862.09	3,764.58	3,764.58
D02/02							AFS	3,862.09	100.00%	3,871.11	11.26	3,775.84
MBS	3128MDW74 FHLMC POOL G14970		3.500		177039340-1		12/1/2028	1,450,000.00	1,450,000.00	114,624.23	112,627.29	112,627.29
D02/02							AFS	114,624.23	100.00%	118,307.77	334.32	112,961.61
MBS	3128MMLQ4 FHLMC POOL G18334		4.500		185145399-1		12/1/2024	1,015,000.00	1,015,000.00	167.64	166.13	166.13
D02/02							AFS	167.64	100.00%	167.71	0.63	166.76
MBS	3128PQ4E8 FHLMC POOL J11721		4.500		185147195-1		2/1/2025	1,200,000.00	1,200,000.00	892.63	890.55	890.55
D02/02							AFS	892.63	100.00%	894.54	3.35	893.90
MBS	3128Q0GL5 FHLMC POOL J19203		4.000		185147609-1		5/1/2027	425,000.00	425,000.00	10,317.65	10,198.72	10,198.72
D02/02							AFS	10,317.65	100.00%	10,500.62	34.39	10,233.11
MBS	31329KRS5 FHLMC POOL ZA2297		3.000		177051131-1		4/1/2033	1,000,000.00	1,000,000.00	152,184.23	142,134.41	142,134.41
D02/02							AFS	152,184.23	100.00%	146,023.22	380.46	142,514.87

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

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

Report Sequence: sgrp, CUSIP, Ticket

Pledged Securities Detail

October 31, 2024

H231

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SGrp Loc/PL	CUSIP Description S&P	Moody	Rate	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		Carrying Value Interest Rec	Market Value Collateral Value
									Book Value	Par Value		
MBS FNMA D02/02	3138ELYF4 FNMA POOL AL4369		4.000	185160221-1		10/1/2028 10/1/2013 AFS	1,000,000.00 33,353.54	1,000,000.00 100.00%	33,353.54 34,052.37	33,138.36 111.18	33,138.36 33,249.54	
MBS FNMA D02/02	3138EMCY5 FNMA POOL AL4586		4.000	185160242-1		2/1/2027 12/1/2013 AFS	575,000.00 7,329.65	575,000.00 100.00%	7,329.65 7,442.99	7,232.69 24.43	7,232.69 7,257.12	
MBS FNMA D02/02	3138EMPD7 FNMA POOL AL4919		3.500	184006560-1		3/1/2029 2/1/2014 AFS	2,000,000.00 163,477.04	631,641.94 31.58%	51,629.48 53,316.43	50,359.97 150.59	50,359.97 50,510.55	
MBS FNMA D02/02	3138EQ5H1 FNMA POOL AL8047		3.500	176002956-1		11/1/2030 1/1/2016 AFS	1,050,000.00 154,143.93	1,050,000.00 100.00%	154,143.93 160,983.62	147,430.55 449.59	147,430.55 147,880.14	
MBS FNMA D02/02	3138WDUB2 FNMA POOL AS4206		3.000	178000698-1		1/1/2030 12/1/2014 AFS	1,160,000.00 97,452.67	1,160,000.00 100.00%	97,452.67 100,487.48	93,474.35 243.63	93,474.35 93,717.98	
MBS FNMA D02/02	3140FBGJ3 FNMA POOL BD3800		2.000	177051139-1		7/1/2031 7/1/2016 AFS	1,375,000.00 252,394.82	1,375,000.00 100.00%	252,394.82 241,379.48	235,271.16 420.66	235,271.16 235,691.82	
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500	177039342-1		12/1/2029 3/1/2017 AFS	1,750,000.00 189,111.09	1,750,000.00 100.00%	189,111.09 192,432.25	174,173.21 393.98	174,173.21 174,567.19	
MBS FNMA D02/02	3140J5EA3 FNMA POOL BM1028		2.500	185164038-1		12/1/2029 3/1/2017 AFS	300,000.00 32,419.04	300,000.00 100.00%	32,419.04 32,496.16	29,858.26 67.54	29,858.26 29,925.80	
MBS FNMA D02/02	3140QGJ99 FNMA POOL CA8387		2.500	177034617-1		12/1/2035 12/1/2020 AFS	500,000.00 289,958.03	500,000.00 100.00%	289,958.03 302,550.09	269,585.97 604.08	269,585.97 270,190.05	
MBS FNMA D02/02	3140X9CH6 FNMA POOL FM5471		2.500	199000173-1		12/1/2035 12/1/2020 AFS	465,000.00 269,107.02	465,000.00 100.00%	269,107.02 280,363.15	250,204.26 560.64	250,204.26 250,764.90	
MBS FNMA D02/02	3140X9LK9 FNMA POOL FM5729		3.000	177020855-1		1/1/2041 1/1/2021 AFS	500,000.00 248,989.93	500,000.00 100.00%	248,989.93 262,335.12	227,991.74 622.47	227,991.74 228,614.21	

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

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

**Pledged Securities Detail
October 31, 2024**

H231
Page 5 of 79

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	Pledged Face % of Total	Pledge Values		Market Value
										Book Value	Carrying Value	
GO	259305DT4 DOUGLAS CNTY NEB S&I #499		2.500	NE	178003667-1	Cont 3/1/2027	3/1/2036 3/1/2022	150,000.00	150,000.00	150,000.00	127,467.00	127,467.00
D02/02						100.000	AFS	150,000.00	100.00%	150,000.00	625.00	128,082.00
MUNI	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	49,322.00	49,322.00
D02/02						100.000	AFS	50,000.00	100.00%	50,000.00	668.61	49,990.61
MUNI	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	149,549.75	149,549.75
D02/02						100.000	AFS	175,000.00	100.00%	175,000.00	2,406.25	151,956.00
MUNI	25931LCN2 DOUGLAS CNTY NE SAN & IMPT		2.700	NE	185142862-1	Contin 11/1/2024	11/15/2028 11/15/2016	170,000.00	170,000.00	170,000.00	163,762.70	163,762.70
D02/02						100.000	AFS	170,000.00	100.00%	170,000.00	2,116.50	165,879.20
MUNI	25931VBN1 DOUGLAS CNTY NE SAN & IMPT		3.500	NE	185142866-1	Contin 11/1/2024	8/15/2032 7/27/2017	50,000.00	50,000.00	50,000.00	47,049.00	47,049.00
D02/02						100.000	AFS	50,000.00	100.00%	50,000.00	369.44	47,418.44
MUNI	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	85,995.00	85,995.00
D02/02						100.000	AFS	100,000.00	100.00%	100,000.00	496.11	86,491.11
MUNI	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	143,238.00	143,238.00
D02/02						100.000	AFS	150,000.00	100.00%	150,000.00	2,075.00	145,313.00
MUNI	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	118,104.00	118,104.00
D02/02						100.000	AFS	150,000.00	100.00%	150,000.00	1,060.00	119,164.00
MUNI	373607CE4 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	83,817.00	83,817.00
D02/02						100.000	AFS	100,000.00	100.00%	100,000.00	698.89	84,515.89
MUNI	406036HN6 HALL CNTY NE SCD #2 GRAND IS		2.400	NE	185176896-1	Contin 11/1/2024	12/15/2024 2/9/2015	100,000.00	100,000.00	100,000.00	99,872.00	99,872.00
D02/02						100.000	AFS	100,000.00	100.00%	100,000.00	906.67	100,778.67
MUNI	505318QS7 LA VISTA NE		2.650	NE	185179244-1	Contin 10/16/2024	11/15/2024 12/31/2014	55,000.00	55,000.00	55,000.00	54,974.70	54,974.70
D02/02						100.000	AFS	55,000.00	100.00%	55,000.00	672.07	55,646.77

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

Pledged Securities Detail
October 31, 2024

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		Carrying Value Interest Rec	Market Value Collateral Value	
									Pledged Face % of Total	Par Value Book Value			
MUNI REV D02/02	818483FG9 SEWARD NE ELEC REV		2.450	NE	185187557-1	Contn 11/1/2024	2/15/2028	150,000.00	150,000.00	150,000.00	145,951.50	145,951.50	
MUNI GO D02/02	886094CD1 THURSTON CNTY NEB		2.500	NE	184003102-1	Cont 5/28/2025	12/15/2035	200,000.00	200,000.00	200,000.00	169,736.00	169,736.00	
TAX TAXGO D02/02	534239FX1 LINCOLN NEB		3.000	NE	177045043-1	Cont	7/15/2026	100,000.00	100,000.00	100,000.00	98,231.00	98,231.00	
TAX TAXGO D02/02	61778RB18 MORRILL CNTY NEB SCH DIST #63		1.937	NE	177020846-1	Cont 12/1/2025	12/1/2031	210,000.00	210,000.00	210,000.00	172,926.60	172,926.60	
TAX TAXREV D02/02	68189TBA3 OMAHA NEB SPL OBLIG	A3	6.400	NE	185184294-1	Cont	3/25/2008	20,000.00	20,000.00	20,223.80	20,223.80	20,223.80	
TD CD D02/02	02007GXG3 ALLY BANK CD		3.450		177049980-1	Cont	8/4/2026	245,000.00	245,000.00	245,000.00	245,000.00	245,000.00	
TD CD D02/02	02589AC42 AMERICAN EXPR NATL BK CD		2.650		182012070-1	Cont	4/6/2027	245,000.00	245,000.00	245,000.00	245,000.00	245,000.00	
TD CD D02/02	89235MNH0 TOYOTA FINANCIAL SGS BK CD		3.200		177046219-1	Cont	5/17/2027	245,000.00	245,000.00	245,000.00	245,000.00	245,000.00	
CITY OF SEWARD								39,612,927.29	9,954,130.44	9,232,085.99	53,206.97	9,232,085.89	9,285,292.86

CASH IN BANK \$5,903,889.36

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TREASURER'S REPORT	MONTH OF: OCTOBER 2024					
VARIANCE AT: 8.3%						
DEPARTMENT	REVENUE BUDGET	CURRENT YTD REVENUE	VARIANCE	UNRECEIPTED BALANCE	PREVIOUS YTD REVENUE	DIFFERENCE B/W BUDGET YEARS
ELECTRIC	15,568,990	994,522	6%	14,574,468	1,447,658	(453,136)
ELEC BOND PYMT						
WATER	7,803,000	314,750	4%	7,488,250	255,901	58,848
WATER BOND PYMTS						
WATER SINKING FUND	20,000	- 0 -	0%	20,000	- 0 -	- 0 -
WASTEWATER TREATMENT	21,807,388	256,225	1%	21,551,163	238,973	17,252
WWTW BOND PYMT						
WWTW SINKING FUND	930,000	- 0 -	0%	930,000	- 0 -	- 0 -
TOTAL BUSINESS-TYPE FUNDS	46,129,378	1,565,496	3%	44,563,882	1,942,532	(377,036)
GENERAL REVENUES	5,411,339	72,101	1%	5,339,238	68,192	3,909
LEGAL	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
POLICE	6,650	103	2%	6,547	460	(358)
E911	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
POLICE EQUITABLE SHARING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
STREET	5,997,066	145,619	2%	5,851,447	140,298	5,321
STREET STP FUNDS	190,428	1	0%	190,427	4	(3)
DEBT SERVICE	596,674	157,333	26%	439,341	197,859	(40,525)
RAIL CAMPUS	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG ECON. DEV. LOAN FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG DOWNTOWN REVITAL GRANT	- 0 -	- 0 -	0%	- 0 -	45,000	(45,000)
BLDGS & GRDS (CITY HALL)	48,000	- 0 -	0%	48,000	- 0 -	- 0 -
LEVEE ACCREDITATION	146,250	- 0 -	0%	146,250	- 0 -	- 0 -
CIVIC CENTER	1,729,525	- 0 -	0%	1,729,525	- 0 -	- 0 -
LIBRARY	41,080	1,266	3%	39,814	5,394	(4,128)
PUBLIC PROPERTIES	31,250	1,810	6%	29,440	391	1,419
CEMETERY	65,000	7,725	12%	57,275	3,625	4,100
GOLF COURSE	599,525	27,795	5%	571,730	21,703	6,092
NEW PARK DEVELOPMENT	750	65	9%	685	100	(35)
NEW CEMETERY DEVELOPMENT	3,000	295	10%	2,705	300	(5)
GUTHMAN TRUST - REGULAR	425	12	3%	413	30	(18)
GUTHMAN TRUST - PAVING	100	12	12%	88	32	(19)
PERPETUAL CARE - PRINCIPAL	8,250	1,200	15%	7,050	1,050	150
PERPETUAL CARE - INTEREST	3,000	354	12%	2,646	416	(62)
BLDGS & GRDS (OTHER)	250	- 0 -	0%	250	- 0 -	- 0 -
BUILDING INSPECTION	99,250	11,445	12%	87,805	16,299	(4,854)
FIRE	360,000	17,858	5%	342,142	31,328	(13,471)
FIRE EQUIPMENT SINKING FUND	149,000	49,577	33%	99,423	1,217	48,360
TREE BOARD	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
PLANNING COMMISSION	5,200	852	16%	4,348	- 0 -	852
ENGINEER	133,663	- 0 -	0%	- 0 -	- 0 -	- 0 -
DOWDING POOL	81,000	- 0 -	0%	81,000	- 0 -	- 0 -
CONCESSION STAND	900	- 0 -	0%	900	- 0 -	- 0 -
SWIMMING LESSONS	16,000	- 0 -	0%	16,000	- 0 -	- 0 -
RECREATION	42,850	8,665	20%	34,185	9,409	(745)
SPORTS COMPLEX LIGHTS	225	24	11%	201	62	(38)
SENIOR CENTER	98,000	15,593	16%	82,407	6,811	8,781
SENIOR SHUTTLE	4,600	1,029	22%	3,571	207	822
RECYCLING	5,500	103	2%	5,397	- 0 -	103
WELLNESS CENTER	415,000	75	0%	414,925	- 0 -	75
ECONOMIC DEVELOPMENT (LB840)	279,689	26,134	9%	253,555	23,450	2,684
CAPITAL IMPROVEMENTS FUND	11,161,100	1,391,024	12%	9,770,076	70,188	1,320,836
TAX INCREMENT FINANCING	642,906	5,186	1%	637,720	27,384	(22,198)
TOTAL GOVERNMENTAL FUNDS	28,373,445	1,943,255	7%	26,296,527	13,232,091	(11,288,836)

(UNAUDITED)

TREASURER'S REPORT		MONTH OF: OCTOBER 2024				
VARIANCE AT: 8.3%						
	EXPENDITURES	CURRENT YTD		UNEXPENDED	PREVIOUS YTD	DIFFERENCE
DEPARTMENT	BUDGET	EXPENDITURES	VARIANCE	BALANCE	EXPENDITURES	B/W BUDGET YEARS
ELECTRIC	16,115,995	940,658	6%	15,175,337	998,771	(58,113)
ELEC BOND PYMT	492,108	- 0 -	0%	492,108	- 0 -	- 0 -
WATER	6,898,179	195,699	3%	6,702,480	295,886	(100,186)
WATER BOND PYMTS	357,426	- 0 -	0%	357,426	- 0 -	- 0 -
WATER SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
WASTEWATER TREATMENT	12,754,281	138,823	1%	12,615,458	127,039	11,784
WWTW BOND PYMT	297,193	- 0 -	0%	297,193	- 0 -	- 0 -
WWTW SINKING FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
TOTAL BUSINESS-TYPE FUNDS	36,915,182	1,275,180	3%	35,640,002	1,421,695	(146,515)
GENERAL EXPENSES	1,287,414	94,181	7%	1,193,233	89,667	4,514
LEGAL	75,483	6,450	9%	69,033	6,183	267
POLICE	1,952,173	189,882	10%	1,762,291	174,324	15,558
E911	246,299	20,525	8%	225,774	23,507	(2,982)
POLICE EQUITABLE SHARING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
STREET	6,773,162	447,202	7%	6,325,960	729,219	(282,016)
STREET STP FUNDS	190,428	- 0 -	0%	190,428	- 0 -	- 0 -
DEBT SERVICE	591,674	22,190	4%	569,484	25,277	(3,087)
RAIL CAMPUS	11,000	1,670	15%	9,330	3,000	(1,330)
CDBG ECON. DEV. LOAN FUND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG-DOWNTOWN REVITAL GRANT	- 0 -	- 0 -	#DIV/0!	- 0 -	45,000	(45,000)
BLDGS & GRDS (CITY HALL)	26,729	6,871	26%	19,858	6,371	500
LEVEE ACCREDITATION	215,000	1,329	1%	213,671	19,076	(17,747)
CIVIC CENTER	1,764,525	270,531	15%	1,493,994	28,041	242,490
LIBRARY	596,015	55,633	9%	540,382	51,471	4,162
PUBLIC PROPERTIES	581,859	68,263	12%	513,596	62,617	5,646
CEMETERY	259,270	44,501	17%	214,769	15,188	29,313
GOLF COURSE	847,336	74,727	9%	772,609	61,726	13,001
NEW PARK DEVELOPMENT	100	- 0 -	0%	100	- 0 -	- 0 -
NEW CEMETERY DEVELOPMENT	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
GUTHMAN TRUST - REGULAR	145	- 0 -	0%	145	- 0 -	- 0 -
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)	13,400	583	4%	12,817	302	281
BUILDING INSPECTION	137,341	14,728	11%	122,613	12,984	1,744
FIRE	772,256	37,504	5%	734,752	50,766	(13,262)
FIRE EQUIPMENT SINKING FUND	185,000	- 0 -	0%	185,000	- 0 -	- 0 -
TREE BOARD	12,500	- 0 -	0%	12,500	- 0 -	- 0 -
PLANNING COMMISSION	41,135	2,041	5%	39,094	1,432	608
ENGINEER	177,217	11,092	6%	- 0 -	11,532	(439)
DOWDING POOL	265,537	29,405	11%	236,132	24,086	5,319
CONCESSION STAND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
SWIMMING LESSONS	11,189	- 0 -	0%	11,189	- 0 -	- 0 -
RECREATION	375,354	34,261	9%	341,093	31,304	2,957
SPORTS COMPLEX LIGHTS	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
SENIOR CENTER	226,981	30,915	14%	196,066	23,533	7,383
SENIOR SHUTTLE	4,738	1,997	42%	2,741	1,470	527
RECYCLING	35,059	4,644	13%	30,415	3,992	652
WELLNESS CENTER	415,001	31,232	8%	383,769	6,737	24,495
ECONOMIC DEVELOPMENT LB840	279,690	- 0 -	0%	279,690	2,625	(2,625)
CAPITAL IMPROVEMENTS FUND	11,100,000	1,338,481	12%	9,761,519	- 0 -	1,338,481
TAX INCREMENT FINANCING	696,706	4,804	1%	691,902	104,501	(99,698)
TOTAL GOVERNMENTAL FUNDS	30,167,716	2,845,641	9%	27,155,951	13,860,377	(11,014,736)

(UNAUDITED)

3. Claims & Payables Reports

CLAIMS LIST
11/19/2024
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; INS- Insurance; INV-Inventory; LG-Legal; LS-Lease LSMA-Maintenance; MAT-Materials; 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

Action Electric Co Inc	RE	11,500.00
ADE	RE	137.20
Advanced Fire & Safety	BU	213.23
Advantage Archives LLC	SE	175.00
AKRS Equipment Inc	SU	410.38
Allegiant Utility Service	C	15.12
Allo	UT	487.45
Amazon Business	SU	739.07
Aqua-Chem Inc	SU	613.30
Axon	EQ	11,430.12
Badger Meter	SE	287.52
Bailey Training & Consulting	TR	159.00
Baker & Taylor	MAT	2,611.83
Beran Heidi	MC	150.00
Biblionx LLC	AF	4,230.00
BIC Construction LLC	CI	261,000.00
Black Diamond Auto Detail	RE	190.00
Black Hills Energy	UT	874.39
Blue Cross Blue Shield NE	BE	67,175.71
Border States Industries	INV	27,134.48
BNSF	AF	1,785.58
Campbell Cleaning	SE	3,309.35
Cattle Bank	LS	24,456.76
City Seward Library Petty	PF	134.42
City Seward Merchant Services	SE	3,639.57
City Seward Payroll	SA	213,347.46
City Seward Perpetual Fd	MC	1,950.00
Clark Enersen Partners	SE	5,998.57
Codr Plumbing/Excavation	BU	355.79
Commonwealth Electric Co	RE	4,607.69
Constellation Newenergy	UT	26.70
Creative Prod Sourcing	SU	202.70
Cross Creek Animal Health	SE	150.00

Crouch'S Farm/Hardware	EQ	2,087.56
Cuttin It Close Lawncare	SE	420.00
Davisson Furniture Center	SU	6,119.67
Eakes Office Solutions	SU	14.99
Electronic Contracting Co	SE	81.00
Fairfield Inn & Suites	TR	279.90
Farmers Coop Seward	DF	3,837.76
Fastenal Company	SU	66.43
First Wireless Inc	RE	141.00
Galls LLC	UN	423.35
General Code	AF	1,195.00
General Excavating	CI	382,251.29
Gerhold Concrete Co Inc	SU	801.62
Graham Tire	RE	524.00
Great Plains Communicatio	UT	575.92
Gurney	RE	641.60
H&S Plumb Heat & Air Inc	BU	102.97
Helmink Printing/Grph Inc	SU	237.00
Hireright LLC	SE	619.45
Hobson Automotive & Tire	SE	152.89
Hoopla/Midwest Tape	MAT	2,500.00
Husker Electric Supply Co	MAT	1,786.83
Hydraulic Equipment	RE	146.24
Jones Automotive	MC	530.00
Last Mile Network Consult	IT	62.00
Mailand'S Clothing	UN	10.00
Matheson Tri-Gas Inc	SU	111.33
Memorial Health Care System	SE	310.00
Menards North	BU	91.18
Mid-American Benefits Inc	BE	832.16
Midwest Auto Parts	SU	702.39
Midwest Electric Transfor	RE	11,309.00
Midwest Laboratories Inc	TE	3,200.22
Midwest Turf & Irrigation	RE	49.46
Municipal Supply Omaha	INV	267.35
Ne Dept Of Agriculture	MC	1.22
Nebraska Door & Window	SU	326.58
Nebraska Generator	RE	1,471.12
Nebraska Muni Clerks Asso	AF	150.00
Nebraska Public Power District	UT	459,491.20
Norris Public Power District	UT	1,612.85
Northern Safety Co Inc	SU	259.68
Olsson	CI	7,835.24
One Billing Solutions LLC	SE	3,170.65

One Call Concepts Inc	SE		250.00
One Source Background Check	SE		22.00
Onsolve LLE	AF		2,771.15
O'Reilly Automotive Inc	RE		546.35
Pac N Save	ML		3,545.30
Paper Tiger Shredding	SE		35.00
Purpose Associates	CI		4,808.00
Quality Brands Of Lincoln	SU		281.35
Quill Corp	SU		705.70
Ray O'Herron	SU		2,093.82
Riverside Portables LLC	SE		399.00
Sargent Drilling Inc	TE		4,675.00
Seward County Independent	LG		956.81
Seward County Treasurer	SE		20,524.91
Seward Lumber & Home	SU		725.45
Seward Public Schools	MC		1,858.28
Seward Wind LLC	UT		49,688.97
Sid Dillon - Crete	FA		83,131.00
SECC-Lincoln	TR		2,500.00
St P J Supply Inc	SU		108.50
Time Warner/Spectrum	IT		431.42
TK Elevator Corp	SE		2,154.96
Total Tool Supply Inc	SU		499.10
Transunion Risk	SE		75.00
USA Bluebook	SU		420.19
USPS	PF		4,500.00
Utica Parts & Service	MC		122.12
Verizon Wireless	UT		471.60
Vessco Inc	RE		1,628.10
VISA-Jones Bank			1,441.69
Sam's Club	SU	239.60	
Pac N Save	SU	1,107.09	
SMTP2GO	IT	75.00	
Mailchimp	SE	20.00	
VISA-Pinnacle Bank			971.67
Sam's Club	SU	725.28	
Amazon.com	MAT	6.91	
Techsoup	IT	10.00	
Walsworth Yearbook	MAT	63.99	
Walmart	SU	37.71	
Zoom	MS	15.99	
Klovegreen	MAT	41.79	
Lincoln Journal Star	MAT	70.00	
Voehl Cindy	RI		17.42

Wesco Distribution Inc	INV	30,120.43
White Cap	SU	289.88
White Castle Roofing	BU	550.00
Wiedemeyer Jonathan C	RI	90.00
Windstream Nebraska Inc	UT	873.20
Wortman Niki	RI	222.16
Wt.Cox	MAT	127.70
	CLAIMS TOTAL	\$1,770,931.72

4. Police Department Report



City of Seward
Police Department
Chief Brian W. Peters

Monthly Statistics
_____ 20 _____

Service Calls	
Accidents	
Arrests	
Citations	
Warnings	
Parking Tickets	

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

5. Report on Discounted Recreation Fees - Bluejay Bash Donation



P.O. Box 38, 537 Main Street, Seward, Nebraska 68434. Phone: 402-643-2928. Fax: 402-643-6491. www.CityofSewardNE.gov

Date: November 19, 2024

To: *City Council*

From: *City Administration*

Re: Discounted Recreational Fee Report – December 6, 2024

As was discussed and approved at the May 16, 2017, City Council meeting, Mayor Eickmeier has been authorized to offer a discounted or complimentary rate for recreational programs at his discretion.

The following fees were donated for the 2024 Bluejay Booster Bash silent auction to occur on December 6th. The purpose of the donation was in the hopes that the auction revenue generated would exceed the stated value, and that the revenues gained from the auction would benefit the Plum Creek Turf Project.

One (1) Annual Single Golf Membership: ½ Donated by the City of Seward and ½ Donated by the Plum Creek Turf Committee

Value = \$338.63

18-Hole Round of Golf for four (4) plus carts

Value = (\$28 * 4 daily green fees) + (\$15 * 4 daily cart rentals) = \$172.00

6. Draft Minutes of November 5, 2024, City Council Meeting

November 5, 2024

The Seward City Council met at 7:00 p.m. on Tuesday, November 5, 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, Karl Miller, John Singleton, Tatum Tonniges, Matt Stryson, Rich Wergin, Jonathon Wilken. Councilmembers Absent: None. Other officials present: City Administrator Greg Butcher, City Attorney Kelly Hoffschneider, City Engineer Michael Oneby, Building/Zoning & Code Enf. Director Tim Dworak, Wellness Center Director Joel Brase, and Police Sergeant Jon Wiedemeyer.

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 Wergin, seconded by Councilmember Singleton.

1. Claims & Payables Report (totaling \$480,715.60)
2. Draft Minutes of October 15, 2024, City Council Meeting
3. Mayor's Appointments to Boards and Commissions:
 - a. Appoint Ron Jackson (replaces Russell Souchek) to the Planning Commission for remainder of term

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

Nay: None. Absent: None. Motion carried.

PUBLIC HEARINGS

1. CONSIDERATION OF AN APPLICATION TO THE NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT (NDED) FOR A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FOR A PORTION OF THE COSTS OF A PUBLIC FACILITIES INFRASTRUCTURE STREET IMPROVEMENT PROJECT, NAMELY, TO EXTEND WORTHMAN BLVD FROM PINE STREET TO THE WESTERN BOUNDARY OF THE SEWARD RAIL CAMPUS

City Administrator Butcher informed that the City was working with the Southeast Nebraska Development District (SENDD) in applying for an economic development grant to extend Worthman Blvd to the western boundary of the campus. A significant tenant, Dari Processing, LLC, is currently planning to develop the site west of the PetSource facility, thus improved infrastructure is needed to accommodate. If granted, the City will be awarded approximately \$1 million for the project. Additionally, the City is seeking other funding sources. The Schemmer Associates has designed the project with completion tied to the development moving forward to build.

Mayor Eickmeier opened the public hearing at 7:06 p.m. With no public comment received, the public hearing was closed at 7:06 p.m.

A. AUTHORIZATION FOR THE MAYOR TO SIGN ALL DOCUMENTS RELATED TO THE CITY OF SEWARD'S APPLICATION FOR CDBG FUNDING

Councilmember Kolterman moved, seconded by Councilmember Singleton, to authorize the Mayor to sign all documents related to the City's application for CDBG funding for extension of Worthman Blvd.

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

Nay: None. Absent: None. Motion carried.

B. CONSIDERATION OF A RESOLUTION AUTHORIZING THE EXECUTION OF ALL CONTRACTS, DOCUMENTS, OR OTHER MEMORANDA BETWEEN THE CITY OF SEWARD AND NDED TO ACCEPT AN AWARDED GRANT

Councilmember Kolterman introduced **Resolution 2024-33**, to authorize the execution of all contracts, documents, or other memoranda to accept an awarded grant. Councilmember Wergin moved, seconded by Councilmember Kahler, to approve Resolution 2024-33.

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

Nay: None. Absent: None. Motion carried.

ADMINISTRATIVE ITEMS

1. CONSIDERATION OF A CLAIM FROM MANDY CUTSHALL, 748 N 8TH STREET, FOR PERSONAL PROPERTY DAMAGE IN THE AMOUNT OF \$56,807.72

Mr. Butcher informed that the alleged incident involved effects from a sewer blockage observed on 8th Street near the claimant's address. The Senior Center also experienced effects from the blockage. The recommendation

November 5, 2024

from Administration is to forward to the insurance carrier for determination.

Councilmember Miller moved, seconded by Councilmember Kolterman, to forward the claim to the City's insurance carrier for consideration.

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

2. CONSIDERATION OF A DONATION REQUEST FOR A BASEBALL MEMORIAL AT LEGION FIELD

Bill Sleight, representing the former Seward Baseball Association, noted that as the entity is in the process of dissolution, they had brainstormed ways in which to use the remaining funds. Their request was to place three baseball bollards near the parking lot entrance of the Legion Field with a flagpole and plaque as a permanent structure. He noted that the bollards would be installed at no cost to the City and that the Park & Recreation Board had heard their request and suggested consideration. Mayor Eickmeier requested that Mr. Sleight provide an updated design for Council consideration before installation.

Councilmember Stryson moved, seconded by Councilmember Tonniges, to approve the Seward Baseball Association's request to place a memorial near the Legion Field entrance, contingent that Council approves the final design before installation occurs.

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

3. CONSIDERATION OF A REQUEST FROM THE NEBRASKA LIQUOR CONTROL COMMISSION ON BEHALF OF RUE 6, LLC, TO ALLOW FOR AN ADDRESS CHANGE TO THE EXISTING LIQUOR LICENSE

Gregg Nelson, applicant, noted that his business was in the process of moving locations. As such, the license would be amended to include the upstairs area of the 139 N 6th Street location. City Clerk Bargmann informed that, if approved, he would notify the State of the City's recommendation to amend the license.

Councilmember Stryson moved, seconded by Councilmember Singleton, to recommend approval of a change of address request to an existing liquor license on behalf of Rue 6, LLC.

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

4. CONSIDERATION OF AN ORDINANCE AMENDING THE MUNICIPAL CODE; INITIATING A WATER RATE ADJUSTMENT INCREASING TOTAL SYSTEM REVENUES BY 3.0%; EFFECTIVE WITH OCTOBER 2024 BILLING (SECOND READING, CORRECTS ORD. NO. 2024-18)

It was noted that an error was discovered after the passing of Ordinance 2024-18 that will need to be addressed by a corrective ordinance. Due to a lack of a supermajority of Councilmembers present at the October 15th meeting, the first reading of the ordinance occurred.

Councilmember Miller moved, seconded by Councilmember Kahler, to dispense with the statutory rule in regard to Ordinance No. 2024-21.

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

Councilmember Kolterman moved, seconded by Councilmember Tonniges that the minutes of the proceedings of the Mayor and Council of the City of Seward, Seward County, Nebraska in the matter of passing: **Ordinance No. 2024-21**, AN ORDINANCE TO AMEND SECTION 390-1.26 OF THE MUNICIPAL CODE; TO INITIATE A WATER RATE ADJUSTMENT THAT WILL INCREASE TOTAL SYSTEM REVENUES GENERATED BY RATES CHARGED TO CUSTOMERS FOR SERVICE FROM THE WATER SYSTEM OF THE CITY BY 3.0% EFFECTIVE WITH THE OCTOBER 2024 AND JANUARY 2025 BILLINGS; TO PROVIDE FOR BILLING THEREOF; TO REPEAL THE ORIGINAL SECTION 390-1.26; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

5. CONSIDERATION OF AN ORDINANCE AMENDING THE COMPREHENSIVE PAY PLAN, PROVIDING FOR A 3.0% COST OF LIVING ADJUSTMENT FOR ALL PAY LINES, EFFECTIVE OCTOBER 1, 2024 (SECOND READING, CORRECTS ORD. NO. 2024-20)

November 5, 2024

It was noted that an error was discovered after the passing of Ordinance 2024-20 that will need to be addressed by a corrective ordinance. Due to a lack of a supermajority of Councilmembers present at the October 15th meeting, the first reading of the ordinance occurred.

Councilmember Kolterman moved, seconded by Councilmember Tonniges, to dispense with the statutory rule in regard to Ordinance No. 2024-22.

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

Councilmember Wergin moved, seconded by Councilmember Miller that the minutes of the proceedings of the Mayor and Council of the City of Seward, Seward County, Nebraska in the matter of passing: **Ordinance No. 2024-22**, AN ORDINANCE TO PROVIDE FOR ANNUAL CLASSIFICATION OF OFFICERS AND EMPLOYEES OF THE CITY OF SEWARD, NEBRASKA; TO PROVIDE FOR LONGEVITY PAY AND PAYMENT OF PART-TIME EMPLOYEES; TO PROVIDE FOR A DATE SUCH CLASSIFICATION AND PAY RANGES OF COMPENSATION SHALL BECOME EFFECTIVE; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

6. CONSIDERATION OF AN ORDINANCE AMENDING THE MUNICIPAL CODE; ADOPTING THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND INTERNATIONAL RESIDENTIAL CODE (IRC) REGULATIONS

Building/Zoning & Code Enf. Director Dworak noted the State of Nebraska and Seward County had adopted the 2018 building regulations; therefore, it was advised the City follow suit to keep current. Some of the notable changes included: sidewalk, cement slab, and driveway permitting requirement in the City right-of-way; updated flood maps; radon requirements; design criteria code; requirement to require ice/water shield for new roofing; exemption of headspace requirement for stairs to basement rooms; and detached buildings base requirements.

Councilmember Stryson introduced Ordinance No. 2024-23. Councilmember Wergin moved, seconded by Councilmember Tonniges, to dispense with the statutory rule.

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

Councilmember Miller moved, seconded by Councilmember Kahler that the minutes of the proceedings of the Mayor and Council of the City of Seward, Seward County, Nebraska in the matter of passing: **Ordinance No. 2024-23**, AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF SEWARD, CHAPTER 225 BUILDING CONSTRUCTION, ARTICLE 6; TO REGULATE THE BUILDING CODE OF THE CITY OF SEWARD; TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Councilmember Wergin moved, seconded by Councilmember Miller, that all ordinances be added to the permanent record.

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

7. CONSIDERATION OF A WORK ORDER TO THE MASTER AGREEMENT WITH OLSSON, INC., APPROVED APRIL 19, 2022, FOR SUBSTATION ENGINEERING SERVICES AT THE SEWARD RAIL CAMPUS IN THE AMOUNT OF \$178,000

Mr. Butcher relayed that an expansion to the Rail Campus substation by 10 MWA was included in the current Capital Improvement Plan (CIP) and would anticipate growth to the Rail Campus and southern area of the City.

Councilmember Singleton moved, seconded by Councilmember Miller, to approve a work order with Olsson, Inc., for substation engineering services related to the proposed expansion of the Seward Rail Campus site.

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

8. CONSIDERATION OF AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH OLSSON, INC., APPROVED MAY 7, 2024, FOR SERVICES RELATED TO WATER/WASTEWATER SCADA PHASE I UPGRADES IN THE

November 5, 2024

AMOUNT OF \$30,740

City Engineer Oneby described the amendment as additional hardware and software upgrades to improve the water and wastewater systems to allow for more automation of remote operators.

Councilmember Singleton moved, seconded by Councilmember Miller, to approve an amendment to the agreement with Olsson, Inc., for services related to water/wastewater SCADA Phase I upgrades.

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

Nay: None. Absent: None. Motion carried.

9. CONSIDERATION OF A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AND DESIGNATE CITY ENGINEER ONEBY AS CITY STREET SUPERINTENDENT FOR PURPOSES OF THE ANNUAL YEAR-END NDOT CERTIFICATION

Councilmember Wergin introduced **Resolution 2024-34**, to authorize the Mayor to designate City Engineer Oneby as 2024 City Street Superintendent and to sign the NDOT certification. Councilmember Tonniges moved, seconded by Councilmember Kahler, to approve Resolution 2024-34.

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

Nay: None. Absent: None. Motion carried.

10. CONSIDERATION OF A RESOLUTION TO ESTABLISH A BOND AMOUNT FOR ISSUANCE OF A JUNK DEALER LICENSE AS PER CHAPTER 271 OF CITY CODE

Mr. Butcher noted that a license fee for a junk dealer license was established on June 7, 2023; however, the bond amount was not specified as per City Code. After consultation with the City's insurance agent—Suhr & Lichty—it was advised the City establish a \$5,000 bond requirement for issuance of said license.

Councilmember Stryson introduced **Resolution 2024-35**, to establish a bond amount of \$5,000 for issuance of a junk dealer license. Councilmember Wergin moved, seconded by Councilmember Tonniges, to approve Resolution 2024-35.

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

Nay: None. Absent: None. Motion carried.

11. CONSIDERATION OF A LAND LEASE WITH DARI PROCESSING, LLC, WITHIN THE COMMERCIAL RAIL CAMPUS DEVELOPMENT AREA, LEGALLY DESCRIBED AS 'A PORTION OF OUTLOT E, SEWARD RAIL CAMPUS PUD FIRST ADDITION, LOCATED IN THE SE ¼ SECTION 29, T11N, R3E OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA'

Mr. Butcher identified that a tenant had approached the City about the potential development of a site directly west of the PetSource facility related to milk processing. The project would include a facility of approximately \$165 million and create approximately 75 jobs with the ability to add more. At this time, the group is planning to do site work and testing to determine the viability of the project. As such, City Administration is suggesting a six-month land lease to allow for this work with the provision it is returned to its current state if the project were abandoned. The extension of Worthman Blvd is tied to the recruitment of this tenant. If the group decides to continue moving forward, an offer for purchase of the land will be considered by Council at a future date.

Councilmember Miller moved, seconded by Councilmember Kolterman, to approve a six-month land lease with Dari Processing, LLC, to allow for site work and testing related to determining the viability of the project.

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

Nay: None. Absent: None. Motion carried.

12. UPDATE ON THE WELLNESS CENTER

Wellness Center Director Brase provided the following updates: the gym flooring will be installed imminently; the pool mechanical room had been poured with pool decking to come; and a Child Care Director is expected to be hired shortly with a start date of early 2025.

CITY ADMINISTRATOR'S REPORT

Councilmember Wergin moved, seconded by Councilmember Stryson, that the City Administrator's report of November 5, 2024, be accepted.

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

Nay: None. Absent: None. Motion carried.

STRATEGY SESSION

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

November 5, 2024

Councilmember Miller moved, seconded by Councilmember Singleton, that the Council enter a closed session with the Mayor, City Administrator, City Attorney, Jonathan Jank, 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, Miller, Singleton, Stryson, Tonniges, Wergin, Wilken.

Nay: None. Absent: None. Motion carried.

Mayor Eickmeier stated the Council has voted to go into closed session at 7:56 p.m. for the protection of the public interest and to discuss real estate interests at the Rail Campus with the City Attorney.

At 8:04 p.m., the closed session ended, and the following Councilmembers reconvened to regular session: Kahler, Kolterman, Miller, Singleton, Stryson, Tonniges, Wergin, Wilken. Mayor Eickmeier announced that no formal action was taken during the closed session.

MOTION TO ADJOURN

Councilmember Wergin moved, seconded by Councilmember Miller, that the November 5, 2024, City Council Meeting be adjourned.

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

Nay: None. Absent: None. Motion carried.

Adjourned approximately 8:04 p.m.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Derek Bargmann, City Clerk

PUBLIC HEARINGS

1. Public Hearing - 7:00 PM - Class D Liquor License Application of Lucid Industries, LLC, dba Lucid Vapor, 804 Twin Oaks Road - City Clerk Bargmann



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 42811

LICENSE TYPE Class D Beer, Wine, Spirits Off Sale Only	APPLICATION DATE RECEIVED 2024-10-09
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME Lucid Industries LLC	LICENSEE TYPE Corporation
DOING BUSINESS AS Lucid Vapor	CORPORATE NUMBER N/A
INCORPORATION DATE 2024-07-18	
CORRESPONDENCE ADDRESS 804 Twin Oaks Rd Seward NE, 68434	
MAILING ADDRESS 804 Twin Oaks Rd Seward NE, 68434	
PHYSICAL ADDRESS 804 Twin Oaks Rd Seward NE, 68434	
CONTACT NAME Wisam Haydaw	PREFERRED CONTACT METHOD Email
CONTACT PHONE (402) 405-6904	ALTERNATE PHONE
FAX	EMAIL whaydaw@yahoo.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Wisam Haydaw	President	Lucid Industries LLC	100

ADDITIONAL INFORMATION

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Other Category

PREMISES NAME

Lucid Vapor

OPERATOR

Wisam Haydaw

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Lease

EXPIRATION DATE

2027-07-01

PHYSICAL ADDRESS

804 Twin Oaks Rd, Seward NE, 68434

MAILING ADDRESS

CONTACT NAME

Wisam Haydaw

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(402) 405-6904

ALTERNATE PHONE

FAX

EMAIL

whaydaw@gmail.com

PREMISES MANAGER

Wisam Haydaw

PREMISES MANAGER EMAIL

whaydaw@gmail.com

QUESTIONS

Class D Beer, Wine, Spirits Off S

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge?

Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party is applying, please list charges by each individual's name. Exclude minor traffic violations such as speeding. Include Driving Under the Influence, Driving Under Suspension & other similar charges. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*
A simple sketch of the area to be licensed will be required to be uploaded in the Documents section.. Include the length x width, direction of NORTH and number of floors of the building.

L50, W26

3. Will a basement be used for alcoholic storage or sale?

No

4. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

The building consists of a single floor, with the storefront area exclusively dedicated to the liquor and vape shop

5. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

6. Is premises to be licensed within 300 feet of a college campus or university?

No

7. Are you acquiring any alcohol prior to obtaining this liquor license?

No

8. What date do you intend to open for business?

Our vape shop is currently open for business, and we are actively pursuing a liquor license to expand our operations.

9. Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

No

10 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

No

11 Is anyone listed on this application a law enforcement officer?

No

12 List the primary bank and/or financial institution to be utilized by the business.

a) List the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

Primary bank: US Bank

Individuals authorized to write checks: Wisam Haydaw

13 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

Cashier

SJ's Liquor & Vape (2645 O St, Lincoln Nebraska)

14 Are all individuals named in this application over 21 years of age?

Yes

15 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

16 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number. Also list reason for termination of license(s) previously held.

N/A

17 Has the premises location been previously licensed within the last 2 years?

No

18 Are you applying for a Temporary Operating Permit?

No

19 What is the premises manager's name?

Wisam Haydaw

20 What is the manager's address?

6220 NW 2ND CIR APT 299 Lincoln, NE 68521

21 What is the manager's phone number?

4024056904

22 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Lancaster County

23 What is the manager's email address? An email will be sent to them to obtain their personal information.

whaydaw@yahoo.com

24 Is the manager married?

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Business Plan	Liquor Licence Road map.docx	
Premises Description & Diagram	Premises Description & Diagram.pdf	
Privacy Act Statement	Privacy Act Statement.pdf	
Lease / Deed / Purchase Agreement	lucid vapor lease.pdf	

APPLICANT

Wisam Haydaw

DECLARATION

I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Additional Information Requested

File Number: 42811

LICENSE TYPE Class D Beer, Wine, Spirits Off Sale Only	ADDITIONAL INFORMATION DATE RECEIVED 2024-10-11
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME Lucid Industries LLC	LICENSEE TYPE Corporation
DOING BUSINESS AS Lucid Vapor	CORPORATE NUMBER N/A
INCORPORATION DATE 2024-07-18	
CORRESPONDENCE ADDRESS 804 Twin Oaks Rd Seward NE, 68434	
MAILING ADDRESS 804 Twin Oaks Rd Seward NE, 68434	
PHYSICAL ADDRESS 804 Twin Oaks Rd Seward NE, 68434	
CONTACT NAME Wisam Haydaw	PREFERRED CONTACT METHOD Email
CONTACT PHONE (402) 405-6904	ALTERNATE PHONE

FAX

EMAIL

whaydaw@yahoo.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Wisam Haydaw	President	Lucid Industries LLC	100

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION REQUESTED

The Privacy Act Statement form is not signed. Please sign the form and re-submit it using the one time submission link under "Actions Required" on your customer portal account. Please contact me if you have any questions. Hannah Yates 402.471.2735 or hannah.yates@nebraska.gov

ADDITIONAL INFORMATION PROVIDED

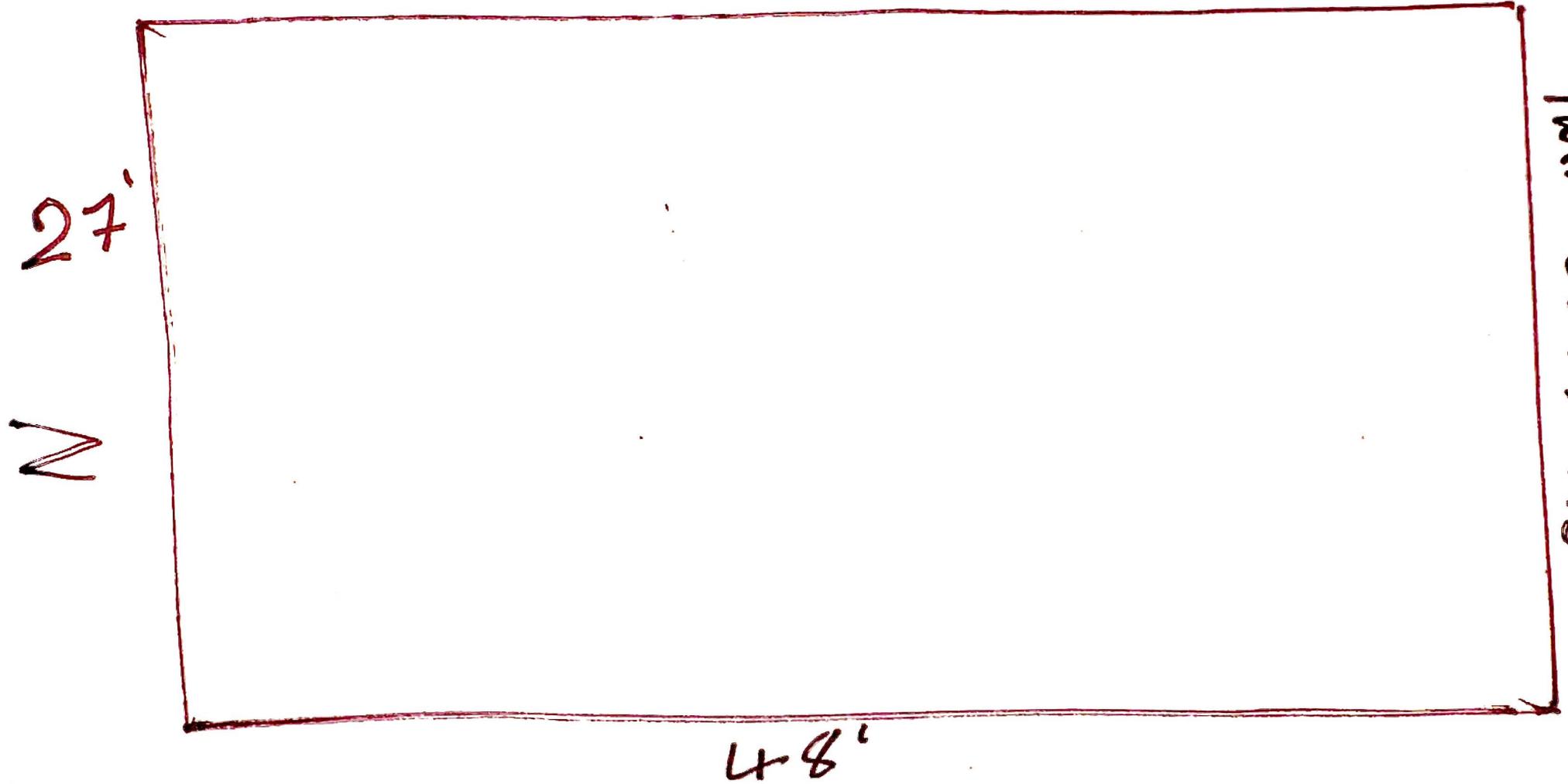
DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Privacy Act Statement	Privacy Act Statement.pdf	Privacy Act Statement

APPLICANT

Wisam Haydaw

Progressive Rd



Twin Oaks Rd

- A. Consideration of a Resolution Recommending or Denying Approval of a Class D Liquor License for Lucid Vapor



City of Seward
Building and Zoning Department

142 N 7th Street,
Seward, Nebraska 68434
Phone: 402-643-2928 opt 3, opt 1
www.CityofSewardNE.gov

October 17, 2024

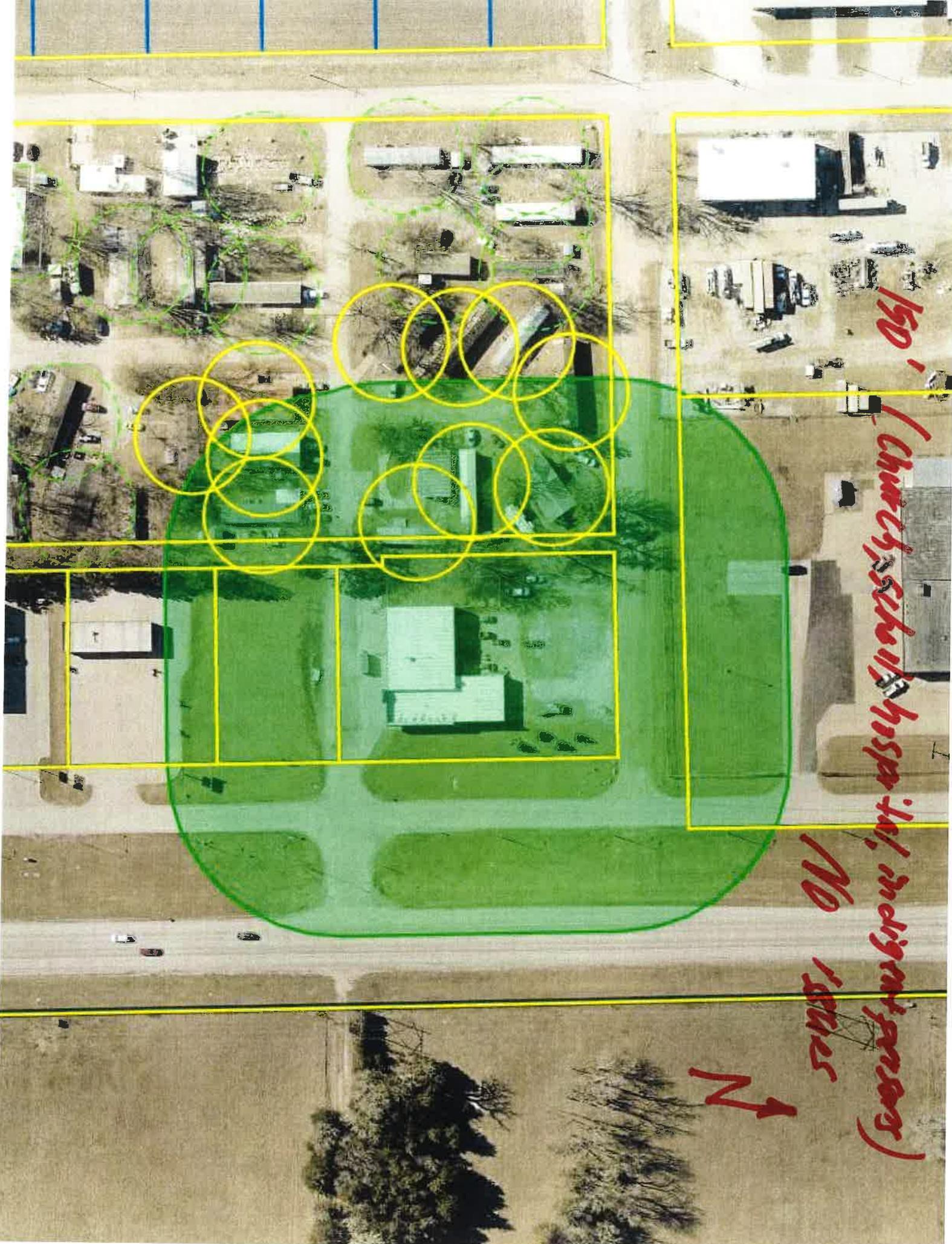
Liquor license application review

Lucid Industries LLC
804 Twin Oaks Rd
Seward, NE 68434

No identifiable zoning conflicts or location issues were identified within 150' of this property.

No identifiable college/university location issues were identified within 300' of this property.

Tim Dworak
Building/Zoning and Codes Enforcement Director



150' (church, school, hospital, indigent areas)

NO ISSUES

N ↑

Seward County, NE

Parcel Results

18 Results

[Click to Show Property Photos](#)

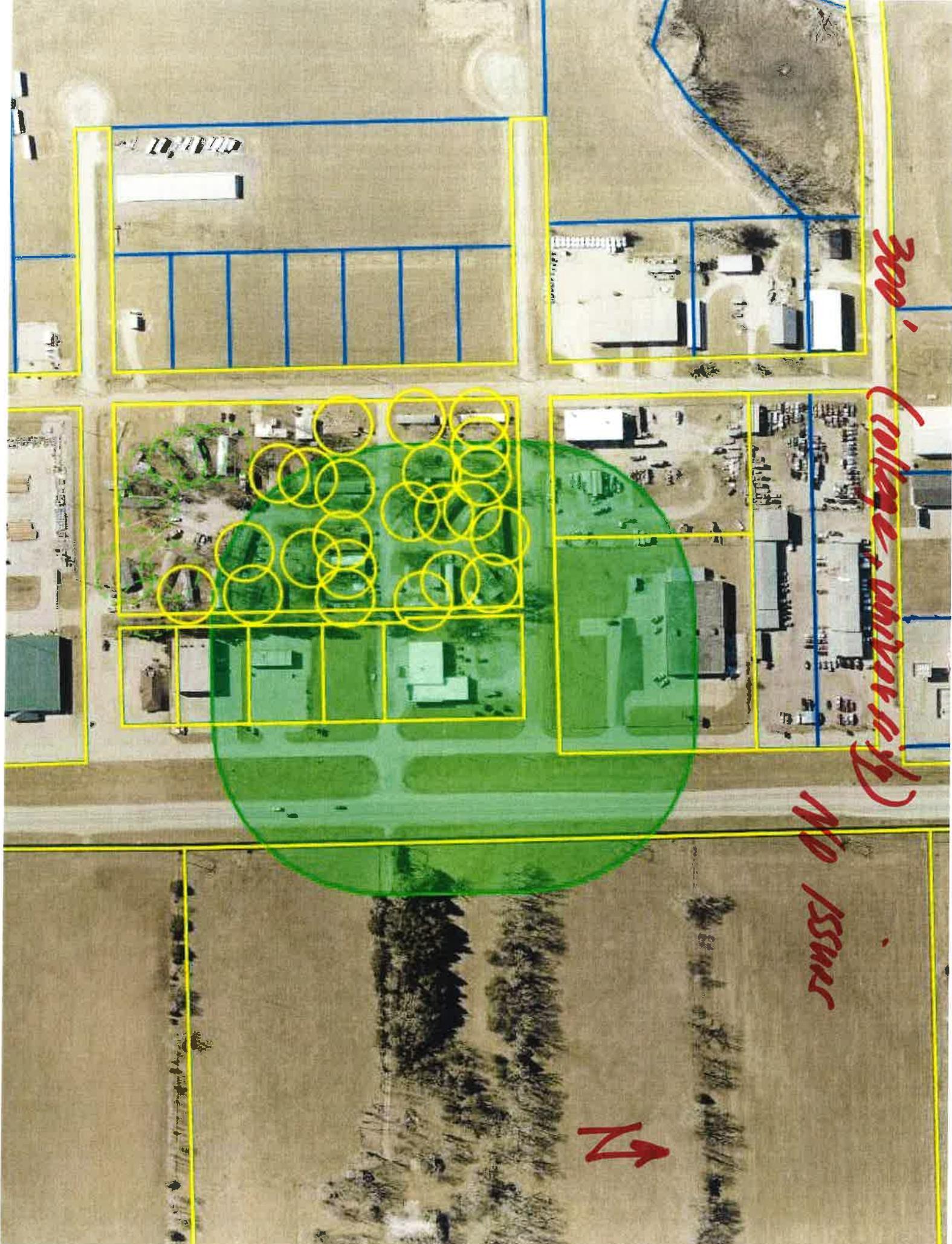
Parcel ID	Owner	Property Address	Sec/Twp/Rng	Legal Description
800040872	DAO/HUNG (& THUY NGUYEN)	2945 PROGRESSIVE RD		SEWARD TWIN OAKS DEVELOPMENT LOT 1 ADMIN REPLAT LOTS D & E IN REPLAT OF LOTS 5 & 8
800040880	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD		SEWARD TWIN OAKS DEVELOPMENT LOTS C & G IN REPLAT OF LOTS 5 & 8 5.785 AC
800040899	LE FAMILY ESTATE LLC	804 TWIN OAKS RD		SEWARD TWIN OAKS DEVELOPMENT LOT A & TR ON SOUTH IN REPLAT OF LOTS 5 & 8
800040902	JOHNSON/PATRICIA L	2767 PROGRESSIVE RD		SEWARD TWIN OAKS DEVELOPMENT LOT 9A 3 AC
800040910	HYDRAULIC EQUIPMENT SERVICE INC	988 WALNUT ST		SEWARD LT 9B TWIN OAKS DEVELOPMENT 1.97 AC
800101138	360 PROPERTIES LLC	2867 PROGRESSIVE RD		SEWARD TWIN OAKS DEVELOPMENT LOT B IN REPLAT OF LOTS 5 & 8 .43 AC
800202171	KEHM/RALPH	811 TWIN OAKS RD LOT 10A		SEWARD IOLL MOBILE HOME ON LOT 10A TWIN OAKS PLACE NE, LLC LAND
800202198	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 15		SEWARD IOLL MOBILE HOME LOT 15 TWIN OAKS PLACE NE, LLC LAND
800202570	JONES/RITA M & RICHARD	811 TWIN OAKS RD LOT 13		SEWARD IOLL MOBILE HOME ON LOT 13 TWIN OAKS PLACE NE, LLC LAND
800202643	WREN/TYSON OR LACEY	811 TWIN OAKS RD LOT 04		SEWARD IOLL MOBILE HOME ON LOT 4 TWIN OAKS PLACE NE, LLC LAND
800203011	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 05		SEWARD IOLL MOBILE HOME ON LOT 5 TWIN OAKS PLACE NE, LLC LAND
800203852	WILLIAMS/DAKOTA	811 TWIN OAKS RD LOT 16		SEWARD IOLL MOBILE HOME ON LOT 16 TWIN OAKS PLACE NE, LLC LAND
800214552	PORTER/MARK A & LISA A	811 TWIN OAKS RD LOT 02		SEWARD IOLL MOBILE HOME ON LOT 2 TWIN OAKS PLACE NE, LLC LAND
800220153	HERNANDEZ/JUAN & RANDI	811 TWIN OAKS RD LOT 03		SEWARD IOLL ONLY MOBILE HOME ON LOT 3 SEWARD MHP LLC
800227600	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 01		SEWARD IOLL MOBILE HOME ON LOT 1 TWIN OAKS PLACE NE, LLC LAND
800227875	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 14		SEWARD IOLL MOBILE HOME LOT 14 TWIN OAKS PLACE NE, LLC LAND
800229765	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 11		SEWARD IOLL MOBILE HOME ON LOT 11 TWIN OAKS PLACE NE, LLC LAND

The public information contained herein is furnished as a public service by Seward County. The map, all associated data, and measurements are approximate and not to be used for any official purpose. Seward County makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information for any other particular use. Furthermore, Seward County assumes no liability associated with the use or failure of said information.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/18/2024, 3:07:52 AM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL



300'

College (Whitman City)

NO ISSUES



Seward County, NE

Parcel Results

32 Results

[Click to Show Property Photos](#)

Parcel ID ↕	Owner ↕	Property Address ↕	Sec/Twp/Rng ↕	Legal Description ↕
800040872	DAO/HUNG (& THUY NGUYEN)	2945 PROGRESSIVE RD		SEWARD TWIN OAKS DEVELOPMENT LOT 1 ADMIN REPLAT LOTS D & E IN REPLAT OF LOTS 5 & 8
800040880	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD		SEWARD TWIN OAKS DEVELOPMENT LOTS C & G IN REPLAT OF LOTS 5 & 8 5.785 AC
800040899	LE FAMILY ESTATE LLC	804 TWIN OAKS RD		SEWARD TWIN OAKS DEVELOPMENT LOT A & TR ON SOUTH IN REPLAT OF LOTS 5 & 8
800040902	JOHNSON/PATRICIA L	2767 PROGRESSIVE RD		SEWARD TWIN OAKS DEVELOPMENT LOT 9A 3 AC
800040910	HYDRAULIC EQUIPMENT SERVICE INC	988 WALNUT ST		SEWARD LT 9B TWIN OAKS DEVELOPMENT 1.97 AC
800041127	PITSCH PROPERTIES LLC		33/11/3	33-11-3 #N 1/2 NW 1/4 & #N 367' OF W 930' IN SW 1/4 NW 1/4 61.94 AC
800101138	360 PROPERTIES LLC	2867 PROGRESSIVE RD		SEWARD TWIN OAKS DEVELOPMENT LOT B IN REPLAT OF LOTS 5 & 8 .43 AC
800107969	O'REILLY AUTO ENTERPRISES LLC	2989 PROGRESSIVE RD		SEWARD TWIN OAKS DEVELOPMENT LOT 2 ADMIN REPLAT LOTS D & E IN THE REPLAT OF LOTS 5 & 8
800201760	IMIG/ALICE B	811 TWIN OAKS RD LOT 33		SEWARD IOLL MOBILE HOME ON LOT 33 TWIN OAKS PLACE NE, LLC LAND
800202171	KEHM/RALPH	811 TWIN OAKS RD LOT 10A		SEWARD IOLL MOBILE HOME ON LOT 10A TWIN OAKS PLACE NE, LLC LAND
800202198	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 15		SEWARD IOLL MOBILE HOME LOT 15 TWIN OAKS PLACE NE, LLC LAND
800202570	JONES/RITA M & RICHARD	811 TWIN OAKS RD LOT 13		SEWARD IOLL MOBILE HOME ON LOT 13 TWIN OAKS PLACE NE, LLC LAND
800202643	WREN/TYSON OR LACEY	811 TWIN OAKS RD LOT 04		SEWARD IOLL MOBILE HOME ON LOT 4 TWIN OAKS PLACE NE, LLC LAND
800202996	SEWARD MHP LLC	811 TWIN OAKS RD LOT 08		SEWARD IOLL MOBILE HOME ON LOT 8 TWIN OAKS PLACE NE, LLC LAND
800203011	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 05		SEWARD IOLL MOBILE HOME ON LOT 5 TWIN OAKS PLACE NE, LLC LAND
800203100	HILL/ERIC J	811 TWIN OAKS RD LOT 35		SEWARD IOLL MOBILE HOME ON LOT 35 TWIN OAKS PLACE NE, LLC LAND
800203232	EASTGATE/TABITHA L (& BRANDON T CUDMORE	811 TWIN OAKS RD LOT 31		SEWARD IOLL MOBILE HOME ON LOT 31 TWIN OAKS PLACE NE, LLC LAND
800203852	WILLIAMS/DAKOTA	811 TWIN OAKS RD LOT 16		SEWARD IOLL MOBILE HOME ON LOT 16 TWIN OAKS PLACE NE, LLC LAND
800204573	HULL/RONALD & CONNIE	811 TWIN OAKS RD LOT 32		SEWARD IOLL MOBILE HOME ON LOT 32 TWIN OAKS PLACE NE, LLC LAND
800214552	PORTER/MARK A & LISA A	811 TWIN OAKS RD LOT 02		SEWARD IOLL MOBILE HOME ON LOT 2 TWIN OAKS PLACE NE, LLC LAND
800214889	PILFOLD/VALERIE	811 TWIN OAKS RD LOT 06		SEWARD IOLL MOBILE HOME ON LOT 6 TWIN OAKS PLACE NE, LLC LAND
800220153	HERNANDEZ/JUAN & RANDI	811 TWIN OAKS RD LOT 03		SEWARD IOLL ONLY MOBILE HOME ON LOT 3 SEWARD MHP LLC
800227600	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 01		SEWARD IOLL MOBILE HOME ON LOT 1 TWIN OAKS PLACE NE, LLC LAND
800227605	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 09		SEWARD IOLL MOBILE HOME ON LOT 9 TWIN OAKS PLACE NE, LLC LAND
800227610	CYRUS WENGLER	811 TWIN OAKS RD LOT 21		SEWARD IOLL MOBILE HOME ON LOT 21 TWIN OAKS PLACE NE, LLC LAND
800227875	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 14		SEWARD IOLL MOBILE HOME LOT 14 TWIN OAKS PLACE NE, LLC LAND
800229755	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 07		SEWARD IOLL MOBILE HOME ON LOT 7 TWIN OAKS PLACE NE, LLC LAND
800229760	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 7A		SEWARD IOLL MOBILE HOME ON LOT 7A TWIN OAKS PLACE NE, LLC LAND
800229765	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 11		SEWARD IOLL MOBILE HOME ON LOT 11 TWIN OAKS PLACE NE, LLC LAND
800229770	TWIN OAKS PLACE NE LLC	811 TWIN OAKS RD LOT 19		SEWARD IOLL MOBILE HOME ON LOT 19 TWIN OAKS PLACE NE, LLC LAND
800251431	ROHLEDER/TERRY L ETAL	811 TWIN OAKS RD LOT 18		SEWARD IOLL MOBILE HOME ON LOT 18 TWIN OAKS PLACE NE, LLC LAND



City of Seward
Police Department
Chief Brian W. Peters

148 South 1st Street
Seward, NE 68434
Ph: 402-643-6164 Fax: 402-643-6785

October 29, 2024

Derek Bargmann
City Clerk
City of Seward, Nebraska

RE: Liquor License Application – Lucid Vapor (804 Twin Oaks Rd.)

Derek,

There are no pertinent negative contacts on record with the Seward Police Department regarding Wisam Haydaw or Lucid Vapor. Therefore, we recommend approval of their Liquor License.

Feel free to contact me if you have any questions.

Respectfully,

Brian W. Peters
Chief of Police

RESOLUTION NO. 2024-36

BE IT RESOLVED by the Mayor and Council of the City of Seward, Nebraska, that,

WHEREAS, Notice of Application for a Class D Liquor License for Lucid Industries, LLC, dba Lucid Vapor, 804 Twin Oaks Road, Seward, Nebraska was published in the Seward County Independent on October 30, 2024; cost of such publishing fee being \$11.82, and,

WHEREAS, a public hearing was held before the Mayor and Council of the City of Seward on November 19, 2024;

WHEREAS, no written protests were filed with the City, and no oral objections were heard by the Mayor and Council,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Seward, Nebraska, that recommendation be made to the Nebraska Liquor Control Commission that a Class D Liquor License for Lucid Industries, LLC, dba Lucid Vapor, 804 Twin Oaks Road, Seward, Nebraska be approved.

The Mayor declared the resolution adopted.

Dated: November 19, 2024

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann, City Clerk

(SEAL)

- B. Consideration of a Request to Recommend Wisam Haydaw as Manager of Class D Liquor License for Lucid Vapor
- 2. Public Hearing - 7:00 PM - Consideration of an Ordinance Approving the Final Plat of the Seward Rail Campus PUD 2nd Addition - Building/Zoning & Code Enf. Director Dworak

APPLICATION TYPE

FINAL ACTION?

DEVELOPER/OWNER

Seward Rail Campus 2nd Addition

City of Seward NE

Major sub-division Final Plat

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

November 12, 2024

ADJACENT ZONING DISTRICTS/USE:

North, I-2 and BP, Industrial – Tenneco, Pet Source

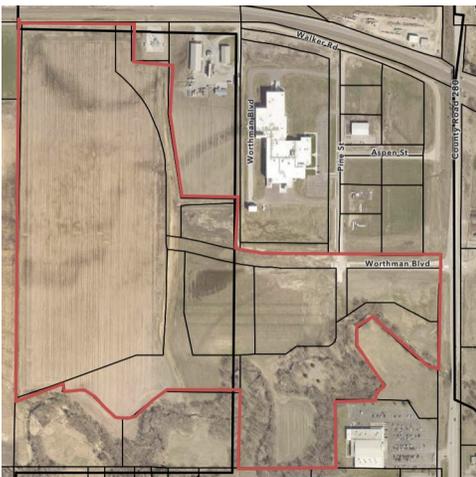
South, C-2, I-1, R-1, Exempt-Hillcrest Evangelical Free Church Inc., Single Family-Twin Oaks Development,
Single Family-Twin Oaks 1st Addition Development, Agricultural-Twin Oaks 7th Addition Development

East, C-2, Undeveloped

West, AG, Undeveloped

BRIEF SUMMARY OF REQUEST

Review a Final Plat of Seward Rail Campus PUD 2nd Addition.



APPLICATION CONTACT

Michael Oneby/Tim Dworak

COMPATIBILTY WITH THE COMPREHENSIVE PLAN

Use types match the comprehensive plan.

ANALYSIS

The Seward rail Campus 2nd Addition final plat is virtually unchanged from the preliminary plat. An addition to the final plat is a 15 foot utility easement along the south side of Worthmann Blvd and along the south property line of lot 15 to accommodate electrical equipment along the boulevard to the west. Also, a labeling change on lot 16 where a 40 foot easement was labeled utility and is actually a drainage easement, if needed, to allow storm water to drain from lot 17 to the south toward the drainage pond.

APPROXIMATE LAND AREA:

3655939.398 square feet/89.929 acres more or less

LEGAL DESCRIPTION:

A REPLAT OF A PART OF THE SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF OUTLOT C, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M. SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, THENCE S 89°42'50" E, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 884.98 FEET; THENCE S 00°17'15" W A DISTANCE OF 33.05 FEET TO THE NORTHEAST PROPERTY LINE OF PROPOSED LOT 18; THENCE CONTINUING S 00°17' 15" W A DISTANCE OF 194.32 FEET TO THE SOUTHEAST CORNER OF PROPOSED LOT 18; THENCE S 00°17'15" W A DISTANCE OF 322.66 FEET; THENCE S 07°02'24" E A DISTANCE OF 508.56 FEET; THENCE S 89°24'42" E A DISTANCE OF 361.05 FEET; THENCE S 00°33'47" W A DISTANCE OF 24.00 FEET; THENCE CONTINUING S 00°33'47" W A DISTANCE OF 278.35 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE LEFT AND ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD WITH A RADIUS OF 1780.00 FEET, THE CHORD BEARING S 84°54'47" E AND A CHORD LENGTH OF 292.34 FEET; THENCE S 89°39'48" E A DISTANCE OF 279.30 FEET; THENCE S 89°39'48" E A DISTANCE OF 676.27 FEET; THENCE S 00°20'05" W A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD AND THE NORTHEAST CORNER OF PROPOSED LOT 12; THENCE CONTINUING S 00°20'05" W A DISTANCE OF 84.73 FEET; THENCE N 89°39'48" W A DISTANCE OF 15.00 FEET; THENCE S 00°44'46" W A DISTANCE OF 547.58 FEET TO THE SOUTHEAST CORNER OF PROPOSED LOT 12; THENCE N 59°15'10" W A DISTANCE OF 148.59 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 612.84 FEET, THE CHORD BEARING N 52°41'10" W AND A CHORD LENGTH OF 140.18 FEET; THENCE N 46°07'10" W A DISTANCE OF 263.19; THENCE S 56°07'09" W A DISTANCE OF 124.78 FEET; THENCE S 00°00'40" E A DISTANCE OF 96.06 FEET; THENCE S 37°09'59"E A DISTANCE OF 293.24 FEET; THENCE S 39°37'09" W A DISTANCE OF 86.04 FEET; THENCE S 00°00'40" E A DISTANCE OF 19.33 FEET; THENCE N 89°26'44" W A DISTANCE OF 236.82 FEET; THENCE S 00°34'51"W A DISTANCE OF 408.79 FEET; THENCE N 89°37'20" W A DISTANCE OF 585.33 FEET; THENCE N 00°33'13" E A DISTANCE OF 445.07 FEET; THENCE N 88°59'15" W A DISTANCE OF 414.87 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING S 71°32'26" W AND A CHORD LENGTH OF 93.78 FEET; THENCE S 49°00'49" W A DISTANCE OF 175.51 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THE CHORD BEARING S 70°35'52" W AND A CHORD LENGTH OF 40.25 FEET; THENCE N 89°23'23" W A DISTANCE OF 24.79 FEET; THENCE ON A NON-

TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THE CHORD BEARING N 67°36'42" W AND A CHORD LENGTH OF 44.73 FEET ; THENCE N 45°35'48" W A DISTANCE OF 146.87 FEET; THENCE ON A NON-TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING N 67°50'11" W AND A CHORD LENGTH OF 105.79 FEET; THENCE S 89°20'05" W A DISTANCE OF 91.14 FEET; THENCE N 00°06'40" W A DISTANCE OF 52.64 FEET; THENCE S 69°34'58" W A DISTANCE OF 273.59 FEET TO A POINT ON SAID SECTION 29; THENCE N 00°32'58" E A DISTANCE OF 571.74 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD; THENCE N 00°32'58" E A DISTANCE OF 138.00 FEET TO A POINT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD; THENCE N 00°32'58" E A DISTANCE OF 1500.00 FEET TO THE CENTER OF SAID SECTION 29 AND ALSO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 3,655,939.398 SQUARE FEET OR 83.929 ACRES MORE OR LESS

The notice of this Public Hearing was published in the Seward County Independent, mailed to the neighboring property owners, and subject land was posted.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

SEWARD RAIL CAMPUS PUD SECOND ADDITION - FINAL PLAT

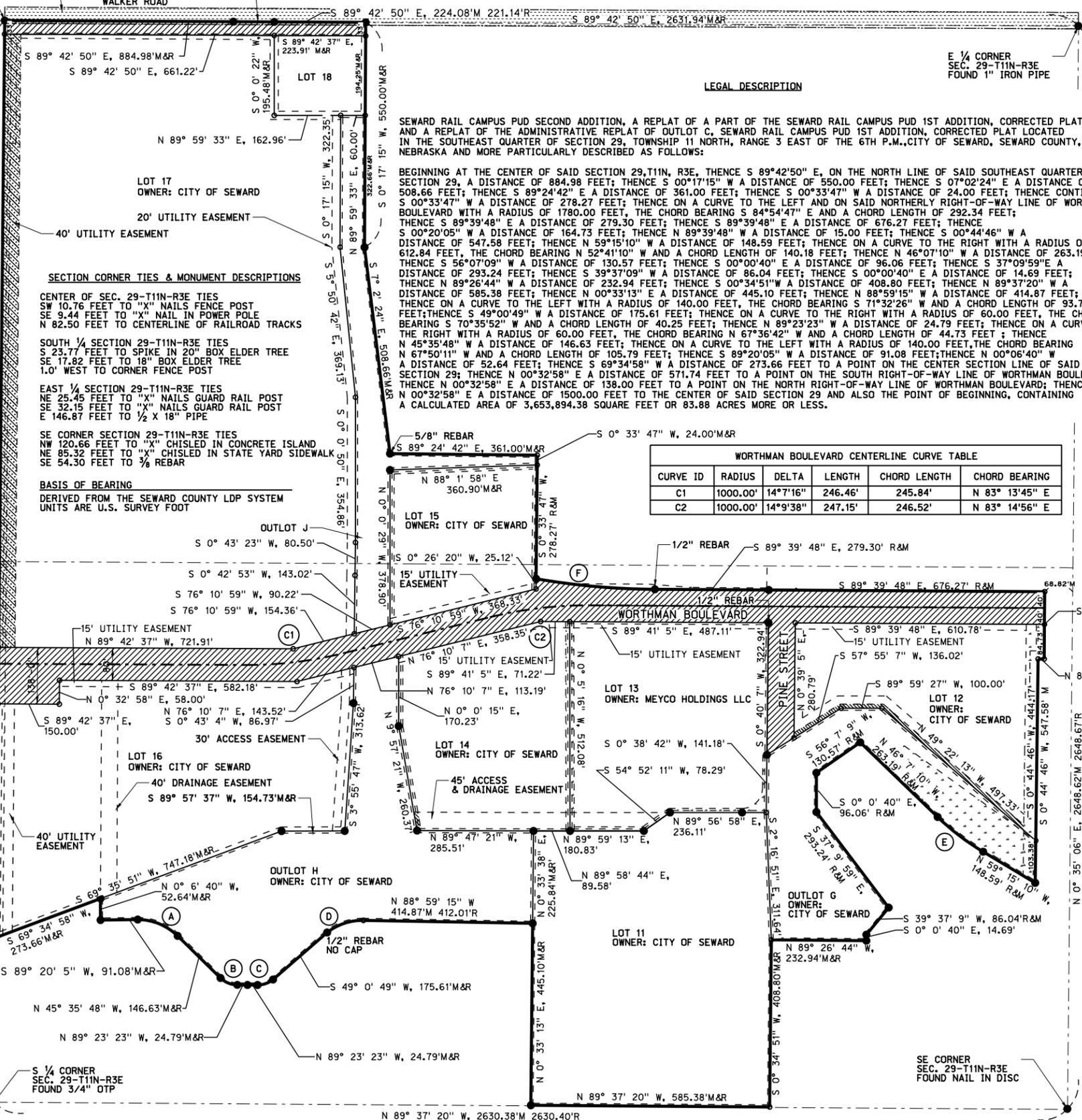
SCHEMMER
 Design with Purpose. Build with Confidence.
 333 SOUTH 21ST STREET, SUITE 102
 LINCOLN, NEBRASKA 68510
 CERTIFICATE OF AUTHORIZATION CA-0666

FINAL PLAT

PROJECT NO. 09336001 SHEET NO. 1 of 2

A REPLAT OF A PART OF THE SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF OUTLOT C, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT LOCATED IN THE SE 1/4 OF SEC. 29, T11N, R3E OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA

EXISTING RAILROAD EASEMENT
 POINT OF BEGINNING
 CENTER OF
 SEC. 29-T11N-R3E
 FOUND 1" SQUARE BAR



LEGAL DESCRIPTION

SEWARD RAIL CAMPUS PUD SECOND ADDITION, A REPLAT OF A PART OF THE SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF OUTLOT C, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, T11N, R3E, THENCE S 89°42'50" E, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 884.98 FEET; THENCE S 00°17'15" W A DISTANCE OF 550.00 FEET; THENCE S 07°02'24" E A DISTANCE OF 508.66 FEET; THENCE S 89°24'42" E A DISTANCE OF 361.00 FEET; THENCE S 00°33'47" W A DISTANCE OF 24.00 FEET; THENCE CONTINUING S 00°33'47" W A DISTANCE OF 278.27 FEET; THENCE ON A CURVE TO THE LEFT AND ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD WITH A RADIUS OF 1780.00 FEET, THE CHORD BEARING S 84°54'47" E AND A CHORD LENGTH OF 292.34 FEET; THENCE S 89°39'48" E A DISTANCE OF 279.30 FEET; THENCE S 89°39'48" E A DISTANCE OF 676.27 FEET; THENCE S 00°20'05" W A DISTANCE OF 164.73 FEET; THENCE N 89°39'48" W A DISTANCE OF 15.00 FEET; THENCE S 00°44'46" W A DISTANCE OF 547.58 FEET; THENCE N 59°15'10" W A DISTANCE OF 148.59 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 612.84 FEET, THE CHORD BEARING N 52°41'10" W AND A CHORD LENGTH OF 140.18 FEET; THENCE N 46°07'10" W A DISTANCE OF 263.19; THENCE S 56°07'09" W A DISTANCE OF 130.57 FEET; THENCE S 00°00'40" E A DISTANCE OF 96.06 FEET; THENCE S 37°09'59" E A DISTANCE OF 293.24 FEET; THENCE S 39°37'09" W A DISTANCE OF 86.04 FEET; THENCE S 00°00'40" E A DISTANCE OF 14.69 FEET; THENCE N 89°26'44" W A DISTANCE OF 232.94 FEET; THENCE S 00°34'51" W A DISTANCE OF 408.80 FEET; THENCE N 89°37'20" W A DISTANCE OF 585.38 FEET; THENCE N 00°33'13" E A DISTANCE OF 445.10 FEET; THENCE N 88°59'15" W A DISTANCE OF 414.87 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING S 71°32'26" W AND A CHORD LENGTH OF 93.78 FEET; THENCE S 49°00'49" W A DISTANCE OF 175.61 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THE CHORD BEARING S 70°35'52" W AND A CHORD LENGTH OF 40.25 FEET; THENCE N 89°23'23" W A DISTANCE OF 24.79 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THE CHORD BEARING N 67°36'42" W AND A CHORD LENGTH OF 44.73 FEET; THENCE N 45°35'48" W A DISTANCE OF 146.63 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING N 67°50'11" W AND A CHORD LENGTH OF 105.79 FEET; THENCE S 89°20'05" W A DISTANCE OF 91.08 FEET; THENCE N 00°06'40" W A DISTANCE OF 52.64 FEET; THENCE S 69°34'58" W A DISTANCE OF 273.66 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 29; THENCE N 00°32'58" E A DISTANCE OF 138.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD; THENCE N 00°32'58" E A DISTANCE OF 1500.00 FEET TO THE CENTER OF SAID SECTION 29 AND ALSO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 3,653,894.38 SQUARE FEET OR 83.88 ACRES MORE OR LESS.

WORTHMAN BOULEVARD CENTERLINE CURVE TABLE

CURVE ID	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	1000.00'	14°7'16"	246.46'	245.84'	N 83° 13'45" E
C2	1000.00'	14°9'38"	247.15'	246.52'	N 83° 14'56" E

- LEGEND**
- SECTION LINE
 - BOUNDARY LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - SURVEY CORNER FOUND (1/2" REBAR W/ LS 525 CAP UNLESS NOTED)
 - SURVEY CORNER, SET 5/8" REBAR WITH L.S. 865 CAP
 - EXISTING PERMANENT EASEMENT
 - EXISTING RAILROAD EASEMENT
 - PERMANENT EASEMENT
 - NEW RIGHT-OF-WAY
 - M = MEASURED DISTANCE
 - R = RECORDED DISTANCE
 - R&M = RECORDED AND MEASURED DISTANCE

LOT AREA TABLE

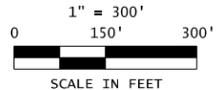
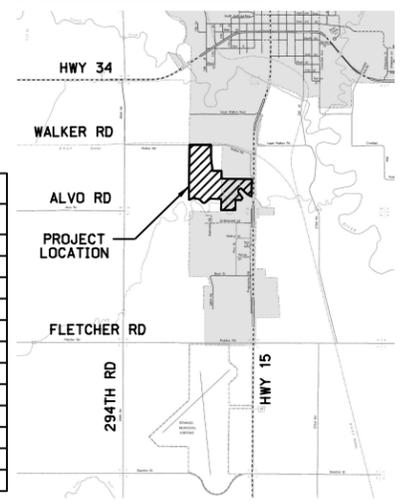
NUMBER	AREA IN S.F.	AREA IN AC.	ZONING
LOT 11	404,397.19 SF +/-	9.28 AC +/-	I-1
LOT 12	190,463.38 SF +/-	4.37 AC +/-	BP/C-2
LOT 13	234,966.22 SF +/-	5.39 AC +/-	I-1
LOT 14	194,177.50 SF +/-	4.46 AC +/-	I-1
LOT 15	122,447.83 SF +/-	2.81 AC +/-	I-1
LOT 16	401,369.66 SF +/-	9.21 AC +/-	I-2
LOT 17	1,240,231.04 SF +/-	28.47 AC +/-	I-2
LOT 18	43,546.58 SF +/-	1.00 AC +/-	I-2
OUTLOT G	159,603.18 SF +/-	3.66 AC +/-	I-1
OUTLOT H	294,372.22 SF +/-	6.76 AC +/-	I-1/I-2
OUTLOT J	101,572.86 SF +/-	2.33 AC +/-	I-1
RIGHT-OF-WAY	266,746.73 SF +/-	6.12 AC +/-	

ENGINEER/SURVEYOR
 SCHEMMER
 333 S. 21ST ST., SUITE 102
 LINCOLN, NE 68510
 CONTACT: ALEX ROTH
 (402) 488-2500

OWNERS OF PROPERTY
 CITY OF SEWARD
 MEYCO HOLDINGS, L.L.C.

DEVELOPER
 CITY OF SEWARD
 SEWARD, NE 68434

ZONING
 I-1, I-2, BP/C-2



SECTION CORNER TIES & MONUMENT DESCRIPTIONS

CENTER OF SEC. 29-T11N-R3E TIES
 SW 10.76 FEET TO "X" NAILS FENCE POST
 SE 9.44 FEET TO "X" NAIL IN POWER POLE
 N 82.50 FEET TO CENTERLINE OF RAILROAD TRACKS

SOUTH 1/4 SECTION 29-T11N-R3E TIES
 S 23.77 FEET TO "X" NAILS GUARD RAIL POST
 SE 17.82 FEET TO 18" BOX ELDER TREE
 1.0' WEST TO CORNER FENCE POST

EAST 1/4 SECTION 29-T11N-R3E TIES
 NE 25.45 FEET TO "X" NAILS GUARD RAIL POST
 SE 32.15 FEET TO "X" NAILS GUARD RAIL POST
 E 146.87 FEET TO 1/2 X 18" PIPE

SE CORNER SECTION 29-T11N-R3E TIES
 NW 120.66 FEET TO "X" CHISLED IN CONCRETE ISLAND
 NE 85.32 FEET TO "X" CHISLED IN STATE YARD SIDEWALK
 SE 54.30 FEET TO 3/8 REBAR

BASIS OF BEARING
 DERIVED FROM THE SEWARD COUNTY LDP SYSTEM
 UNITS ARE U.S. SURVEY FOOT

APPROVAL OF THE CITY PLANNING COMMISSION:
 THIS FINAL PLAT FOR SEWARD RAIL CAMPUS PUD SECOND ADDITION, A PART OF THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA THIS _____ DAY OF _____, 2024.

BY: _____ ATTEST: _____
 CHAIRPERSON SECRETARY OF THE SEWARD PLANNING COMMISSION

APPROVAL OF THE SEWARD CITY COUNCIL:
 THIS FINAL PLAT FOR SEWARD RAIL CAMPUS PUD SECOND ADDITION, A PART OF THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA WAS APPROVED BY SEWARD CITY COUNCIL THIS _____ DAY OF _____, 2024.

BY: _____ ATTEST: _____
 MAYOR CITY CLERK

SURVEYOR'S CERTIFICATE
 I, JOSEPH J. POOLE, NEBRASKA REGISTERED LAND SURVEYOR NO. 865, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

DATED THIS _____ DAY OF _____, 2024

BY: _____ JOSEPH J. POOLE, RLS NO. 865



...Seward Rail Campus Second Addition... LINNEGANS

SEWARD RAIL CAMPUS PUD SECOND ADDITION - FINAL PLAT

SCHEMMER
Design with Purpose. Build with Confidence.

FINAL PLAN

PROJECT NO. 09336001 SHEET NO. 2 of 2

A REPLAT OF A PART OF THE SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF OUTLOT C, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT

LOCATED IN THE SE 1/4 OF SEC. 29, T11N, R3E OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA

SEWARD RAIL CAMPUS PLANNED UNIT DEVELOPMENT

OWNERS CERTIFICATE

I, THE UNDERSIGNED, JOSHUA EICKMEIER, MAYOR OF THE CITY OF SEWARD, NEBRASKA, SEWARD COUNTY, NEBRASKA, BEING THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AS SEWARD RAIL CAMPUS PUD SECOND ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH PRINCIPAL MERIDIAN, AND ADDITION TO THE CITY OF SEWARD, NEBRASKA, ALL STREETS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE. CLEAR TITLE TO THE LAND CONTAINED IN THE PLAT IS GUARANTEED.

THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA, A MUNICIPAL CORPORATION

By: _____

NAME: JOSHUA EICKMEIER
TITLE: MAYOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOSHUA EICKMEIER, MAYOR, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHO NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF SEWARD, SEWARD COUNTY NEBRASKA, A MUNICIPAL CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION.

NOTARY SIGNATURE _____

OWNERS CERTIFICATE

I, THE UNDERSIGNED, KELLEN M. MEYER, MANAGING MEMBER OF MEYCO HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY AS SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AS SEWARD RAIL CAMPUS PUD SECOND ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH PRINCIPAL MERIDIAN, AND ADDITION TO THE CITY OF SEWARD, NEBRASKA, ALL STREETS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE. CLEAR TITLE TO THE LAND CONTAINED IN THE PLAT IS GUARANTEED.

MEYCO HOLDINGS LLC, A MUNICIPAL CORPORATION

By: _____

NAME: KELLEN M. MEYER
TITLE: OWNER, MEYCO HOLDINGS LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME KELLEN M. MEYER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHO NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS THE OWNER OF MEYCO HOLDINGS LLC, A MUNICIPAL CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION.

NOTARY SIGNATURE _____

BUSINESS CENTER - ZONED BP/C-2

1. ALLOWED USES SHALL INCLUDE: HEALTH CARE, ANY OFFICE USE, AUTO SALES/SERVICE, EQUIPMENT RENTAL/SALES/REPAIR, BODY REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, RESTAURANTS, FOOD SALES (ALL TYPES) LIQUOR SALES, LODGING, TRADE SERVICES, PERSONAL SALES, RESEARCH SERVICES, RETAIL SERVICES (MASS & LARGE), TRAVEL CENTERS, TRUCK STOPS, CUSTOM MANUFACTURING, WAREHOUSING (ENCLOSED), LIGHT INDUSTRIAL.
2. MAXIMUM BUILDING HEIGHT SHALL BE 40'.
3. MINIMUM SIDE YARD: 20', MINIMUM REAR YARD: 30', FLOOR AREA RATIO: 2:0 MAX.
4. PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

INDUSTRIAL GENERAL - ZONED I-1

1. ALLOWED USES SHALL INCLUDE: MANUFACTURING, WAREHOUSING, HEALTH CARE, ANY OFFICE USE, AG. SALES/SERVICE, AUTO SALES/SERVICE, BODY REPAIR, EQUIPMENT RENTAL/SALES/REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, KENNELS, TRADE SERVICES, RESEARCH SERVICES, TRAVEL CENTERS, TRANSPORTATION USES, AG. INDUSTRY, CONSTRUCTION YARDS, LIGHT, GENERAL, AND HEAVY INDUSTRY, RECYCLING USES, CONSTRUCTION BATCH PLANT.
2. MAXIMUM BUILDING HEIGHT SHALL BE 60'.
3. MINIMUM SIDE YARD: 5', MINIMUM REAR YARD: 5', FLOOR AREA RATIO: 1:0 MAX.
4. PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

INDUSTRIAL PARK - ZONED I-2

1. ALLOWED USES SHALL INCLUDE: MANUFACTURING, WAREHOUSING, HEALTH CARE, ANY OFFICE USE, AG. SALES/SERVICE, AUTO SALES/SERVICE, BODY REPAIR, EQUIPMENT RENTAL/SALES/REPAIR, BUSINESS/TRADE SCHOOL, CONSTRUCTION SALES/SERVICE, KENNELS, RESTAURANTS, LIQUOR SALES, LODGING, TRADE SERVICES, RESEARCH SERVICES, TRAVEL CENTERS, TRANSPORTATION USES, AG. INDUSTRY, CONSTRUCTION YARDS, LIGHT, GENERAL, AND HEAVY INDUSTRY, RECYCLING USES, CONSTRUCTION BATCH PLANT.
2. MAXIMUM BUILDING HEIGHT SHALL BE 50'.
3. MINIMUM SIDE YARD: 10', MINIMUM REAR YARD: 10', FLOOR AREA RATIO: 1:5 MAX.
4. PARKING SHALL BE ALLOWED IN ALL SETBACK AREAS, EXCEPT THE FRONT YARD.

USAGE NOTES

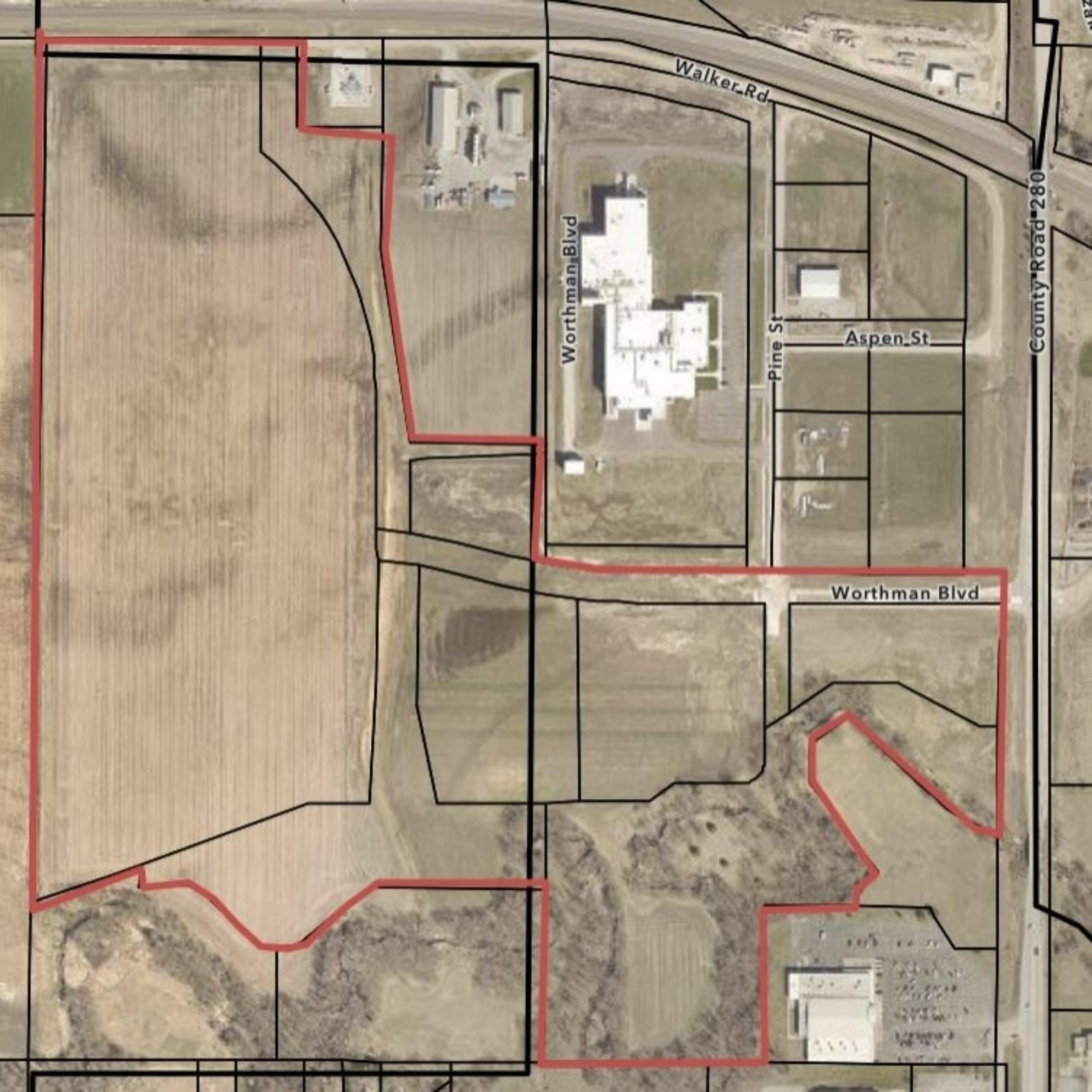
1. THE USES LISTED FOR EACH AREA SHALL BE ALLOWED IN THE SPECIFIED USE AREA, IF A USE IS NOT LISTED, IT SHALL NOT BE ALLOWED, WHICH SHALL SUPERCEDE ANY BASE OR OVERLAY ZONING DISTRICT ALLOWED USE. ANY SPECIAL USE PERMIT REQUIRED BY THE BASE OR OVERLAYING ZONING DISTRICT SHALL STILL BE REQUIRED.
2. THE USES DESCRIBED HEREIN SHALL BE DEFINED IN THE CITY OF SEWARD CODE.
3. ANY REGULATIONS DESCRIBED IN EACH USE AREA SHALL SUPERCEDE ANY BASE OR OVERLAYING ZONING DISTRICT REGULATIONS.

PUD SITE SPECIFIC NOTES

1. SANITARY SEWER AND WATER LINES TO BE A MINIMUM OF 8" PIPE FOR EACH UNLESS OTHERWISE SHOWN AND TO BE BUILT TO THE CITY OF SEWARD SPECIFICATIONS.
2. ALL PAVING RADII TO BE 25' UNLESS OTHERWISE NOTED.
3. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF SEWARD FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
4. ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SEWARD RAIL CAMPUS DESIGN STANDARDS. COMPLIANCE WITH THE DESIGN STANDARDS SHALL BE DETERMINED BY THE CITY OF SEWARD RAIL CAMPUS COMMITTEE.
6. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
7. ALL SIDEWALK, DRIVE AND PARKING LAYOUTS AND PAVEMENTS TO BE BUILT TO THE CITY OF SEWARD CODE.
8. EACH BUILDING SITE SHALL CONNECT TO THE PUBLIC SIDEWALK SYSTEM BY WAY OF A SIDEWALK THAT SERVES THE MAIN ENTRANCE OF EACH BUILDING. THIS ENTRANCE SIDEWALK SHALL BE 6' MIN. WIDTH.
9. ALL SIDEWALKS TO BE BUILT 4' MIN. WIDTH AND 5" THICK CONCRETE ALONG EACH SIDE OF THE PUBLIC ROADWAYS. ALL SIDEWALKS ALONG THE 'WORTHMAN BOULEVARD' AND ALONG THE PEDESTRIAN CORRIDOR SHALL BE 6' MIN. WIDTH. ALL SIDEWALKS SHALL BE BUILT BY THE PURCHASER OF THE ABUTTING LOT. SIDEWALKS SHALL BE CONSTRUCTED WITHIN 2 YEARS OF PURCHASE OF LOT OR AT THE TIME OF BUILDING CONSTRUCTION, WHICHEVER COMES FIRST.
10. ALL ELEVATIONS ARE TO NAVD 1988.
11. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE UNDERLYING ZONING DISTRICT EXCEPT AS NOTED.
12. THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, UNCOVERED PATIOS AND PORCHES, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCRDACHING INTO THE SETBACKS.
13. BUILDING SETBACKS ALONG THE 'WORTHMAN BOULEVARD' SHALL BE A MINIMUM OF 50'.
14. SITE GRADING PLAN AND ACCOMPANYING SWPPP EROSION CONTROL PLAN AND PERMIT SHALL BE SUBMITTED TO THE CITY OF SEWARD AND NECESSARY STATE DEPARTMENTS PRIOR TO GRADING CONSTRUCTION.
15. PROPOSED PINE STREET & ASPEN STREET ARE TO BE 32' WIDE WITH 66' RIGHT OF WAY, THE PROPOSED 'WORTHMAN BOULEVARD' WHICH WILL HAVE 16' DRIVING LANES AND A 16' MEDIAN WITH AN 80' RIGHT OF WAY, UNLESS OTHERWISE SPECIFIED.
16. ALL PROPERTY CORNERS AND MONUMENTS WILL BE SET BY A LICENSED SURVEYOR AT THE TIME OF UTILITIES AND ROAD INSTALLATION.
17. THE LOCATION OF ELECTRIC LINES, TELEPHONE LINES, FIBER OPTIC LINES AND GAS LINES SHALL BE DETERMINED BY THE CITY OF SEWARD. USE OF THE EASEMENTS BY UTILITIES SHALL BE GRANTED BY THE CITY OF SEWARD. UTILITIES SHALL SUBMIT PLANS IN ADVANCE FOR APPROVAL BY THE CITY OF SEWARD.
18. THE 'WORTHMAN BOULEVARD' MEDIANS AND ALL LANDSCAPING AREAS, GREENSPACE AREAS, OUTLOTS NOT FOR DETENTION, SIDEWALKS, AND PEDESTRIAN CORRIDORS SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
19. STREET TREES SHALL BE REQUIRED EVERY 150' OR AT LEAST TWO (2) PER LOT, WHICHEVER IS GREATER.
20. LANDSCAPE PLANTING: 1 DECIDUOUS TREE AND 120 SF OF SHRUB COVERAGE FOR EACH 3,000 SF OF BUILDING COVERAGE WITH A MAXIMUM OF 9 DECIDUOUS TREES AND 1200 SF OF SHRUB COVERAGE IS REQUIRED. ORNAMENTAL TREES MAY BE USED IN LIEU OF DECIDUOUS TREES IF 2 FOR EVERY 1 REQUIRED ARE PROVIDED. TREES SHALL BE PLATED IN THE FRONT AND SIDEYARD SETBACK. TREE TYPE AND LOCATION SHALL BE APPROVED BY THE CITY OF SEWARD AS PART OF THE BUILDING PERMIT REVIEW.
21. A COMMON ACCESS EASEMENT SHALL BE GRANTED OVER ALL DRIVES AND PARKING STALLS. IF REQUESTED BY THE CITY. PAVEMENT TO THE PROPERTY LINE MAY BE REQUIRED FOR CONTINUOUS TRAFFIC FLOW THROUGH EACH LOT.
22. NO ON-STREET PARKING WILL BE ALLOWED IN THE PUD, EXCEPT IN ON-STREET PARKING BAYS, WHICH SHALL BE CONSTRUCTED BY THE PROPERTY OWNER. NO ON-STREET PARKING BAYS SHALL BE CONSTRUCTED ON THE 'WORTHMAN BOULEVARD'. PARKING BAYS SHALL COMPLY WITH THE CITY OF SEWARD PARKING STALL DESIGN STANDARDS, AND SHALL PARALLEL PARKING.
23. LOT 1 OF BLOCK 1 SITE IN PHASE I SHALL ESTABLISH DETENTION FOR NO NET INCREASE IN RUNOFF RATE. DETENTION FOR PHASE I & PHASE II SHALL BE ESTABLISHED IN PHASE III BY THE DEVELOPER AT THE TIME WHEN UTILITIES AND ROADS ARE INSTALLED, IN THE AREAS SHOWN FOR DRAINAGE/GREENSPACE. ANY SITE OF 10+ ACRES SHALL ESTABLISH SITE SPECIFIC DETENTION FOR NO NET INCREASE IN RUNOFF RATE. ALL DETENTION AND DETENTION FACILITIES SHALL MEET THE CITY OF SEWARD STANDARDS, AS SET FORTH IN THE ULDO PORTION OF THE CITY CODE. ALL DETENTION SHALL BE 10YR AND 100YR RUNOFF.
24. DETENTION AREAS PLATTED IN OUTLOTS OR EASEMENTS, SHALL BE MAINTAINED BY THE POA.
25. ANY LEFT HAND TURN LANE THAT IS WARRANTED ON THE 'WORTHMAN BOULEVARD' SHALL BE CONSTRUCTED BY THE PURCHASER OF THE LOT WHOSE TRAFFIC WARRANTS THE NEED FOR THE TURN LANE. LEFT HAND TURN LANE IS WARRANTED WITH GREATER THAN 150 ADT OR 100 ADTT. LEFT TURN LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SEWARD AND SHALL BE A MINIMUM OF 12' WIDE, WITH A MINIMUM STORAGE OF 75'.
26. NEBRASKA DEPARTMENT OF TRANSPORTATION SHALL BE GRANTED ACCESS CONTROL ON BOTH SIDES OF 'WORTHMAN BOULEVARD' (NORTH AND SOUTH SIDES OF THE RIGHT-OF-WAY), AS IT APPROACHES HIGHWAY 15. THE DEDICATION OF CONTROLLED ACCESS SHALL BE 220' FROM THE EDGE OF THE SOUTH BOUND THROUGH LANE OF HIGHWAY 15 TO THE WEST ALONG 'WORTHMAN BOULEVARD', AS SHOWN.
27. ALL BUILDINGS SHALL BE CONSTRUCTED ABOVE THE 100-YEAR FLOODPLAIN ELEVATION AS SHOWN IN THE NE DEPT OF NATURAL RESOURCES CURRENT FLOODPLAIN MAPS.
28. EXISTING BUSINESSES SHALL NOT BE SUBJECT TO THE PUD SITE REQUIREMENTS.

ROADWAY DESIGN DIVISION.

File: Seward Rail Campus Second Addition Plat Final Plat.dwg - 09:26:2024
Date: 23-OCT-2024 09:03
Computer: LIMEGANS



Walker Rd

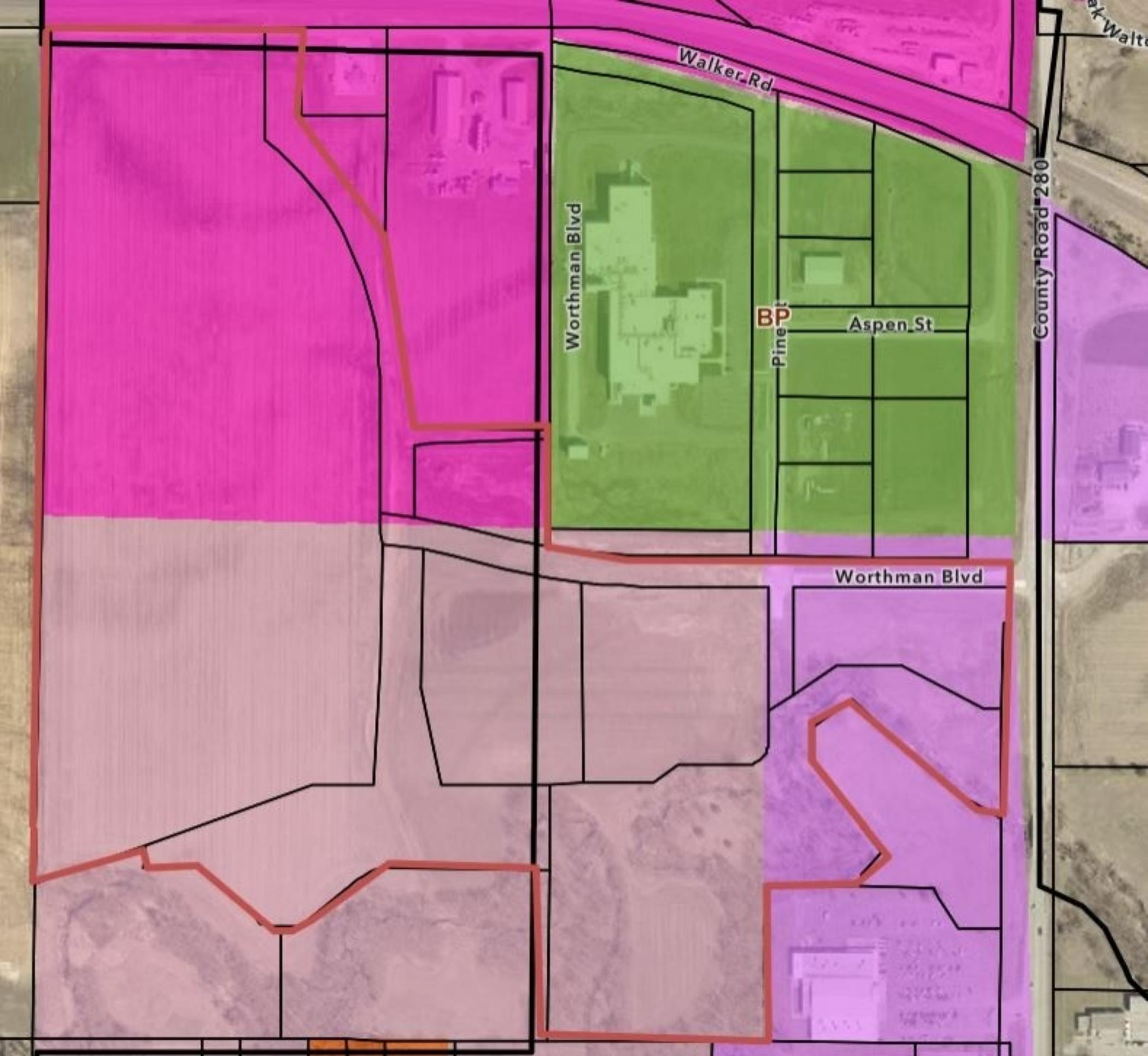
Worthman Blvd

Pine St

Aspen St

County Road 280

Worthman Blvd



Walker Rd

Worthman Blvd

BP
Pine Pt

Aspen St

County Road 280

Worthman Blvd

at Walter

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

ORDINANCE NO. 2024-24

AN ORDINANCE TO APPROVE THE FINAL PLAT ENTITLED "SEWARD RAIL CAMPUS PUD 2nd ADDITION", AS HEREINAFTER SET FORTH, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR AN EFFECTIVE DATE HEREOF AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

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

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

SEWARD RAIL CAMPUS PUD SECOND ADDITION, A REPLAT OF A PART OF SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT, AND A REPLAT OF THE ADMINISTRATIVE REPLAT OF OUTLOT C, SEWARD RAIL CAMPUS PUD 1ST ADDITION, CORRECTED PLAT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, T11N, R3E, THENCE S 89°42'50" E, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 884.98 FEET; THENCE S 00°17'15" W A DISTANCE OF 550.00 FEET; THENCE S 07°02'24" E A DISTANCE OF 508.66 FEET; THENCE S 89°24'42" E A DISTANCE OF 361.00 FEET; THENCE S 00°33'47" W A DISTANCE OF 24.00 FEET; THENCE CONTINUING S 00°33'47" W A DISTANCE OF 278.27 FEET; THENCE ON A CURVE TO THE LEFT AND ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD WITH A RADIUS OF 1780.00 FEET, THE CHORD BEARING S 84°54'47" E AND A CHORD LENGTH OF 292.34 FEET; THENCE S 89°39'48" E A DISTANCE OF 279.30 FEET; THENCE S 89°39'48" E A DISTANCE OF 676.27 FEET; THENCE S 00°20'05" W A DISTANCE OF 164.73 FEET; THENCE N 89°39'48" W A DISTANCE OF 15.00 FEET; THENCE S 00°44'46" W A DISTANCE OF 547.58 FEET; THENCE N 59°15'10" W A DISTANCE OF 148.59 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF

612.84 FEET, THE CHORD BEARING N 52°41'10" W AND A CHORD LENGTH OF 140.18 FEET; THENCE N 46°07'10" W A DISTANCE OF 263.19 FEET; THENCE S 56°07'09" W A DISTANCE OF 130.57 FEET; THENCE S 00°00'40" E A DISTANCE OF 96.06 FEET; THENCE S 37°09'59" E A DISTANCE OF 293.24 FEET; THENCE S 39°37'09" W A DISTANCE OF 86.04 FEET; THENCE S 00°00'40" E A DISTANCE OF 14.69 FEET; THENCE N 89°26'44" W A DISTANCE OF 232.94 FEET; THENCE S 00°34'51" W A DISTANCE OF 408.80 FEET; THENCE N 89°37'20" W A DISTANCE OF 585.38 FEET; THENCE N 00°33'13" E A DISTANCE OF 445.10 FEET; THENCE N 88°59'15" W A DISTANCE OF 414.87 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING S 71°32'26" W A CHORD LENGTH OF 93.78 FEET; THENCE S 49°00'49" W A DISTANCE OF 175.61 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THE CHORD BEARING S 70°35'52" W AND A CHORD LENGTH OF 40.25 FEET; THENCE N 89°23'23" W A DISTANCE OF 24.79 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THE CHORD BEARING N 67°36'42" W AND A CHORD LENGTH OF 44.73 FEET; THENCE N 45°35'48" W A DISTANCE OF 146.63 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, THE CHORD BEARING N 67°50'11" W AND A CHORD LENGTH OF 105.79 FEET; THENCE S 89°20'05" W A DISTANCE OF 91.08 FEET; THENCE N 00°06'40" W A DISTANCE OF 52.64 FEET; THENCE S 69°34'58" W A DISTANCE OF 273.66 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 29; THENCE N 00°32'58" E A DISTANCE OF 571.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD; THENCE N 00°32'58" E A DISTANCE OF 138.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WORTHMAN BOULEVARD; THENCE N 00°32'58" E A DISTANCE OF 1500.00 FEET TO THE CENTER OF SAID SECTION 29 AND ALSO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 3,653,894.38 SQUARE FEET OR 83.88 ACRES MORE OR LESS.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "Seward Rail Campus PUD 2nd Addition, City of Seward, Seward County, Nebraska."

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

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

Passed and approved this _____ day of _____, 2024.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Derek Bargmann
City Clerk

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



Request for Amendment to the Unified Land Development Ordinance

Date: 10/7/20 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: 62 = Amount Due: \$300

Applicant: Cid Beckler Address: 2416 Old Mill Rd

Phone: (402) 641-6530 Email: Kdb_14@hotmail.com

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

Legal Description: lot 1, KDBCLB Addition: a part of the West 1/2 of the SE 1/4 of Section 2-11-3 East of the 6th P.M.

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

Change in zoning of the subject property from its present classification: AG- Agricultural

To the following proposed zoning classification: RR-Rural Residential

Amend the text or district regulations as follows: _____

To permit the following improvement or use: _____

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

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

Applicate Signature: 

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-4000

APPLICATION TYPE

Rezone Application

FINAL ACTION?

DEVELOPER/OWNER

Cidric & Karrol Beckler/Beckler Family Trust

PC HEARING DATE

November 12, 2024

RELATED APPLICATIONS

Minor Plat

PROPERTY ADDRESS, ZONING DISTRICT/USE

2416 Old Mill Rd - AG

ADJACENT ZONING DISTRICTS/USE:

North, AG – Lori Kreimer

East, AG – Merle Beckler

South, R-2 – AJ & L Properties LLC

West, AG – Cid & Karrol Beckler

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District).



APPLICATION CONTACT

Cidric Beckler, 402-641-6530

2416 Old Mill Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

ANALYSIS

Applicant is requesting a rezone from AG-Agricultural District to RR – Rural Residential District. A minor plat is subdividing a parcel of land to separate an existing residence from agricultural land. The parcel meets zoning requirements of rural residential.

The current property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction (ETJ) of the City of Seward.

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

APPROXIMATE LAND AREA:

5.13 Acres or 223462.8 Square Feet +/-

LEGAL DESCRIPTION:

A LEGAL DESCRIPTION OF A PART OF THE WEST-HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE NORTH, ON THE EAST LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N 01°43'00" W, FOR A DISTANCE OF 673.59'; THENCE S 88°19'32" W FOR A DISTANCE OF 509.38'; THENCE S 10°35'50" E FOR A DISTANCE OF 211.99'; THENCE S 19°43'27" E FOR A DISTANCE OF 169.26'; THENCE N 88°19'32" E FOR A DISTANCE OF 272.95'; THENCE S 00°47'08" W FOR A DISTANCE OF 303.51' TO A POINT ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE N 88°19'32" E, ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 164.64' TO THE POINT OF BEGINNING AND HAVING A CALCULATED AREA OF 5.13 ACRES MORE OR LESS.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director



800099435

Old Mill Rd

ORDINANCE NO. 2024-25

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SEWARD, NEBRASKA NOW ZONED AG AGRICULTURAL DISTRICT, TO RR RURAL RESIDENTIAL DISTRICT; SPECIFICALLY, TRACTS OF LAND NORTH OF OLD MILL RD AND EAST OF 252ND RD; TO DESCRIBE THE PROPERTY REZONED; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

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

A LEGAL DESCRIPTION OF A PART OF THE WEST-HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE NORTH, ON THE EAST LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N 01°43'00" W, FOR A DISTANCE OF 673.59'; THENCE S 88°19'32" W FOR A DISTANCE OF 509.38'; THENCE S 10°35'50" E FOR A DISTANCE OF 211.99'; THENCE S 19°43'27" E FOR A DISTANCE OF 169.26'; THENCE N 88°19'32" E FOR A DISTANCE OF 272.95'; THENCE S 00°47'08" W FOR A DISTANCE OF 303.51' TO A POINT ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER; THENCE N 88°19'32" E, ON THE SOUTH LINE OF THE WEST-HALF OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 164.64' TO THE POINT OF BEGINNING AND HAVING A CALCULATED AREA OF 5.13 ACRES MORE OR LESS. ALSO KNOWN AS KDBCLB ADDITION.

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

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

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

Passed and approved this _____ day of _____,
2024.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

ADMINISTRATIVE ITEMS

1. Consideration of a Claim from Donna Fitzsimons, 626 N 9th Street, for Property Damage in the Amount of \$700.00 - City Administrator Butcher

CLAIM FORM

CONTACT INFORMATION

Name: Donna Fitzsimons Home Phone: 402-643-4152
 Address: 626 N 9th ST Seward NE 68434 Business Phone: 402-643-4152
 Date & Time of Incident: 10/8/24 9:00 AM Cell Phone: 402-641-5759
 Location of Incident: 626 N 9th ST Seward NE 68434 Email: fitzy@windstream.net or donna.fitzsimons397@gmail.com
 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: Basement
 Age of damaged property: _____ Estimated cost of repair: \$ 700.00
 How was the property damaged? basement flooded with raw sewage whole house filled with sewer gas

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: \$ 1000.00

ADDITIONAL INFORMATION

Any other pertinent information: (write on back if more space needed) on 10/8/24 at 9:00 AM was getting ready to take my husband to Lincoln for his chemo treatment & do one cleaning job in Lincoln. The whole house filled up with a smell of sewer gas so I checked the ->
 Explain why you feel the City of Seward is responsible: city had a blockage in the main

SIGNATURE OF CLAIMANT: Donna Fitzsimons

DATE: 10/28/24

basement where I found water with raw sewage coming up the floor drain & toilet. We cancelled my job & treatment that day. Called Sodr Plumbing to come see what was going on when I noticed the city workers at the corner of 9th & Lincoln St. After talking with them, they said there was a blockage in the main ~~line~~ & they were working on it. After they unclogged it the water went down but left a mess in our basement. I worked on cleanup all day, had to run multiple fans & dehumidifiers wipe everything down with disinfectant throwing away everything that could not be wiped down.

2. Presentation on Baseball/Softball Complex Master Plan - City Administrator Butcher
3. Update on the Wellness Center - Executive Director Brase
 - A. Consideration of a Request for Donation to the Bluejay Booster Bash 2024, Regarding Pool Fees



P.O. Box 38, 537 Main Street, Seward, Nebraska 68434. Phone: 402-643-2928. Fax: 402-643-6491. www.CityofSewardNE.gov

Date: November 19, 2024

To: *City Council*

From: *City Administration*

Re: Discounted Recreational Fee Report – December 6, 2024

As was discussed and approved at the May 16, 2017, City Council meeting, Mayor Eickmeier has been authorized to offer a discounted or complimentary rate for recreational programs at his discretion.

The following fees were requested for consideration of donation for the 2024 Bluejay Booster Bash silent auction to occur on December 6th. The purpose of the donation would be in the hopes that the auction revenue generated would exceed the stated value, and that the revenues gained from the auction would benefit the Plum Creek Turf Project.

As per Mayor Eickmeier, he would request discussion and consideration by Council on donating all, a combination, or none of the following at the Dowding Municipal Pool for 2025:

Pool Party Rental Fee Value = \$300.00

AND / OR

**One (1) Family Season Pass and One (1) Individual Season Pass
Value = \$150.00 + \$75.00 = \$225.00**

CITY ADMINISTRATOR'S REPORT

CITY ADMINISTRATORS REPORT – 11/19/24

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

- 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 (punch items) and Highway 15 Reconstruction (construction).
- Water Tower project underway, continuing to monitor concrete pours, paint coat issues have led to substantial delays. Painting will likely resume in Spring 2025.
- Reviewed additional DTR closeout items and worked with applicants on needed documents.
- Working with Wellness Center Executive Director Brase on numerous items and follow ups, construction meeting held.
- Worked with Kelly Hoffschneider to work on a number of real estate items related to the Rail Campus, tower leases, and related legal matters.
- Assisted with needs of the on site auditors.
- Civic Center construction. Finalized a number of change order requests. Held monthly construction meeting.
- Attended turf project planning meeting discuss baseball/softball fields plans.
- Off for numerous hours due to continued back issues, attended Physical Therapy.
- Met with Schemmer on the trail project progress and working on BNSF crossing issue with both Staplehurst and Ulysses.
- Finalized LB 840 loan to Squire Wards LLC for RUE 6 buildout and Pasta Barn expansions.
- Discussed High Voltage (HV) rate study with J.K. Energy Consulting.
- Reviewed lead service water line inventory information with Water Superintendent.
- Wellness Center Construction Meeting.
- Provided advisement for Wellness Center Childcare Director interviews.
- Attended Highway 15 NDOT Construction Update.
- Worked with City Clerk on ADA Transition Planning.
- Attended the Fire Department Board of Control Meeting along w/Mayor Eickmeier.
- Met with eh Village Board of Ulysses to discuss trail project needs and BNSF crossing along with Mayor Eickmeier.
- Helped Prepare Personnel Finance and Audit Committee Items and Agenda with City Clerk.
- Attended Rail Campus Substation 10 MVA Project kickoff with Olsson.
- Met with NDOT and Schemmer Associates on BNSF Trail Crossing plan.
- Met with Project Move on utility related items.

Police Department

- Suicide Prevention Coalition meeting
- Connecting the Dots – Seward High Program
- Equipping new CSO pickup
- Finishing annual training requirements.

City Clerk/Human Resources/City Hall

- Attended the Seward High School Connecting the Dots Event.
- Reviewing ADA Transition Plan
- Undertaking assigned tasks while the Admin. Assistant position is open.
- Collecting Tobacco, Burnsite, and Refuse Hauler Licenses for 2025.
- Current open positions: Admin. Assistant (review apps on 11/15).

Water/Wastewater Department

- Replacement of Curbstop on N. 5th.
- Water Tower Project Meeting
- Project Move Utility Meeting

- Biosolids Hauling
- Lead Service Line notification certification submittal.

Parks and Rec/Cemetery/Golf/Pool

- Ladies 3 v 3 Volleyball started.
- Cleaning flower beds.
- Pouring concrete a 4-plex.
- Blowing out irrigation.
- Mulching leaves at cemetery and golf course.

Civic Center

- Civic Center Update:
 - 4" water service line connection made
 - New HVAC coming online.
 - Construction meeting held with BIC, Clark Enersen, City Administrator, select Commission members.
 - Held Civic Center Commission Meeting on November 12th, reviewed building upgrades and timelines.

Electric Department

- Replace pole on 14th St.
- Trim trees.
- Work on streetlights.
- Install Fiber at Ash Street Substation.
- Substation inspections and oil sampling.
- Servicing trucks.

Street Department

- Push up burn pile.
- Tree work.
- Sign replacement.
- Preparing vehicles for winter weather.
- Patching Potholes.

Library

- Conclusion of children's morning programs and after school programs for this season.
- Last week of line dancing.
- Material ordering.
- Handling short staffing issues.

Building Inspection/Planning Department

- Planning Commission met on November 12th. Rail Campus Final Plat and Cid Beckler Rezone were approved.
- Tree Board Letters were sent out to property owners to address problem trees.
- Hughes Brothers Seepage Plans were submitted for review by City and JEO.
- Working on code related items for nuisance properties.
- Developing final draft of sidewalk program for Council consideration.

Engineering

- Water Tower concrete going in. Reviewing results from paint testing.
- Highway 15 Watermain Project is completing punch list items. Seeding, yard restoration.
- Project Move utility meeting.
- NDOT Highway 15 Project working to completion by end of the month. Seward Street Intersection open again. Final road pour completed, working on driveways, curbs, sidewalks.

- Bradford paving is awaiting subcontractor arrival in law November.

Finance Dept.

- On site audit took place on November 14-15th.
- Payroll week.
- Claims.
- Continuing to work on Caselle transition.

Seward Wellness Center

- Site Update: 1-Floor moisture mitigation applied. Install of flooring has started. 2-Continued drywall finishes. 3-Finish mechanical room framing. Prep and pouring of pool deck continues. 4-Continued drywall finish and painting. 5-Continued work on exterior front entryway. Sprinkler install continues this week. Well could be drilled anytime in the next month.
- SWC weekly planning meeting.
- Held interviews for Childcare Director and offer made.
- Met with ALLO on fiber needs.
- Bi-weekly construction meetings.

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

1. Strategy Session with City Attorney Regarding Real Estate Interests at 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