



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

Monday, July 14, 2025

7:30 PM

Council Chambers at the Municipal Building

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

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes June 9, 2025.

City of Seward Planning Commission

Minute Record June 9, 2025

The City of Seward Planning Commission met in regular session at 7:30p.m. June 9, 2025, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Dan Ellis, Ron Wallman, Sue Bowen, Ron Niemoth, Scott SeEVERS, and Lacey Koch, Other Officials present: Building and Zoning Director, Tim Dworak, City Administrator, Greg Butcher, City Engineer, Michael Oneby, Street Superintendent, Bob Miers, and Administrative Assistant, Sara Van Cura.

Absent members were: Clarence Kotera, Jake Miller, and Traci Menke

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

Minutes

Consideration of Approval of Draft Minutes of March 10, 2025.

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

Aye: Ellis, Wallman, Bowen, Niemoth, SeEVERS, Koch.

Nay: None.

Absent: Kotera, Miller, Jackson. Motion carried.

1. Public Hearing 7:30pm: review the TIF application by Two Creek Holdings LLC for 1151 South Street – Parcel ID 800083555.

Chairperson Wallman opened the public hearing.

Dworak stated due to an administrative plat to eliminate some lot lines, there is a new legal address for TIF as well as a new situs address. Mr. Willis is aware of these changes.

Andrew Willis, TIF Attorney, stated as a reminder the role of the Planning Commission is a recommendation to City Council that it is in conformance with the comprehensive plan and general plan for the City. CRA has recommended approval to the City Council. It is the south half of what I have in the packet. It's an expansion of the last Two Creek Holdings project. It will be about 4,900 square feet building with warehousing, shop, storage space for the existing St. PJ Supply business. The project would start this year and hopefully finish up summer next year. The comprehensive plan has goals to identify potential solutions for overcoming barriers to retention and expansion of existing businesses, encouraging the creation of complementary business clusters, reduce operational cost, to promote business growth and the development along Highway 34. The use of TIF supports that.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis moved to recommend the amendment to the redevelopment agreement in relation to Two Creek Holdings for 1151 South St.; seconded by Commission Member Niemoth.

Vice Chairperson Ellis stated it's a conforming use and a good use and good way to get development in a challenging location.

Chairperson Wallman stated to let the record show the finding of facts as stated by Dr. Ellis.

Aye: Ellis, Wallman, Bowen, Niemoth, SeEVERS, Koch.

Nay: None.

Absent: Kotera, Miller, Jackson. Motion carried.

2. Public Hearing 7:30pm: review the TIF application by Dari Processing LLC at 1143 and 1144 Worthman Blvd – Parcel ID's 800233030 and 800231480.

Chairperson Wallman opened the public hearing.

Andrew Willis, TIF Attorney, stated this a Rail Campus project. This is a very large-scale project. The total cost is over 180 million dollars, with about 8.6 million dollars in TIF. It will bring 70 new jobs to the rail campus. This area is currently being annexed in, but is not yet. For some reason if it's not annexed, the redevelopment plan would not go forward.

Chairperson Wallman suspended the public hearing.

Commission Member Koch moved to recommend the amendment to the redevelopment agreement in relation to Dari Processing LLC for 1143 and 1144 Worthman Blvd.; seconded by Commission Member SeEVERS.

Commission Member Kotera stated that easements would still be retained.

Chairperson Wallman stated it fits well with the rail campus.

Chairperson Wallman stated to let the record show it's appropriate for zoning and development of Seward.

Aye: Ellis, Wallman, Bowen, Niemoth, SeEVERS, Koch.

Nay: None.

Absent: Kotera, Miller, Jackson. Motion carried

3. Public Hearing 7:30pm: review the TIF application by Parker Baby Co. at 1027 Worthman Blvd – Parcel ID 800231435.

Chairperson Wallman opened the public hearing.

Andrew Willis, TIF Attorney, stated this is for Parker Baby and their other business. This is an e-commerce manufacturing fulfillment business facility. It is a 25,000 square foot building. Anticipated construction commencement would be this August, finishing up next year. Right now, the lot is half in the corporate limits and half

outside, so it will also be annexed. The CRA stated as part of the development plan says if for some reason, the annexation doesn't go through, TIF would only be used for that portion that's within City limits.

Sam Huebner, 1144 N 5th St, Seward, stated he is one of the founders of Parker Baby. Parker Baby is looking to bring their fulfillment warehousing in-house and felt like the rail campus is a great fit for the project. It is centrally located here in Nebraska that allows Parker Baby to get to 80 percent of the country by UPS ground.

Chairperson Wallman asked how many trucks will be sent out per day.

Huebner stated there would be one shipping container a week, but truck traffic with small parcels would be as busy as your neighbor who orders a lot of stuff.

Commission Member Bowen asked if this is currently in Colorado.

Huebner stated they use third party warehouses that will be consolidating all of that to Nebraska.

Chairperson Wallman suspended the public hearing.

Commission Member Bowen moved to recommend the amendment to the redevelopment agreement in relation to Parker Baby Co. for 1027 Worthman Blvd.; seconded by Vice Chairperson Ellis.

Chairperson Wallman stated to let the record show the Planning Commission is in agreement that this meets with the development of the City of Seward and its comprehensive plan.

Aye: Ellis, Wallman, Bowen, Niemoth, SeEVERS, Koch.

Nay: None.

Absent: Kotera, Miller, Jackson. Motion carried

4. Public Hearing 7:30pm: review a minor plat of Kruse Acres.

Chairperson Wallman opened the public hearing.

Dworak stated this is to parcel off 8.1 acres of land. Currently there is a 1-acre non-conforming lot that was a daycare. The platted lots do meet the requirements for rural residential. There will be a rezone from agricultural to rural residential to follow.

Chip DeBuse, Lincoln Community Foundation, stated they currently own the land after the death of Joan Kruse Rodgers. The intention prior to her death was to carve off the house and sell it off.

Chairperson Wallman suspended the public hearing

Commission Member Koch moved to approve the minor plat of Kruse Acres; seconded by Vice Chairperson Ellis.

Chairperson Wallman stated this is fairly straight forward and will fit with zoning once it's done.

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

Nay: None.

Absent: Kotera, Miller, Jackson. Motion carried

5. Public Hearing 7:30pm: review a rezone application for Lot 1, Kruse Acres located in a part of the NW1/4 of Section 19, Township 11 North, Range 3 East of the 6th P.M., from AG Agricultural District to RR Rural Residential District.

Chairperson Wallman opened the public hearing.

Chairperson Wallman suspended the public hearing.

Commission Member Koch moved to approve the rezone application of Lot 1, Kruse Acres; seconded by Commission Member Seevers.

Chairperson Wallman stated to let the record show it's an appropriate action with our previous action.

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

Nay: None.

Absent: Kotera, Miller, Jackson. Motion carried

6. Public Hearing 7:30pm: review a special use permit application located in a party of the South-Half of the Northeast Quarter of Section 22, Township 11 North, Range 3 East of the 6th P.M., to allow a telecommunications tower in the Agricultural Zoning District.

Chairperson Wallman opened the public hearing.

Dworak stated any communication tower requires a special use permit. We have met with Mr. Woody Krog a number of times via zoom and phone conversations that looked at number of sites before he brought this one to us. There is a letter asking to be exempt from landscaping. Landscaping would have to be a variance through the Board of Adjustment. Under special use permit, the Planning Commission has to dictate the height of the tower. They are asking for a 245-foot tower. There is a 100 percent fall zone requirement. They are bringing forward a letter that states it will be built to a 75-foot fall zone.

Woody Krog, 9973 Valley View Rd, Eden Prairie MN, stated he represents Buell Consulting, who represents Vertical Bridge, the tower company involved in this project. There is an agreement with the Hofer's, the property owners to develop and construct a telecommunication tower. The tower will also be available to other users. It will be built in a 100-by 100-foot lease area. The proposed facility is located in pasture and crop land in the extra-territorial jurisdiction of the City. They seek approval for a conditional use permit with an allowance for the height and a reduced setback of 80 feet. One big issue is RF or radio frequencies. The FCC exclusively regulates all technical aspects of T-Mobile's operations and network. The proposed facility is compliant with all applicable FCC requirements. There are a lot of factors that go into locating a site. The four main ones are landowner interest, zone correctly, size to meet setbacks, and flood zones and wetlands.

Commission Member Seevers asked is there any other way to fill the hole on the coverage maps, and what does that hole mean.

Krog stated there is area and capacity. A cell site is not unlimited and in order to ensure full coverage now and in the future, capacity wise and coverage wise, this is why we need this site.

Commission Member Seevers asked if you could add more to existing towers besides a new tower.

Krog stated with current technology, it won't travel.

Commission Member Seevers asked what determines capacity.

Krog stated different carriers have different requirements for antennas and equipment, so that's not a good factor.

Vice Chairperson asked what determines the height.

Krog stated they want to be as efficient and fill in the gap, that is the necessary height.

Commission Member Seevers asked if the airport was a suitable spot, the current spot would not be necessary.

Krog stated there were fifteen viable spots. As it turns out the Hofer's were the only interested landowners, and the prime location for T-Mobile agreed to proceed with.

Commission Member stated this is for T-Mobile users.

Krog stated Vertical Bridge is building int for T-Mobile. In the future AT&T, Verizon or whoever comes along, it's the right location and height, they could potentially sub lease from Vertical Bridge.

Chairperson Wallman asked if the definition of extraordinary is the disclaimer in the engineer's letter.

Krog stated it means anything above and beyond federal guidelines.

Commission Member asked why the tower by Augusta Drive would not be a usable tower.

Krog stated it's probably too far away.

Mike Oneby, City Engineer, stated these maps are in constant development. The purpose of these maps is to provide engineer data for future growth. All that we do is based on population.

Katie Pelster, 1686 Ridge Run, current Board President of the Ridge Run Homeowners Association, stated concerns that the construction of the telecommunication tower would hinder their views, the photos she received were misleading as they were taken from the lowest points of Ridge Run, and questioned what will happen with future development and property values.

Kim Clark, 100 Goldenrod Lane, stated her concerns about the health effects of cell towers. She stated there are many studies show increasing and clear evidence that RF radiation is harmful to humans and biological life.

Joel and Gina Germer, 1577 252nd Rd, stated their concerns with their property being

562 feet from the tower, their property value would go down 10%-12%, the potential for noise pollution, and how this will impact growth. Germer's stated there are three open spaces at the Garland curves. If it's good enough for the Garland curves, it should be good enough.

Oneby had some engineering data regarding the Germer's. They are 562 feet away. As an example, the new water tower is 155 feet, so this proposed tower is about 2/3rd's as high. 562 feet is from the base to the Fast Mart sign at Jackson and Sixth.

Adam Greenquist, 2573 Bluff Rd, stated if growth is one percent, that technology would keep up with this.

Greg Butcher, City Administrator, stated for informational purposes, the tower in the maps is just north of Ashland Road. Butcher stated that in reference to 410-38-8 D2 notifications, that is for residential zoning, and this is not residential zoning. It is agricultural zoning.

Krog stated he wanted to address some of the concerns. He stated the light at the top of the tower they have no control over. It's FAA regulations that any tower over 200 feet had to have lights. Co-location has already been addressed that there is no location that would suffice T-Mobile's needs. The photo simulations were made with computer aided drawing and using computer data points.

Jon Marroquin, 113 Goldenrod Lane, stated he highly discourage putting something in that we know is going to hurt ourselves, hurt our future, hurt our children.

Chairperson Wallman suspended the public hearing.

Commission Member Koch moved to approve the special use permit application located in a party of the South-Half of the Northeast Quarter of Section 22, Township 11 North, Range 3 East of the 6th P.M., to allow a telecommunications tower in the Agricultural Zoning District; seconded by Vice Chairperson Ellis.

Chairperson Wallman asked what the difference of the RF from the tower and a microwave.

Krog stated its non-ionizing radiation.

Chairperson Wallman asked how many watts of energy are transmitted from a typical cell tower.

Krog stated double digits. It's regulated by the FCC. They collaborate with OSHA, FDA, and other federal agencies when they set these limits.

Vice Chairperson Ellis asked if the towers ever fail at the non-design points of failure.

Krog stated he did not have an answer to that.

Commission Member Seevers asked if Mr. Krog could review one more time the steps that he took to explore and exhaust all other alternatives. Commission Member Seevers stated this is a key issue.

Krog stated he discussed with Mr. Dworak available water tanks and other towers within City limits, and all other towers in all directions away from this proposed site.

None of them were either A, tall enough, or B in the correct location to provide coverage. Height was the biggest issue. The next step was to look at the complete perimeter of the City limits within the extra territorial jurisdiction. We identified 15 properties around that City that was not a wetland or in the flood zone. That's who we contacted to see if there was any interest. There were four or five that were interested. One was interested until the last minute; others were eliminated because of the airport's height limitations. The one interested landowner property that was agreeable to the airport, not in wetlands or flood zone, and properly zoned. We submitted the Hofer property as a candidate to Vertical Bridge and T-Mobile for their review and analyze it. It works for them so here we are.

Commission Member Seevers asked what if a site north side of the City property north of the airport could have gotten the height.

Krog stated T-Mobile or Vertical Bridge would have denied or not accepted the candidate because it's not where they want to be. It's not where they need the coverage.

Commission Member Seevers asked why did you look at that property.

Krog stated that he doesn't know that ahead of time.

Commission Member Seevers asked if Mr. Krog's firm was hired to find a site to build the tower, or was your firm hired to improve cell phone coverage.

Krog stated yes and yes.

Vice Chairperson Ellis stated his concern, albeit unlikely, the possibility of failure of the structure. If they're off by five feet, it's falling on someone else's property.

Commission Member Niemoth stated he has the same concerns.

Vice Chairperson Ellis stated in regard to our future growth, there would be some concerns where we would place new development. The potential of reduced property values is a concern.

Chairperson Wallman said he doesn't have an answer about radio frequency, but it's difficult to prove a negative. He stated it's disingenuous to say that a cancer-causing agent is alright for somebody else, but just not by me. If it's a legitimate health concern, they probably should stop using cell phones. He stated his most sympathetic with the Germer's. As Dr. Ellis mentioned, the tower is close enough to fall on their property, and that is a concern. He stated there are a lot of towers outside of town providing coverage for Verizon, then why is it not possible for T-Mobile.

Commission Member Seevers stated as the community grows, its not going to be asking for less cell phone coverage. We are going to have to do something to address over time and this seems like a reasonable solution. However, I think it's our role to make sure we are pursuing vigorously the least disruptive solution. He stated he's not convinced we've done that.

Aye: None.

Nay: Ellis, Wallman, Bowen, Niemoth, Seevers, Koch.

Absent: Kotera, Miller, Jackson. Motion failed.

7. Public Hearing 7:30pm: review the 2026 One (1) and Six (6) Years Public Roads Plan for the City of Seward, NE.

Chairperson Wallman opened the public hearing.

Oneby stated this plan adds no projects to the list. We anticipated two or three of these projects to be completed last year and they are still ongoing. All infrastructure has doubled in cost since covid. What we are doing is scaling back what we can do each year. Oneby updated the progress of Worthman Blvd., the East Hillcrest project, and the bike trail.

Chairperson Wallman asked if the bike trail is gone.

Butcher stated it's not gone but it is a struggle.

Chairperson Wallman closed the public hearing.

Commission Member Seevers moved to approve the 2026 One (1) and Six (6) Years Public Roads Plan for the City of Seward; seconded by Vice Chairperson Ellis.

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

Nay: None.

Absent: Kotera, Miller, Jackson. Motion carried

8. Administrative Item

9. Reports

10. Agenda Items

11. Upcoming Events

Meeting adjourned 9:58 p.m.

Sara Van Cura
Administrative Assistant

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a rezone application for a part of the Southwest Quarter of Section 1, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska.

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



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

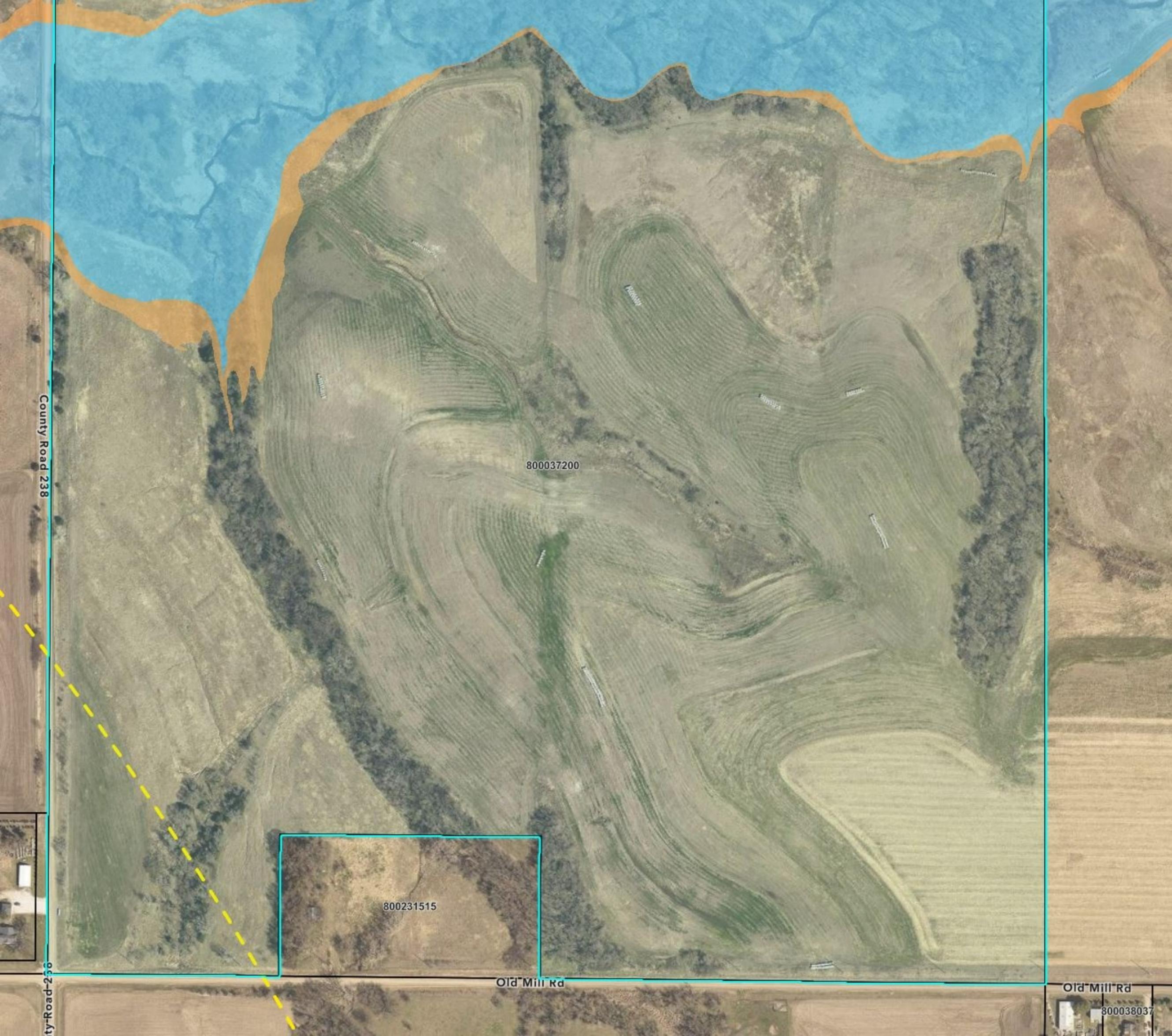
Amend the text or district regulations as follows: _____

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

ORDINANCE NO. 2025-

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 _____, 2024.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

2. Public Hearing 7:30pm: review a preliminary and final plat of Blum Addition located in part of the Southwest Quarter of Section 1, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska

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



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

LEGEND

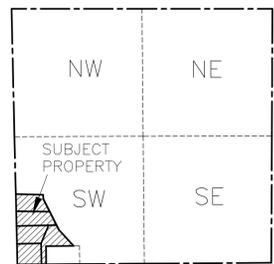
- = FOUND MONUMENT #5 BAR or AS NOTED
- = SET MONUMENT (#5 REBAR & CAP)
- M = MEASURED DISTANCE

BENCHMARK

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

VICINITY MAP

NOT TO SCALE



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

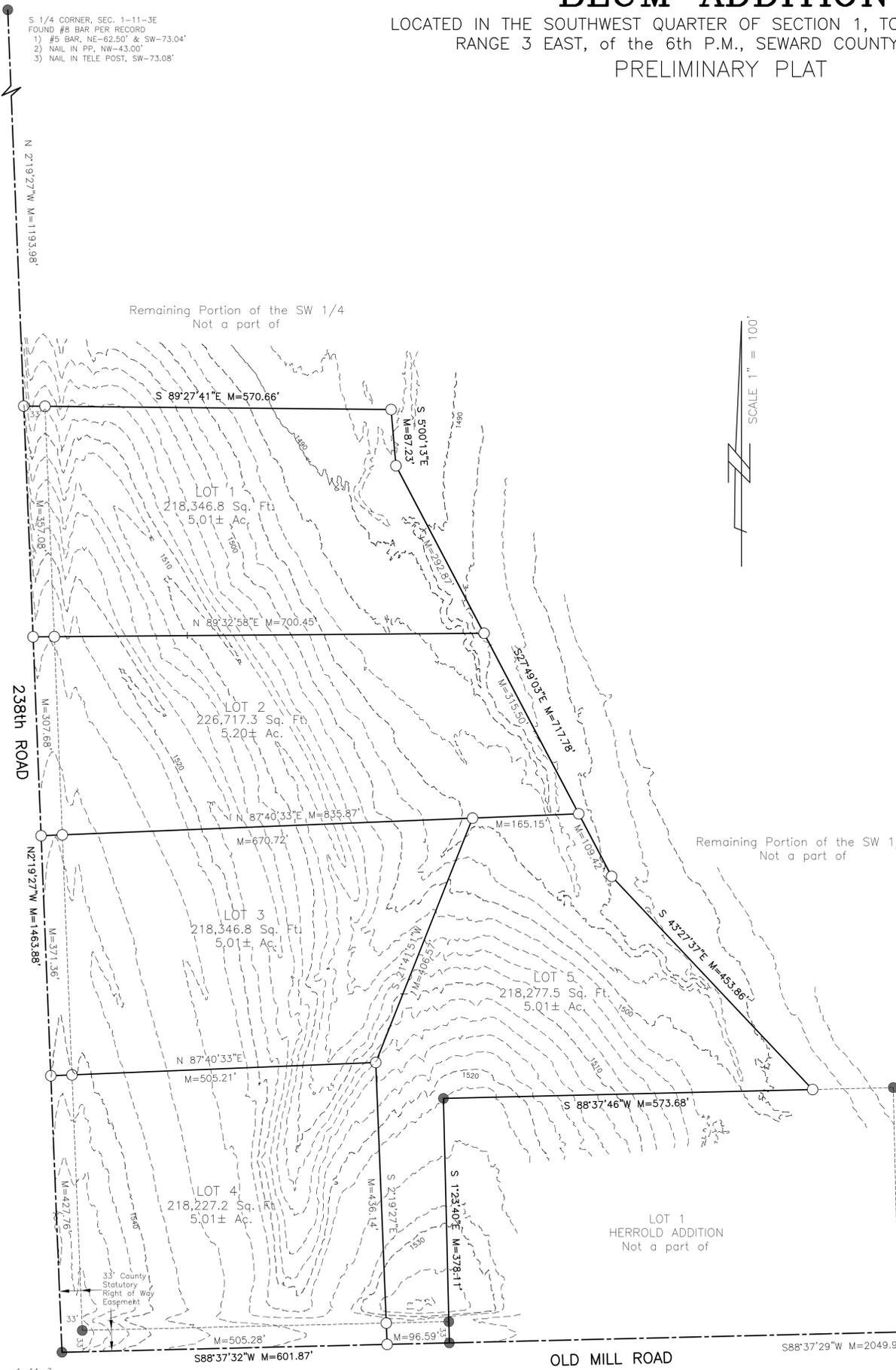
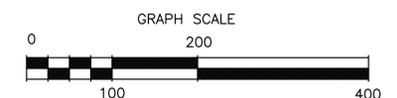
APPROVAL OF THE SEWARD CITY COUNCIL:

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

S 1/4 CORNER, SEC. 1-11-3E
FOUND #8 BAR PER RECORD
1) #5 BAR, NE-62.50' & SW-73.04'
2) NAIL IN PP, NW-43.00'
3) NAIL IN TELE POST, SW-73.08'

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

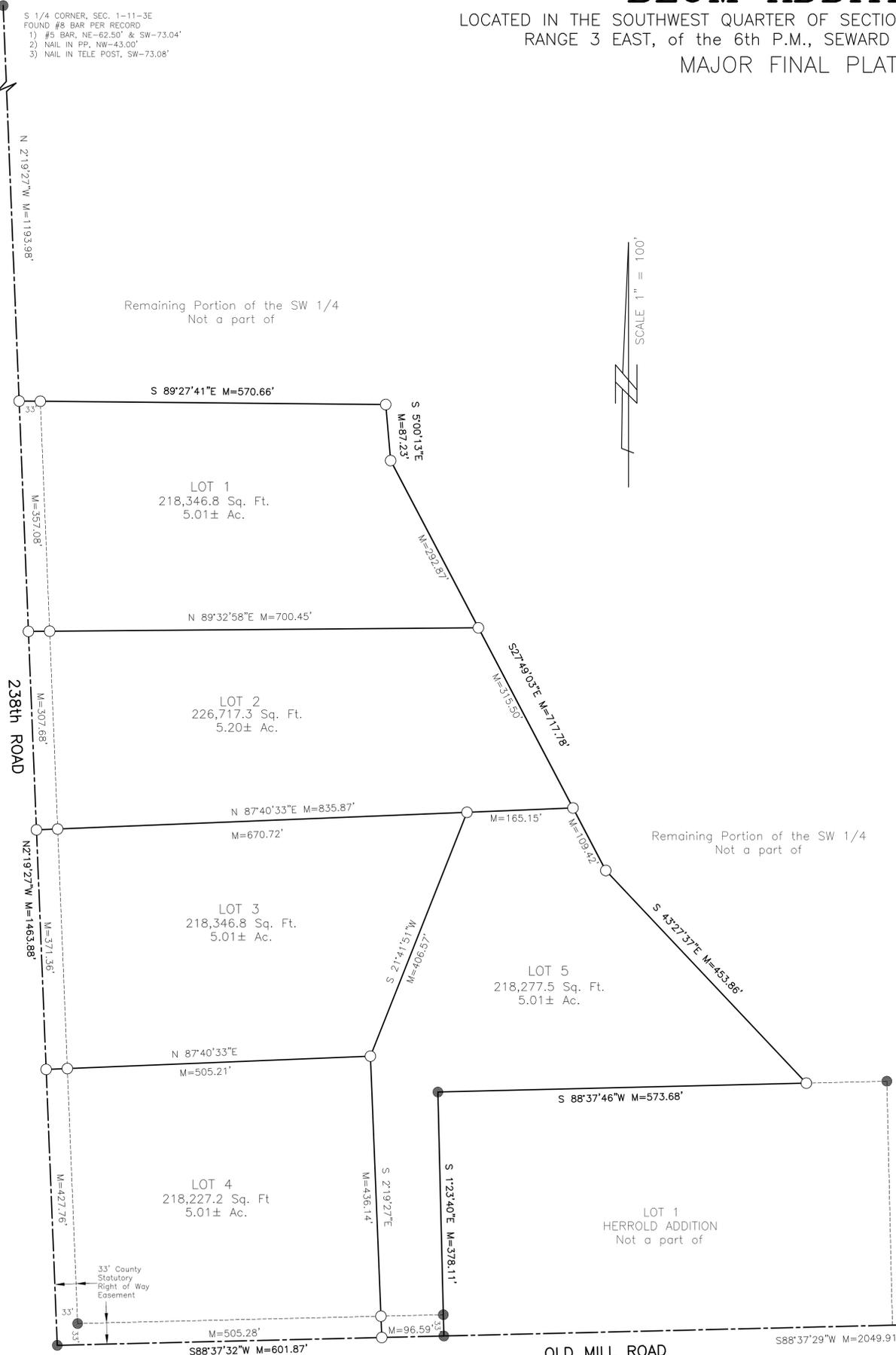
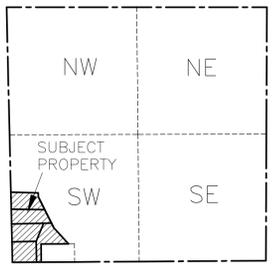
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 11 NORTH,
RANGE 3 EAST, of the 6th P.M., SEWARD COUNTY, NEBRASKA
MAJOR FINAL PLAT

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



800037235

800099605

800037189

800037170

800099583

800099435

800227295

800037200

800232365

800233015

800037219

800231515

800037197

800038002

800037995

800038061

800038029

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

ORDINANCE NO. 2025-

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

3. Public Hearing 7:30pm: review a text amendment to the City of Seward Unified Land Development Ordinance; Article 31 Supplemental Use Regulations 410-31.5-B Automobile, RV, and equipment rental and sales.

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

§ 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.

ORDINANCE NO. 2025-

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

4. Public Hearing 7:30pm: review a voluntary request for annexation of 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.

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

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

<u>APPLICATION TYPE</u>	<u>FINAL ACTION?</u>	<u>DEVELOPER/OWNER</u>
Annexation Request		City of Seward

<u>PC HEARING DATE</u>	<u>RELATED APPLICATIONS</u>	<u>PROPERTY ADDRESS, ZONING DISTRICT/USE</u>
July 14, 2025		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:

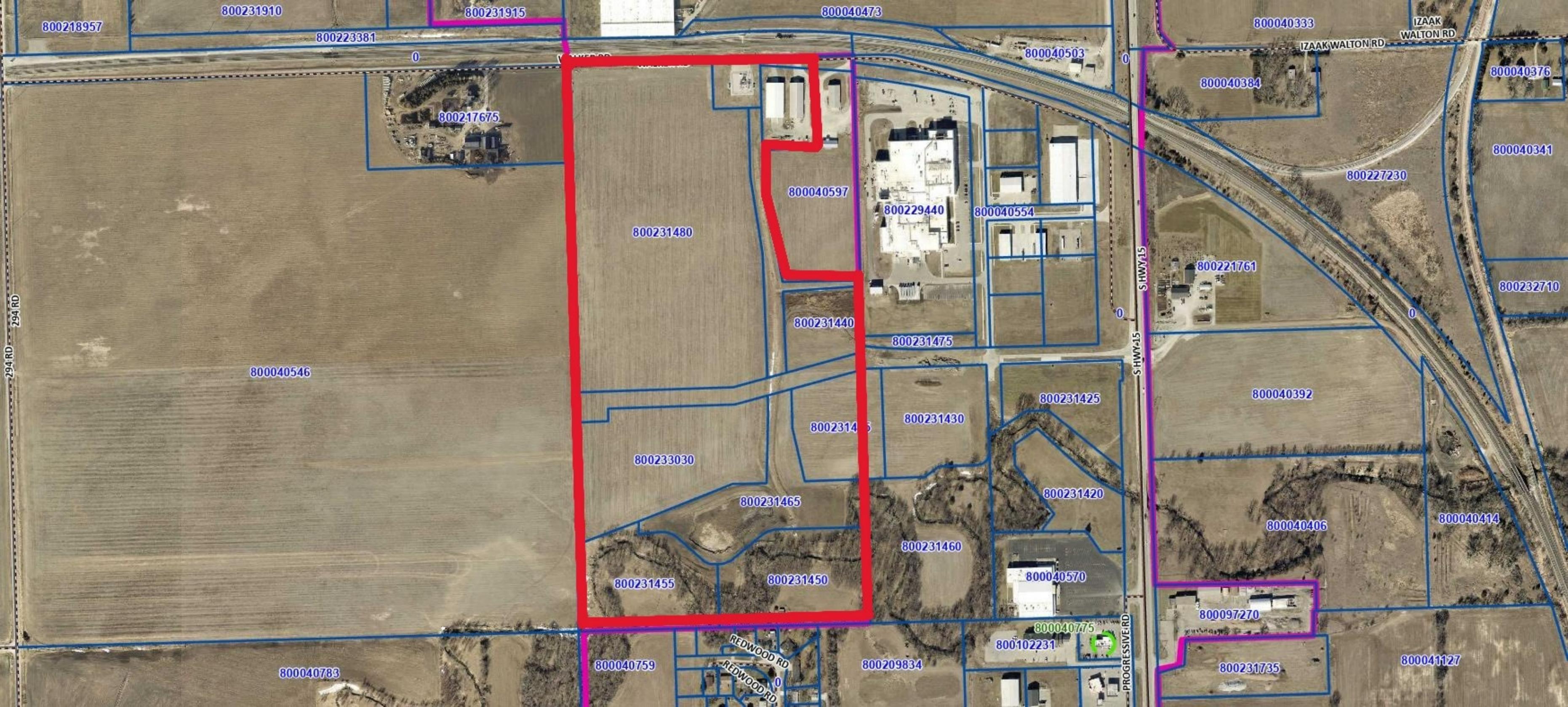
BEGINNING AT THE CENTER OF SAID SECTION 29, THENCE S 89° 42' 50" E ALONG THE NORTH LINE OF THE SE ¼ OF SECTION 29, ALSO BEING THE NORTH LINE OF RIGHT-OF-WAY DEDICATION OF THE SEWARD RAIL CAMPUS PUD SECOND ADDITION PLAT. SAID LINE ALSO BEING THE NORTH LINE OF RIGHT-OF-WAY DEDICATION OF THE MEYCO SUBDIVISION 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



800218957

800231910

800231915

800040473

800223381

800040503

800040333

800040376

800217675

800040384

800040341

800231480

800040597

800229440

800040554

800227230

800232710

800040546

800231440

800231475

800221761

800040392

800233030

800231465

800231430

800231425

800040406

800040414

800231465

800231460

800231420

800231455

800231450

800040570

800040783

800040759

800209834

800102231

800040775

800097270

800231735

800041127

REDWOOD RD

REDWOOD RD

SHHWY-15

SHHWY-15

PROGRESSIVE RD

IZAANK WALTON RD

IZAANK WALTON RD

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

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

ORDINANCE NO. 2025-

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 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 $\frac{1}{4}$ 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

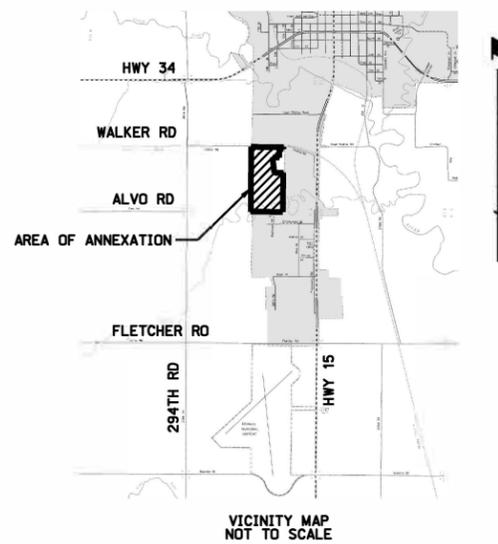
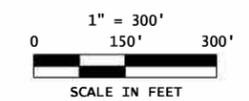
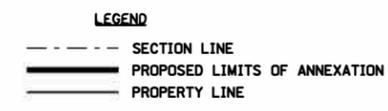
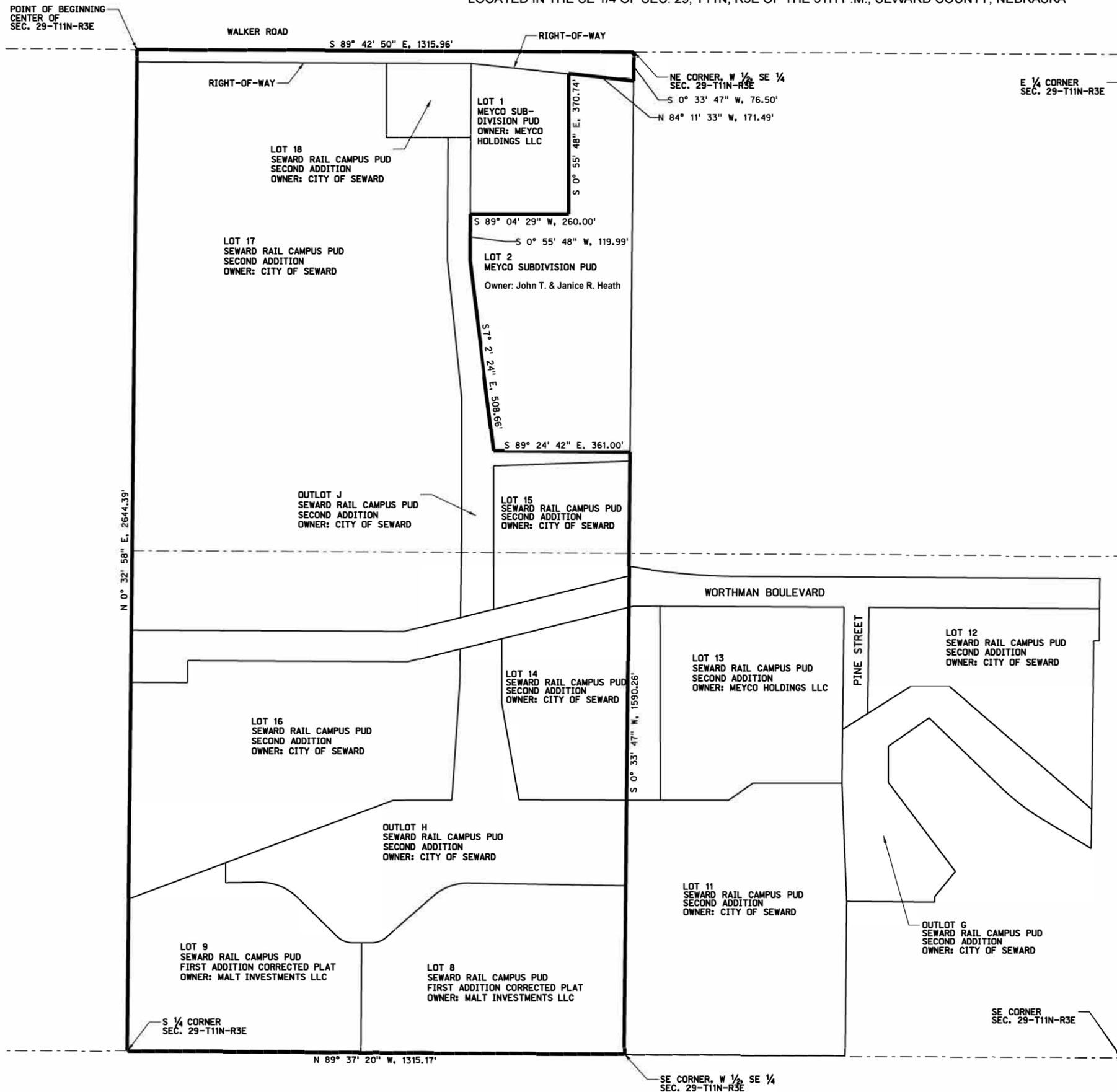
LOCATED IN THE SE 1/4 OF SEC. 29, T11N, R3E OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA

SCHEMMER
ENGINEER/SURVEYOR

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

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

PROJECT NO. 09336.001-C
SHEET NO. 1



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:

BEGINNING AT THE CENTER OF SAID SECTION 29, THENCE S 89°42' 50" E ALONG THE NORTH LINE OF THE SE 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 1/2 OF THE SE 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 1/2 OF THE SE 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 1/4 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 1/2 OF THE SE 1/4 OF SAID SECTION 29 A DISTANCE OF 1590.26 FEET TO THE SE CORNER OF THE WEST 1/2 OF THE SE 1/4 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 1/4 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 1/4 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 1/2 OF THE SE 1/4 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 1/4 OF SAID SECTION 29, SEWARD COUNTY, NE. THENCE, N 0°32' 58" E ALONG THE WEST LINE OF THE W 1/2 OF THE SE 1/4 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 1/4 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 1/4 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.

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

**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

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

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