



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

Tuesday, July 15, 2025

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, July 15, 2025, 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 hand-in a Speaker Card to the Clerk. 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: June 2025

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	3	\$ 17,884.90	\$ 11,381,716.43
REMODEL/ADDIT.	14	\$ 2,792.40	\$ 839,225.00
ACCESSORY	9	\$ 272.60	\$ 15,445.80
RELOCATE	4	\$ 100.00	\$ 14,562.00
ELECTRIC			
PLUMBING	11	\$ 635.00	
MECHANICAL	4	\$ 780.00	
SEWER TAP	1	\$ 250.00	
TEMP. WATER	1	\$ 120.00	
WATER TAP	1	\$ 838.00	
TEMP. ELEC.	1	\$ 50.00	
ELECTRIC SER.	1	\$ 200.00	
TOTALS	50	\$ 23,922.90	\$ 12,250,949.23

YEAR TO DATE January to December 2025

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	17	\$ 72,658.77	\$ 31,621,314.17
REMODEL/ADDIT.	60	\$ 8,868.35	\$ 2,204,112.37
ACCESSORY	52	\$ 2,234.34	\$ 463,500.89
RELOCATE	31	\$ 3,577.70	\$ 1,557,172.25
ELECTRIC		\$ -	\$ -
PLUMBING	60	\$ 4,630.00	\$ -
MECHANICAL	37	\$ 5,476.00	\$ -
SEWER TAP	14	\$ 3,300.00	\$ -
TEMP. WATER	13	\$ 1,560.00	\$ -
WATER TAP	14	\$ 14,319.00	\$ -
TEMP. ELEC.	13	\$ 650.00	\$ -
ELECTRIC SER.	14	\$ 5,100.00	\$ -
TOTALS	325	\$ 122,374.16	\$ 35,846,099.68

LAST YEAR: June 2024

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	3	\$ 20,799.05	\$ 8,246,443.80
REMODEL/ADDIT.	8	\$ 1,215.80	\$ 355,369.58
ACCESSORY	9	\$ 188.20	\$ 23,389.91
RELOCATE	11	\$ 549.00	\$ 157,886.17
ELECTRIC		\$ -	\$ -
PLUMBING	11	\$ 570.00	\$ -
MECHANICAL	10	\$ 825.00	\$ -
SEWER TAP	3	\$ 750.00	\$ -
TEMP. WATER	2	\$ 240.00	\$ -
WATER TAP	3	\$ 2,486.00	\$ -
TEMP. ELEC.	3	\$ 150.00	\$ -
ELECTRIC SER.	3	\$ 2,000.00	\$ -
TOTALS	66	\$ 29,773.05	\$ 8,783,089.46

YEAR TO DATE January to December 2024

Permits	Quantity	Permit Fee	Valuation
NEW CONST.	11	\$ 35,118.18	\$ 10,918,821.35
REMODEL/ADDIT.	74	\$ 13,150.80	\$ 6,984,706.03
ACCESSORY	61	\$ 1,775.12	\$ 148,691.93
RELOCATE	51	\$ 4,778.00	\$ 1,862,404.88
ELECTRIC		\$ -	\$ -
PLUMBING	81	\$ 7,177.72	\$ -
MECHANICAL	52	\$ 6,930.20	\$ -
SEWER TAP	9	\$ 2,250.00	\$ -
TEMP. WATER	8	\$ 960.00	\$ -
WATER TAP	9	\$ 7,514.00	\$ -
TEMP. ELEC.	6	\$ 300.00	\$ -
ELECTRIC SER.	6	\$ 2,600.00	\$ -
TOTALS	368	\$ 82,554.02	\$ 19,914,624.19

OPEN Property Maintenance Code Violation Report

					7/9/2025
Property Address	Violation Type	Deadline	Owner Information	Delivery Type	Status
2025					
227 N 8th St	Weeds	7/3/2025	Austin Weber	In Person	CSO Areana contacted the tenant. Weeds were cut down and sprayed.
840 Seward St	Trash and abandoned vehicle	7/3/2025	Joel & Lisa Blatchford	In Person	CSO Arena made contact with the owner. The trash was removed and the abandoned vehicle was removed.
1008 Elm	Grass/Weeds	6/16/2025	Shawn Powell	Phone	CSO Arena left a message for the owner.
NA	Grass/Weeds	6/16/2025	Beckler Implement	Phone	CSO Arena made contact with Mr. Beckler.
417 S 4th	Rubbish	6/11/2025	Joe Ruzicka	Phone	CSO Arena made contact with the owner. He will try and get the tree branches removed this weekend. Area was cleaned up.
2040 N 4th	Grass/Weeds	5/18/2025	Johannes Van Der Heijden	Phone	Will be taken care of by Thursday 5-15-2025
2605 Progressive Ave	Grass/Weeds	5/18/2025	Casey's General Store	In Person	Made contact with the tenants. Having trouble with their mowing company. Will have it done by the weekend
804 Twin Oaks Rd	Grass/Weeds	5/18/2025	Le Family Estate	In Person	Made contact with the tenants. Having trouble with their mowing company. Will have it done by the weekend
1709 Meadow Lane	Grass/Weeds	5/18/2025	Coral Miller	Phone	
107 South St	Protective treatment, decayed siding, soffits and facsias, windows boarded up, decayed roof	4/10/2025	New owners: The Good Guys Homebuyers LLC	Phone	Property was sold to The Good Guys Homebuyers LLC. A property maintance Notice and Orders transfer document was filed with the County Clerk noting the new owners as responsible for correcting the code deficiencies.
			Jane Kroeger	Phone	Jane called and spooke with Tim, Building/Zoning Director. She is negotiating with two parties on the sale of the property and will contact the building department Thursday 4-10 with information on sale and clean-up of the property.
416 N 1st	Trash/Junk	4/10/2025	Sandy Nuttleman	In Person	Sandy Nuttleman repurcheased the property and was served notice of clean up and property maintance items in violation by CSO Arena.
		3/11/2025	Robert Schwamlein		CSO Arena made contact with Crystalynn on 3-10-2025 and gave a two day notice.

OPEN Property Maintenance Code Violation Report

429 S Columbia	Trash	2/5/2025	Christopher Yates	Certified Mail Posted on Property	CSO Arena posted the letter to the property on February 27, 2025. A certified letter was also mailed on that same day. No response or attempt to clean up. March 6, 2025 the Seward Street Department removed all trash. An invoice is mailed out 3-11-2025.
937 Elm St	Vegetation/Trash	2/7/2025	Alan Bergantzel	In Person	CSO Shannon Arena made contact with the owner. He plans on taking all the trees and vegetation to the burn site on the next available Saturday.
832 Seward St	Trash	2/7/2025	Mark Masek	In Person	CSO Shannon Area made contact with the tenant. Trash is scheduled to be picked up on Friday, 2-7-2025. CSO Arena verified it was picked up, but there's more. Will verify it's picked up after 2-14-2025

2. City Treasurer Report

TREASURER'S REPORT		MONTH OF: JUNE 2025				
VARIANCE AT: 75%						
	REVENUE	CURRENT YTD		UNRECEIPTED	PREVIOUS YTD	DIFFERENCE
DEPARTMENT	BUDGET	REVENUE	VARIANCE	BALANCE	REVENUE	B/W BUDGET YEARS
ELECTRIC	15,568,990	9,178,621	59%	6,390,369	9,462,105	(283,484)
ELEC BOND PYMT						
WATER	7,803,000	1,746,032	22%	6,056,968	1,620,680	125,352
WATER BOND PYMTS						
WATER SINKING FUND	20,000	20,000	100%	- 0 -	- 0 -	20,000
WASTEWATER TREATMENT	21,807,388	2,220,492	10%	19,586,896	1,926,607	293,885
WWTW BOND PYMT						
WWTW SINKING FUND	930,000	930,000	100%	- 0 -	- 0 -	930,000
TOTAL BUSINESS-TYPE FUNDS	46,129,378	14,095,145	31%	32,034,233	13,009,392	1,085,753
GENERAL REVENUES	5,411,339	3,739,728	69%	1,671,611	3,222,707	517,021
POLICE	6,650	2,316	35%	4,334	4,746	(2,430)
E911	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
POLICE EQUITABLE SHARING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
STREET	5,997,066	2,215,782	37%	3,781,284	1,372,611	843,171
STREET STP FUNDS	190,428	190,434	100%	(6)	208,806	(18,372)
DEBT SERVICE	596,674	599,357	100%	(2,683)	838,129	(238,772)
RAIL CAMPUS	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
CDBG DOWNTOWN REVITAL GRANT	- 0 -	- 0 -	0%	- 0 -	110,067	(110,067)
BLDGS & GRDS (CITY HALL)	48,000	- 0 -	0%	48,000	36,943	(36,943)
LEVEE ACCREDITATION	146,250	- 0 -	0%	146,250	- 0 -	- 0 -
CIVIC CENTER	1,729,525	1,967,556	114%	(238,031)	209,965	1,757,591
LIBRARY	41,080	27,231	66%	13,849	105,691	(78,460)
PUBLIC PROPERTIES	32,000	23,875	75%	8,125	25,519	(1,644)
CEMETERY	68,000	54,798	81%	13,202	47,800	6,998
GOLF COURSE	599,525	371,066	62%	228,459	495,847	(124,781)
GUTHMAN TRUST - REGULAR	425	327	77%	98	470	(143)
GUTHMAN TRUST - PAVING	100	106	106%	(6)	256	(150)
PERPETUAL CARE - PRINCIPAL	8,250	8,550	104%	(300)	6,300	2,250
PERPETUAL CARE - INTEREST	3,000	3,164	105%	(164)	3,128	36
BLDGS & GRDS (OTHER)	250	- 0 -	0%	250	4,616	(4,616)
BLDG INSP/PLAN & ZONING	104,450	87,309	84%	17,141	78,068	9,241
FIRE/EQUIP SINKING FUND	509,000	635,711	125%	(126,711)	183,154	452,557
TREE BOARD	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
ENGINEER	133,663	- 0 -	0%	- 0 -	- 0 -	- 0 -
DOWDING POOL	81,000	46,466	57%	34,534	89,687	(43,221)
CONCESSION STAND	900	900	100%	- 0 -	- 0 -	900
SWIMMING LESSONS	16,000	8,751	55%	7,249	15,047	(6,296)
RECREATION/COMPLEX LIGHTS	43,075	37,358	87%	5,717	39,367	(2,009)
SENIOR CENTER	98,000	70,678	72%	27,322	71,435	(757)
SENIOR SHUTTLE	4,600	3,102	67%	1,498	3,368	(266)
RECYCLING	5,500	528	10%	4,972	4,937	(4,409)
WELLNESS CENTER	415,000	240,451	0%	174,550	9,255	231,196
ECONOMIC DEVELOPMENT (LB840)	279,689	227,352	81%	52,337	249,239	(21,887)
CAPITAL IMPROVEMENTS FUND	11,161,100	4,485,729	40%	6,675,371	873,018	3,612,711
TAX INCREMENT FINANCING	642,906	739,148	115%	(96,242)	621,453	117,695
TOTAL GOVERNMENTAL FUNDS	28,373,445	15,787,771	56%	12,452,011	8,931,629	6,856,142
(UNAUDITED)						

TREASURER'S REPORT		MONTH OF: JUNE 2025				
VARIANCE AT: 75%						
	EXPENDITURES	CURRENT YTD		UNEXPENDED	PREVIOUS YTD	DIFFERENCE
DEPARTMENT	BUDGET	EXPENDITURES	VARIANCE	BALANCE	EXPENDITURES	B/W BUDGET YEARS
ELECTRIC	16,115,995	7,727,480	48%	8,388,515	8,059,262	(331,782)
ELEC BOND PYMT	492,108	463,935	94%	28,173	463,633	302
WATER	6,878,179	3,057,702	44%	3,820,477	4,063,854	(1,006,152)
WATER BOND PYMTS	357,426	357,426	100%	(0)	357,379	47
WATER SINKING FUND	20,000	20,000	0%	- 0 -	- 0 -	20,000
WASTEWATER TREATMENT	11,824,281	1,420,945	12%	10,403,336	1,033,394	387,551
WWTW BOND PYMT	297,193	11,546	4%	285,647	11,609	(63)
WWTW SINKING FUND	930,000	930,000	0%	- 0 -	- 0 -	930,000
TOTAL BUSINESS-TYPE FUNDS	36,915,182	13,989,034	38%	22,926,148	13,989,131	(97)
GENERAL EXPENSES	1,362,897	1,272,928	93%	89,969	221,155	1,051,773
POLICE	1,952,173	1,487,974	76%	464,199	1,252,335	235,639
E911	246,299	184,724	75%	61,575	211,564	(26,840)
POLICE EQUITABLE SHARING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
STREET	6,773,162	1,937,872	29%	4,835,290	3,700,335	(1,762,463)
STREET STP FUNDS	190,428	178,511	94%	11,917	190,474	(11,963)
DEBT SERVICE	591,674	533,052	90%	58,622	771,770	(238,718)
RAIL CAMPUS	11,000	17,945	163%	(6,945)	11,399	6,546
CDBG-DOWNTOWN REVITAL GRANT	- 0 -	- 0 -	0%	- 0 -	110,067	(110,067)
BLDGS & GRDS (CITY HALL)	26,729	16,523	62%	10,206	18,231	(1,708)
LEVEE ACCREDITATION	215,000	235,318	109%	(20,318)	109,909	125,409
CIVIC CENTER	1,764,525	2,160,274	122%	(395,749)	253,400	1,906,874
LIBRARY	596,015	425,380	71%	170,635	489,540	(64,160)
PUBLIC PROPERTIES	581,959	488,762	84%	93,197	395,394	93,368
CEMETERY	259,270	202,181	78%	57,089	158,581	43,600
GOLF COURSE	847,336	454,892	54%	392,444	559,109	(104,217)
GUTHMAN TRUST - REGULAR	145	145	100%	- 0 -	- 0 -	145
GUTHMAN TRUST - PAVING	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
PERPETUAL CARE - PRINCIPAL	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
PERPETUAL CARE - INTEREST	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
BLDGS & GRDS (OTHER)	13,400	2,189	16%	11,211	3,540	(1,351)
BLDG INSP/PLAN & ZONING	178,476	124,208	70%	54,268	704,030	(579,822)
FIRE/EQUIP SINKING FUND	957,256	434,821	45%	522,435	202,138	232,683
TREE BOARD	12,500	2,100	17%	10,400	4,300	(2,200)
ENGINEER	178,217	132,589	74%	- 0 -	108,325	24,264
DOWDING POOL	267,037	115,345	43%	151,692	168,909	(53,564)
CONCESSION STAND	- 0 -	- 0 -	0%	- 0 -	- 0 -	- 0 -
SWIMMING LESSONS	9,689	2,583	27%	7,106	763	1,820
RECREATION/COMPLEX LIGHTS	375,354	219,250	58%	156,104	245,768	(26,518)
SENIOR CENTER	226,981	154,947	68%	72,034	182,521	(27,574)
SENIOR SHUTTLE	4,738	3,345	71%	1,393	3,234	111
RECYCLING	35,059	26,816	76%	8,243	48,071	(21,255)
WELLNESS CENTER	415,001	265,812	64%	149,189	69,163	196,649
ECONOMIC DEVELOPMENT LB840	279,690	504,647	180%	(224,957)	193,569	311,078
CAPITAL IMPROVEMENTS FUND	11,100,000	4,170,050	38%	6,929,950	228,281	3,941,769
TAX INCREMENT FINANCING	696,706	633,162	91%	63,544	748,098	(114,936)
TOTAL GOVERNMENTAL FUNDS	30,168,716	16,388,342	54%	13,734,746	11,363,973	5,024,369
(UNAUDITED)						

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

Pledged Securities Detail
June 30, 2025

H231
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Report Sequence: sgrp, CUSIP, Ticket

SGrp	CUSIP	Description	S&P	Moody	Rate	State	Ticket-P#	Call Type	Next Call Dt	Maturity Dt	Issue Dt	Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			Market Value
															Par Value	Book Value	Carrying Value	
PLEDGEE: CITY OF SEWARD (02)																		
CMO	3137AWU78	FHR 4145 AC			1.250		185157011-1			12/15/2027	12/1/2012	AFS	1,500,000.00	1,500,000.00	6,173.78	6,173.78	6,103.84	6,103.84
D02/02													100.00%		6,170.21	6.43	6,110.27	
CMO	3137B0NV2	FHR 4178 EC			1.500		185157163-1			9/15/2025	3/1/2013	AFS	2,000,000.00	2,000,000.00	2,331.50	2,319.03	2,319.03	2,319.03
D02/02													100.00%		2,331.17	2.91	2,321.94	
CMO	36378MBV6	GNR 2013-23 MG			2.250		177049987-1			1/20/2042	2/1/2013	AFS	2,400,000.00	2,400,000.00	262,601.93	245,805.15	245,805.15	245,805.15
D02/02													100.00%		256,990.70	492.38	246,297.53	
GNMA	36176W2B6	GNMA POOL 778670			4.000		185168920-1			12/15/2026	12/1/2011	AFS	560,000.00	560,000.00	4,485.59	4,473.70	4,473.70	4,473.70
D02/02													100.00%		4,525.56	14.95	4,488.65	
MBS	3128CUIV29	FHLMC POOL G30633			2.500		177020851-1			2/1/2033	2/1/2013	AFS	1,000,000.00	1,000,000.00	131,929.25	124,609.86	124,609.86	124,609.86
D02/02													100.00%		136,760.39	274.85	124,884.71	
MBS	3128MDW74	FHLMC POOL G14970			3.500		177039340-1			12/1/2028	12/1/2013	AFS	1,450,000.00	1,450,000.00	88,635.30	87,529.13	87,529.13	87,529.13
D02/02													100.00%		91,018.62	258.52	87,787.65	
MBS	3128Q0GL5	FHLMC POOL J19203			4.000		185147609-1			5/1/2027	5/1/2012	AFS	425,000.00	425,000.00	5,908.46	5,858.59	5,858.59	5,858.59
D02/02													100.00%		5,985.30	19.69	5,878.28	
MBS	31329KR55	FHLMC POOL ZA2297			3.000		177051131-1			4/1/2033	9/1/2018	AFS	1,000,000.00	1,000,000.00	134,935.07	128,745.64	128,745.64	128,745.64
D02/02													100.00%		129,905.07	337.34	129,062.98	
MBS	3132A8S34	FHLMC POOL ZS7738			2.500		177051143-1			1/1/2031	9/1/2018	AFS	860,000.00	860,000.00	121,901.90	117,484.18	117,484.18	117,484.18
D02/02													100.00%		117,753.67	253.96	117,738.14	
MBS	31375HAP9	FNMA ARM POOL 334914			6.575		185156211-1			2/1/2026	1/1/1996	AFS	1,000,000.00	1,000,000.00	32.89	32.95	32.95	32.95
D02/02													100.00%		32.91	0.18	33.13	

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) **Pledged Securities Detail** **H231**
Investment Portfolio (1) **June 30, 2025** **Page 2 of 78**

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Rate	Moody	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values			
									Par Value	Book Value	Carrying Value Interest Rec	Market Value Collateral Value
MBS	3138AMK38 FNMA POOL A17513	4.500		185159473-1		7/1/2026	500,000.00	500,000.00	5,609.95	5,609.95	5,596.82	5,596.82
D02/02						AFS	5,609.95	100.00%	5,646.71		21.04	5,617.86
MBS	3138EJLQ9 FNMA POOL AL2134	4.000		185159924-1		7/1/2027	443,000.00	443,000.00	7,279.40	7,279.40	7,184.19	7,184.19
D02/02						AFS	7,279.40	100.00%	7,367.56		24.26	7,208.45
MBS	3138EKR09 FNMA POOL AL3191	3.500		185160071-1		2/1/2028	500,000.00	500,000.00	10,338.63	10,338.63	10,259.02	10,259.02
D02/02						AFS	10,338.63	100.00%	10,481.08		30.15	10,289.17
MBS	3138EKX75 FNMA POOL AL3401	5.500		177039339-1		2/1/2034	2,000,000.00	2,000,000.00	180,955.66	180,955.66	184,639.92	184,639.92
D02/02						AFS	180,955.66	100.00%	197,108.68		829.38	185,469.30
MBS	3138EKXJ9 FNMA POOL AL3580	5.500		177039338-1		1/1/2034	2,000,000.00	2,000,000.00	143,878.12	143,878.12	146,793.09	146,793.09
D02/02						AFS	143,878.12	100.00%	156,109.18		659.44	147,452.53
MBS	3138ELYF4 FNMA POOL AL4509	4.000		185160221-1		10/1/2028	1,000,000.00	1,000,000.00	20,911.86	20,911.86	20,815.46	20,815.46
D02/02						AFS	20,911.86	100.00%	21,275.43		69.71	20,885.17
MBS	3138EMCY5 FNMA POOL AL4586	4.000		185160242-1		2/1/2027	575,000.00	575,000.00	2,820.91	2,820.91	2,804.89	2,804.89
D02/02						AFS	2,820.91	100.00%	2,851.60		9.40	2,814.29
MBS	3138EMP07 FNMA POOL AL4519	3.500		184006560-1		3/1/2029	2,000,000.00	631,641.94	38,368.70	37,990.38	37,990.38	37,990.38
D02/02						AFS	121,488.76	31.58%	39,429.49		111.91	38,102.29
MBS	3138EQ5H1 FNMA POOL AL8047	3.500		176002956-1		11/1/2030	1,050,000.00	1,050,000.00	124,034.28	124,034.28	119,209.35	119,209.35
D02/02						AFS	124,034.28	100.00%	128,926.42		361.77	119,571.12
MBS	3138WDU82 FNMA POOL AS4206	3.000		178000698-1		1/1/2030	1,160,000.00	1,160,000.00	77,568.03	77,568.03	75,961.60	75,961.60
D02/02						AFS	77,568.03	100.00%	79,671.92		183.92	76,155.52
MBS	3140FBGJ3 FNMA POOL BD3800	2.000		177051139-1		7/1/2031	1,375,000.00	1,375,000.00	217,862.11	217,862.11	206,656.03	206,656.03
D02/02						AFS	217,862.11	100.00%	209,304.71		363.10	207,019.13

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

**Pledged Securities Detail
June 30, 2025**

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Moody	Rate	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledged Face % of Total	Pledge Values		Carrying Value	Market Value
									Book Value	Collateral Value		
MBS	3140J5EA3		2.500	177039342-1		12/1/2029	1,750,000.00	1,750,000.00	140,604.19	136,415.59	136,415.59	
FNMA	FNMA POOL BM1028					3/1/2017			142,749.65	292.93		136,708.52
D02/02						AFS		100.00%				
MBS	3140J5EA3		2.500	185164038-1		12/1/2029	300,000.00	300,000.00	24,103.58	23,385.53	23,385.53	
FNMA	FNMA POOL BM1028					3/1/2017			24,153.40	50.22		23,435.75
D02/02						AFS		100.00%				
MBS	3140X9LK9		3.000	177020855-1		11/1/2041	500,000.00	500,000.00	233,242.01	210,671.81	210,671.81	
FNMA	FNMA POOL FM5729					11/1/2021			245,227.65	583.11		211,254.92
D02/02						AFS		100.00%				
MBS	31418AAC2		3.000	185165786-1		11/1/2026	1,000,000.00	1,000,000.00	7,606.12	7,530.97	7,530.97	
FNMA	FNMA POOL MA0902					10/1/2011			7,627.85	19.02		7,549.99
D02/02						AFS		100.00%				
MBS	31418AKN7		3.000	177011537-1		10/1/2032	800,000.00	800,000.00	77,009.88	75,069.33	75,069.33	
FNMA	FNMA POOL MA1200					9/1/2012			79,894.55	192.52		75,261.85
D02/02						AFS		100.00%				
MBS	31418AVK1		3.000	177039341-1		7/1/2028	1,000,000.00	1,000,000.00	56,380.60	55,439.04	55,439.04	
FNMA	FNMA POOL MA1517					6/1/2013			57,150.58	140.95		55,579.99
D02/02						AFS		100.00%				
MBS	31418B5R3		4.000	177020853-1		6/1/2036	410,000.00	410,000.00	72,279.57	67,240.04	67,240.04	
FNMA	FNMA POOL MA2655					5/1/2016			76,371.60	240.93		67,480.97
D02/02						AFS		100.00%				
MBS	31418DRM6		2.000	177046216-1		8/1/2030	610,000.00	610,000.00	158,954.94	151,665.27	151,665.27	
FNMA	FNMA POOL MA4091					7/1/2020			155,416.10	264.92		151,930.19
D02/02						AFS		100.00%				
MBS	31418EA83		1.500	177048016-1		2/1/2032	179,142.00	167,163.35	93,018.27	86,489.32	86,489.32	
FNMA	FNMA POOL MA4530					1/1/2022			89,200.90	116.27		86,605.59
D02/02						AFS		93.31%				
MUNI	25887CAZ1		2.250	177039343-1	Cont	1/1/2034	120,000.00	120,000.00	120,000.00	96,213.33	96,213.33	
GO	DOUGLAS CNTY NEB S&I #540				1/1/2027	1/5/2022			120,000.00	1,350.00		97,563.33
D02/02					100.000	AFS		100.00%				
MUNI	259290EB6		3.100	185142828-1	Contn	8/15/2030	150,000.00	150,000.00	150,000.00	140,607.47	140,607.47	
GO	DOUGLAS CNTY NE SAN & IMPT DIS				7/1/2025	6/15/2016			150,000.00	1,756.67		142,364.14
D02/02					100.000	AFS		100.00%				

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

Pledged Securities Detail
June 30, 2025

Report Sequence: sgrp, CUSIP, Ticket

SGrp	STyp	Loc/PI	CUSIP	Description	S&P	Moody	Rate	State	Ticket-P#	Call Type	Maturity Dt	Issue Dt	Total Face	Pledged Face	Pledge Values		Carrying Value	Market Value
															Next Call Dt	Call Price		
											Intent	% of Total	Total Par	% of Total	Par Value	Book Value	Interest Rec	Collateral Value
MUNI	GO	D02/02	259292CS7	DOUGLAS CNTY SAN IMPMT DIST 427			2.700	NE	185142831-1	Contn	11/15/2026	11/15/2017	280,000.00	280,000.00	280,000.00	280,000.00	276,242.78	276,242.78
MUNI	GO	D02/02	259305DT4	DOUGLAS CNTY NEB S&I #499			2.500	NE	178003667-1	Cont	3/1/2036	3/1/2022	150,000.00	150,000.00	150,000.00	150,000.00	115,629.47	115,629.47
MUNI	GO	D02/02	25930EEB3	DOUGLAS CNTY NEB S&I #441			2.500	NE	178003675-1	Cont	9/15/2035	3/18/2022	260,000.00	260,000.00	260,000.00	260,000.00	203,842.60	203,842.60
MUNI	GO	D02/02	25930TB16	DOUGLAS CNTY NEB S&I #421			2.900	NE	184003054-1	Cont	11/15/2036	5/19/2020	50,000.00	50,000.00	50,000.00	50,000.00	47,733.35	47,733.35
MUNI	GO	D02/02	25931BEG7	DOUGLAS CNTY NEB SAN & IMPMT DI			2.750	NE	184010678-1	Cont	5/1/2035	5/3/2021	175,000.00	175,000.00	175,000.00	175,000.00	139,663.34	139,663.34
MUNI	GO	D02/02	25931LCN2	DOUGLAS CNTY NE SAN & IMPMT			2.700	NE	185142862-1	Contn	11/15/2028	11/15/2016	170,000.00	170,000.00	170,000.00	170,000.00	162,007.26	162,007.26
MUNI	GO	D02/02	25931VBN1	DOUGLAS CNTY NE SAN & IMPMT			3.500	NE	185142866-1	Contn	8/15/2032	7/27/2017	50,000.00	50,000.00	50,000.00	50,000.00	46,309.43	46,309.43
MUNI	GO	D02/02	25931VC7	DOUGLAS CNTY NEB SAN #471			2.350	NE	177020849-1	Cont	8/15/2035	2/19/2021	100,000.00	100,000.00	100,000.00	100,000.00	84,213.62	84,213.62
MUNI	GO	D02/02	25933BE66	DOUGLAS CNTY NEB SAN & IMPMT DI			3.000	NE	184003099-1	Cont	11/15/2035	5/19/2020	150,000.00	150,000.00	150,000.00	150,000.00	139,404.82	139,404.82
MUNI	GO	D02/02	25936RBY1	DOUGLAS CNTY NEB S&I #537			2.400	NE	177039345-1	Cont	1/15/2039	1/21/2022	150,000.00	150,000.00	150,000.00	150,000.00	101,562.19	101,562.19
MUNI	REV	D02/02	373807CE4	GERING NEB COMBINED UTILS REV			1.850	NE	184010461-1	Cont	12/15/2035	4/29/2021	100,000.00	100,000.00	100,000.00	100,000.00	77,084.00	77,084.00

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

**Pledged Securities Detail
June 30, 2025**

Report Sequence: sgrp, CUSIP, Ticket

SGrp	CUSIP	Description	Moody	Rate	State	Ticket-P#	Call Type	Maturity Dt	Total Face	Pledged Face	Pledge Values		
											Next Call Dt	Issue Dt	Par Value
STyp	Loc/Pl	S&P					Call Price	Intent	Total Par	% of Total	Book Value	Interest Rec	Collateral Value
MUNI	57973FDD8	MCCOOK NE PUBLIC PWR DIST		3.150	NE	185181069-1	Contn	12/15/2030	100,000.00	100,000.00	100,000.00	93,267.38	93,267.38
REV							7/1/2025	8/9/2017	100,000.00	100.00%	100,000.00	140.00	93,407.38
D02/02							100.000	AFS					
MUNI	652810G22	NEWTON IOWA		3.000	IA	182011996-1	Cont	6/1/2033	185,000.00	185,000.00	185,000.00	181,600.14	181,600.14
GO							6/1/2029	4/20/2022	185,000.00	100.00%	188,427.92	462.50	182,062.64
D02/02							100.000	AFS					
MUNI	71366VKE9	PERENNIAL PUB PWR DIST NEB ELE		1.800	NE	177020856-1	Cont	12/15/2036	210,000.00	210,000.00	210,000.00	171,516.40	171,516.40
REV							2/17/2026	2/17/2021	210,000.00	100.00%	210,000.00	168.00	171,684.40
D02/02							100.000	AFS					
MUNI	80373YER3	SARPY CNTY NEB S&I #158		2.800	NE	182012079-1	Cont	10/15/2035	150,000.00	150,000.00	150,000.00	125,448.00	125,448.00
GO							4/15/2027	4/19/2022	150,000.00	100.00%	150,000.00	886.67	126,334.67
D02/02							100.000	AFS					
MUNI	80377BKT8	SARPY CNTY NEB S&I DIST #264		2.350	NE	184010680-1	Cont	8/15/2034	180,000.00	180,000.00	180,000.00	142,205.73	142,205.73
GO							5/3/2026	5/3/2021	180,000.00	100.00%	180,000.00	1,598.00	143,803.73
D02/02							100.000	AFS					
MUNI	80377TBE2	SARPY CNTY NE SAN & IMPT DIST		2.800	NE	185187220-1	Contn	11/15/2028	85,000.00	85,000.00	85,000.00	81,334.75	81,334.75
GO							7/1/2025	11/15/2016	85,000.00	100.00%	85,000.00	304.11	81,638.85
D02/02							100.000	AFS					
MUNI	80377TBF9	SARPY CNTY NE SAN & IMPT DIST		2.900	NE	185187221-1	Contn	11/15/2029	85,000.00	85,000.00	85,000.00	80,104.27	80,104.27
GO							7/1/2025	11/15/2016	85,000.00	100.00%	85,000.00	314.97	80,419.24
D02/02							100.000	AFS					
MUNI	80378TEW8	SARPY CNTY NE SAN & IMPT DIST		3.850	NE	185187230-1	Contn	10/15/2033	85,000.00	85,000.00	85,000.00	79,747.16	79,747.16
GO							7/1/2025	4/15/2018	85,000.00	100.00%	85,000.00	690.86	80,438.02
D02/02							100.000	AFS					
MUNI	80379AEF5	SARPY CNTY NEB SAN & IMPT #243		2.700	NE	177011631-1	Cont	8/15/2038	290,000.00	290,000.00	290,000.00	207,025.21	207,025.21
GO							8/15/2025	8/19/2020	290,000.00	100.00%	290,000.00	2,988.00	209,983.21
D02/02							100.000	AFS					
MUNI	80379KEN6	SARPY CNTY NEB SAN & IMPT #272		2.300	NE	177018881-1	Cont	12/15/2034	50,000.00	50,000.00	50,000.00	38,786.06	38,786.06
GO							12/15/2025	1/1/2021	50,000.00	100.00%	50,000.00	51.11	38,837.17
D02/02							100.000	AFS					
MUNI	810140LP6	SCOTT'S BLUFF CNTY NEB		2.550	NE	182012068-1	Cont	1/15/2034	250,000.00	250,000.00	250,000.00	205,385.06	205,385.06
GO							4/21/2027	4/21/2022	250,000.00	100.00%	250,000.00	2,939.58	208,324.64
D02/02							100.000	AFS					

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

**Pledged Securities Detail
June 30, 2025**

Report Sequence: sgrp, CUSIP, Ticket

SGrp STyp Loc/PI	CUSIP Description S&P	Rate	State	Moody	Ticket-P#	Call Type Next Call Dt Call Price	Maturity Dt Issue Dt Intent	Total Face Total Par	Pledge Values			Market Value Collateral Value
									Pledged Face % of Total	Par Value Book Value	Carrying Value Interest Rec	
MUNI REV D02/02	816483FG9 SEWARD NE ELEC REV	2.450	NE		185187557-1	Contln 7/1/2025 100.000	2/15/2028 6/15/2016 AFS	150,000.00 150,000.00	150,000.00 150,000.00	142,966.67 1,388.33	142,966.67 144,355.00	
MUNI GO D02/02	886094CD1 THURSTON CNTY NEB	2.500	NE		184003102-1	Cont 7/1/2025 100.000	12/15/2035 5/28/2020 AFS	200,000.00 200,000.00	200,000.00 197,852.07	154,059.43 222.22	154,059.43 154,281.65	
TAX TAXGO D02/02	534239FX1 LINCOLN NEB	3.000	NE		177045043-1		7/15/2026 8/20/2020 AFS	100,000.00 100,000.00	100,000.00 99,846.78	98,923.29 1,383.33	98,923.29 100,306.62	
TAX TAXGO D02/02	61778RBT8 MORRILL CNTY NEB SCH DIST #63	1.937	NE		177020846-1	Cont 12/1/2025 100.000	12/1/2031 2/25/2021 AFS	210,000.00 210,000.00	210,000.00 210,000.00	175,865.22 338.98	175,865.22 176,204.20	
CITY OF SEWARD								34,201,805.29	6,686,762.58 6,723,565.43	5,963,528.75 32,759.35	5,963,528.15 5,986,287.50	

CASH IN BANK \$5,597,082.84

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Pledges By Pledgee And Maturity

BBA

Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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Receipt# Safekeeping Location	CUSIP	ASC 320 Maturity	Description Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
							Original Face	Par	
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	180,597.00
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	193,492.00
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	219,129.75
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	126,750.40
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	220,869.00
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	170,626.75
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	134,769.00
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	147,598.75
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	66,214.50
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	138,342.00
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	232,452.50
COMM: COMMERCE BANK	751265FA9	AFS	RALSTON-VEHICLE NE 32 06/01/32	3.70		300,000.00 100.00%	300,000.00	300,000.00	300,078.00
COMM: COMMERCE BANK	25932WDR7	AFS	DOUGLAS CO #517 NE 32 08/15/32	2.70		235,000.00 100.00%	235,000.00	235,000.00	215,032.05

Although the information in this report has been obtained from sources believed to be reliable, its accuracy cannot be guaranteed.
6/30/2025 12:17 PM - BLA / JNBT

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 6/30/2025

Receipt# Safekeeping Location	CUSIP	ASC 320 Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Original Face	Pledged		Market Value
								Par	Book Value	
COMM: COMMERCE BANK	661615UB8	AFS N PLATTE-REF NE 32 12/15/32		3.00	A+	200,000.00 100.00%	200,000.00	200,000.00	200,000.00	196,278.00
COMM: COMMERCE BANK	80378TEW8	AFS SARPY SID #257-REF NE 33 10/15/33		3.85		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	234,550.00
COMM: COMMERCE BANK	698854HR9	AFS PAPIILLION MUNI FACS NE 33 12/15/33		3.00	Aa1	175,000.00 100.00%	175,000.00	175,000.00	175,000.00	161,458.50
COMM: COMMERCE BANK	818468BN9	AFS SEWARD-REF NE 33 12/15/33		2.35	AA	400,000.00 100.00%	400,000.00	400,000.00	400,000.00	362,040.00
COMM: COMMERCE BANK	943776KA1	AFS WAVERLY NE 34 06/01/34		2.95		335,000.00 100.00%	335,000.00	335,000.00	335,000.00	283,235.80
COMM: COMMERCE BANK	840372SX5	AFS SOUTH SIOUX CITY-REF NE 36 08/01/36		2.20		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	173,328.00
COMM: COMMERCE BANK	25929FDW6	AFS DOUGLAS SID #491-REF NE 36 09/15/36		2.60		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	156,294.00
COMM: COMMERCE BANK	80378EDN2	AFS SARPY SID #263-REF NE 36 09/15/36		3.80		260,000.00 100.00%	260,000.00	260,000.00	260,000.00	237,439.80
COMM: COMMERCE BANK	98676TCF8	AFS YORK NE-B-REF NE 36 10/01/36		1.85		200,000.00 100.00%	200,000.00	200,000.00	198,994.45	138,562.00
COMM: COMMERCE BANK	23087RHC5	AFS CUMING CO-B-REF NE 36 12/15/36		2.00		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	195,160.00
COMM: COMMERCE BANK	68905WFK3	AFS OTOE CO NE SD #501-B NE 36 12/15/36		1.70	Aa2	200,000.00 100.00%	200,000.00	200,000.00	200,000.00	156,538.00
COMM: COMMERCE BANK	80378DT4	AFS SARPY CO SD#46 NE 36 12/15/36		2.00	AA-	200,000.00 100.00%	200,000.00	200,000.00	200,650.85	152,132.00
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	320,000.00	274,713.60

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6/30/2025 12:17 PM - BLA / JNBT

Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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As Of 6/30/2025

Receipt# Safekeeping Location	CUSIP	ASC 320	Description Maturity	Prerefund	Pool/Type	Moody S&P	Original Face Pledged Percent	Pledged		Market Value
								Original Face	Par	
COMM: COMMERCE BANK	80377XCV4	AFS	SARPY CO SID #190-REF NE 37 10/15/37		4.00		205,000.00 100.00%	205,000.00	205,000.00	185,822.25
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	143,188.00
COMM: COMMERCE BANK	25933VBV5	AFS	DOUGLAS CO SANTN 559 NE 38 06/15/38		4.10		165,000.00 100.00%	165,000.00	165,000.00	148,336.65
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	250,090.00
COMM: COMMERCE BANK	80373RDR9	AFS	SARPY CO DT #220-REF NE 38 08/15/38		4.05		170,000.00 100.00%	170,000.00	170,000.00	158,446.80
COMM: COMMERCE BANK	80387LAP3	AFS	SARPY CO SAN & IMP DT NE 38 08/15/38		2.75		290,000.00 100.00%	290,000.00	290,000.00	208,341.80
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	200,000.00	141,634.00
COMM: COMMERCE BANK	80379KDHO	AFS	SARPY CO SID #272-REF NE 38 12/15/38		4.40		215,000.00 100.00%	215,000.00	215,000.00	198,311.70
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	183,078.00
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	164,770.20
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	180,795.65
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	156,087.00
COMM: COMMERCE BANK	80373XBC1	AFS	SARPY CO SAN & IMPT NE 39 08/15/39		2.60		200,000.00 100.00%	200,000.00	200,000.00	137,148.00

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Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 6/30/2025

Receipt# Safekeeping Location	CUSIP Location	ASC 320 Description Maturity	Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
							Original Face	Par	Book Value	Market Value
COMM: COMMERCE BANK	80373YDV5	AFS SARY CO SID#158-REF NE 39 08/15/39		2.95		190,000.00 100.00%	190,000.00	190,000.00	190,000.00	169,326.10
COMM: COMMERCE BANK	25931BEJ1	AFS DOUGLAS SID #507-REF NE 40 05/01/40		3.15		185,000.00 100.00%	185,000.00	185,000.00	185,000.00	133,153.75
COMM: COMMERCE BANK	25933VDM9	AFS DOUGLAS CO SD #559 NE 40 05/15/40		3.40		175,000.00 100.00%	175,000.00	175,000.00	175,000.00	161,404.25
COMM: COMMERCE BANK	25930LDG7	AFS DOUGLAS CO NE SID#530 NE 40 09/15/40		3.00		150,000.00 100.00%	150,000.00	150,000.00	150,000.00	115,947.00
COMM: COMMERCE BANK	25933EEG9	AFS DOUGLAS CO SAN & IMPT NE 4C 11/15/40		3.15		190,000.00 100.00%	190,000.00	190,000.00	190,000.00	164,179.00
COMM: COMMERCE BANK	80388MBJ3	AFS SARY CNTY SANITATION NE 4C 12/15/40		4.00		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	189,268.80
COMM: COMMERCE BANK	617775EV9	AFS MORRILL CO NE 41 06/15/41		2.25		240,000.00 100.00%	240,000.00	240,000.00	240,000.00	149,784.00
COMM: COMMERCE BANK	25936EDY8	AFS DOUGLAS CO SID #561 NE 41 07/15/41		2.90		235,000.00 100.00%	235,000.00	235,000.00	235,000.00	181,128.60
COMM: COMMERCE BANK	25939LDA1	AFS DOUGLAS CO SID #567 NE 41 07/15/41		2.75		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	123,348.00
COMM: COMMERCE BANK	25930LDN2	AFS DOUGLAS CO SAN #530 NE 41 08/15/41		2.85		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	132,512.00
COMM: COMMERCE BANK	80379QBT3	AFS SARY CO NE SAN-REF NE 41 08/15/41		2.75		255,000.00 100.00%	255,000.00	255,000.00	255,000.00	166,372.20
COMM: COMMERCE BANK	80387LAS7	AFS SARY CO SAN & IMP DT NE 41 08/15/41		2.90		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	133,524.00
COMM: COMMERCE BANK	25938MDE2	AFS DOUGLAS CO SAN & IMPT NE 41 09/01/41		2.80		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	131,930.00

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Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

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As Of 6/30/2025

Receipt# Safekeeping Location	CUSIP	ASC 320 Maturity	Description Prerefund	Pool/Type Coupon	Moody S&P	Original Face Pledged Percent	Pledged		Market Value	
							Original Face	Par		Book Value
COMM: COMMERCE BANK	25933EFW3	AFS	DOUGLAS CO NE SAN-B NE 41 09/15/41	2.85		235,000.00 100.00%	235,000.00	235,000.00	235,000.00	155,403.15
COMM: COMMERCE BANK	25939HCU7	AFS	DOUGLAS CO SID#563 NE 41 11/15/41	2.85		200,000.00 100.00%	200,000.00	200,000.00	200,000.00	129,442.00
COMM: COMMERCE BANK	119483EL5	AFS	BUFFALO CO SD #0009 NE 41 12/15/41	2.00	A1	200,000.00 100.00%	200,000.00	200,000.00	194,627.63	134,828.00
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	255,010.93	255,010.93	238,807.50
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	250,000.00	191,572.50
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	275,000.00	179,209.25
COMM: COMMERCE BANK	808290FV7	AFS	SCHUYLER NE 42 03/15/42	2.75		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	164,977.50
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	215,000.00	170,669.15
COMM: COMMERCE BANK	25932XEHE6	AFS	DOUGLAS CO SID #524 NE 42 09/15/42	4.65		250,000.00 100.00%	250,000.00	250,000.00	250,000.00	220,652.50
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	250,000.00	174,772.50
COMM: COMMERCE BANK	006058DK4	AFS	ADAMS CO NE 42 12/15/42	4.00	AA-	300,000.00 100.00%	300,000.00	300,000.00	305,608.59	273,468.00
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	200,000.00	173,316.00
COMM: COMMERCE BANK	3132DMPY5	AFS	FRLMC 30YR 03/01/50	SD0439 3.50		1,000,000.00 100.00%	1,000,000.00	510,777.04	556,601.82	454,979.76

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Pledges By Pledgee And Maturity



Pledged To: CITY TREASURER

Jones Bank - Seward, NE

As Of 6/30/2025

Receipt# Safekeeping Location	CUSIP	ASC 320 Maturity	Description	Prerefund	PoolType Coupon	Moody S&P	Original Face Pledged Percent	Pledged			
								Original Face	Par	Book Value	Market Value
65 Securities Pledged To: 1010 - CITY TREASURER								14,910,000.00	14,420,777.04	14,471,494.27	11,937,706.96

CASH IN BANK \$9,275,679.92

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6/30/2025 12:17 PM - BLA / JNBT

3. Claims & Payables Reports

CLAIMS LIST
7/15/2025
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;
MA-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

4UNDER LLC/ALL STAR	SU	440.26
AKRS EQUIPMENT INC	SU	47.24
ALL COPY PRODUCTS INC	SE	16.55
ALLO COMMUNICATIONS	UT	658.33
ALTEC INDUSTRIES INC	SU	1,912.90
AMAZON CAPITAL SERVICES INC	MAT/SU	537.56
APPLIED CONCEPTS INC	FA	2,845.00
AQUA-CHEM INC	SU	5,704.82
BADGER METER	SE	379.96
BAKER & TAYLOR	MAT	1,947.16
BILL NITZSCHE	MC	110.00
BIRKELS ROCK AND GRAVEL LLC	SU	4,403.41
BIZCO TECHNOLOGIES	IT/CI/FA	14,045.49
BLACK HILLS ENERGY	UT	4,297.46
BORDER STATES INDUSTRIES INC	SU	787.89
BOUND TREE MEDICAL LLC	SU	599.89
BRAD SCHLEGEL	MC	110.00
BRAD VANCURA	MC	560.00
BSN SPORTS LLC	SU	365.00
CALLAWAY GOLF	SU	5,555.55
CAPITAL BUSINESS SYSTEMS INC	SE	16.02
CASELLE INC	IT	2,952.00
CASEY MAKEY	MC	60.00
CASH-WA DISTRIBUTING CO	SU	350.61
CHARLES BLANCO	MC	1,200.00
CHARTER COMMUNICATIONS	UT	433.41
CHASE CARD SERVICE		130.38
FedEX	MC	42.38
Zoomshift	IT	88.00
CINDY VOEHL	RI	14.00
CITY SEWARD ELECTRIC FUND	UT	55,059.13
CITY SEWARD LIBRARY PETTY CASH	PF/SU	81.03

CODR PLUMBING & EXCAVATING	BU	168.75
COLLIN SVEEGGEN	MC	110.00
COLONIAL RESEARCH	SU	160.40
CONTROL SERVICES INC	RE	390.00
CORE & MAIN LP	INV	4,498.84
CROUCH'S FARM & HARDWARE	SU/BU	1,410.18
CULLIGAN OF CRETE	BU	8.25
CUTTIN IT CLOSE LAWNCARE LLC	GU	925.00
DAN CERNY	RI	42.87
DARI PROCESSING LLC	RI	8,520.58
DIEGO JUAREZ	MC	330.00
E M C INSURANCE COMPANIES	INS	153.17
EAKES OFFICE SOLUTION	SU	205.01
ECES INC DBA CAMPBELL CLEANING	SE	402.00
ENVIRONMENTAL RESOURCE ASSOC	SU	638.03
ERIKSEN CONSTRUCTION	CI	32,535.55
EXCHANGE BANK	EX	3,300.00
FALLER LANDSCAPE	GU	32.40
FARMERS COOP - SEWARD	RE/GS/DF	5,895.92
FEDERAL SIGNAL CORPORATION	RE	11,986.26
FIRECRACKER PERFORMANCE TEAM	MC	195.98
FIRST WIRELESS INC	RE	1,072.00
FIRSTAR FIBER INC	SE	805.51
FYR-TEK	SU	3,061.90
GALLS LLC	UN	301.64
GERHOLD CONCRETE CO INC	BU	49.50
GREG MILLER	MC	165.00
HACH COMPANY	SU	598.86
HAWKINS INC	SU	1,630.73
HIRERIGHT LLC	SE	202.15
HUSKER ELECTRIC SUPPLY CO	BU/SU	2,952.90
JACKSON BARRON	MC	275.00
RUMERY LAWN & LANDSCAPE	GU	53.75
JOEL BRASE	MC	360.00
JONES AUTOMOTIVE	FA	14,053.12
JOSHUA TAYLOR	MC	755.00
JR'S BOBCAT SERVICE	RE	1,518.84
KARLEE BAACK	MC	110.00
KOHLTYN LINDAU	MC	165.00
LAST MILE NETWORK CONS GR LLC	IT	62.00
LINCOLN WINWATER WORKS	INV/RE/SU	1,926.64
MARTY RAMIREZ	MC	100.00
MATHESON TRI-GAS INC	SU	168.63
MCMASTER-CARR SUPPLY CO	SU	491.43

MICHAEL HOUK-HOME RUN BBQ	ML	1,462.00
MID-AMERICAN BENEFITS LLC	INS	660.84
MIDWEST AUTO PARTS	SU/RE	1,437.22
MIDWEST LABORATORIES INC	TE	3,576.61
MIDWEST SERVICE & SALES	SU	643.75
MIDWEST TURF & IRRIGATION	RE	685.09
MINDI HADEN	MC	125.00
MITCHELL CARLSON	MC	500.00
MUNICIPAL SUPPLY INC OF OMAHA	INV	263.08
NEBRASKA DEPT OF AGRICULTURE	MC	18.30
NEBRASKA GOLF & TURF	SE	510.00
NEBRASKA GOLF ASSOCIATION	MS	75.00
NEBRASKA NOTARY ASSOCIATION	MC	218.64
NEBRASKA NURSERY & LANDSCAPING	MS	125.00
NEBRASKA POWER REVIEW BOARD	AF	1,615.21
NEBRASKA PUB POWER-DES MOINES	UT	669,699.13
NORTHERN SAFETY CO INC	SU	585.96
OLSSON	CI	71,245.67
ONE CALL CONCEPTS INC	SE	134.86
ONE SOURCE BACKGROUND CHECK CO	SE	729.45
ONYX MDH LLC	SU	170.00
OVERHEAD DOOR CO LINCOLN NE	BU	723.60
PAC 'N' SAVE DISCOUNT FOODS	ML/SU	4,118.54
PAPER TIGER SHREDDING	SE	35.00
QUALITY BRANDS OF LINCOLN	SU	1,029.93
QUILL CORP	SU	484.71
R & R REFRIGERATION DBA LEE'S	BU	5,057.55
RICHARD EBER	MC	60.00
RIVERSIDE PORTABLES LLC	SE	394.00
RYLER PARR	MC	495.00
SAM'S CLUB/SYNCHRONY BANK	SU	94.86
SEWARD COUNTY CHAMBER &	MC	760.00
SEWARD COUNTY CLERK/REG DEEDS	SE	3.00
SEWARD COUNTY TREASURER	SE	20,524.91
SEWARD LUMBER & HOME CENTER	BU/SU	649.21
SEWARD PUBLIC SCHOOLS	MC	250.00
SHAWN CARR	MC	75.00
SMALL ENGINE SPECIALISTS INC	RE	740.39
SPORTS EXPRESS	SU	1,483.38
ST P J SUPPLY INC	SU	139.96
STATE DISTRIBUTING CO	SU	604.79
SUE MCLAIN	MC	245.00
SUMMIT FIRE PROTECTION	AF	809.50
SWEET TEA MEDIA LLC	PU	1,032.93

TODD BERNER	MC		550.00
TONY ROTH	MC		220.00
TRACTOR SUPPLY CREDIT PLAN	SU		844.92
TRANSUNION RISK & ALTERNATIVE	SE		75.00
ULINE	SU		2,528.43
VAN KIRK BROS CONTRACTING	RE		7,732.50
VERIZON FINANCIAL SERVICES LLC	UT		160.04
VISA - PINNACLE BANK			1,443.58
Blue River Electric	BU	128.50	
Wall Street Journal	MAT	48.38	
TechSoup	IT	10.00	
Sam's Club	SU	366.09	
NextLink	UT	118.12	
Grey House Publishing	MAT	668.50	
Zoom	IT	15.99	
Lincoln Journal Star	MAT	88.00	
WESCO DISTRIBUTION INC	SU/INV		10,041.58
WHITE CASTLE ROOFING/CONTRACT	RE		2,532.00
WINDSTREAM NEBRASKA INC	UT		1,114.00
WYATT EMONS	SE		110.00
		TOTAL	\$1,030,053.96

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. Annual Publication of Salaries in Accordance with Section 19-1102 of the Nebraska State Statutes

SALARY CERTIFICATION LIST (UPDATED JULY, 2025)

Publication of Salaries: Nebraska Rev. Statutes § 19-1102

CLASS TITLE	NO. OF EMPLOYEES	PAY RANGE
Utility Billing/Customer Services Rep	1	\$24.99/hr
Payroll Clerk	1	\$25.26/hr
Administrative Asst	1	\$24.18/hr
Mun. Bldg. Admin. Asst.	1	\$23.07/hr
Aging Serv. Commission Asst.	1	\$25.68/hr
Library Assistant II	1	\$21.34/hr
PT Library Assistant I	4	\$16.08-17.00/hr
PT Library Clerk I	9	\$12.13-13.22/hr
PT Civic Center Assistant	5	\$11.55-12.03/hr
Custodian	2	\$14.96-15.87/hr
Electric Line Crew Chief	1	\$56.25/hr
Electric Journeyman Lineman	4	\$53.70-54.22/hr
Electric Lineman	1	\$39.83/hr
Seasonal Electric Groundman	1	\$24.98/hr
Utilities Locator	1	\$34.83/hr
PT Meter Maintenance Utility Worker	1	\$26.78/hr
Asst. Pub. Prop. Director	1	\$31.07/hr
Public Properties Maintenance Worker	5	\$21.64-25.89/hr
Seasonal Summer Laborer	10	\$15.02-15.61/hr
Seasonal Golf Shop Employee	11	\$12.19-13.73/hr
PT Clubhouse Bartender	1	\$16.22/hr
Street Foreman	1	\$32.75/hr
Street Maint. Worker III	3	\$27.49-28.21/hr
Street Maint. Worker II	1	\$24.21/hr
Street Maint. Worker I	0	NA
PT Recycling Worker	2	\$15.68-16.32/hr
PT Burn Site Assistant	1	\$15.03/hr
Facility Maint. Supervisor	1	\$36.96/hr
Wastewater Treatment/Water Plant Operator	1	\$29.78/hr
Senior Utility Maint. Worker II	1	\$35.00/hr
Utility Maint. Worker II	2	\$30.90-33.22/hr
Utility Maint. Worker I	1	\$27.45/hr
Seasonal Pool Manager	2	\$18.67/hr
Seasonal Pool Asst. Manager	7	\$14.74-16.44/hr
Seasonal Pool Lifeguard / Office Worker	40	\$13.50-14.50/hr
Seasonal Pool Swim Prog Coordinator	1	\$15.76/hr
Seasonal Pool Water Safety Instructor	1	\$14.50/hr
Seasonal Pool Water Safety Instruct. Aide	2	\$8.00/hr
Child Care Director	1	\$23.46/hr
Facility Director	1	\$24.60/hr
PT Child Watch Attendant	16	\$13.50-14.50/hr
PT Group Exercise Instructor	8	\$15.00/hr
PT Wellness Center Lifeguard	2	\$13.50-\$14.50/hr
PT Wellness Center Lead Attendant	9	\$14.50-15.50/hr
PT Wellness Center Attendant	9	\$13.50-14.50/hr
Police Sergeant	2	\$37.49-39.62/hr
Police Officer II	7	\$31.45-35.71/hr
Police Officer I	1	\$29.13/hr
Admin. Secretary/Records Clerk	1	\$26.27/hr
Community Service Officer	1	\$23.01/hr
City Administrator	1	\$13,606/mo
Chief of Police	1	\$9,586/mo
City Engineer	1	\$9,389/mo
Police Captain	1	\$8,061/mo
Electric Superintendent	1	\$10,694/mo
Public Properties Director	1	\$7,527/mo
City Clerk/Human Resources Director	1	\$7,075/mo
Water/Wastewater Director	1	\$8,456/mo
Street Superintendent	1	\$7,404/mo
Finance Director/Treasurer	1	\$8,908/mo
Library Director	1	\$6,588/mo
Deputy Treasurer	1	\$5,586/mo
Golf Course Grounds Supt.	1	\$5,856/mo
Bldg./Zoning/Code Enforcement Director	1	\$6,370/mo
Executive Director Wellness Center	1	\$5,831/mo
Recreation Director	1	\$4,061/mo
Golf Shop Manager	1	\$4,569/mo
Asst. Library Director	1	\$4,267/mo
Civic Center Manager	1	\$3,908/mo
Mayor	1	\$5,000/yr
Councilmember	8	\$2,400/yr

6. Draft Minutes of July 1, 2025, City Council Meeting

July 1, 2025

The Seward City Council met at 7:00 p.m. on Tuesday, July 1, 2025, with Mayor Joshua Eickmeier presiding and City Clerk Derek Bargmann recording the proceedings. Upon roll call, the following Councilmembers were present: Zane Francescato, Megan Kahler, Jessica Kolterman, Karl Miller, John Singleton, Matt Stryson, Tatum Tonniges, Rich Wergin. Councilmembers absent: none. Other officials present: City Administrator Greg Butcher, City Attorney's representative Connor Madsen, City Engineer Mike Oneby, Water/Wastewater Director Brandon Koll, Building/Zoning & Code Enf. Director Tim Dworak, and Electric Superintendent Jared Hochstein.

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 \$814,231.37)
2. Draft Minutes of June 17, 2025, City Council Meeting

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

ADMINISTRATIVE ITEMS

1. CONSIDERATION OF AN EMERGENCY PURCHASE BY THE ELECTRIC DEPARTMENT TO REBUILD ELECTRIC INFRASTRUCTURE DAMAGED BY THE MARCH 19, 2025 BLIZZARD DISASTER

Electric Superintendent Hochstein indicated that a 34.5 kV transmission line north of Augusta Drive had been heavily damaged as a result of the March blizzard. This line is specifically important to improve system redundancy and reliability in the system and should be rebuilt as soon as possible. Restoration is part of the emergency declaration, thus a quote was received from Great Plains Power in the amount of \$108,465 with the work to begin immediately. City Administrator Butcher noted that these expenses will be eligible for reimbursement.

Councilmember Stryson moved, seconded by Councilmember Singleton, to approve the request of an emergency purchase to rebuild the 34.5 kV line north of Augusta Drive as presented.

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

2. CONSIDERATION OF A RESOLUTION TO ENTER INTO A LOAN AGREEMENT WITH THE NEBRASKA DEPARTMENT OF WATER, ENERGY, AND ENVIRONMENT (NDWEE) IN THE AMOUNT OF \$50,500,000 FOR THE WASTEWATER TREATMENT PLANT IMPROVEMENTS PROJECT

City Engineer Oneby noted that a previous resolution (2025-12) had been approved on May 20th to approve this loan agreement for \$38 million. With the inclusion of the DARI Processing Project as an expected significant user of the system, the design and scope of the plant will be expanded. As such, the \$50 million construction cost is a conceptual estimate from SEH, with the final design underway. He noted that the previous design did not include DARI because it was not known at that time they would occupy the Rail Campus. The City is working with SEH for appropriate rates to anticipate their large usage. The rate of the loan will be at 1.4% interest over 30 years.

Councilmember Francescato introduced **Resolution No. 2025-24**, to enter into a loan agreement with NDWEE for a total of \$50,500,000 for the Wastewater Treatment Plant Improvements Project. Councilmember Wergin moved, seconded by Councilmember Stryson, to approve the resolution as presented.

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

3. CONSIDERATION OF A CHANGE ORDER WITH BROKEN ARROW EXCAVATING, LLC FOR THE WASTEWATER TREATMENT FACILITY IMPROVEMENTS SOIL SURCHARGE PROJECT IN THE AMOUNT OF \$70,821.50

Mr. Oneby updated that the project had been nearly completed by the contractor, with monitoring of soils to begin shortly. The change order includes an increase in embankment on the site and a storm water connection.

Councilmember Stryson moved, seconded by Councilmember Tonniges, to approve a change order with Broken Arrow Excavating, LLC for the Wastewater Treatment Facility Improvements Soil Surcharge Project as presented.

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

July 1, 2025

4. CONSIDERATION OF A CONSTRUCTION CONTRACT FOR \$1,855,911.88 AND ISSUANCE OF A NOTICE PROCEED TO M.E. COLLINS CONTRACTING CO., INC. FOR THE WORTHMAN BLVD EXTENSION PROJECT

Mr. Oneby noted that a recommendation to award was approved on June 3rd. The project is set to begin shortly with a large portion to be funded—approximately \$1.6 million--by State economic development grants. The driver of this construction is the DARI Processing Project and further development of the western Rail Campus.

Councilmember Tonniges moved, seconded by Councilmember Wergin, to approve a construction contract and issue a notice to proceed to M.E. Collins Contracting Co., Inc. for the Worthman Blvd Extension Project as presented.

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

5. CONSIDERATION OF APPROVAL OF A CHANGE ORDER WITH MAGUIRE IRON FOR THE 500,000-GALLON WATER TOWER PROJECT

Mr. Oneby indicated the change order would allow for installation of temporary fencing around the site to block entry by annual event goers. The project is expected to be completed late fall.

Councilmember Kahler moved, seconded by Councilmember Francescato, to approve a change order with Maguire Iron for the 500,000-Gallon Water Tower project as presented.

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

CITY ADMINISTRATOR'S REPORT

Councilmember Wergin moved, seconded by Councilmember Tonniges, that the City Administrator's report of July 1, 2025, be accepted.

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

MOTION TO ADJOURN

Councilmember Singleton moved, seconded by Councilmember Tonniges, that the July 1, 2025, City Council Meeting be adjourned.

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

Adjourned approximately 7:29 p.m.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Derek Bargmann, City Clerk

7. Mayor Appointments to Boards and Commissions:
 - A. Appoint Ivan Krenke to the Seward Volunteer Fire Department Roster

PUBLIC HEARINGS

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

ORDINANCE NO. 2025-16

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 238TH 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 SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY NEBRASKA AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, ON AN ASSIGNED BEARING OF N2°9'27"W 1463.88'; THENCE EASTERLY, S89°27'41"E 570.66'; THENCE SOUTHERLY, S5°00'13"E 87.23'; THENCE SOUTHEASTERLY, S27°49'03"E 717.78'; THENCE SOUTHEASTERLY, S43°27'37"E 453.86', TO A POINT ON THE NORTH LINE OF LOT 1, HERROLD ADDITION; THENCE WESTERLY ON SAID NORTH LINE, S88°37'46"W 573.68', TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, S1°23'40"E 378.11', TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE WESTERLY ON SAID SOUTH LINE, S88°37'32"W 601.87', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1099915.5 SQUARE FEET OR 25.25 ACRES, MORE OR LESS. ALSO KNOWN AS BLUM 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 _____, 2025.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann, City Clerk



PAID 6-12-25

Request for Amendment to the Unified Land Development Ordinance

Date: 6/12/20 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: _____ = Amount Due: \$300

Applicant: JB Ag LLC Address: 1670 Ridge Run Seward

Phone: [REDACTED] Email: [REDACTED]

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

Legal Description: PT of the SW 1/4 of Section 1-11-3

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

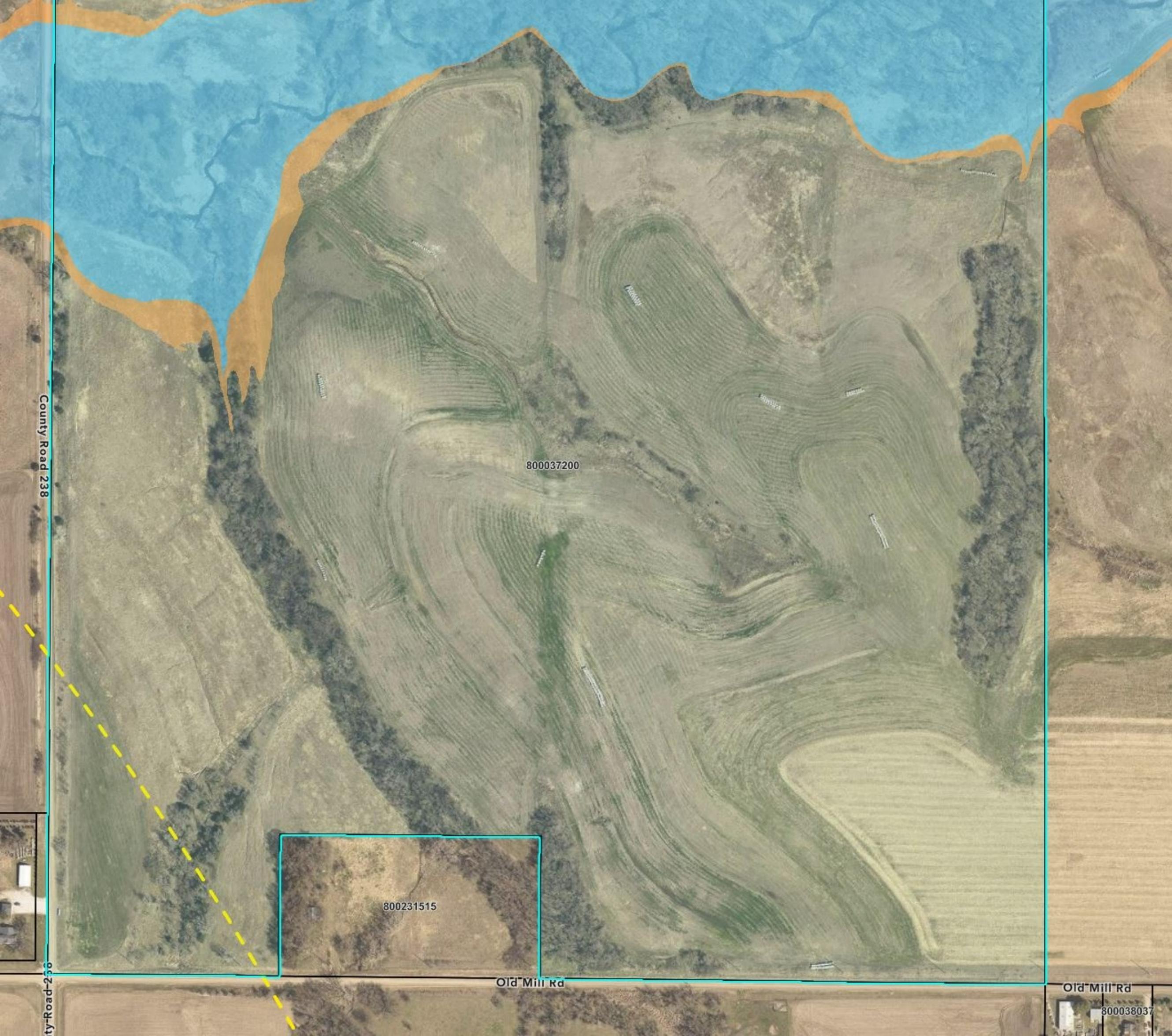
Amend the text or district regulations as follows: _____

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: [Signature]



County Road 238

800037200

800231515

Old Mill Rd

Old Mill Rd

800038037

ty-Road-238



800037235

800099605

800037189

800037170

800099583

800099435

800227295

800037200

800232365

800233015

800037219

800231515

800037197

800038002

800037995

800038061

800038029

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

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

APPLICATION TYPE

Rezone

FINAL ACTION?

DEVELOPER/OWNER

JB Ag LLC, Josh & Brittany Blum

PC HEARING DATE

July 14, 2025

RELATED APPLICATIONS

Major Subdivision

PROPERTY ADDRESS, ZONING DISTRICT/USE

800037200, 252nd & Old Mill Rd, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Marilyn Bohaty

East, AG, Agriculture – Clint & Jill Ratikovec, Zach Calmus

South, AG, Agriculture – Mark & Kelly Lueders,

West, RR, Single Family – Aaron Beckler, Merle/Christopher/Cid Beckler (Trustees)

BRIEF SUMMARY OF REQUEST:

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District) for purposes of conforming to zoning code and lot sizing.



APPLICATION CONTACT

JB Ag LLC, [REDACTED]

1267 280th Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is not addressed by the comp plan.

ANALYSIS

Applicant is requesting a rezone from AG-Agricultural District to RR – Rural Residential District. A major subdivision plat is subdividing a parcel of land for the purpose of single family homes 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:

25.25 acres or 1,099,915.5 square feet +/-

LEGAL DESCRIPTION:

A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY NEBRASKA AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, ON AN ASSIGNED BEARING OF N2°9'27"W 1463.88'; THENCE EASTERLY, S89°27'41"E 570.66'; THENCE SOUTHERLY, S5°00'13"E 87.23'; THENCE SOUTHEASTERLY, S27°49'03"E 717.78'; THENCE SOUTHEASTERLY, S43°27'37"E 453.86', TO A POINT ON THE NORTH LINE OF LOT 1, HERROLD ADDITION; THENCE WESTERLY ON SAID NORTH LINE, S88°37'46"W 573.68', TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, S1°23'40"E 378.11', TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE WESTERLY ON SAID SOUTH LINE, S88°37'32"W 601.87', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1099915.5 SQUARE FEET OR 25.25 ACRES, MORE OR LESS. (PID 800037200)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

2. Public Hearing - 7:00 PM - Consideration of an Ordinance Approving the Preliminary and Final Plat of Blum Addition - Building/Zoning & Code Enf. Director Dworak

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

ORDINANCE NO. 2025-17

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "BLUM ADDITION", A PLAT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, " AS HEREINAFTER SET FORTH; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

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

A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY NEBRASKA AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, ON AN ASSIGNED BEARING OF N2°9'27"W 1463.88'; THENCE EASTERLY, S89°27'41"E 570.66'; THENCE SOUTHERLY, S5°00'13"E 87.23'; THENCE SOUTHEASTERLY, S27°49'03"E 717.78'; THENCE SOUTHEASTERLY, S43°27'37"E 453.86', TO A POINT ON THE NORTH LINE OF LOT 1, HERROLD ADDITION; THENCE WESTERLY ON SAID NORTH LINE, S88°37'46"W 573.68', TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, S1°23'40"E 378.11', TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE WESTERLY ON SAID SOUTH LINE, S88°37'32"W 601.87', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1099915.5 SQUARE FEET OR 25.25 ACRES, MORE OR LESS.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "Blum Addition", 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 _____, 2025.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Derek Bargmann, City Clerk



PAID
6-12-25
Need filing fee

City of Seward Planning Commission
Major Subdivision Application

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

Date: 6/12/2025 Preliminary Plat Fee: \$400 + \$40 per Lot: \$200 + Notification Fee: \$100 = Amount Due: \$700

Owner/Developer: JB Ag LLC Address: 1670 Ridge Run
 Email: [REDACTED] Phone: [REDACTED]
 Legal Description: 1-11-3 SW 1/4 Subdivision: Creek View
 Project Engineer: Joe Kerr Number of Lots: 5
 Present Zoning: Ag Requested Zoning: RR

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

Signed by Developer: [Signature]

Preliminary Plat Review

Staff Review

Electric Dept
 Street Dept
 Police Dept
 Park/Rec Dept

Agency Review

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

Final Plat Fee: \$100 + \$10 per Lot: \$50 + Filing Fee: = Amount Due: \$150

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

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

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

Total Amount Due: \$850.00

Date Action Taken: Planning Commission City Council

BLUM ADDITION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH,
RANGE 3 EAST, of the 6th P.M., SEWARD COUNTY, NEBRASKA
PRELIMINARY PLAT

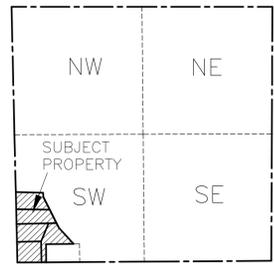
VICINITY MAP
NOT TO SCALE

LEGEND

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

BENCHMARK

#5 BAR SW CORNER OF SECTION 1
ELEVATION: 1548.50 NAVD 88



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT OF "BLUM ADDITION", A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND BEING DESCRIBED AS FOLLOWS:

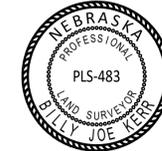
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, ON AN ASSIGNED BEARING OF N 2°19'27"W 1463.88'; THENCE EASTERLY, S 89°27'41"E 570.66'; THENCE SOUTHERLY, S 5°00'13"E 87.23'; THENCE SOUTHEASTERLY, S 27°49'03"E 717.78'; THENCE SOUTHEASTERLY, S 43°27'37"E 453.86', TO A POINT ON THE NORTH LINE OF LOT 1, HERROLD ADDITION; THENCE WESTERLY ON SAID NORTH LINE, S 88°37'46"W 573.68', TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, S 1°23'40"E 378.11', TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE WESTERLY ON SAID SOUTH LINE, S 88°37'32"W 601.87', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 109,9915.5 SQUARE FEET OR 25.25 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SIGNED THIS 9th DAY OF JULY, 2025.

Billy Joe Kerr

Billy Joe Kerr PLS #483



APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION:

THE PRELIMINARY PLAT "BLUM ADDITION" HAS BEEN SUBMITTED TO AND APPROVED
BY THE SEWARD PLANNING COMMISSION
SIGNED THIS ___ day of _____, 2025.

CHAIRPERSON

ATTEST: _____
SECRETARY OF THE SEWARD PLANNING COMMISSION

APPROVAL OF THE SEWARD ZONING ADMINISTRATOR:

THE PRELIMINARY PLAT "BLUM ADDITION" HAS BEEN SUBMITTED TO AND APPROVED
BY THE SEWARD ZONING ADMINISTRATOR
SIGNED THIS ___ day of _____, 2025.

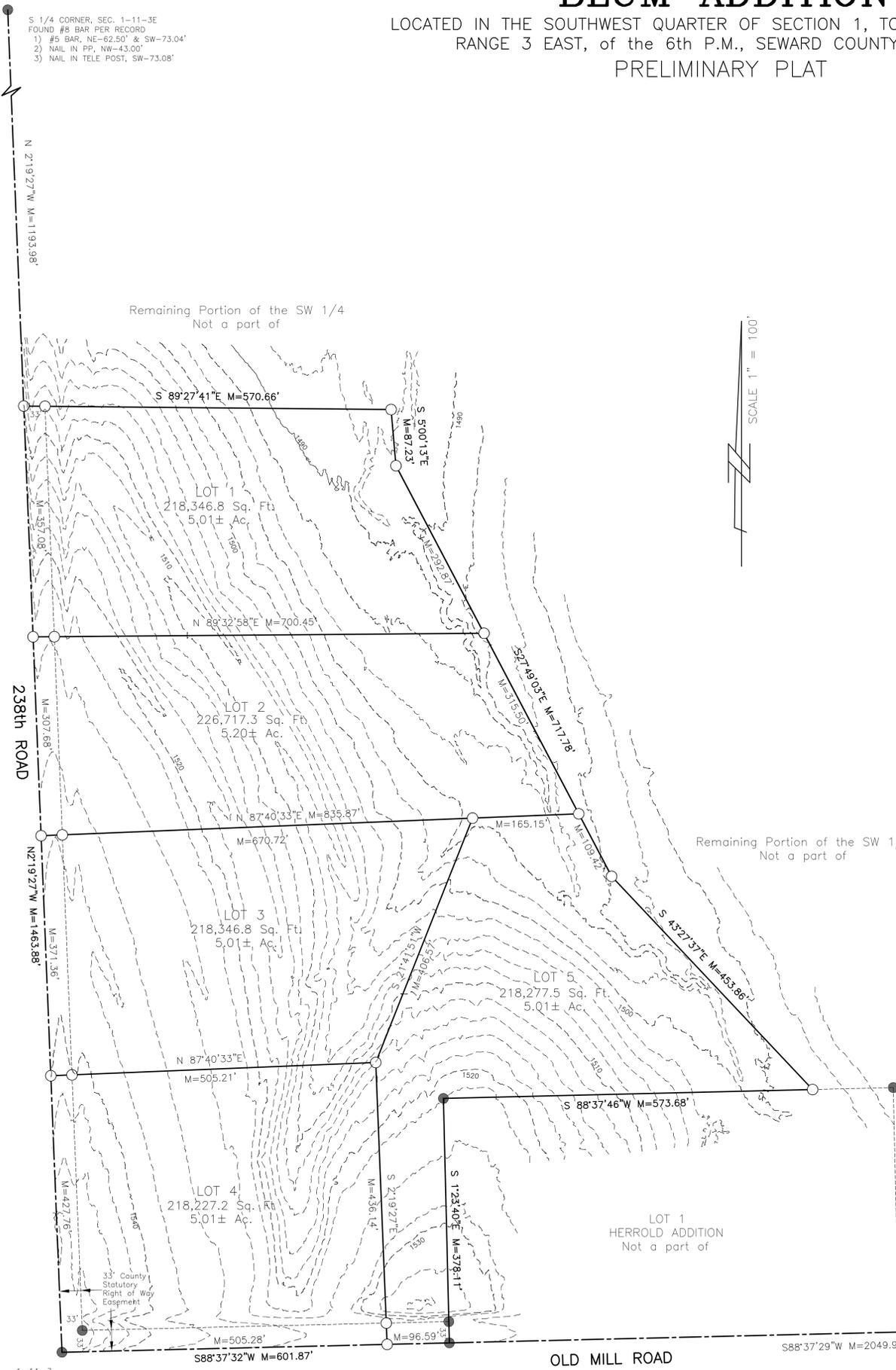
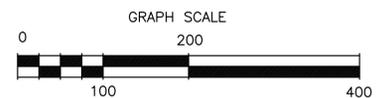
ZONING ADMINISTRATOR

APPROVAL OF THE SEWARD CITY COUNCIL:

THE PRELIMINARY PLAT "BLUM ADDITION" HAS BEEN SUBMITTED TO AND APPROVED
BY THE SEWARD CITY COUNCIL
SIGNED THIS ___ day of _____, 2025.

MAYOR

ATTEST: CITY CLERK



OWNERS OF PROPERTY

JB AG LLC
1670 RIDGE RUN
SEWARD, NE 68434-3051

ZONING

CURRENT: *AG (AGRICULTURAL)
PROPOSED: RR (RURAL RESIDENTIAL)

NOTES:

- SETBACKS SHALL BE PER THE RR-RURAL RESIDENTIAL DISTRICT
 - 1 FAMILY UNIT
 - FRONT : 50'
 - STREET SIDE YARD : 50'
 - REAR YARD : 50'
 - SIDE YARD : 25'
- A TITLE COMMITMENT WITH EXCEPTION HAS NOT BEEN PROVIDED, EASEMENT HAVE NOT BEEN SHOWN
- CONTOURS SHOWN HAVE BEEN TAKEN FROM THE US GEOLOGICAL SERVICE

Southwest Corner Sec 1-11-3
Found #5 Rebar
1) Fd. Nail in P.P.: NW-43.00'
2) Fd. Nail in Tele. Riser; WSW-72.80'
3) Fd. #5 Rebar; NE-64.20'
4) Set #5 Rod; SE-50.60'

S 1/4 CORNER, SEC. 1-11-3E
FOUND #5 BAR PER RECORD
1) #5 BAR, N-33.00' & NW-43.05'
2) MAG NAIL & TAG IN PP, NE-38.12'
3) MAG NAIL IN GATE POST, SW-33.20'

K & M LAND SURVEYING INC.
6811 SOUTHFORK CIRCLE, LINCOLN, NE 68516
PHONE (402) 476-3020 TEXT (402) 499-6580
SCALE: 1" = 100' DATE: 6-19-2025 PROJ. #2505095

BLUM ADDITION

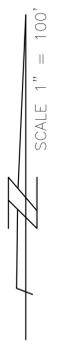
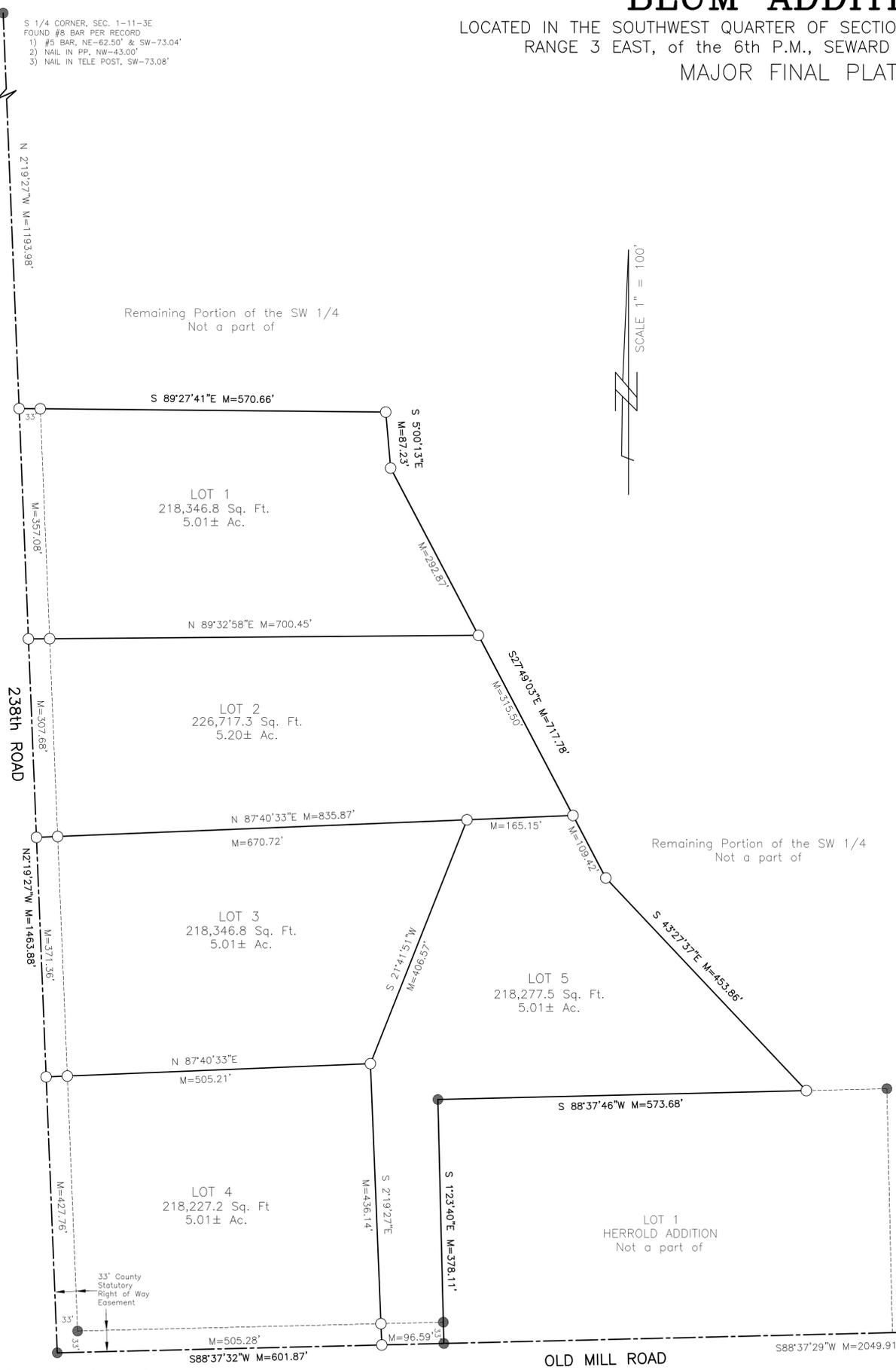
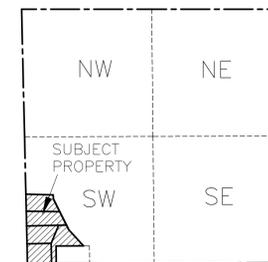
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH,
RANGE 3 EAST, of the 6th P.M., SEWARD COUNTY, NEBRASKA
MAJOR FINAL PLAT

LEGEND

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

VICINITY MAP

NOT TO SCALE



APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION:

THIS PLAT OF "BLUM ADDITION" HAS BEEN SUBMITTED TO AND APPROVED
BY THE SEWARD PLANNING COMMISSION
SIGNED THIS ____ day of _____, 2025.

CHAIRPERSON

ATTEST: SECRETARY OF THE SEWARD PLANNING COMMISSION

APPROVAL OF THE SEWARD CITY COUNCIL:

THIS PLAT OF "BLUM ADDITION" HAS BEEN SUBMITTED TO AND APPROVED
BY THE SEWARD CITY COUNCIL
SIGNED THIS ____ day of _____, 2025.

MAYOR

ATTEST: CITY CLERK

REGISTER OF DEEDS:

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

DATE: _____ TIME: _____

DRAWER No. _____ FEE: _____

INSTRUMENT No. _____

REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT OF "BLUM ADDITION",
A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 3 EAST
OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY
ON THE WEST LINE OF SAID SECTION, ON AN ASSIGNED BEARING OF N 2°19'27"W 1463.88'; THENCE EASTERLY,
S 89°27'41"E 570.66'; THENCE SOUTHERLY, S 5°00'13"E 87.23'; THENCE SOUTHEASTERLY, S 27°49'03"E 717.78';
THENCE SOUTHEASTERLY, S 43°27'37"E 453.86', TO A POINT ON THE NORTH LINE OF LOT 1, HERROLD ADDITION;
THENCE WESTERLY ON SAID NORTH LINE, S 88°37'46"W 573.68', TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, S 1°23'40"E 378.11', TO A POINT ON THE SOUTH LINE
OF SAID SECTION; THENCE WESTERLY ON SAID SOUTH LINE, S 88°37'32"W 601.87', TO THE POINT OF BEGINNING,
SAID TRACT CONTAINING AN AREA OF 109,9915.5 SQUARE FEET OR 25.25 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SIGNED THIS 9th DAY OF JULY, 2025.

Billy Joe Kerr

Billy Joe Kerr PLS #483



OWNER'S CERTIFICATION

JB AG LLC, JOSH BLUM, MANAGER, 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 PLAT SHALL BE KNOWN AS BLUM ADDITION, A TRACT OF AND LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH
PRINCIPAL MERIDIAN, SEWARD COUNTY, NEBRASKA.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED BY SAID OWNERS:

WITNESS OUR HAND THIS _____ DAY OF _____ 2025.

JB AG LLC

JOSH BLUM, MANAGER

ACKNOWLEDGEMENT OF NOTARY

On this ____ day of _____, 2025, before me, the undersigned, a
notary public, duly commissioned, qualified for residing in said county,
personally came JOSH BLUM, MANAGER for the JB AG LLC, who is
personally known to be the identical whose name is affixed to the
Owners Certificate of the foregoing plat and he acknowledges the same to
be his voluntary act and deed.

My commission expires the _____ day of _____ 20____.

Notary Public

ZONING

CURRENT: "AG (AGRICULTURAL)
PROPOSED: RR (RURAL RESIDENTIAL)

NOTES:

1. SETBACKS SHALL BE PER THE RR-RURAL RESIDENTIAL DISTRICT

- 1 FAMILY UNIT
- FRONT : 50'
- STREET SIDE YARD : 50'
- REAR YARD : 50'
- SIDE YARD : 25'

Southwest Corner Sec 1-11-3
Found #5 Rebar
1) Fd. Nail in P.P.: NW-43.00'
2) Fd. Nail in Tele. Riser, WSW-72.80'
3) Fd. #5 Rebar: NE-64.20'
4) Set #5 Rod: SE-50.60'

S 1/4 CORNER, SEC. 1-11-3E
FOUND #5 BAR PER RECORD
1) #5 BAR, N-33.00' & NW-43.05'
2) MAG NAIL & TAG IN PP, NE-38.12'
3) MAG NAIL IN GATE POST, SW-33.20'

K & M LAND SURVEYING INC.
6811 SOUTHFORK CIRCLE, LINCOLN, NE 68516
PHONE (402) 476-3020 TEXT (402) 499-6580
SCALE: 1" = 100' DATE: 6-19-2025 PROJ. #2505095

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

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

APPLICATION TYPE

Major Subdivision Application

FINAL ACTION?

DEVELOPER/OWNER

JB Ag LLC, Josh & Brittany Blum

PC HEARING DATE

July 14, 2025

RELATED APPLICATIONS

Rezone

PROPERTY ADDRESS, ZONING DISTRICT/USE

800037200, 252nd & Old Mill Rd, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – Marilyn Bohaty

East, AG, Agriculture – Clint & Jill Ratikovec, Zach Calmus

South, AG, Agriculture – Mark & Kelly Lueders,

West, RR, Single Family – Aaron Beckler, Merle/Christopher/Cid Beckler (Trustees)

BRIEF SUMMARY OF REQUEST:

A Major Subdivision preliminary and final plat review for a 5 lot development for the purpose of single family rural residential living.



APPLICATION CONTACT

JB Ag LLC, [REDACTED]

1267 280th Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is not addressed by the comp plan.

ANALYSIS

This is an application to subdivide 25.25 acres into 5 Rural Residential lots at the southeast corner of 252nd Road and Old Mill Road in the ETJ (Extra Territorial Jurisdiction).

The property is not served by City utilities and does not require the extension of utilities or streets. Seward County Zoning Administrator Marissa Pfile has been notified of the plat and agrees the property is the jurisdiction of the City of Seward. Each property would be required to file an application with the County Roads Department for review and approval of driveway access (the plat has been forwarded to the Roads Dept.). Individual sewage and water systems would require permits from State of Nebraska NDWEE for such work and would be the responsibility of each individual property owner.. The groundwater conservation area doesn't begin until 224th Rd, one mile to the east of this proposed subdivision. Storm drainage for rural properties is done overland.

The platted lots meet the minimum requirements for lots in a RR (Rural Residential) zoning district.

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:

25.25 acres or 1,099,915.5 square feet +/-

LEGAL DESCRIPTION:

A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY NEBRASKA AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, ON AN ASSIGNED BEARING OF N2°9'27"W 1463.88'; THENCE EASTERLY, S89°27'41"E 570.66'; THENCE SOUTHERLY, S5°00'13"E 87.23'; THENCE SOUTHEASTERLY, S27°49'03"E 717.78'; THENCE SOUTHEASTERLY, S43°27'37"E 453.86', TO A POINT ON THE NORTH LINE OF LOT 1, HERROLD ADDITION; THENCE WESTERLY ON SAID NORTH LINE, S88°37'46"W 573.68', TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, S1°23'40"E 378.11', TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE WESTERLY ON SAID SOUTH LINE, S88°37'32"W 601.87', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 1099915.5 SQUARE FEET OR 25.25 ACRES, MORE OR LESS. (PID 800037200)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

3. Public Hearing - 7:00 PM - Consideration of an Ordinance to Revise the City's Unified Land Development Ordinance (ULDO); Article 31 Supplemental Use Regulations; 410-31.5 Commercial Uses, Subsection B - Building/Zoning & Code Enf. Director Dworak

ORDINANCE NO. 2025-18

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF SEWARD, CHAPTER 410 ZONING AND SUBDIVISION, ARTICLE 32 SUPPLEMENTAL USE REGULATIONS; TO AMEND COMMERCIAL USES; 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.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD AS FOLLOWS:

That Chapter 410 of the Municipal Code of the City of Seward is hereby amended as follows:

Section 1. That §410-31.5 B be amended as follows:

§410-31.5 Commercial Uses.

B. Automobile, RV, and equipment rental and sale.

- (1) All new outdoor display areas for rental and sales facilities shall be surfaced with concrete, asphalt, asphaltic concrete or brick and shall be maintained with materials sufficient to prevent mud, dust or loose material. Existing display areas are exempt from this requirement, unless the use has been discontinued for more than 12 consecutive months.
- (2) Body repair services are permitted as an accessory use to automobile rental and sales facilities, provided that such repair services shall not exceed 25% of the gross floor area of the building.

SECTION 2. REPEAL. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. WHEN OPERATIVE; PUBLICATION IN PAMPHLET FORM. This ordinance shall be published in pamphlet form and shall be in full force from and after its passage, approval and publication or posting as required by law.

Dated this _____ day of _____, 2025

CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST: _____
Derek Bargmann, City Clerk

§ 410-31.5. Commercial uses. [Amended 2-8-2019 by Ord. No. 2019-05; 9-17-2019 by Ord. No. 2019-26; 11-17-2020 by Ord. No. 2020-31; 10-4-2022 by Ord. No. 2022-17]

B. Automobile, RV, and equipment rental and sales.

- (1) All new outdoor display areas for rental and sales facilities shall be hard-surfaced surfaced with concrete, asphalt, asphaltic concrete, or brick and shall be maintained with materials sufficient to prevent mud, dust or loose material., unless screened from casual view as provided by § 410-33.6. Existing display areas are exempt from this requirement, unless the use has been discontinued for more than 12 consecutive months.
- (2) Body repair services are permitted as an accessory use to automobile rental and sales facilities, provided that such repair services shall not exceed 25% of the gross floor area of the building.

APPLICATION TYPE

FINAL ACTION?

DEVELOPER/OWNER

ULDO Amendment

PC HEARING DATE

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

July 14, 2025

BRIEF SUMMARY OF REQUEST

Review of a City of Seward Unified Land Development Ordinance (ULDO) Text Amendment to Article 31 Supplemental Use Regulations, § 410-31.5 Commercial Uses.

APPLICATION CONTACT

Tim Dworak

City of Seward - Building and Zoning

ANALYSIS

Attached is the proposed amendment red line changes as well as the existing amendment for comparison.

This amendment change is based on a use of two (2) existing car lots in City Limits that use crushed rock as the parking base. The Use for both of these lots has been in existence for years without interruption to the Use. Once the Use changes or ceases to exist the lots would need to be brought into conformity with current city code.

The notice of this Public Hearing was posted in the Seward County Independent.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

4. Public Hearing - 7:00 PM - Consideration of a Voluntary Annexation Request (**FIRST READING**) for Lot 1 Meyco Subdivision PUD and the Remaining Portions of Seward Rail Campus First Addition Corrected Plat and Seward Rail Campus PUD Second Addition - Building/Zoning & Code Enf. Director Dworak

Return to:
City of Seward
537 Main St
Seward, NE 68434

ORDINANCE NO. 2025-19

AN ORDINANCE DECLARING THE ANNEXATION OF CERTAIN CONTIGUOUS AND ADJACENT TRACTS OF LAND, URBAN AND SUBURBAN IN CHARACTER, MORE SPECIFICALLY LOT 1 MEYCO SUBDIVISION PUD AND THE REMAINING PORTIONS OF SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT AND SEWARD RAIL CAMPUS PUD SECOND ADDITION, TO THE CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA, AND EXTENDING THE LIMITS THEREOF ACCORDINGLY; TO DESCRIBE THE REAL ESTATE TO BE ANNEXED AND ITS BOUNDARIES; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

Section 1. TERRITORY ANNEXED; DESCRIPTION. The following described property, having been petitioned for annexation by all of the property owners of said property, is annexed to the corporate limits of the City of Seward, as follows:

LOTS 8 AND 9 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, TOGETHER WITH LOTS 15, 16, 17, 18, OUTLOTS J AND H, TOGETHER WITH A PORTION OF LOT 14 OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT, A SUBDIVISION LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA. TOGETHER WITH LOT 1 AND EXCEPTING LOT 2 OF THE MEYCO SUBDIVISION PUD PLAT, A SUBDIVISION LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, THENCE S 89° 42' 50" E ALONG THE NORTH LINE OF THE SE $\frac{1}{4}$ OF SECTION 29, ALSO BEING THE NORTH LINE OF RIGHT-OF-WAY DEDICATION OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. SAID LINE ALSO BEING THE NORTH LINE OF RIGHT-OF-WAY DEDICATION OF THE MEYCO SUBDIVISION PUD PLAT, DISTANCE OF 1315.96 FEET TO THE NE CORNER OF THE WEST $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 29. SAID CORNER ALSO BEING THE CURRENT CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA. THENCE S 0° 33' 47" W ALONG THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ A DISTANCE OF 76.50 FEET TO THE NE CORNER OF

LOT 2 OF THE MEYCO SUBDIVISION PUD PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SECTION 29, SEWARD COUNTY, NEBRASKA. SAID LINE ALSO BEING THE CURRENT CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA. THENCE, N 84° 11' 33" W ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 171.49 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2. SAID CORNER ALSO BEING THE NE CORNER OF LOT 1 OF SAID SUBDIVISION. THENCE S 0° 55' 48" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 A DISTANCE OF 370.74 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2. SAID CORNER ALSO BEING THE SE CORNER OF LOT 1 OF SAID MEYCO SUBDIVISION PUD PLAT. THENCE, S 89° 04' 29" W ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 260.00 FEET TO THE SW CORNER OF SAID LOT 1. SAID CORNER ALSO BEING THE CORNER OF SAID LOT 2. THENCE, S 0° 55' 48" W ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE OF 119.99 FEET TO THE WESTERLY CORNER OF LOT 2. SAID CORNER ALSO BEING THE CORNER OF OUTLOT J OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. THENCE, S 7° 2' 24" E ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE OF 508.66 FEET TO THE SW CORNER OF SAID LOT 2. SAID LINE AND CORNER ALSO BEING COINCIDENT WITH THE EAST LINE AND CORNER OF OUTLOT J OF SAID SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. THENCE, S 89° 24' 42" E ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE SE CORNER OF SAID LOT 2, A DISTANCE OF 361.00 FEET. SAID LINE AND CORNER ALSO BEING COINCIDENT WITH THE LINE AND CORNER OF OUTLOT J OF SAID SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. THENCE, S 0° 33' 47" W ALONG THE EAST LINE OF THE WEST ½ OF THE SE ¼ OF SAID SECTION 29 A DISTANCE OF 1590.26 FEET TO THE SE CORNER OF THE WEST ½ OF THE SE ¼ OF SAID SECTION 29. SAID LINE ALSO BEING THE EAST LINE OF LOT 15 OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NEBRASKA. SAID LINE ALSO BEING THE EAST LINE OF LOT 8 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NEBRASKA. SAID LINE ALSO BEING THE CURRENT CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA. THENCE, N 89° 37' 20" W ALONG THE SOUTH LINE OF THE WEST ½ OF THE SE ¼ OF SAID SECTION 29, A DISTANCE OF 1315.17 FEET TO THE S 1/4 CORNER OF SAID SECTION 29. SAID LINE ALSO BEING THE SOUTH LINE OF LOT 8 AND 9 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NE. THENCE, N 0° 32' 58" E ALONG THE WEST LINE OF THE W ½ OF THE SE ¼ OF SAID SECTION 29. SAID LINE ALSO BEING THE WEST LINE OF LOT 9 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NEBRASKA. SAID LINE ALSO BEING THE WEST LINE OF LOT 16, AND 17 OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NEBRASKA, A DISTANCE OF 2644.39 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3,167,899 SQUARE FEET OR 72.72 ACRES MORE OR LESS.

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

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

Clerk of Seward County, Nebraska.

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

Section 5. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication as provided by law and city ordinance.

Passed and approved this ___ day of _____, 2025.

THE CITY OF SEWARD, NEBRASKA,

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann, City Clerk

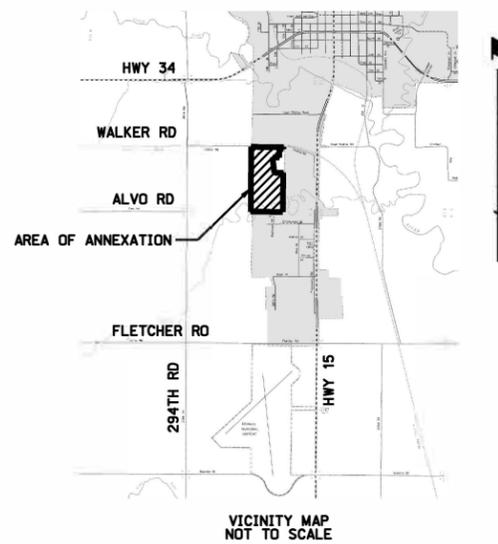
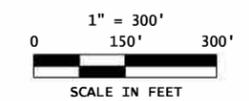
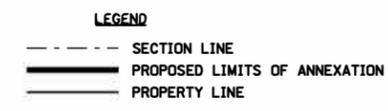
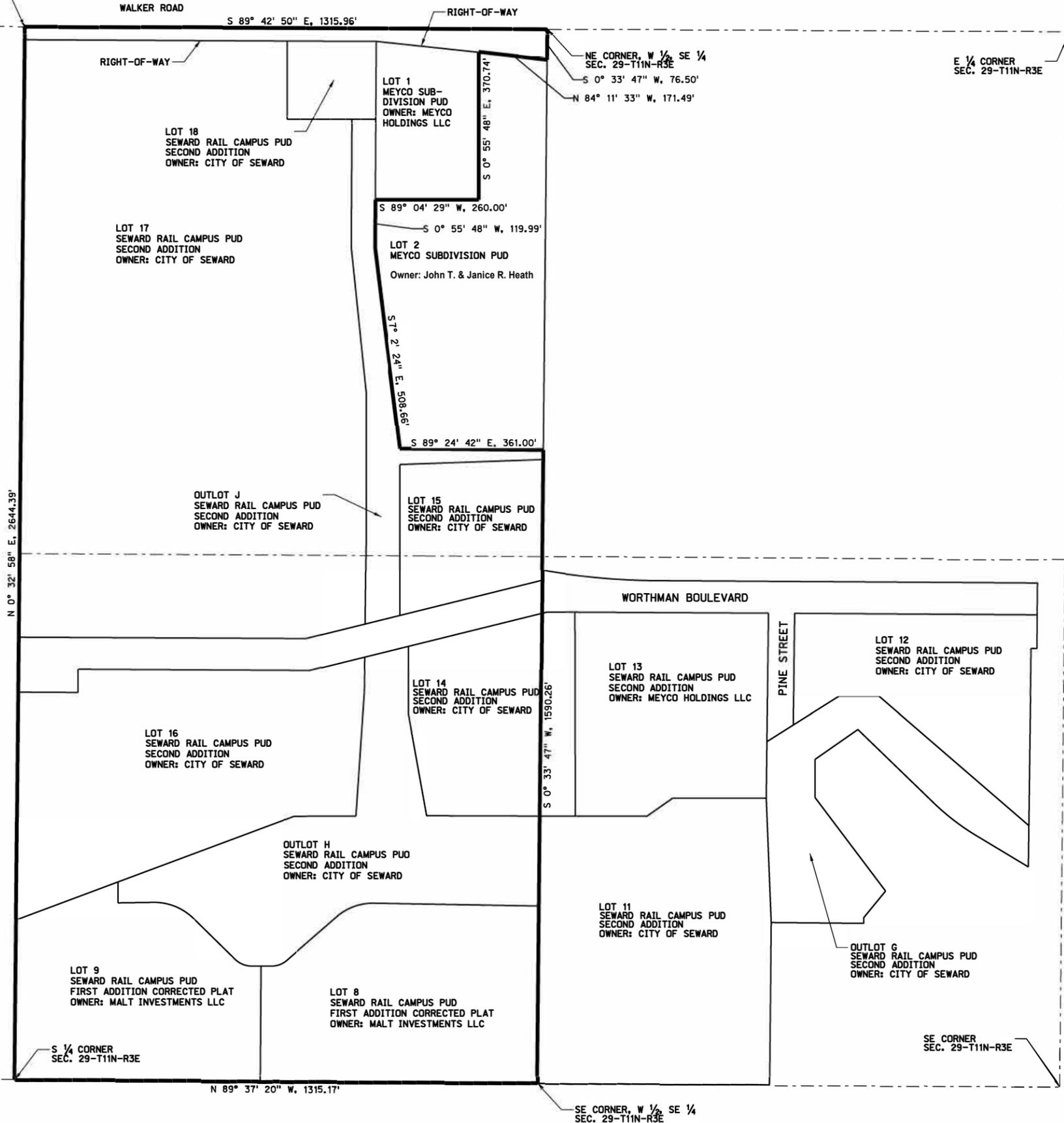
ANNEXATION EXHIBIT

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

SCHEMMER
 ENGINEER/SURVEYOR
 333 SOUTH 21ST STREET, SUITE 102
 LINCOLN, NEBRASKA 68510
 CERTIFICATE OF AUTHORIZATION CA-0666

PROJECT NO. 09336.001-C
 SHEET NO. 1

POINT OF BEGINNING
 CENTER OF
 SEC. 29-T11N-R3E



TERRITORY ANNEXED LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY IS ANNEXED TO THE CORPORATE LIMITS OF THE CITY OF SEWARD, AS FOLLOWS:

LOTS 8 AND 9 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, TOGETHER WITH LOTS 15, 16, 17, 18, OUTLOTS J AND H, TOGETHER WITH A PORTION OF LOT 14 OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, TOGETHER WITH LOT 1 AND EXCEPTING LOT 2 OF THE MEYCO SUBDIVISION PUD PLAT, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

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PROJECT LOCATION: HIGHWAY 15 & WORTHMAN BLVD, SEWARD, NE
 Date: 10-JUL-2025 15:58
 Computer: LINNEGANS
 File: Seward Rail Campus Second Addition Annexation.dgn
 Scale: 1:300

From: [Brett Rusher](#)
To: [Sara Van Cura](#)
Subject: Re: Dari Processing Annexation
Date: Monday, June 16, 2025 12:16:14 PM
Attachments: [image001.png](#)

Dari Processing, LLC is requesting that lots 16 & 17 of the Seward Rail Campus PUD 2nd Addition be annexed by the City of Seward.

Let me know if you need anything else.

Brett Rusher

CFO, DARI LLC

From: [Sam Huebner](#)
To: [Sara Van Cura](#)
Subject: Annexation Request
Date: Monday, June 16, 2025 11:12:03 AM

Hello,

We have entered a Purchase Agreement to purchase the following lot:

Lot 14, Seward Rail Campus PUD Second Addition, City of Seward, Seward County, Nebraska.

A portion of this lot is outside the city limits. We would like to request that the entire lot be annexed by the City of Seward.

Best,
Sam Huebner



[Sam Huebner](#)

Parker Baby Co.
sam@parkerbaby.com
www.parkerbaby.com



From: [Thomas Thalls](#)
To: [Sara Van Cura](#)
Subject: Re: City of Seward Annexation
Date: Tuesday, June 24, 2025 12:43:24 PM
Attachments: [image001.png](#)

Malt Investments LLC would have no objections to being annexed into the Seward rail campus and thus part of the city's corporate limits.

Tom Thalls
President-Malt Investments LLC

On Tue, Jun 24, 2025 at 9:05 AM Sara Van Cura <Sara.VanCura@cityofsewardne.gov> wrote:

Tom,

The City of Seward is looking to annex the remaining portion of the Rail Campus. Malt Investments owns two of the lots. Nothing will change with the usability of your lots, they will now just be in the City's corporate limits.

We'd like an email stating that you would like to be annexed.

Let me know if you have any questions.

My number is 402-643-4000 ext. 205.

Thank you,



Sara Van Cura

Administrative Assistant-Municipal Building

City of Seward, Nebraska

p: 402-643-2928 ext. 205

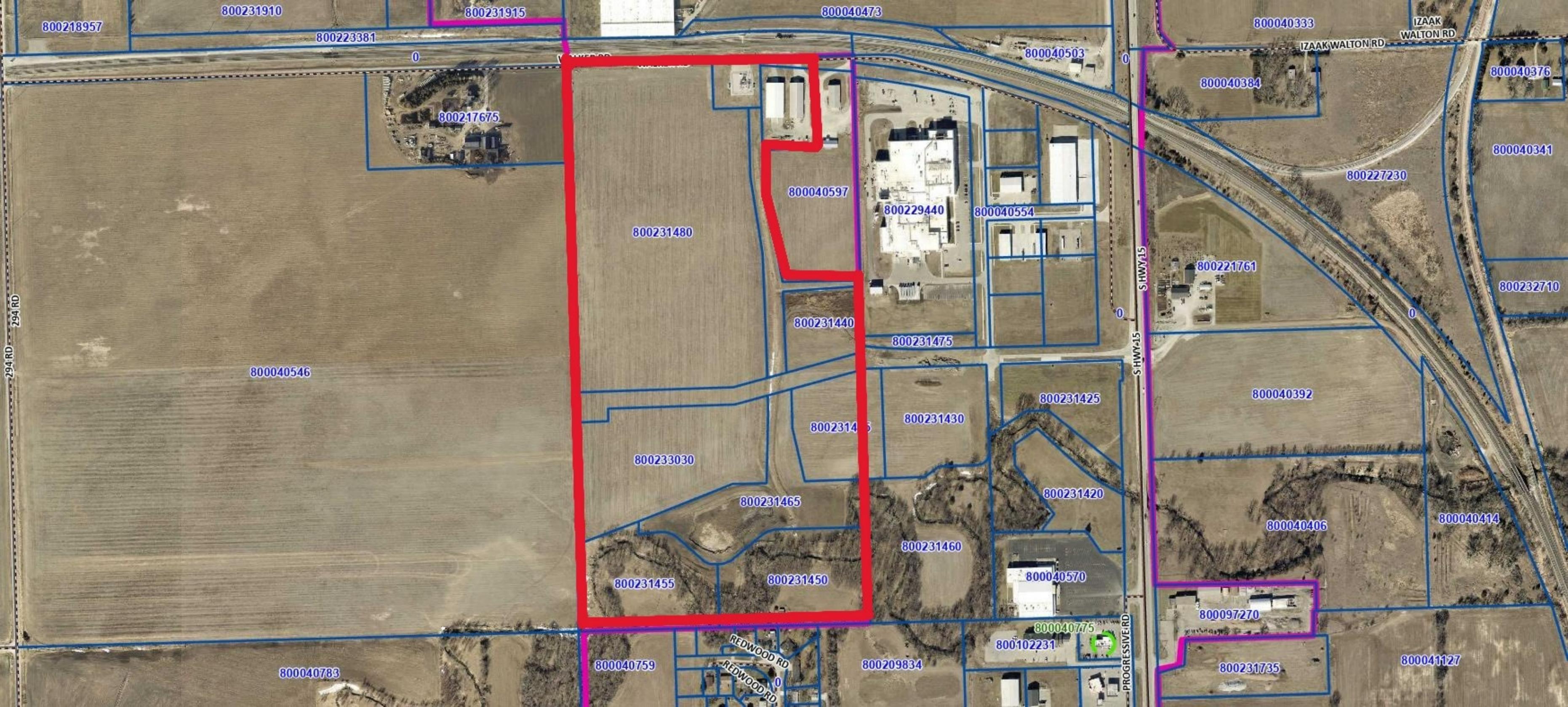
a: [142 N 7th Street, Seward NE 68434](#)

w: www.cityofsewardne.gov

From: [KELLEN MEYER](#)
To: [Sara Van Cura](#)
Subject: Annex
Date: Monday, May 12, 2025 4:24:34 PM

I would like the city to annex my lot in the rail campus along Walker road.

Kellen Meyer
MeyCo Holdings
Sent from my iPhone



800218957

800231910

800231915

800040473

800040333

800040376

800223381

800040503

800040384

800217675

800227230

800040341

800040597

800229440

800040554

800231480

800221761

800232710

800231440

800231475

800040546

800040392

800231465

800231430

800231425

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800231460

800040406

800040414

800231455

800231450

800040570

800040783

800040759

800209834

800102231

800040775

800097270

800231735

800041127

REDWOOD RD

REDWOOD RD

SHHWY-15

SHHWY-15

SHHWY-15

IZAIAK WALTON RD

IZAIAK WALTON RD

294 RD

800218957

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

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

APPLICATION TYPE

Annexation Request

FINAL ACTION?

DEVELOPER/OWNER

City of Seward

PC HEARING DATE

July 14, 2025

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

1143 Worthman Blvd, 2845 Walker Rd, 2839
Walker Rd, 1032 Worthman Blvd, 1027 Worthman
Blvd, I-1/I-2, Industrial

ADJACENT ZONING DISTRICTS/USE:

North, I-2, Industrial – Tenneco Automotive, Inc.

East, BP/I-1, Industrial – Pet Source, Meyco Holdings LLC

South, I-1, R-2, Industrial/ Residential – Schulz Properties LLC, Cottonwood Subdivision

West, AG, Agriculture – Dennis & Lodeen Koranda, Rodney & Carmen Koranda

BRIEF SUMMARY OF REQUEST:

A voluntary Annexation request of the remainder of the Rail Campus.



APPLICATION CONTACT

Building and Zoning department 402-643-2928

142 N 7th St, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan.

ANALYSIS

A voluntary annexation by the City of Seward and current property owners within the Rail Campus. The property at 2837 will be part of an annexation by the City with in the next 90 days.

APPROXIMATE LAND AREA:

72.72 acres or 3,167,899 square feet +/-

LEGAL DESCRIPTION:

LOTS 8 AND 9 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, TOGETHER WITH LOTS 15, 16, 17, 18, OUTLOTS J AND H, TOGETHER WITH A PORTION OF LOT 14 OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA. TOGETHER WITH LOT 1 AND EXCEPTING LOT 2 OF THE MEYCO SUBDIVISION PUD PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 29, THENCE S 89° 42' 50" E ALONG THE NORTH LINE OF THE SE ¼ OF SECTION 29, ALSO BEING THE NORTH LINE OF RIGHT-OF-WAY DEDICATION OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. SAID LINE ALSO BEING THE NORTH LINE OF RIGHT-OF-WAY DEDICATION OF THE MEYCO SUBDIVISION PUD PLAT, DISTANCE OF 1315.96 FEET TO THE NE CORNER OF THE WEST 1/2 OF THE SE ¼ OF SECTION 29. SAID CORNER ALSO BEING THE CURRENT CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA. THENCE S 0° 33' 47" W ALONG THE EAST LINE OF THE WEST ½ OF THE SE ¼ A DISTANCE OF 76.50 FEET TO THE NE CORNER OF LOT 2 OF THE MEYCO SUBDIVISION PUD PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SECTION 29, SEWARD COUNTY, NEBRASKA. SAID LINE ALSO BEING THE CURRENT CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA. THENCE, N 84° 11' 33" W ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 171.49 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2. SAID CORNER ALSO BEING THE NE CORNER OF LOT 1 OF SAID SUBDIVISION. THENCE S 0° 55' 48" E ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 A DISTANCE OF 370.74 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2. SAID CORNER ALSO BEING THE SE CORNER OF LOT 1 OF SAID MEYCO SUBDIVISION PUD PLAT. THENCE, S 89° 04' 29" W ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 260.00 FEET TO THE SW CORNER OF SAID LOT 1. SAID CORNER ALSO BEING THE CORNER OF SAID LOT 2. THENCE, S 0° 55' 48" W ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE

OF 119.99 FEET TO THE WESTERELY CORNER OF LOT 2. SAID CORNER ALSO BEING THE CORNER OF OUTLOT J OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. THENCE, S 7° 2' 24"E ALONG THE WESTERELY LINE OF LOT 2, A DISTANCE OF 508.66 FEET TO THE SW CORNER OF SAID LOT 2. SAID LINE AND CORNER ALSO BEING COINCIDENT WITH THE EAST LINE AND CORNER OF OUTLOT J OF SAID SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. THENCE, S 89° 24'42" E ALONG THE SOUTHERELY LINE OF SAID LOT 2 TO THE SE CORNER OF SAID LOT 2, A DISTANCE OF 361.00 FEET. SAID LINE AND CORNER ALSO BEING COINCIDENT WITH THE LINE AND CORNER OF OUTLOT J OF SAID SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. THENCE, S 0° 33' 47" W ALONG THE EAST LINE OF THE WEST ½ OF THE SE ¼ OF SAID SECTION 29 A DISTANCE OF 1590.26 FEET TO THE SE CORNER OF THE WEST ½ OF THE SE ¼ OF SAID SECTION 29. SAID LINE ALSO BEING THE EAST LINE OF LOT 15 OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NEBRASKA. SAID LINE ALSO BEING THE EAST LINE OF LOT 8 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NEBRASKA. SAID LINE ALSO BEING THE CURRENT CORPORATE LIMITS OF THE CITY OF SEWARD, NEBRASKA. THENCE, N 89° 37'20" W ALONG THE SOUTH LINE OF THE WEST ½ OF THE SE ¼ OF SAID SECTION 29, A DISTANCE OF 1315.17 FEET TO THE S 1/4 CORNER OF SAID SECTION 29. SAID LINE ALSO BEING THE SOUTH LINE OF LOT 8 AND 9 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NE. THENCE, N 0° 32' 58" E ALONG THE WEST LINE OF THE W ½ OF THE SE ¼ OF SAID SECTION 29. SAID LINE ALSO BEING THE WEST LINE OF LOT 9 OF THE SEWARD RAIL CAMPUS PUD FIRST ADDITION CORRECTED PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NEBRASKA. SAID LINE ALSO BEING THE WEST LINE OF LOT 16, AND 17 OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT, A SUBDIVISION LOCATED IN THE SE ¼ OF SAID SECTION 29, SEWARD COUNTY, NEBRASKA, A DISTANCE OF 2644.39 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3,167,899 SQUARE FEET OR 72.72 ACRES MORE OR LESS..

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

ADMINISTRATIVE ITEMS

1. Compilation Engagement Letter with AMGL for Preparation of the Budget in the Form Prescribed by the State of Nebraska Budget Act for Fiscal Year 2025-2026 - City Administrator Butcher

June 5, 2025

CLIENT'S COPY

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

SHAREHOLDERS:

Marcy J. Luth
Heidi A. Ashby
Christine R. Shenk
Michael E. Hoback
Joseph P. Stump
Kyle R. Overturf
Tracy A. Cannon
Jamie L. Clemans
Travis L. Arnold

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

You have requested that we prepare the forecast of the City of Seward, which comprises the budget form (historical information – modified cash basis for the year ended September 30, 2024, the estimated information – modified cash basis for the year ending September 30, 2025, and the accompanying budgeted information – modified cash basis for the year ending September 30, 2026), and the related summaries of significant assumptions (forecast) in the form prescribed by the State of Nebraska Budget Act, and perform a compilation engagement with respect to the forecast. The forecast will not include a summary of significant accounting policies or other required disclosures not related to the significant assumptions.

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

Our Responsibilities

The objective of our engagement is to—

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

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

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

Wealth Management, LLC Registered Investment Advisor, is affiliated with AMGL, P.C.
and offers wealth management and investment advisory services.

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

A PROFESSIONAL
CORPORATION

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

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

Your Responsibilities

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

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

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

Our Report

As part of our engagement, we will issue a report that will state that we did not examine or review the forecast, and that, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on it. It will also state that (1) the forecasted results may not be achieved as there will

Honorable Mayor and City Council
City of Seward
June 5, 2025
Page 3

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

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

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

Other Relevant Information

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

This assignment will be undertaken at our regular hourly rate of \$185 per hour, inclusive of any out-of-pocket expenses, not to exceed \$4,050. Billings for our services will be rendered approximately every four weeks, and payment is due within 30 days of the invoice date. This engagement does not include any services not specifically included in this letter. Additional services that you may request will be subject to arrangements made at the time requested.

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

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

Sincerely,

AMGL, P.C.



Marcy J. Luth, CPA

ml/dkk/19377

Enclosure

Honorable Mayor and City Council
City of Seward
June 5, 2025
Page 4

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

CITY OF SEWARD

Signature

Title

Date

2. Consideration of an Ordinance to Create a Before/After School Instructor Position - City Clerk Bargmann

ORDINANCE NO. 2025-20

AN ORDINANCE TO PROVIDE FOR ANNUAL CLASSIFICATION OF OFFICERS AND EMPLOYEES OF THE CITY OF SEWARD, NEBRASKA; TO CREATE A BEFORE/AFTER SCHOOL INSTRUCTOR POSITION; TO PROVIDE FOR LONGEVITY PAY AND PAYMENT OF PART-TIME EMPLOYEES; TO PROVIDE FOR A DATE SUCH CLASSIFICATION AND PAY RANGES OF COMPENSATION SHALL BECOME EFFECTIVE; TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

Section 1. CLASSIFICATION, RANGES OF COMPENSATION. The classification of officers and employees of the City of Seward, Nebraska, pay grades and ranges of compensation for such classification are as follows:

2024-2025 SALARY SCHEDULE PAY RANGE RATES

A. CLERICAL (HOURLY)	MIN	MAX
Payroll Clerk	20.71	27.99
Utility Billing/Account Clerk	18.40	25.86
Administrative Assistant	17.81	25.09
Admin Assistant – Municipal Bldg	16.87	22.99
Library Assistant II	19.04	25.05
Library Assistant I	14.55	17.00
Library Clerk	11.77	14.67
Aging Services Commission Assistant	17.75	25.52
Clubhouse Bartender	15.45	18.54
Golf Shop Seasonal Employee	11.58	14.04
B. LABOR & TRADES (HOURLY)	MIN	MAX
Civic Center Assistant	11.55	13.48
Custodian	14.96	22.28
Electric Line Crew Chief	45.08	56.15
Electric Journeyman Lineman	39.83	53.68
Electric Lineman	39.83	53.68
Electric Seasonal Groundman	22.02	25.97
Meter Maintenance Utility Worker	20.37	26.78
Utilities Locator	19.75	36.94
Assistant Public Properties Director	24.49	30.85
Public Properties Maintenance Worker	17.47	25.81
Child Care Director	21.15	25.77
Before/After School Instructor	14.00	15.00
Child Watch Attendant	13.50	14.50
Facility Director	20.19	24.60
Group Exercise Instructor	15.00	15.00
Wellness Center Lifeguard	13.50	14.50
Wellness Center Lead Attendant	14.50	15.50
Wellness Center Attendant	13.50	14.50

Street Foreman	26.67	34.48
Street Maintenance Worker III	21.52	28.21
Street Maintenance Worker II	19.19	25.88
Street Maintenance Worker I	18.60	23.26
Burn Site Assistant	11.81	16.96
Recycling Center Worker	11.81	16.96
Facility Maintenance Supervisor	27.70	36.78
WW Treatment/Sanitary System Operator	23.06	30.67
Senior Utility Maintenance Worker II	25.39	34.14
Utility Maintenance Worker II	24.07	33.02
Utility Maintenance Worker I	21.84	29.11
Summer Seasonal Laborer	15.02	15.61
Pool Manager	16.09	18.67
Assistant Pool Manager	14.17	16.44
Swim Program Coordinator	13.87	16.03
Lifeguard	13.50	14.50
Pool Office/Concession Work	12.00	13.00
Water Safety Instructor	13.50	14.50
Water Safety Instructor Aide	8.00	9.00
C. PUBLIC SAFETY (HOURLY)	MIN	MAX
Police Sergeant	30.22	39.54
Police Officer II	29.02	35.41
Police Officer I	26.69	33.21
Administrative Secretary/Records Clerk	18.62	25.61
Community Service Officer	16.23	22.97
D. SUPERVISORY, TECHNICAL & ADMINISTRATIVE (MONTHLY)	MIN	MAX
City Administrator	11,253	13,582
Chief of Police	7,706	9,530
City Engineer	7,032	9,375
Police Captain	6,752	8,016
Electric Superintendent	8,241	10,600
Public Properties Director	6,001	7,461
City Clerk/Human Resources Director	5,916	8,214
Water/Wastewater Director	5,689	8,453
Street Superintendent	5,871	7,512
Finance Director/Treasurer	7,577	9,702
Library Director	5,204	6,456
Deputy Treasurer	4,998	6,112
Golf Course Superintendent	4,998	5,828
Building/Zoning/Code Enforcement Director	5,094	6,356
Executive Director of Wellness Center	4,998	5,828
Recreation Director	3,632	5,348
Golf Shop Manager	3,494	4,545
Assistant Library Director	3,486	4,713
Civic Center Manager	3,698	4,098

Section 2. LONGEVITY PAY. Each employee, who has completed their introductory period, will, for each year of service to the City, receive three dollars and forty-seven cents (\$3.47) per month if classified as

exempt, or two cents (\$0.02) per hour if classified as non-exempt. This pay will be in addition to the established base pay in their classification as set forth in Section One of this ordinance.

Section 3. COMPENSATION PAYABLE BIWEEKLY. The compensation and salary fixed for the respective officers and employees of the City by this ordinance shall be paid biweekly.

Section 4. PART-TIME EMPLOYEES. Persons employed by the City on a part-time or occasional basis shall be paid on an hourly rate and at such time as shall be fixed by the Mayor and Council by motion.

Section 5. REPEAL. Any City of Seward ordinance, resolution, or employee handbook or part of any ordinance, resolution, or employee handbook of the City of Seward, Nebraska in conflict with this Ordinance is hereby repealed to the extent of such conflict.

Section 6. WHEN OPERATIVE. This ordinance shall be effective after its approval, passage and publication as required by law and the ordinances of the City.

Passed and approved this 15th day of July, 2025.

THE CITY OF SEWARD, NEBRASKA

ATTEST:

Joshua Eickmeier, Mayor

Derek Bargmann, City Clerk

(SEAL)



Job Title: Before/After School Instructor
Department: Wellness
FLSA Status: Non-Exempt, Hourly, Part-Time
Revised Date: Created 7/15/25 (Council)

Accountability

Under the direction of the Executive Director of the Wellness Center, Recreation Director, and Child Care Director, respectively.

Job Summary

Responsible for the engagement, tutoring, safety, and supervision of school-aged children outside of regular school hours and during scheduled off days or snow days.

Essential Job Functions

Nurtures children through purposeful, respectful, and positive interaction dedicated to making youth feel welcome and safe. Plans and facilitates recreational, educational, and creative activities to engage children of different ages and disposition. Provides homework assistance and academic support on an individual basis as is needed with the ability to alter methods to meet each student's abilities. Manages behavior in a positive, supportive way aligned with program guidelines and to make each student feel supported and safe. Cultivates positive relationships and maintains effective communications with parents, guardians, school staff, and program administrators. Assists in daily check-in/check-out procedures. Takes proper safety precautions, anticipates unsafe circumstances, keeps the room neat and disinfected, and acts accordingly in emergency situations. Reports all accidents, safety hazards, or conflicts to Child Care Director to collaboratively improve student's experience. Provides ideas for programming to the Child Care Director. Completes records and reports as required, arrives punctually to scheduled shift times, and maintains proper dress code at all times. Attends and participates in staff meetings or trainings as are required.

Additional Duties and Responsibilities

May attend and participate in programming outside of the facility as scheduled by the Child Care Director.

Knowledge, Abilities and Skills

Excitement and desire to work with children of different ages, diversity, and disposition. General knowledge of best practices in effective child development principles. Good oral communication skills to deal courteously and effectively with all ages of the public, including conflict resolution and behavior management. Skill in tutoring and tailoring educational methods on an individual basis with students of all abilities. Ability to lead and implement age-/developmentally appropriate recreational program activities and to manage a classroom-like setting. Ability to establish positive, authentic, relationships with children. Ability to apply first aid or CPR measures. Ability to sit or stand for extended periods of time; lift up to 30 lbs., experience occasional exposure to wet/humid conditions and/or pool chemicals, and to climb, balance, bend, stoop, kneel, and work in a crouched position. Capability to use a computer to log hours and to work during weekday mornings and/or evenings.

Job Requirements and Experience

Graduation from high school or equivalent; Previous experience working with children in educational or recreational programming is preferred; Must be able to complete the First Aid and CPR Certification within the first 90 days of employment; Must adhere to State licensing requirements of the facility.

***Note:** The statements herein are intended to describe the general nature and level of work being performed by employees assigned to this classification. They are not intended to be constructed as an exhaustive list of all responsibilities, duties, and skills required of personnel so classified. This job description may be changed or updated at any time without notice.*

3. Consideration of a Resolution to Designate City Items as Surplus - City Clerk Bargmann

RESOLUTION NO. 2025-25

WHEREAS, the City of Seward, Nebraska has the authority to sell personal property owned by the City; and

WHEREAS, as outlined under Section 44-1.26 of the City Code, in order for the City to sell property having a value of \$5,000 or more, the City Council shall declare said property as surplus property and approve its disposal; and

WHEREAS, as outlined under Section 44-1.26 of the City Code, in order for the City to sell property having a value of \$5,000 or less, a listing of said property shall be posted; and

WHEREAS, the Governing Body determines that the City Administrator should act and that items should be sold and disposed of by the City of Seward; and

WHEREAS, the City of Seward, Nebraska has the following described property:

City of Seward - Surplus Property Items:

Item	Quantity	Department
#1. Barn at 410 E Seward Street	1	<i>Administration</i>

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA THAT:

That the above described property be sold or destroyed by the City of Seward in accordance with the procedures set forth in Section 44-1.26 of the Seward City Code.

The Mayor declared the resolution adopted. Dated this 15th day of July 2025.

THE CITY OF SEWARD, NEBRASKA

ATTEST:

Joshua Eickmeier, Mayor

Derek Bargmann, City Clerk

(SEAL)

DISCLAIMER:

All items are sold 'as is' and all sales are final. The bid opening date for items indicated below will be at 10 AM on Thursday, July 31, 2025, at City Hall.

Items Declared Surplus by City Council Action on July 15, 2025:

(ITEM #1) Barn at 410 E Seward Street (ACCEPTING BIDS)

Bidder will purchase the rights to remove all items desired in and on the structure for a period of 30 days, ending August 31, 2025. Bidder shall not re-sell the rights of property removal to other interested parties. Bidder will sign a liability waiver prior to obtaining this right.

4. Consideration of an Ordinance Authorizing the Issuance of a Sewer Revenue Bond--Not to Exceed \$37,286,000--for the Purpose of Financing Improvements to the Wastewater Treatment Plant (**Added 7/14 at 3P**) - City Administrator Butcher



Building a Better World
for All of Us®

July 14, 2025

RE: City of Seward
WWTF Expansion Rate Study
SEH No. SEWAC 163917 14.00

Greg Butcher, City Administrator
City of Seward, NE
537 Main Street
Seward, NE 68434

Dear Mr. Butcher:

The purpose of this letter is to summarize SEH's calculation of projected Net Revenue versus Average Annual Debt Service as it relates to the proposed \$37,286,000 loan through the NDWEE State Revolving Loan Fund for the City's Wastewater Treatment Facility Expansion project (the "NDWEE Loan"). Capitalized terms used in this letter but not defined herein shall have the meanings provided in the City's Ordinance No. 2021-6, (the "2021 Bond Ordinance") which governs the City's outstanding Sewer Revenue Refunding Bonds, Series 2021. (the "2021 Bonds").

SEH completed and delivered a rate study to the City in January, 2025. The Revenue information for the sanitary sewer system in the rate study was based on a 2024 audit. The Revenues were then adjusted by applying a 15% increase in rates, which the City Council adopted in October, 2024, and applying a 3% increase in operating costs. As a result, Net Revenues, calculated in accordance with Section 12(b)(2) of the Bond Ordinance, are projected to increase to \$1,971,753 for fiscal year ending September 30, 2025. Net Revenues are projected to remain at or above \$1,971,753, for each of the three full fiscal years after the City enters into the NDWEE Loan (ending September 30th of 2026, 2027 and 2028).

The projected Average Annual Debt Service Requirements for the City's 2021 Bonds and the proposed NDWEE Loan will be \$1,536,201. The ratio of Net Revenues of the City's Sanitary Sewer System to Average Annual Debt Service Requirements in each of the three full fiscal years after the City enters into the Loan are shown in the table below.

	FY2024	FY2025	FY2026	FY2027	FY2028
Total Operating Revenue	\$ 2,572,520	\$ 2,948,962	\$ 2,948,962	\$ 2,977,823	\$ 3,006,972
Total Operating Expenses	\$ 948,747	\$ 977,209	\$ 1,006,526	\$ 1,036,721	\$ 1,067,823
Net Revenue	\$ 1,623,773	\$ 1,971,753	\$ 1,942,437	\$ 1,941,102	\$ 1,939,149
Average Annual Debt Service		\$ 1,536,201	\$ 1,536,201	\$ 1,536,201	\$ 1,536,201
Projected Ratio		1.284	1.264	1.264	1.262

Please feel free to contact me with any questions regarding these calculations at cmarcusen@sehinc.com or 320.290.3610.

Sincerely, *Colin Marcusen*

Colin Marcusen, PE
Project Manager
(Lic. MN, ND, SD, IA, NE, PA, TX, NM))

clm
c: City of Seward

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 2351 Connecticut Avenue, Suite 300, Sartell, MN 56377-2485
320.229.4300 | 800.572.0617 | 888.908.8166 fax

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

ORDINANCE NO. 2025-21

AN ORDINANCE AUTHORIZING THE ISSUANCE OF SEWER REVENUE BOND, OF THE CITY OF SEWARD, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED THIRTY-SEVEN MILLION TWO HUNDRED EIGHTY-SIX THOUSAND DOLLARS (\$37,286,000), FOR THE PURPOSE OF FINANCING IMPROVEMENTS TO THE WASTEWATER TREATMENT PLANT; APPROVING A LOAN AGREEMENT WITH THE NEBRASKA DEPARTMENT OF WATER, ENERGY, AND ENVIRONMENT; PRESCRIBING THE FORM OF THE BOND ISSUED AS A SINGLE PROMISSORY NOTE; PLEDGING THE REVENUES OF THE SANITARY SEWER SYSTEM FOR PAYMET OF BONDS; PROVIDING CERTAIN COVENANTS AND AGREEMENTS WITH RESPECT TO THE SANITARY SEWER SYSTEM AND RELATED REVENUES; AUTHORIZING THE DELIVERY OF SAID NOTE AND LOAN AGREEMENT WITH NDWEE; DECLARING AN EMERGENCY FOR THE ORDINANCE TO GO INTO IMMEDIATE EFFECT; PROVIDING FOR THE PUBLICATION OF THE ORDINANCE IN PAMPHLET OR ELECTRONIC FORM; AND RELATED MATTERS.

BE IT ORDAINED by the Mayor and Council of the City of Seward, Nebraska (the “City”) as follows:

Section 1. The Mayor and Council of the City hereby find and determine that:

(a) the City owns and operates a sanitary sewer system which constitutes a revenue producing facility and undertaking within the meaning of such term as set forth in Sections 18-1803 to 18-1805 R.R.S. Neb, as amended; that said sanitary sewer system, taken together with all additions and improvements thereto hereafter acquired or constructed are herein referred to as the “Sanitary Sewer System”;

(b) that the City has previously issued and there are now outstanding the following issues of revenue bonds for which the revenues of the Sanitary Sewer System have been pledged:

Sanitary Revenue Refunding Bonds, Series 2021, date of original issue – June 23, 2021, in the principal amount of \$3,055,000 of which there remain outstanding and unpaid bonds in the amount of \$2,000,000 (the “Prior Bonds”), all of which were authorized to be issued under the terms of Ordinance No. 2021-6 as passed and approved by the Mayor and Council of the City on March 2, 2021 (the “Prior Ordinance”); and

(c) The Nebraska Department of Water, Energy, and Environment (“NDWEE”) has approved a project of the City for its Sanitary Sewer System including a sequencing batch reactor (SBR) upgrade to the wastewater treatment facility and other ancillary upgrades at the wastewater treatment facility, as more fully described in the Loan Agreement Between Nebraska Department of Water, Energy, and Environment and the City of Seward, Nebraska, NDWEE Project No. C318082, (the “NDWEE Agreement”), which project has been designated by NDWEE as Project No. C318042 (the “Project”); NDWEE has further agreed to lend from monies in NDWEE’s Wastewater Treatment Facilities Construction Loan Fund or from other sources in the total principal amount of not to exceed \$37,286,000, and in connection with such loan has agreed to accept one or more bonds payable from the revenues of the Combined Utilities; and the Mayor and Council do hereby confirm, ratify and approve all prior actions of the City relative to approval and execution of the NDWEE Agreement described herein;

(d) For the purposes of financing the Project and pursuant to Sections 18-1803 to 18-1805 R.R.S. Neb., as amended, it is necessary and advisable for the City to issue its sewer

revenue bonds in the form of and evidenced by a single promissory note (the “NDWEE Note”) to be governed by this Ordinance and the NDWEE Agreement in the principal amount of not to exceed \$37,286,000.

(e) Section 12 of the Prior Ordinance permits the issuance of the NDWEE Note as “Additional Bonds” secured on an equal basis with the Prior Bonds upon compliance with the following conditions:

i. Such Additional Bonds shall be issued only pursuant to an ordinance which shall provide for an increase in the monthly deposits into the Bond Payment Account in amounts sufficient to pay, when due, the principal of and interest on the Prior Bonds, any Additional Bonds then outstanding and such proposed Additional Bonds.

ii. The City shall have complied with the following requirement (as one permitted alternative), all in accordance with the terms and provisions of, and as calculated pursuant to, the Prior Ordinance:

The City shall have received a projection made by a consulting engineer or firm of consulting engineers, recognized as having experience and expertise in municipal utility systems, projecting that the Net Revenues of the Sanitary Sewer System in each of the three full fiscal years after the issuance of such Additional Bonds will be at least equal to 1.25 times the Average Annual Debt Service Requirements of the Prior Bonds as currently outstanding, and the proposed Additional Bonds. In making such projection, the consulting engineer shall use as a basis the Net Revenues of the Sanitary Sewer System during the last year for which an independent audit has been prepared and shall adjust such Net Revenues as follows: (A) to reflect changes in rates which have gone into effect since the beginning of the year for which the audit was made, (B) to reflect such engineer’s estimate of the net increase over or net decrease under the Net Revenues of the Sanitary Sewer System for the year for which the audit was made by reason if: (i) changes of amounts payable under existing contracts for services, (ii) additional general income from sales to customers under existing rate schedules for various classes of customers or as such schedules may be revised under a program of changes which has been adopted by the Mayor and Council of the City, (iii) projected revisions in costs for labor, wages, salaries, machinery, equipment, supplies and other operational items, (iv) revisions in amount of service to be supplied and any related administrative or other costs associated with such increases due to increased supply from the acquisition of any new facility and (v) such other projections of revenues and expenses as the consulting engineer deems reasonable and proper. Annual debt service on the proposed Additional Bonds to be issued may be estimated by the consulting engineer, but no Additional Bonds shall be issued requiring any annual debt service payment in excess of the amount so estimated by the consulting engineer.

(f) With respect to said conditions for issuance of the NDWEE Note as Additional Bonds pursuant to the Prior Ordinance, the following determinations are hereby made:

i. The City has received projections from Short Elliott Hendrickson Inc., a firm of consulting engineers recognized as having experience and expertise in municipal utility systems, dated July 14, 2025 and presented to the Council with this ordinance (the “Engineer’s Projections”) projecting that the Net Revenues of the Sanitary Sewer System in each of the three full fiscal years after the issuance of the NDWEE Note herein authorized will be at least equal to 1.25 times the Average Annual Debt Service

Requirements of the Prior Bonds as currently outstanding, and the proposed NDWEE Note; and

ii. All conditions required by the Outstanding Bond Ordinances precedent to the issuance of the NDWEE Note as “Additional Bonds” of equal priority and on a parity with the Prior Bonds as provided in this Ordinance do exist and have happened.

(g) All conditions, acts and things required by law to exist or to be done precedent to the issuance of the NDWEE Note to pay the costs of the Project as provided for in this Ordinance and the NDWEE Agreement do exist and have been done and performed in regular and due time and form as required by law.

Section 2. In addition to the definitions provided in parentheses elsewhere in this Ordinance, the following definitions of terms shall apply, unless the context shall clearly indicate otherwise:

(a) “Revenues” shall mean all of the rates, rentals, fees and charges, earnings and other monies, including investment income, from any source derived by the City through its ownership and operation of the Sanitary Sewer System.

(b) “Additional Bonds” shall mean any and all bonds hereafter issued by the City pursuant to the terms of this Ordinance which are equal in lien to the Prior Bonds and the NDWEE Note, including all such bonds issued pursuant to Section 12 and refunding bonds issued pursuant to Section 13.

(c) “Average Annual Debt Service Requirements” shall mean that number computed by adding all of the principal and interest due when computed to the absolute maturity of the bonds for which such computation is required and dividing by the number of years remaining that the longest bond of any issue for which such computation is required had to run to maturity. In making such computation, the principal of any bonds for which mandatory redemptions are scheduled shall be treated as maturing in accordance with such schedule of mandatory redemptions.

(d) “Deposit Securities” shall mean obligations of the United States of America, direct or unconditionally guaranteed, including any such obligations issued in book entry form.

(e) “Net Revenues” shall mean the revenues derived by the City from the ownership or operation of the Sanitary Sewer System, including investment income, but not including any income from the sale or other disposition of any property belonging to or forming a part of the Sanitary Sewer System, less the ordinary expenses for operating and maintaining the Sanitary Sewer System payable from the Operation and Maintenance Account described in Section 10 of this Ordinance. Operation and Maintenance expenses for purposes of determining the “Net Revenues” shall not include depreciation, amortization of financing expenses or interest on any bonds or other indebtedness. Net Revenues for all purposes of this Ordinance shall be shown by an audit for the fiscal year in question as conducted by an independent certified public accountant or firm of such accountants.

Section 3. To provide for the costs of the Project, there shall be and there is hereby ordered issued the NDWEE Note, in the form of and evidenced by a single promissory note in the principal amount of not to exceed Thirty-seven Million Two Hundred Eighty-six Thousand Dollars (\$37,286,000), with such NDWEE Note to be substantially in such form and content as attached to the NDWEE Agreement presented herewith, with such changes determined necessary or appropriate by the Mayor,

City Administrator or City Clerk (each, an “Authorized Officer”), and to have such payment terms as determined appropriate by an Authorized Officer. In connection with the issuance of the NDWEE Note, the City shall also enter into the NDWEE Agreement in substantially the form presented herewith, with such changes as determined necessary or appropriate by an Authorized Officer. The terms and conditions of the NDWEE Note, the NDWEE Agreement, and the Project are hereby approved and the Authorized Officers are hereby authorized to execute and deliver the NDWEE Note and the NDWEE Agreement for and on behalf of the City.

Section 4. The revenues and earnings of the Sanitary Sewer System are hereby pledged and hypothecated for the payment of the principal of and interest on the Prior Bonds, the NDWEE Note and any Additional Bonds as authorized by this Ordinance, and the City does hereby agree with the holders of said Prior Bonds, the NDWEE Note and Additional Bonds as follows:

(a) SEWARD SANITARY SEWER FUND – The entire gross revenues and income derived from the operation of the Sanitary Sewer System shall be set aside as collected and deposited in a separate fund which has been previously ordered established (and which is hereby confirmed) designated as the “Seward Sanitary Sewer Fund.” For purposes of allocating the monies in the Seward Sanitary Sewer Fund, the City shall maintain the following accounts (as previously established and by the terms of this ordinance hereby confirmed or directed to be established): (1) Operation and Maintenance Account; (2) Bond Payment Account; (3) reserve accounts established under the Prior Ordinance; and (4) Surplus Account.

(b) OPERATION AND MAINTENANCE ACCOUNT – Out of the Seward Sanitary Sewer Fund there shall first be credited monthly into the Operation and Maintenance Account such amounts as the City shall from time to time determine to be necessary to pay the reasonable and necessary expenses of operating and maintaining the Sanitary Sewer System, and the City may withdraw funds credited to the Operation and Maintenance Account as necessary from time to time to pay such expenses.

(c) BOND PAYMENT ACCOUNT – Out of the Seward Sanitary Sewer Fund there shall next be credited monthly on or before the first day of each month, as described below, to the Bond Payment Account the following amounts:

(1) Beginning with the fifteenth day of the sixth month prior to the first payment due on the NDWEE Note pursuant to the terms of the NDWEE Agreement, and continuing on the fifteenth day of each month thereafter, an amount equal to one-sixth of the amount falling due on the next payment date for the NDWEE Note; provided, however, that such credits shall be required only as and to the extent that such payments are not provided from other sources.

(2) During the periods and in the amounts specified for the Prior Bonds as required by the Prior Ordinances.

The City Treasurer is hereby authorized and directed, without further authorization, to withdraw monies credited to the Bond Payment Account, and next from the Surplus Account, an amount sufficient to pay, when due, the principal of and interest on the NDWEE Note, the Prior Bonds and any Additional Bonds. Upon the issuance of any Additional Bonds pursuant to this ordinance appropriate additional credits to the Bond Payment Account shall be provided for sufficient to pay principal and interest on said Additional Bonds.

(d) DEBT SERVICE RESERVE ACCOUNT – No reserve account has been established for the NDWEE Note, and no reserve account has been established for the Prior Bonds. Upon the issuance of any Additional Bonds a separate debt service reserve account may be established (in such amount as the Mayor and Council shall determine appropriate, including no such reserve, if deemed appropriate) and any such separate debt service reserve account shall have the right to share in revenues available in the Seward Sanitary Sewer Fund upon a pro rata basis in accordance with the respective outstanding principal amounts of any other Additional Bonds for which a reserve account has been established and funded.

(e) SURPLUS ACCOUNT - Monies in the Seward Sanitary Sewer Fund remaining after the credits required in the foregoing subsections shall be credited to the Surplus Account. Monies in the Surplus Account may be used to make up any deficiencies in the preceding Accounts, to retire any of the Prior Bonds, the NDWEE Note, or any Additional Bonds prior to their maturity, to pay principal of and interest on any junior lien indebtedness incurred with respect to the Sanitary Sewer System, to provide for replacements or improvements for the Sanitary Sewer System or to provide for any other lawful purposes of the City as determined upon by the Mayor and City Council.

The provisions of this section shall require the City to maintain a set of books and records in accordance with such accounting methods and procedures as are generally applicable to municipal utility enterprises, which books and records shall show credits to and expenditures from the several accounts required by this Section. Monies credited to the Seward Sanitary Sewer Fund or any of the Accounts therein as established by this Ordinance and the Prior Ordinance shall be deposited or invested separate and apart from other City funds. The City shall not be required to establish separate bank or investment accounts for the Accounts described in this section.

Monies in any of the accounts may be invested in investments permissible for a city of the first class. Income from or profit realized from investments for any Account shall be credited to such Account until such Account contains any amount then required to be therein, and thereafter such income or profit shall be transferred to the Seward Sanitary Sewer Fund and treated as other revenues from the operation of the Sanitary Sewer System.

The pledge and hypothecation provided for the Prior Bonds, the NDWEE Note, and any Additional Bonds in this ordinance is intended to and shall provide for a first and prior pledge or lien upon and security interest in the revenues of the Sanitary Sewer System superior to any pledge, lien or security interest made or given with respect to any other indebtedness of the City as to its Sanitary Sewer System and is intended as a full exercise of the powers of the City provided for in Sections 18-1803 to 18-1805, R.R.S. Neb., as now or hereafter amended, with respect to the City's Sanitary Sewer System and the revenues and earnings thereof.

Section 5. So long as any of the Prior Bonds, the NDWEE Note and any Additional Bonds issued pursuant to this ordinance shall remain outstanding and unpaid, the City covenants and agrees to establish, revise from time to time as necessary and collect such rates and charges for the sewer service furnished from the Sanitary Sewer System adequate to produce revenues and earnings sufficient at all times:

(a) to provide funds to pay, when due, the principal of and interest on the Prior Bonds, the NDWEE Note and any Additional Bonds issued pursuant to the provisions of this Ordinance;

(b) to pay all proper and necessary costs of operation and maintenance of the Sanitary Sewer System and to pay for the necessary and proper repairs, replacements, enlargements, extensions, and improvements to the Sanitary Sewer System;

(c) to provide funds sufficient to make the credits into the accounts and at the times and in the amounts required by Section 4 of this ordinance and under the terms of the Prior Ordinances; and

(d) to maintain Net Revenues in each fiscal year adopted by the City for the Sanitary Sewer System in an amount not less than 1.10 times the total amount of principal paid or payable (exclusive of any principal redeemed prior to maturity other than principal redeemed in accordance with any scheduled or mandatory redemption) and interest falling due during such fiscal year on the Prior Bonds, the NDWEE Note and any Additional Bonds.

Section 6. To provide funds for any purpose related to the Sanitary Sewer System, the City may issue Additional Bonds, except for Additional Bonds issued for refunding purposes which are governed by Section 7 of this Ordinance, payable from the revenues of the Sanitary Sewer System having equal priority and on a parity with the Prior Bonds, the NDWEE Note and any Additional Bonds then outstanding, only upon compliance with the following conditions:

(a) Such Additional Bonds shall be issued only pursuant to an ordinance which shall provide for an increase in the monthly deposits into the Bond Payment Account in amounts sufficient to pay, when due, the principal of and interest on the Prior Bonds, the NDWEE Note, any Additional Bonds then outstanding and such Additional Bonds and for any monthly credits to the debt service reserve accounts as may be required to be established with respect to any then-outstanding bonds and such Additional Bonds.

(b) The City shall have complied with one or the other of the two following requirements:

(1) The Net Revenues derived by the City from its Sanitary Sewer System for the fiscal year next preceding the issuance of the Additional Bonds shall have been at least equal to 1.10 times the Average Annual Debt Service Requirements of the Prior Bonds, the NDWEE Note and any Additional Bonds previously issued, all as then outstanding, and on the proposed Additional Bonds; or

(2) The City shall have received a projection made by a consulting engineer or firm of consulting engineers, recognized as having experience and expertise in municipal utility systems, projecting that the Net Revenues of the Sanitary Sewer System in each of the three full fiscal years after the issuance of such Additional Bonds will be at least equal to 1.10 times the Average Annual Debt Service Requirements of the Prior Bonds, the NDWEE Note and any Additional Bonds previously issued, all as then outstanding, and the proposed Additional Bonds. In making such projection, the consulting engineer shall use as a basis the Net Revenues of the Sanitary Sewer System during the last year for which an independent audit has been prepared and shall adjust such Net Revenues as follows: (A) to reflect changes in rates which have gone into effect since the beginning of the year for which the audit was made, (B) to reflect such engineer's estimate of the net increase over or net decrease under the Net Revenues of the Sanitary Sewer System for the year for which the audit was made by reason if: (i) changes of amounts payable under existing contracts for services, (ii) additional general income from sales to customers under existing rate schedules for various

classes of customers or as such schedules may be revised under a program of changes which has been adopted by the Mayor and Council of the City, (iii) projected revisions in costs for labor, wages, salaries, machinery, equipment, supplies and other operational items, (iv) revisions in amount of service to be supplied and any related administrative or other costs associated with such increases due to increased supply from the acquisition of any new facility and (v) such other projections of revenues and expenses as the consulting engineer deems reasonable and proper. Annual debt service on any proposed Additional Bonds to be issued may be estimated by the consulting engineer, but no Additional Bonds shall be issued requiring any annual debt service payment in excess of the amount so estimated by the consulting engineer.

The City hereby covenants and agrees that so long as any of the Prior Bonds, the NDWEE Note or any Additional Bonds are outstanding, it will not issue any bonds or notes payable from the revenues of the Sanitary Sewer System except in accordance with the provisions of this ordinance, provided, however, the City reserves the right to issue bonds or notes which are junior in lien to the Prior Bonds, the NDWEE Note and any such Additional Bonds, with the principal and interest of such bonds or notes to be payable from monies deposited to the Surplus Account.

Section 7. The City may issue refunding bonds, which shall qualify as Additional Bonds of equal lien to refund any of the Prior Bonds, the NDWEE Note, or Additional Bonds then outstanding, provided that, if any such Prior Bonds, the NDWEE Note, or Additional Bonds are to remain outstanding after the issuance of such refunding bonds, the principal payments due in any calendar year in which those bonds which are to remain outstanding mature, or in any calendar year prior thereto, shall not be increased over the amount of such principal payments due in such calendar years immediately prior to such refunding. Refunding bonds issued in accordance with this paragraph of this Section 7 may be issued as Additional Bonds of equal lien without compliance with the conditions set forth in Subsection 6(b) of this ordinance.

The City may also issue refunding bonds which shall qualify as Additional Bonds by complying with Section 6 of this ordinance. In computing Average Annual Debt Service Requirements to show compliance with said Net Revenues test for such refunding bonds, all payments of principal and interest due on such refunding bonds from the time of their issuance to the time of application of the proceeds of such refunding bonds to the satisfaction of the bonds which are to be refunded shall be excluded from such computation to the extent that such principal and interest are payable from sources other than the revenues of the Sanitary Sewer System (such as investment earnings on bond proceeds or bond proceeds themselves) or from monies in the Surplus Account and all payments of principal and interest due on the bonds which are to be refunded from and after the time of such application shall also be excluded. For purposes of this paragraph of this Section, the time of application of the proceeds of the refunding bonds to the satisfaction of the bonds which are to be refunded shall be the time of deposit with the paying agent for such bonds which are to be refunded pursuant to Section 10-126, R.R.S. Neb., as amended, or the time when such bonds which are to be refunded under the terms of their authorizing ordinance or ordinances are no longer deemed to be outstanding, whichever comes sooner.

Section 8. The terms and provisions of this Ordinance and the NDWEE Agreement do and shall constitute a contract between the City and the NDWEE. The NDWEE may, either in law or in equity, by suit, action, mandamus or other proceeding, enforce or compel performance of any and all of the acts and duties required by this ordinance, and any court of competent jurisdiction may, after default in compliance with the terms of this ordinance on application of any such holder, appoint a receiver to take charge of the Sanitary Sewer System and operate the same and apply the earnings thereof to the payment of the principal of an interest on the Prior Bonds, the NDWEE Note and any Additional Bonds then outstanding in accordance with the provisions of this Ordinance, the Prior Ordinance and any ordinance or ordinances authorizing Additional Bonds. Any and all actions brought by any registered

owner or owners of the Prior Bonds, the NDWEE Note or Additional Bonds shall be maintained for the equal and ratable benefit of all registered owners of the Prior Bonds, the NDWEE Note and Additional Bonds outstanding and no registered owners of any of the Prior Bonds, the NDWEE Note or Additional Bonds shall have any right in any manner whatsoever by any action or proceedings to affect, disturb or prejudice the pledge created by this Ordinance and the Prior Ordinance.

Section 9. The Mayor, City Administrator, City Clerk and Treasurer of the City are hereby authorized to do all things and execute all such documents as may by them be deemed necessary and proper to finalize the NDWEE Agreement and NDWEE Note as contemplated by this ordinance.

Section 10. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. All ordinances, resolutions or orders or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 11. This ordinance is hereby determined to be a measure necessary to carry out the contractual obligations of the City relating to the Project and shall be in force and effect as provided in Section 12 of this Ordinance.

Section 12. The Mayor and Council hereby determine that an emergency exists for the City in connection with meeting the City's contractual obligations with respect to the Project, and in order to achieve lower borrowing costs by entering into the NDWEE Agreement on July 15, 2025, it is necessary that this Ordinance take effect and have immediate operation from and after proclamation by the Mayor, immediately upon its publication in pamphlet or electronic form. Upon such proclamation of emergency by the Mayor, this Ordinance shall be in force and take effect from and after its passage, approval and publication in pamphlet or electronic form as provided by law.

PASSED AND APPROVED this 15th day of July, 2025.

ATTEST:

Joshua Eickmeier, Mayor

City Clerk

[SEAL]

CERTIFICATE AS TO PUBLICATION
IN PAMPHLET FORM

The undersigned City Clerk of the City of Seward, Nebraska hereby certifies that the attached is a true and correct copy of Ordinance No. 2025-21 as passed by the Mayor and Council on July 15, 2025, and as published in pamphlet form on July 15, 2025.

City Clerk

(SEAL)

**PROCLAMATION OF EMERGENCY
AND
EFFECTIVENESS OF ORDINANCE**

The undersigned, Mayor of the City of Seward, Nebraska, hereby proclaims, based upon determination by the Mayor and City Council at a meeting held on July 15, 2025, that an emergency exists, that Ordinance No. 2025-21, passed and approved on said date, shall take effect upon this Proclamation immediately as of the time of first publication in pamphlet form by the posting of this Proclamation. The title of such Ordinance No. 2025-21 is as follows:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF SEWER REVENUE BOND, OF THE CITY OF SEWARD, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED THIRTY-SEVEN MILLION TWO HUNDRED EIGHTY-SIX THOUSAND DOLLARS (\$37,286,000), FOR THE PURPOSE OF FINANCING IMPROVEMENTS TO THE WASTEWATER TREATMENT PLANT; APPROVING A LOAN AGREEMENT WITH THE NEBRASKA DEPARTMENT OF WATER, ENERGY, AND ENVIRONMENT; PRESCRIBING THE FORM OF THE BOND ISSUED AS A SINGLE PROMISSORY NOTE; PLEDGING THE REVENUES OF THE SANITARY SEWER SYSTEM FOR PAYMET OF BONDS; PROVIDING CERTAIN COVENANTS AND AGREEMENTS WITH RESPECT TO THE SANITARY SEWER SYSTEM AND RELATED REVENUES; AUTHORIZING THE DELIVERY OF SAID NOTE AND LOAN AGREEMENT WITH NDWEE; DECLARING AN EMERGENCY FOR THE ORDINANCE TO GO INTO IMMEDIATE EFFECT; PROVIDING FOR THE PUBLICATION OF THE ORDINANCE IN PAMPHLET OR ELECTRONIC FORM; AND RELATED MATTERS.

Said Ordinance was and is hereby published in pamphlet form on July 15, 2025, and has been posted in full in three public of the most public places in the City. Copies of said Ordinance are available for inspection and distribution at the Office of the City Clerk, in the City of Seward, Nebraska.

Mayor

[SEAL]

City Clerk

Post this proclamation, together with a full copy of the ordinance, in 3 public places.

CITY ADMINISTRATOR'S REPORT

CITY ADMINISTRATORS REPORT – 7/15/25

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 (punch list), Highway 15 Watermain (punch items) design of 5th and Bradford/Roberts Drainage, Design of Lindell and Jackson Reconstruction, bids of Worthmann Blvd.
- Water Tower project underway, paint coat issues have led to substantial delays. Painting has resumed.
- Worked with Kelly Hoffschneider to work on several real estate items related to the Rail Campus, tower leases, and related legal matters.
- Caselle accounting system project conversion implementation. Utility billing issues within various systems.
- Check in meeting with Building and Zoning Staff.
- Budget follow up items.
- Finalized MOU with DARI.
- NPPD Weekly Summer Demand Loading online meetings.
- Reviewed electrical needs for DARI and Rail Campus Substation with Electric Department and Olsson via TEAMS meeting.
- FEMA March 2025 Blizzard exploratory call with City Clerk and FEMA staff.
- Insurance Review with Suhr and Lichty, City Clerk and Finance Director.
- Prepare for water system study and met with potential engineering partners.
- SCADA issues at the Water Treatment Plant, came onsite over weekend to troubleshoot IT/Radio items with department personnel.
- Reviewed plans for the trail and items related to final design with Schemmer.
- Reviewed Blight Study for updated areas from Five Rule Planning.
- Attended Marriott Residence Ribbon Cutting in Lincoln with Jonathan Jank and Mayor.
- Easts Hillcrest easement discussion with Concordia, City Engineer, Zoning Administrator, and Electric superintendent.
- Reviewed IT items from Bizco for 2025 final purchases, City Hall server battery backup.
- Reviewed ALLO implementation items with Bizco, preparing final plan for conversion.
- Assisted with July 4th items on day of event.
- Dentist appointment 9:30 on July 8
- Out of the Office 7/11 for state baseball

Police Department

- Suicide Prevention Coalition
- July 4th IAP
- Policy and Procedure Updates

City Clerk/Human Resources/City Hall

- Work with Mike O to submit payment for State on Pump Station
- Salary Certification List
- Revisions to Safety Manual: complete final draft
- DR-4868 (March Blizzard)
- Update Job Descriptions: Golf Course Superintendent; Jays Club (create)

Water/Wastewater Department

- RO Start Up Meeting 10AM Monday
- Water Study Meeting JEO 9AM-Noon Thursday
- SCADA Issue Wells, N. Tower, Radios
- 3rd Skid SCADA issues
- DMRQA-45

- 2nd Quarter 2025 NPDES Reporting

Parks and Rec/Cemetery/Golf/Pool

- Clean up after the 4th
- Take out sucker trees around pond
- Irrigation maintenance
- Concrete work field 1 and help with Waverly Road

Civic Center

- Cleaning up after 4th of July and getting building reset
- Meeting with Clark to go over changes to plans for next year

Electric Department

- Take down streamers and new July 4th banners downtown banners & pick up cord's food alley
- Work on transferring overhead 400 block S. 3rd St.
- Fix bad underground 1545 Eastridge
- Review Substation transformer bid results and 90% drawings
- Get an easement signed for Cottonwood and start construction on electrical service
- Working on development fees aid to construction cost
- Hook up temp for Dari temp offices

Street Department

- Start trail project
- Spray mosquitos
- 4th of July clean up
- Grade gravel roads

Library

- Cleaning up from 4th of July used book sale
- Monday at 3:00 - NLA Zoom meeting
- Tuesday at 1:00 - Bubble Paint Flowers program
- Wednesday at 9:00 – staff meeting and at 1:00 – Woodworking program
- Thursday at 1:00 – Picture book author and illustrator Bruce Arant
- Thursday at 10 – R&R book group and at 12:00 Young at Heart book group
- Friday at 1:00 – meeting to plan fall Read Aloud Nebraska conference
- Escape rooms daily through

Building Inspection/Planning Department

- Planning Commission – Staff reports and packets sent out – Upcoming: Rail Campus Annexation, Paved parking lot code update, Blum Major Subdivision and Rezone
- City Council – Rail Campus Annexation, Paved parking lot code update, Blum Major Subdivision and Rezone
- NDWEE – Discussion with Wil Anderson concerning SRB Dairy project SWPPP
- Two Creeks Holdings – Building permit stuff
- Seward Apts. – Finalized the east building and garages for occupancy beginning June 6/30

Engineering

- 500k Water Tower – sandblasting and coating, approve colors, US Cellular lease agreement
- Bradford Street; Park Ave – yard restoration, seeding
- WWTP Upgrade – Metering Manhole design, Facility Plan Update, design update (DARI), set up meeting with Adam Burton

- Worthman Blvd Extension – Pre-Con meeting, Notice to Proceed (City Council 7/1)
- East Hillcrest Drive – easements and R.O.W.; meeting w/Concordia
- Plum Creek Bridge – letter to NEMA/FEMA (ROW encumbrance)
- FY2026 Budget – update cost estimates

Finance Department

- Payroll
- Airport June Financials
- FY25/26 Budget Prep
- Claims
- June Balancing

Seward Wellness Center

- Sod put down Thursday
- Record number for Freedom Run (386 Registrants-386 starters)
- SWC Financial Meeting

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

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward 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